

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Luke Lutheran Farmers Market **FILE #** 15-124-232
  2. **APPLICANT:** St. Luke Lutheran Church **HEARING DATE:** June 29, 2015
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 1807 Field Ave
  5. **PIN & LEGAL DESCRIPTION:** 21.28.23.12.0042, Granport Addition, Lots 8 – 14, Block 7
  6. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** R3
  7. **ZONING CODE REFERENCE:** §65.515; §61.501
  8. **STAFF REPORT DATE:** June 29, 2015 **BY:** Michelle Beaulieu
  9. **DATE RECEIVED:** May 29, 2015 **60-DAY DEADLINE FOR ACTION:** July 28, 2015
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- A. **PURPOSE:** Conditional use permit for a farmers market with up to fifteen (15) vendors.
- B. **PARCEL SIZE:** 43,768 sq. ft. including ½ adjoining unopened street used for church parking lot
- C. **EXISTING LAND USE:** Church
- D. **SURROUNDING LAND USE:**
  - North: Railroad tracks (RM2)
  - East: Single-family residential (R3)
  - South: Single-family residential (R3)
  - West: Homecroft early learning center (R3)
- E. **ZONING CODE CITATION:** §65.515 lists standards and conditions for farmers markets; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** The Highland Business Association ran a farmers market for seven years on Ford Parkway south of the Starbucks (2078 Ford Parkway). This year, due in part to community demand in the Shepard Davern area of Highland, the farmers market has moved to the St. Luke Lutheran Church parking lot at 1807 Field Avenue, and is now being run by the St. Luke Lutheran Church and volunteers. The market had a soft opening with fewer than five vendors on June 20<sup>th</sup>, and the organizers would like to expand to a larger market with over five vendors as demand and supply both increase as the season progresses.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council Community Development Committee passed a resolution in support of this application on June 16, 2015.
- H. **FINDINGS:**
  1. The applicant is seeking a conditional use permit for an outdoor farmers market with up to fifteen vendors. The site plan submitted with the application shows the proposed location of up to fifteen vendors. According to the application, the market will be open on Saturday mornings from 8:00AM – 12:00PM from June through September. The market will sell locally grown produce, and will accept EBT payment (food stamps).
  2. §65.514 lists standards for farmers markets, including three standards for farmers markets with more than five (5) vendors:
    - (a) *In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.* This condition is met. This property is in an R3 zone. The St. Luke Church parcel is 0.81 acres in size. The City of Saint Paul has issued St. Luke Lutheran Church a license to use one-half (1/2) of the unopened street right of way north of the Church parcel for their parking lot and the farmers market, in order to meet this one acre requirement. (see attached license agreement) Including half of the adjoining unopened street right of way, the total area of the lot upon which the farmers market would be located is over one (1) acre in area.
    - (b) *Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.* This condition is met subject to final zoning administrator approval of the site plan.

The applicant has submitted a site plan clearly showing the number and location of vendors at the site, and has provided contact information for two market directors responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.

- (c) *A conditional use permit is required.* This condition is met upon approval of this application.
  - (d) *The use shall be limited to no more than three (3) days per week.* This condition is met. According to the application, the farmers market would be open one day a week.
  - (e) *Foods, manufactured goods, wares and merchandise may be sold if approved by the Planning Commission.* This condition is met. There are no plans to include foods, manufactured goods, wares or merchandise.
3. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The comprehensive plan designates this area an Established Neighborhood. Land Use Strategy 1.6 "Permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods" supports farmers markets as a neighborhood-serving business. The *Shepard Davern Area Plan*, adopted by the Saint Paul City Council in January 2015, includes strategy "LU1. Attract more neighborhood serving businesses to the area, to better serve the needs of residents in the area."
  - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. This farmers market will occupy approximately half of the parking lot for St. Luke Lutheran Church. The parking lot has two entrances, one of which will be closed during farmers market operations. The remaining parking and entrance are adequate to serve the need during the hours of the farmers market and minimize traffic congestion in the public streets.
  - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. This use will provide fresh, local produce to the community, within walking destination for many residents, improving public health. The market will have limited hours, and will not be detrimental to the existing character of the development in the immediate neighborhood, nor will it endanger the public health, safety and general welfare.
  - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The market is seasonal, limited to one day a week, and will not impede the development and improvement of the surrounding property.
  - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to the applicable regulations of the district.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a farmers market with up to fifteen (15) vendors, subject to the following additional condition(s):
- 1. Zoning Administrator approval of a site plan, in substantial compliance with the plan submitted and approved as part of this application, showing the number and location of vendors, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the Zoning Administrator with updated contact information if it changes.