

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY**

RESOLUTION 2025-49

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR
23671 ST. FRANCIS BLVD NW AND AUTHORIZING SUBMISSION OF THE
AMENDMENT TO THE METROPOLITAN COUNCIL FOR REVIEW**

WHEREAS, the applicant, No Limits, LLC, has requested a Comprehensive Plan amendment to reguide approximately 1.3 acres of land at 23671 St. Francis Blvd NW (PIN 32-34-24-22-0025) from Business Park/Light Industrial to Commercial; and

WHEREAS, the property is legally described in Exhibit A; and

WHEREAS, the property is used as a chiropractic clinic today, and the applicants are looking to add another tenant(s) in the building in the future; and

WHEREAS, all adjacent and affected agencies including MnDNR, MnDOT, and Anoka County were provided an opportunity to review the proposed amendment and provide comments; and

WHEREAS, on September 17, 2025, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon; and

WHEREAS, on September 17, 2025, the Planning Commission recommended approval of the requested amendment; and

WHEREAS, the City Council of the City of St. Francis, on October 6, 2025, considered the requested amendment and how it might affect public health, safety, or welfare and found that the project will not negatively impact the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the requested Comprehensive Plan amendment based on the following findings of fact:

1. The proposed amendment is consistent with the vision and guiding principles for the City of St. Francis established in the Comprehensive Plan and will not negatively impact the public health, safety, or welfare.
2. The proposed amendment is compatible with the surrounding land uses. Land directly to the north and west is guided for commercial use.
3. The site is a corner lot on a major intersection with good visibility for commercial use. There is adequate access and infrastructure serving the site.

BE IT FURTHER RESOLVED that approval of the Comprehensive Plan Amendment shall be subject to the following condition:

1. The Comprehensive Plan amendment shall be submitted to the Metropolitan Council for final review and approval.

Approved and adopted by the City Council of the City of St. Francis on the 6th day of October, 2025.

Mark Vogel, Mayor

Attest: Jenni Wida, City Clerk

Dated

DRAFTED BY:

HKGi

800 Washington Ave N, Suite 207
Minneapolis, MN 55401

EXHIBIT A

Legal Description

<To Be Inserted>