
TO: St. Francis City Council

FROM: Beth Richmond, Planner

SUBJECT: No Limits, LLC – Comprehensive Plan Amendment and Rezoning

DATE: October 6, 2025

APPLICANT: No Limits, LLC (Cynthia & Brian Opp)

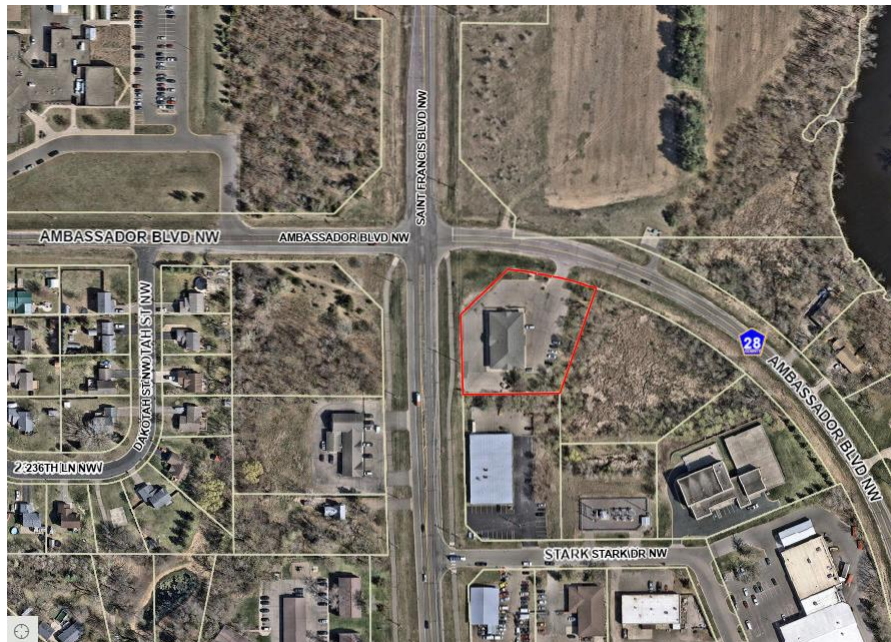
LOCATION: 23671 St. Francis Blvd NW

COMP PLAN: Business Park/Light Industrial

ZONING: I-1 General Industrial, Urban Rum River Management Overlay (uRRM)

OVERVIEW:

Cynthia & Brian Opp of No Limits, LLC have submitted applications for a Comprehensive Plan amendment and rezoning for the property located at 23671 St. Francis Blvd NW. This 1.3-acre property is located on the southeast corner of the intersection of St. Francis Blvd NW and Ambassador Blvd NW. The two-story existing building on the property is currently used for a chiropractic clinic. The applicant is requesting a rezoning from I-1 General Industrial to B-2 General Business. A Comprehensive Plan amendment to change the allowable use of the property from Business Park/Light Industrial to Commercial is also requested.



PLANNING COMMISSION REVIEW

The Planning Commission reviewed the amendment and rezoning requests at a public hearing on September 17, 2025. Members of the public attended the public hearing and provided written and spoken comment in favor of the requests. Commissioners discussed the site and its location on the southeast corner of a major intersection in the City. Commissioners were supportive of the amendment and rezoning requests, citing the site's location as a corner lot and the existence of (and future plans for) commercial use at this intersection. Following the public hearing and Planning Commission discussion, the Commission recommended approval of both the Comprehensive Plan amendment and the rezoning requests.

CITY COUNCIL ACTION

Given Planning Commission's recommendation for approval of the Comprehensive Plan amendment and rezoning requests, draft materials approving the requests have been prepared for your consideration. Motions to approve the requests as recommended by the Planning Commission are as follows:

Motions:

- a. *Move to approve Resolution 2025-49 approving the Comprehensive Plan Amendment to reguide 23671 St. Francis Blvd NW from Business Park/Light Industrial to Commercial with conditions and findings of fact as recommended by the Planning Commission and to authorize submittal of this amendment to the Metropolitan Council for final review.*
- b. *Move to approve the 1st Reading of Ordinance 349 approving the rezoning request to rezone 23671 St. Francis Blvd NW from I-1 General Industrial to B-2 General Business.*

ATTACHMENTS:

- Draft Resolution 2025-49
- Draft Ordinance 349 – 1st Reading
- Planning Report for September 17, 2025 meeting