

ORDINANCE NO. 349, SECOND SERIES

**CITY OF ST. FRANCIS
ANOKA COUNTY**

**AN ORDINANCE APPROVING REZONING OF 23671 ST. FRANCIS BLVD NW
FROM I-1 GENERAL INDUSTRIAL TO B-2 GENERAL BUSINESS – 2ND READING**

WHEREAS, the applicant, Cynthia and Brian Opp of No Limits, LLC, applied for a rezoning on August 21, 2025 for the property known as 23671 St. Francis Blvd NW (PIN 32-34-24-22-0025); and

WHEREAS, the property is legally described in Exhibit A; 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, at an official public hearing, the Planning Commission considered the applicant's submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by the City Council; and

WHEREAS, on October 6, 2025 and November 17, 2025, the City Council considered the proposed project and found that the project will not negatively impact the public health, safety, or welfare; and

WHEREAS, the rezoning to B-2 General Business is consistent with the Comprehensive Plan designation for the site as amended.

**THE CITY COUNCIL OF THE CITY OF ST. FRANCIS, ANOKA COUNTY,
MINNESOTA, ORDAINS:**

Section 1. The property legally described in Exhibit A is hereby rezoned from the I-1 General Industrial District to the B-2 General Business District.

Section 2. The Zoning Map of the City of St. Francis referred to and described in Section 10-14-03 of the St. Francis City Code shall not be republished to show the aforesaid rezoning, but the Zoning Administrator or designee shall appropriately mark the Zoning Map on file in the City Clerk's office for the purpose of indicating the rezoning provided for in this ordinance and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 3. This Ordinance shall take effect and be enforced from and after its passage and publication according to law.

Approved and adopted by the City Council this 17th day of November, 2025.

SEAL

BY: _____
Mark Vogel, Mayor

Attest: Jennifer Wida, City Clerk

DRAFTED BY:

HKGi

800 Washington Ave N, Suite 207
Minneapolis, MN 55401

EXHIBIT A

Legal Description

Lot 1, Block 1, Saints Addition, Anoka County, Minnesota, except that part set forth as Parcel 24A in Minnesota Department of Transportation Right of Way Plat No. 02-28.