

Cannabis Zoning Study Overview for the Planning Commission

Senior City Planner Tony Johnson
and City Planner Nellie Jerome



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Background considerations

- MN Statute Chapter 342 legalizes: possession, use, manufacturing, and sale.
- Office of Cannabis Management (OCM) to begin licensing cannabis businesses in **early 2025**.
- Cities **may limit** the number of retailers (1 per 12,500 residents) but **cannot prohibit** them outright.
- Cities **may** prohibit retail within 1,000 ft from schools, and 500 ft from daycares and/or park features (these are maximums).
- State has established a **10% tax** on retail sales of cannabis products
 - 80% to the General Fund and 20% to the Local Government Cannabis Aid Account
 - 50% of Local Aid Account will go to Cities, **proportional to the number of cannabis businesses** located in the city
- Outdoor advertising of cannabis products or businesses is **prohibited**.



Public Hearing Summary – Public Comments

- **On June 7, 2024, the Planning Commission held a public hearing** and the public comment period remained open until the following Monday afternoon.
- Four written comments were submitted online
- Three people spoke in-person at the public hearing. (one person who spoke in-person also submitted a written comment)
- Two comments (one in-person, one written) were favor of the proposed amendments as drafted.
- The remaining 4 commentators were opposed to the proposed amendments.



Recommend Amendments By the CNPC

The CNPC met on July 17th to discuss the public testimony and suggested partner agency amendments, and has recommended the following changes to the amendments released for public review:

- A standard was added requiring cameras for cannabis retail uses.
- A standard was added that restricts the use of “volatile solvents” in cannabis manufacturing processes outside of industrial districts.
- A standard was added to add cannabis cultivation as an accessory use to colleges and universities, for educational and research purposes.
- A standard to prohibit cannabis retail uses from sharing a primary entrance with tobacco shops.
- A standard to create a parking maximum for Cannabis retail.



Zoning Study Overview

- ~~16~~ 13 state license types
- Amending existing uses in code whenever possible
- No distinction between medical and recreational cannabis businesses
- 29 comparative cities researched, various distance requirements in each city (0 to 1,000 ft)
- Two distance approaches studied:
 - State max. option
 - St Paul existing 300 feet option

License Type	Business Activity					
	Retail Sales	Wholesale	Cannabis Cultivation	Cannabis Product Manufacturing	On-site Consumption	Other Activity
Cannabis Microbusiness	X	X	X	X	X	
Cannabis Mezzobusiness	X	X	X	X		
Cannabis Cultivator		X	X			
Cannabis Manufacturer		X		X		
Cannabis Retailer	X					
Cannabis Wholesaler		X				
Cannabis Transporter						X
Cannabis Testing Facility						X
Cannabis Event Organizer						X
Cannabis Delivery Service						X
Medical Cannabis Cultivator		X	X			
Medical Cannabis Processor		X		X		
Medical Cannabis Retailer	X					
Medical Cannabis Combination Business.	X	X	X	X		
Lower-potency Hemp Edible Manufacturer				X		
Lower-potency Hemp Edible Retailer	X				X	

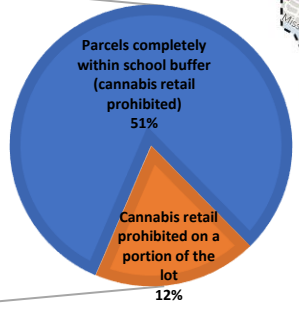
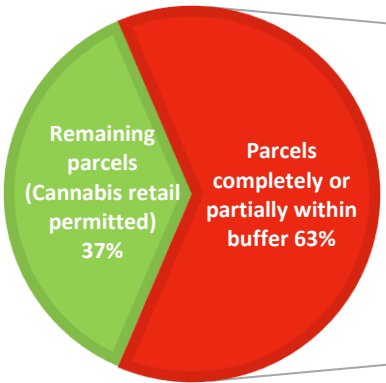
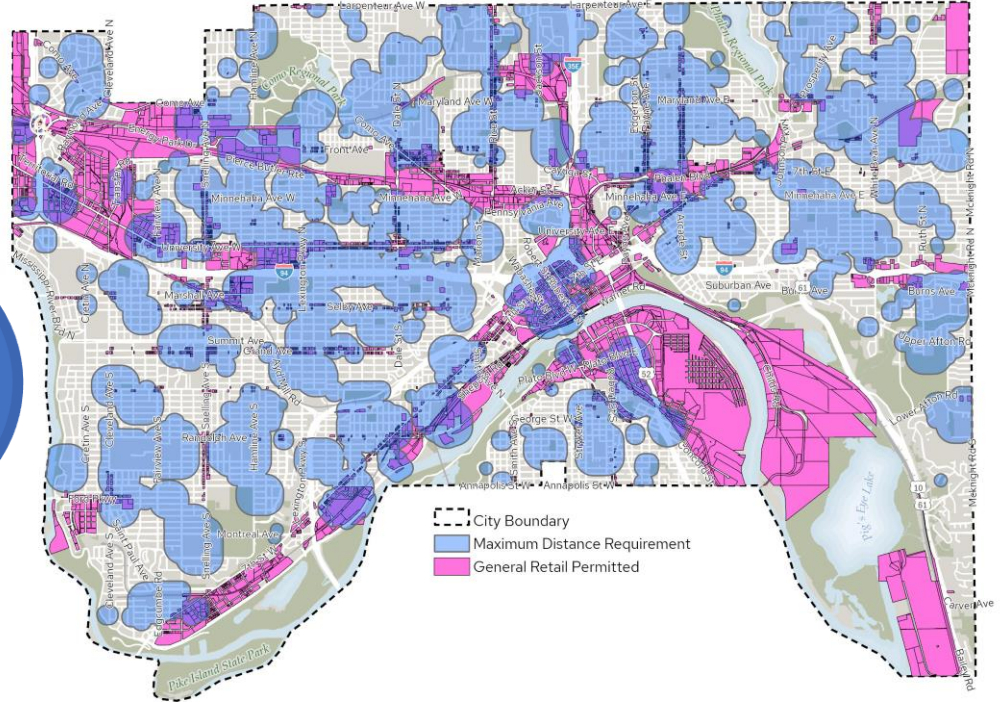


Maximum Distance Requirement

Maximum Distance Requirements - Schools, Daycares, Park Features

Wednesday, February 14, 2024

MAXIMUM ALLOWED DISTANCE REQUIREMENTS - 1000 FEET FROM SCHOOLS, 500 FEET FROM DAYCARES AND PARK FEATURES



- Parcels completely within school buffer (cannabis retail prohibited)
- Parcels partially within the school buffer (cannabis retail prohibited on a portion of the lot)
- Remaining parcels (Cannabis retail permitted)

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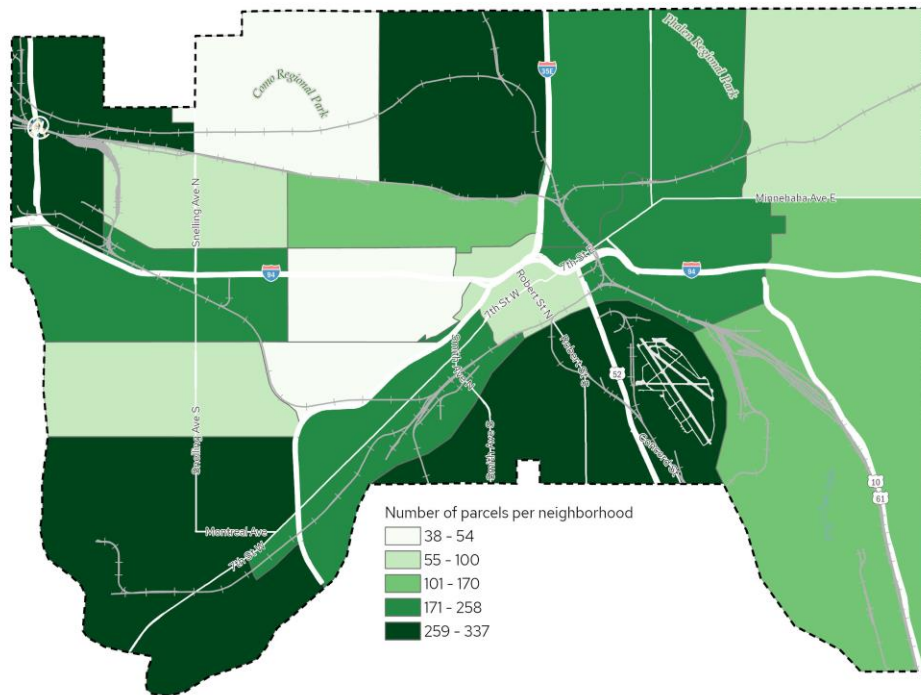
Maximum Distance Requirement – State Allowed

Number parcels per neighborhood that would permit a cannabis retail use

Tuesday, July 9, 2024

Cannabis businesses could be concentrated in certain neighborhoods

- Cannabis retail would be almost entirely prohibited in some neighborhoods (Summit Hill, Summit University, Como Park)
- Other neighborhoods (The West Side, The North End, Highland, Saint Anthony) may see a large concentration of cannabis retail, because of the lack of available retail parcels elsewhere in the city.



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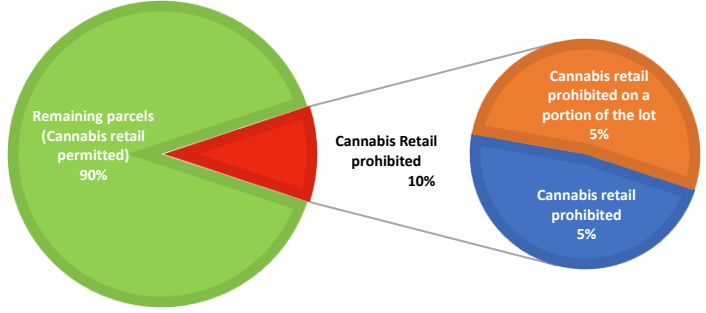
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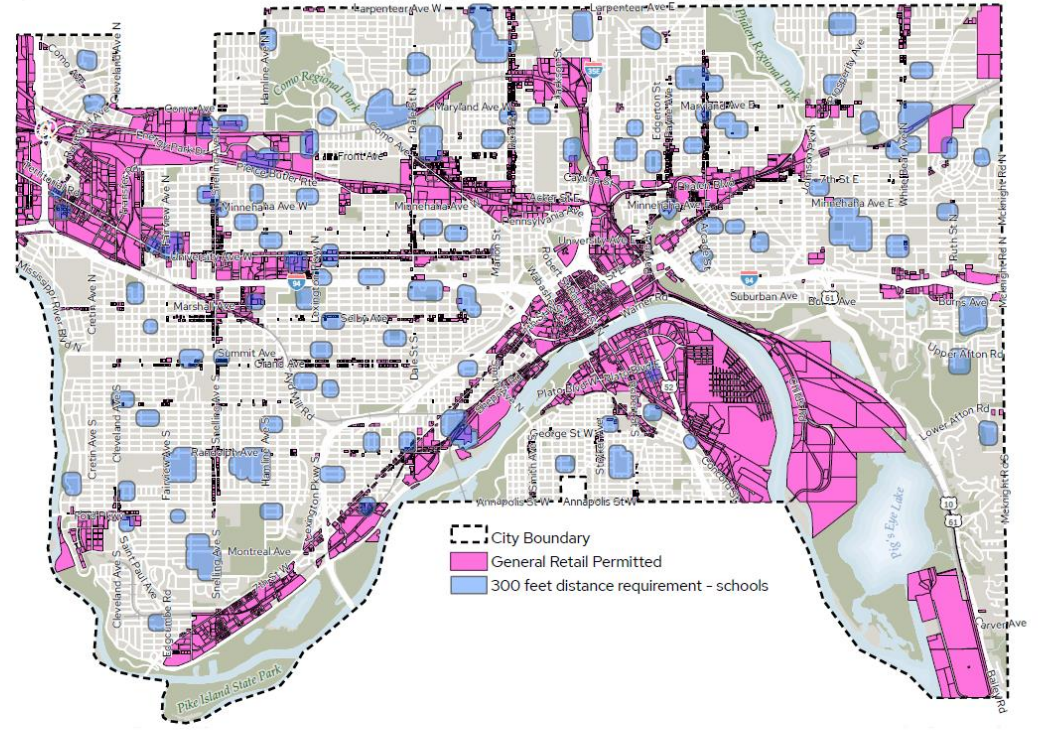
Proposed Distance Requirement: 300 ft From Schools, Downtown Exempt

300 FOOT DISTANCE REQUIREMENT FROM SCHOOLS

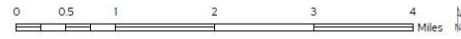


- Parcels completely within school buffer (cannabis retail prohibited)
- Parcels partially within the school buffer (cannabis retail prohibited on a portion of the lot)
- Remaining parcels (Cannabis retail permitted)

300 feet from schools distance requirement Wednesday, February 14, 2024



by GIS, Parcel Polymorphs, current Ramsey County data, the Minnesota Department of Commerce, Road and Building Polymorphs, 2022 information, Water bodies via Minnesota DNR. LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department for the City of Saint Paul. It is intended for informational purposes only. This document is not a legal instrument and should not be used as such. DATE: 2/17/2024 1:59 PM DOCUMENT PATH: C:\Users\jagohann\OneDrive - City of Saint Paul\Cannabis Cannabis Maps\Retail\Cannabis Maps Retail.docx





Proposed Cannabis Retail Amendments

- ***Cannabis Retail***
 - Allowed in mixed use areas, commercial corridors, neighborhood nodes
 - Intended to accommodate retail sales of the full range cannabis/hemp products legalized by the State Law
 - Prohibited within 300 feet of schools
 - Over 15,000 square feet requires CUP, except in Industrial Districts
 - Cameras required
 - Prohibited from sharing a common entrance with tobacco product shops.

- ***Lower-potency Hemp-derived Edibles***
 - Considered 'general retail'
 - Allowed in mixed use areas, commercial corridors, neighborhood nodes
 - Only permitted to sell hemp-derived edible products (which are currently legal and are found in many shops and grocery stores).

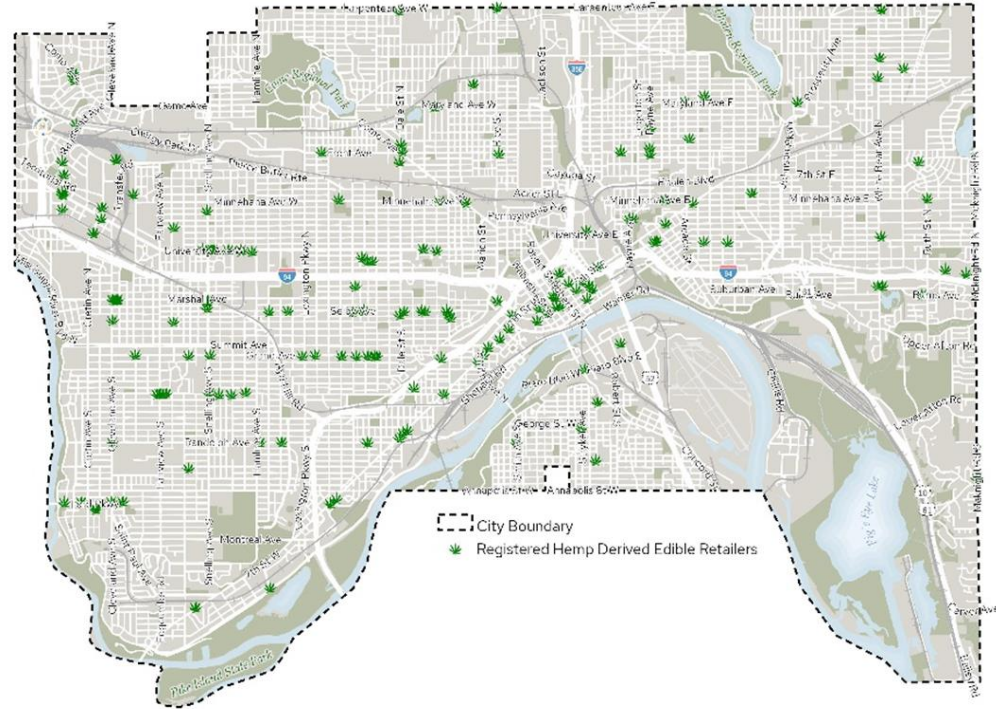


Lower-Potency Hemp Derived Edibles: Existing Businesses

- 178 businesses have registered
- Mostly restaurants, bars, breweries.
- Current businesses will need a State license in 2025

Registered Hemp Derived Edibles Retailers

Wednesday, February 14, 2024



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1000 W. WASHINGTON AVENUE, SUITE 1000, ST. PAUL, MN 55102
651.224.3100
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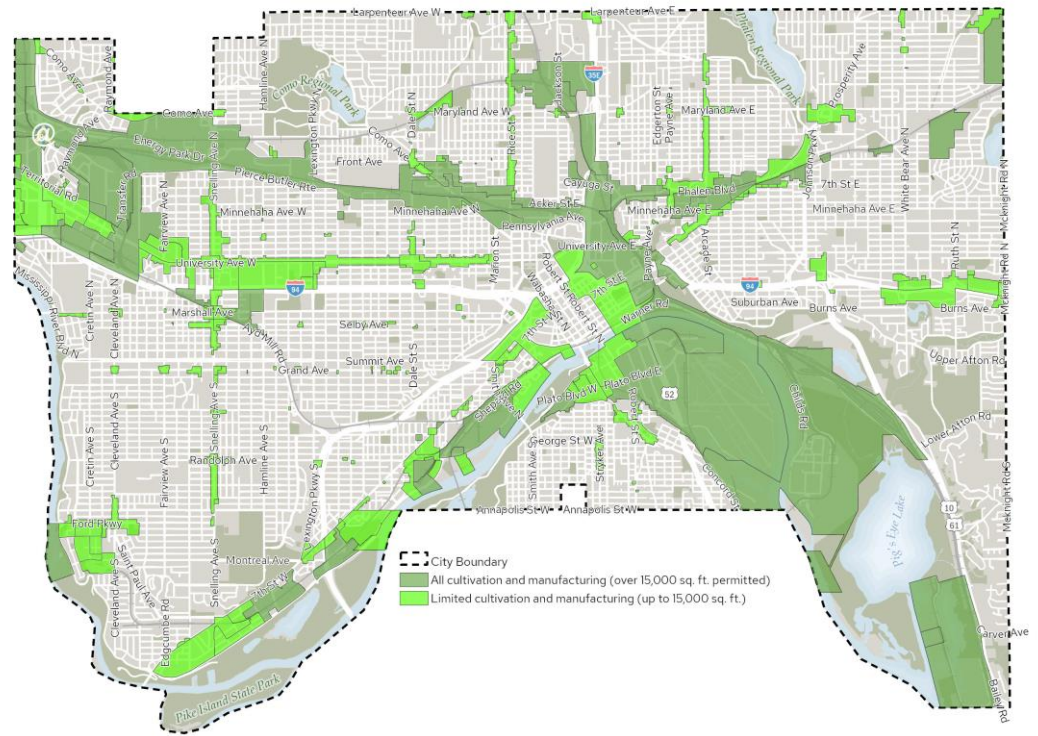
Manufacturing and Cultivation

- 3 proposed amendments to accommodate cannabis cultivation and production*:
 - **limited cultivation and manufacturing** (under 15,000 sq. ft.) on most commercial corridors **LIGHT GREEN**
 - **industrial-scale production** (over 15,000 sq. ft.) in industrial districts **DARK GREEN**
 - **Outdoor cultivation** regulated as “agriculture” with conditional use permit

*Similar to current regulation of “craft breweries” vs “national breweries”

Cannabis Cultivation and Cannabis Product Manufacturing

Wednesday, March 6, 2024



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Additional Cannabis Amendments

- Package Delivery and transportation
- Cannabis Testing Facility
- Cannabis as Accessory Uses: Craft Brewery/Distillery/Winery, Deliveries, and cultivation for educational and Research purposes at Colleges and Universities
- Bike parking
- Parking maximum



CNPC Recommendation

The Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission forward the attached resolution and amendments to the Mayor and City Council for review and final adoption.



Timeline

Wednesday, August 28, 2024

First Read at CC

Wednesday, September 4, 2024

**Second Read at CC
(PUBLIC HEARING)**

Wednesday, September 11, 2024

Third Read at CC

Friday, October 11, 2024

Effective Date of
Ordinance



Questions