



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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**DATE:** November 4, 2015  
**TO:** Neighborhood Planning Committee  
**FROM:** Lucy Thompson, Principal City Planner   
**SUBJECT:** Expansion of Downtown Commercial Development District

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### **BACKGROUND**

Commercial development districts are designated areas across the city that are outside of ward-specific liquor license limits. Section 17.07.1 of the City Charter defines commercial development districts, describes the process of creating a new district or amending the boundaries of an existing district, and defines liquor patrol limits. Section 409.20 of the Legislative Code describes the process of creating new or amending existing districts in more detail.

Councilmember Thune (Ward 2) has initiated the process to expand the Downtown Commercial Development District to include the eastern edge of Lowertown, a large portion of the West Side Flats planning area, and the W. 7<sup>th</sup>/Kellogg entertainment district. Section 409.20 of the Legislative Code requires the Planning Commission to be consulted for advice regarding the consistency of the proposed expansion with the City's Comprehensive Plan and Zoning Ordinance.

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN AND ZONING ORDINANCE**

Both Lowertown and the W. 7<sup>th</sup>/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.

In addition, 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."

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.

**STAFF RECOMMENDATION**

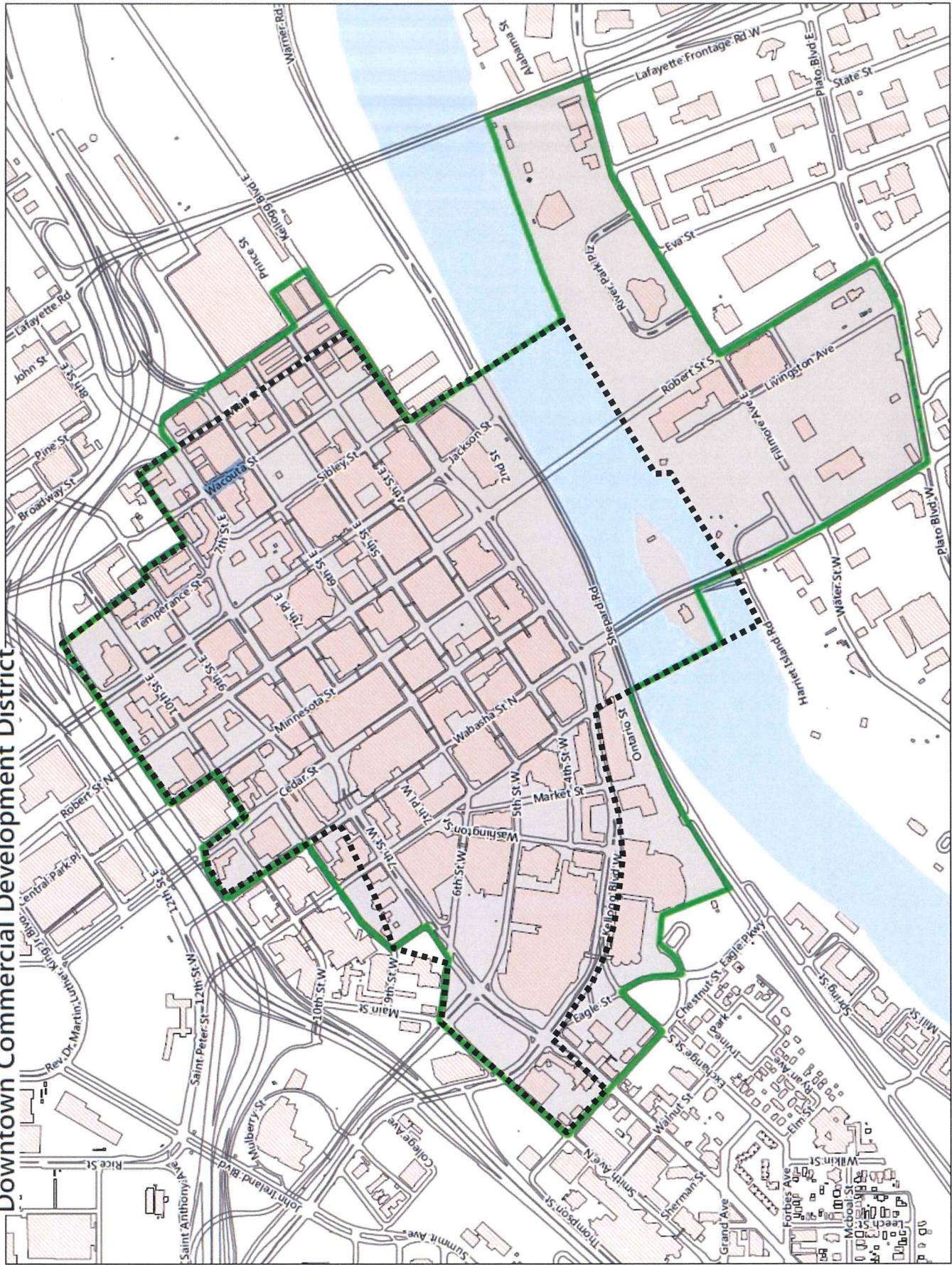
Staff recommends that the Neighborhood Planning Committee recommend that the Planning Commission:

1. report to the City Council that the proposed expansion of the Downtown Commercial Development District (to include the eastern edge of Lowertown, a large portion of the West Side Flats planning area, and the W. 7<sup>th</sup>/Kellogg entertainment district) is consistent with the Saint Paul Comprehensive Plan and Zoning Ordinance; and
2. support the expansion of the Downtown Commercial Development District to include the eastern edge of Lowertown, a large portion of the West Side Flats planning area, and the W. 7<sup>th</sup>/Kellogg entertainment district.

Attachments:

- ✓ Map of Proposed Expansion
- ✓ Draft Planning Commission Resolution

# Downtown Commercial Development District



--- Existing boundary  
— Proposed boundary



city of saint paul  
planning commission resolution  
file number \_\_\_\_\_  
date \_\_\_\_\_

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. 7<sup>th</sup>/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. 7<sup>th</sup>/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 \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

Planning Commission Resolution

DATE

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**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.