

city of saint paul
planning commission resolution
file number 15-43
date July 10, 2015

Commercial Development District: Former Schmidt Brewery Site

WHEREAS, an application has been submitted to the City Council for the the creation of a Commercial Development District at the former Schmidt Brewery site 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 Schmidt Brewery site includes several buildings on three parcels at 928 West 7th Street, as shown on the attached map.
2. The proposed Commercial Development District is confined to the former Schmidt Brewery site.
3. The proposed Commercial Development District is consistent with the Saint Paul Comprehensive Plan, which designates the area surrounding and including the former Schmidt Brewery as a proposed Neighborhood Center. The Comprehensive Plan promotes "Neighborhood Centers as compact, mixed-use communities that provide services and employment close to residences." (strategy 1.15, page LU-13)
4. The proposed Commercial Development District is consistent with the West 7th Street/Fort Road District 9 Area Plan, which encourages supporting a node of businesses at the intersection of West 7th and Randolph.
5. The proposed Commercial Development District is consistent with existing zoning. The property is zoned T3, which permits bars and restaurants up to 5,000 and 15,000 square feet respectively, requiring conditional use permits for larger establishments.

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 Edgerton
seconded by _____
in favor Unanimous
against _____