

Greetings,

8200 Grand Ave South is a 20,800 square foot multi-tenant commercial building. The building is zoned I-3 Commercial. The building currently has 3,534 square feet that is not leased out. The largest tenant in the building has given notice that they may close down in 2026 which would make an additional 11,500 square feet available.

The property owner is requesting a conditional use permit to allow these 3 Cannabis related activities to take place at the property:

**Cannabis Cultivator**  
**Cannabis Manufacturer**  
**Cannabis Testing Facility**

To mitigate potential financial losses, the property owner would like to first obtain the conditional use permits, and then pursue the associated licenses with the State of MN. Once the conditional use permits and the State Licenses are in place, the property owner will engage an architect to design the project followed by building permits.

Thank you for your consideration  
John Kimmel

**P.S.**

**Note from Planning staff:** The proposed license types cover opportunities to grow cannabis, process raw cannabis plants into various products (edibles, concentrates, etc.) and testing cannabis products. The applicant wants to preemptively apply for these CUPs to have zoning entitlements complete before the state licensing cycle opens. Depending on what requirements are set by the Office of Cannabis Management and performance standards implemented by the City, all three license types may not be allowed in the same space. The application is to get zoning approval for the three cannabis-related license types currently allowed by the City's zoning code (to cover their bases).