



Conditional Use Permit for
Black Bear Wellness MN
680 Professional Dr.

City Council- May 5, 2026

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Location



Timeline & Process

Type 4 Review



April 1, 2026:
Public hearing notice
in Northfield News

April 16, 2026:
Public hearing and Planning
Commission
recommendation to City
Council

April 1, 2026:
Public hearing notice
mailed to properties
within 350 ft.

April 21, 2026:
City Council reviews and
makes final decision on CUP



Summary Report



- The state has issued a preliminary license to Black Bear Wellness MN
- The applicant is seeking a license from the City
- A CUP must be issued before a local license
- A final license from the state, subject to satisfying all state-law requirements, is required
- The City has set a limit of 2 cannabis retail licenses in the city; no others have been issued.

Conditional Use Permit Approval Criteria



- a) The proposed use is allowed as a conditional use in the district for which it is proposed as shown in Table 2.7-1;
 - Yes, the proposed use of Cannabis Retail is allowed as a conditional use in Table 2.7-1 within the C2-B: Highway Commercial zoning district.

Criteria (Cont.)



- b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan and this LDC;
 - Build a supportive and culturally competent environment for local businesses to thrive
 - Encourage infill, redevelopment, and land intensification.
 - Provide for the expansion and diversification of the economic base

Criteria (Cont.)



- The proposed use meets the use-specific standards in Northfield City Code, Sec. Section 2.9.19 of the LDC:
 - The cannabis retail business is located more than 300 feet from a primary or secondary school, is located more than 1,320 feet from another cannabis retail business, and does not share a common entrance with a tobacco products shop.

Criteria (Cont.)



- c) The conditional use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing and essential character of the area;
 - The proposed use utilizes an existing structure. Renovations will be limited to the interior of the building, and the exterior will conform to the regulations of the Land Development Code. The new use will not change the essential character of the area.

Criteria (Cont.)



- d) The conditional use will not be hazardous or reasonably disturbing to existing or future uses;
 - Conditions and regulations in the Land Development Code for the operation of a cannabis retail location were adopted to ensure the use would not be hazardous or unreasonably disturbing.

Criteria (Cont.)



- e) The conditional use is adequately served by streets, police and fire protection, drainage, refuse disposal, water and sewer;
 - The property is served by Professional Dr. to the southeast and southwest accessed off Woodley St W and MN 3 Service Road to the north and west. Emergency services will have access from Professional Dr.
 - Drainage on site is served by a storm sewer.
 - Refuse disposal will be handled through trash collectors serviced by a waste removal provider.
 - Water and sewer connections are available and adequate to serve the project and site.

Criteria (Cont.)



- f) The benefits of the conditional use outweigh the potential negative effects of the surrounding community;
 - The State of Minnesota has determined that the benefits of a commercial cannabis market outweigh the potential negative effects. The City has adopted additional regulations to address local concerns. The benefits of the added commercial activity will outweigh the potential negative effects.

Criteria (Cont.)



- g) The conditional use will not create excessive additional requirements at public cost for public facilities and services;
 - The conditional use will not create additional public cost for public facilities or services.
- h) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare, or odors;
 - The cannabis retail establishment is not expected to generate noise, smoke, fumes, glare, or odors. There will be an increase in traffic to and from the site as the property has been vacant, but it is not anticipated to be excessive.

Criteria (Cont.)



- i) The conditional use will not result in the destruction, loss, or damage of natural, scenic, or historic features;
 - The cannabis retail establishment is not expected to result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features. The project involves the reuse of an existing commercial space in a multi-tenant building.
- j) The traffic and parking generated by the use will not lower the Levels of Services within a quarter mile of the site.
 - The additional trips generated by this use are not significant enough to lower the Levels of Services in the area.

Criteria (Cont.)



- m) Impacts such as noise, hours of activity, and outdoor lighting have been addressed to mitigate negative impacts on nearby uses.
 - The development is not anticipated to have negative impacts caused by noise, hours of activity and outdoor lighting. City code allows the cannabis retail establishment to operate with similar hours to other retail establishments. There will be no outside activity to generate noise – all operations are contained within the building.

Criteria (Cont.)



- n) Parking is adequately provided for the proposed conditional use.
 - The LDC requires no additional off-street parking in the C2-B: Highway Commercial zoning district. There is an existing parking lot.
 - The proposed use estimates up to 10 customers at a time
 - There will be approximately 4-6 employees on site
 - The delivery schedule is unknown at this time and will evolve according to market conditions with no more than 1 delivery occurring at a time

Staff Recommendation



The Planning Commission is asked to recommend approval of the conditional use permit (CUP) for Black Bear Wellness MN to operate a cannabis retail business at 680 Professional Dr.

Questions?