

city of saint paul
planning commission resolution

file number 16-22

date May 13, 2016

Commercial Development District: Former Garden Theater Site

WHEREAS, an application has been submitted to the City Council for the the creation of a Commercial Development District at the former Garden Theater (929 Seventh Street West) to 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 Garden Theater site includes one structure that is contiguous to adjacent structures, located at 929 Seventh Street West.
2. The proposed Commercial Development District is confined to the former Garden Theater site.
3. The proposed Commercial Development District is consistent with the Saint Paul Comprehensive Plan. The Comprehensive Plan (Strategy 1.46) "encourages retail establishments located in close proximity to each other" because it "creates a synergy that benefits all businesses" resulting in more opportunities to attract new businesses as well as expand existing ones. It is also consistent with the 2010 District 9 Area Plan, which encourages linking the West 7th Street community to amenities and opportunities within and outside the community.
4. The proposed Commercial Development District is consistent with existing zoning. The property is zoned B2 Community Business, which permits bars and assembly halls without fixed seating.
5. The proposed Commercial Development District is located near a single-family residential area. 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 _____