

city of saint paul
planning commission resolution
file number 15-79
date December 4, 2015

Expansion of Downtown Commercial Development District

WHEREAS, the City Council has requested to amend the boundaries of the Commercial Development District for downtown Saint Paul pursuant to §17.07.1 of the City Charter and §409.20 of the Saint Paul Legislative Code, for the purpose of removing additional properties from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limits; and

WHEREAS, the Downtown Commercial Development District is proposed to be expanded to include the eastern edge of Lowertown, a large portion of the West Side Flats planning area and the W. 7th/Kellogg entertainment district; 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 per section 409.20 of the Saint Paul Legislative Code; and

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

1. Both Lowertown and the W. 7th/Kellogg district are zoned B5 Central Business-Service District, a downtown edge zone. The Land Use chapter of the Comprehensive Plan identifies both areas as part of downtown, appropriate for a diverse range of future land uses at the highest densities in the city. The following strategies relate specifically to an expanded Downtown Commercial Development District:
 - Strategy 1.31 Promote a broad mix of uses Downtown (e.g. commercial, office, government, housing, visitor attractions, etc.), so as to attract greater numbers of people to Downtown.
 - Strategy 1.35 Promote and add entertainment activities, cultural activities, and visitor accommodations to support them.
2. The *Downtown Development Strategy* ((2005) supports expansion of the Downtown Commercial Development District. Objective 5.24 states: "Strengthen and publicize the amenities that make downtown Saint Paul a creative downtown environment, such as active streets, attractive and well-maintained parks and other public spaces, vibrant cultural attractions, food and entertainment venues, good connections to the river and other special amenities."
3. The area proposed for expansion on the West Side Flats is zoned T3M Traditional Neighborhood District with a Master Plan, which allows a wide range of uses at medium-to-high densities. The *West Side Flats Master Plan and Development Guidelines* (2015) identifies the proposed expansion area as an area of future residential, commercial and office uses, better connected to the Mississippi River and integrated with the Greater West Side.

moved by Ward
seconded by _____
in favor Unanimous
against _____

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