
TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: No Limits, LLC – Rezoning – 2nd Reading
DATE: November 17, 2025
APPLICANT: No Limits, LLC (Cynthia & Brian Opp)
LOCATION: 23671 St. Francis Blvd NW
COMP PLAN: Commercial
ZONING: I-1 General Industrial, Urban Rum River Management Overlay (uRRM)

OVERVIEW

The City has received a request from the property owners at 23671 St. Francis Blvd NW to rezone their property to the B-2 General Business District to allow for commercial uses on the site. The City Council reviewed and approved the Comprehensive Plan amendment and the 1st reading of the requested amendment on October 6, 2025.

ACTION TO BE CONSIDERED

Following City approval on October 6, 2025, the Metropolitan Council approved the Comprehensive Plan amendment for the site on November 10, 2025. Therefore, Staff has prepared a 2nd reading of Ordinance 349 and a summary resolution allowing for publication by summary for Council's review. The following timeline will apply:

- October 6 – 1st Reading
- November 17 – 2nd Reading
- November 21 – Published for Comment
- December 21 – Effective

Suggested Motions:

1. Move to approve the 2nd reading of Ordinance 349 rezoning the property at 23671 St. Francis Blvd NW from I-1 General Industrial to B-2 General Business.
2. Move to approve Summary Resolution 2025-56 allowing publication of Ordinance 349 by summary.

ATTACHMENTS

- Draft Ordinance 349 – 2nd Reading
- Draft Summary Resolution 2025-56