

city of saint paul  
planning commission resolution  
file number 16-23  
date May 13, 2016

**Commercial Development District: Former American Can Site**

WHEREAS, an application has been submitted to the City Council for the the creation of a Commercial Development District at the former American Can site (755 Prior Ave North) pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limits; and

WHEREAS, the Department of Safety and Inspections has consulted with the Planning Commission for advice concerning the proposal's consistency with the City's comprehensive plan and zoning ordinance pursuant to §409.20 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission has made the following findings of fact:

1. The former American Can site includes one large, multi-wing building, located at 755 Prior Avenue North (see attached map).
2. The proposed Commercial Development District is confined to the former American Can site.
3. The proposed Commercial Development District is consistent with the Saint Paul Comprehensive Plan. The West Midway Industrial Area Comprehensive Plan Amendment calls for the City to "explore options for building reuse by attracting smaller, artisanal, creative enterprises – and thereby nurturing entrepreneurship" (strategy B-9, pg. 17). The proposed Commercial Development District will facilitate reuse of an existing building, and will facilitate its development as a hub for creative enterprises.
4. The proposed Commercial Development District is consistent with existing zoning. The property is zoned I1 light industrial, which permits bars and indoor commercial recreation.
5. The proposed Commercial Development District is located near to a single-family residential area along Howell Street and to the east. Limiting the number of intoxicating liquor licenses available in the Commercial Development District will reduce the potential impact of spill-over traffic and noise on the adjacent neighborhood.

NOW, THEREFORE, BE IT RESOLVED, under provisions of the City Charter §17.07.1 and Legislative Code §409.20, that the Planning Commission hereby reports to the City Council that the proposed Commercial Development District is consistent with the Comprehensive Plan and Zoning Code, and supports creation of the proposed district.

moved by McMahon  
seconded by \_\_\_\_\_  
in favor Unanimous  
against \_\_\_\_\_