



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

DATE: October 4, 2013
TO: Neighborhood Planning Committee
FROM: Bill Dermody, City Planner
RE: Alcohol production Zoning Code text amendments

BACKGROUND

The Planning Commission held a public hearing regarding the Alcohol Production Zoning Study on October 4, 2013. One brewery owner testified that he would like to eventually exceed 5,000 barrels per year production capacity at his location in a Traditional Neighborhood zoning district, and that exceeding 20,000 barrels per year would require relocation or expansion into additional space. (The draft amendments would allow the 5,000 barrels capacity to be exceeded if a Conditional Use Permit is granted, up to a maximum of 20,000 barrels.) The public hearing was held open until 4:30 p.m. on October 7, 2013 – staff will update the NPC if additional testimony is received.

STAFF RECOMMENDATION

Staff recommends that the NPC recommend that the Planning Commission approve the attached Draft Planning Commission Resolution regarding alcohol production text amendments to the Zoning Code.

Attachment

1. Draft Planning Commission Resolution

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, the Council of the City of Saint Paul has requested that the Planning Commission provide a report and recommendation regarding potential amendments to Zoning Code sections 65.910, 65.610, 65.774, 65.820, 65.821, and any other Zoning Code sections which the Commission believes may facilitate the Council's intentions; and

WHEREAS, the Saint Paul Planning Commission finds that the Zoning Code's present land use definitions and development standards regarding breweries were adopted at various times and for various purposes intended principally to regulate large commercial brewing operations; and

WHEREAS, the Saint Paul Planning Commission finds the zoning issues of distilleries and wineries to be connected to those of breweries in a manner that warrants their inclusion in this study, report and recommendation; and

WHEREAS, the Saint Paul Planning Commission recognizes an increasing trend towards small, local breweries and other producers of other alcoholic beverages; and

WHEREAS, the Saint Paul Planning Commission finds the proposed text amendments to be supported by the policies of the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the following proposed amendments to the Legislative Code be recommended for approval by the Council of the City of Saint Paul:

ARTICLE II. - 63.200. PARKING REQUIREMENTS

Table 63.207 Minimum Required Off-Street Parking By Use

Land Use	Minimum Number of Parking Spaces
<i>Commercial Uses</i>	
Restaurant, Coffee shop, tea house, deli, <u>taproom</u>	1 space per 400 sq. ft. GFA

ARTICLE V. 65.400. COMMERCIAL USES

Division 10. 65.770. Limited Production, Processing and Storage

Sec. 65.77~~42~~. ~~Malt liquor production.~~ Brewery, craft.

A facility with a capacity to manufacture twenty thousand (20,000) or fewer barrels of alcoholic and nonalcoholic malt liquor a year. This definition excludes small breweries operated in conjunction with a bar or

restaurant defined herein as an accessory use.

Standards and conditions in traditional neighborhood and business districts.

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
- (b) Fewer than five thousand (5,000) barrels of malt liquor shall be produced in a year. In all traditional neighborhood and business districts, a conditional use permit is required for facilities with the capacity to manufacture more than five thousand (5,000) barrels of malt liquor a year in order to ensure operational and design compatibility with the particular location.

Sec. 65.773. Distillery, craft.

A facility that manufactures distilled spirits, as defined by Minn. Stat. § 340A.301, with a capacity to manufacture forty thousand (40,000) or fewer proof gallons a year.

Standards and conditions in traditional neighborhood and business districts.

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.

Sec. 65.77~~24~~. Finishing shop.

Sec. 65.77~~35~~. Limited production and processing.

Sec. 65.77~~56~~. Plastic products.

Sec. 65.77~~67~~. Printing and publishing.

Sec. 65.77~~78~~. Recycling collection center.

Sec. 65.77~~89~~. Recycling drop-off station.

Sec. 65.7~~79~~80. Warehousing and storage.

Sec. 65.781. Winery, craft.

A facility that manufactures wine, as defined by Minn. Stat. § 340A.301, with a capacity of six hundred twenty thousand (620,000) or fewer gallons a year.

Standards and conditions in traditional neighborhood and business districts.

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
- (b) In all traditional neighborhood and business districts, a conditional use permit is required for facilities with the capacity to manufacture more than one hundred fifty-five thousand (155,000) gallons a year in order to ensure operational and design compatibility with the particular location.

Sec. 65.78~~02~~. Wholesale establishment.

ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Table 66.321. Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Development Standards
Commercial Uses					
<i>Limited Production and Processing</i>					
Malt liquor production <u>Brewery, craft</u>		P/C	P/C	P/C	✓
<u>Distillery, craft</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓
<u>Winery, craft</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓

ARTICLE IV. 66.400. BUSINESS DISTRICTS

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Development Standards
Commercial Uses								
<i>Limited Production, Processing and Storage</i>								
Malt liquor production <u>Brewery, craft</u>				P/C	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓
<u>Distillery, craft</u>				<u>P/C</u>	<u>P</u>	<u>P</u>	<u>P</u>	✓
<u>Winery, craft</u>				<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓

ARTICLE V. 66.500. INDUSTRIAL DISTRICTS

Table 66.521. Principal Uses in Industrial Districts

Use	IR	I1	I2	I3	Development Standards
Commercial Uses					
<i>Limited Production and Processing</i>					
Malt liquor production <u>Brewery, craft</u>	P	P	P		
<u>Distillery, craft</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Winery, craft</u>	<u>P</u>	<u>P</u>	<u>P</u>		

moved by _____
 seconded by _____
 in favor _____
 against _____