



**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

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Saint Paul, MN 55102*

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DATE: January 9, 2020  
TO: Planning Commission  
FROM: Comprehensive and Neighborhood Planning Committee  
RE: Review and Recommendation Regarding Expanding Commercial Development District at 1 Leech Street South to Include 200 Grand Avenue

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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. Section 17.07.2 includes restrictions on liquor licenses for commercial development districts. Section 409.20 of the Legislative Code describes the process of creating new or amending existing districts. Relevant portions of these sections are excerpted below.

Section 17.07.1. Commercial development districts; patrol limits.

1. A commercial development district in an area within the city as designated herein, or created by the council hereafter in accordance with this section. Six (6) commercial development districts are hereby created, whose names and defined boundaries are indicated on maps attached hereto as Exhibits 1 through 6, which are incorporated and adopted herein by reference. The council may by ordinance create new or additional commercial development districts, or amend the boundaries of those already created, only in accordance with the following procedures:
  - (a) The proposed commercial development district shall be submitted in writing, accompanied by a map setting forth its boundaries; and
  - (b) Reasonable public notice of the proposed commercial development district shall be given by the license inspector to residents and organizations in the ward or wards in which said district is to be located; and
  - (c) The council or a committee thereof shall hold a public hearing in the ward or wards in which said district is to be located; and
  - (d) After the foregoing steps, an ordinance designating the new commercial development district and defining its boundaries is adopted upon the affirmative vote of at least five (5) members of the council.
2. The council may by ordinance adopt additional procedural and substantive requirements for the creation or amendment of commercial development districts.
3. The entire land area in each council ward, which has not been made part of a commercial development district, is a separate liquor patrol limit.

Section 17.07.2. Restrictions.

5. There shall be no limitation on the number of on-sale intoxicating liquor licenses which may be issued or renewed within, or transferred into, a commercial development district, except as set forth in paragraph (6) below. No restriction applicable to such licenses in liquor patrol limits in this section shall apply to such licenses in commercial development districts.
6. Notwithstanding the provisions of any law or this Charter allowing the issuance of on-sale intoxicating liquor license, not more than two hundred fifteen (215) such licenses shall be issued by the city. Priority shall be given, by ordinance, in the issuance of all such licenses first to applicants who purchase an existing business having an "on sale" license with the intent of operating said business at the same location for at least one year thereafter, and then to restaurants capable of seating and servicing meals to not less than one hundred (100) guests at one time and then to hotels having dining rooms capable of seating and serving meals to not less than fifty (50) guests at one time, and thereafter as the council may determine.

Section 409.20 of the Legislative Code:

- (a) Commercial development districts, as defined in section 17.07.1 of the City Charter, may be created or expanded by the filing in the office of the city clerk of a written petition therefor setting forth the boundaries of the expanded district, and containing the written consent of the owners of two-thirds of the several descriptions of real estate situate within the new or area of the expanded district, together with the written consent of the owners of two-thirds of the several descriptions of real estate situated within one hundred (100) feet of the new or expanded district, and after the affirmative vote in favor thereof by at least five (5) members of the city council.
- (b) The city council may waive the requirements for consent signatures if the city council shall determine that a hardship exists therefor, and in such case the council may, on its own, initiate the process of creating or expanding a commercial development district. In such case, the affirmative vote of at least five (5) members of the city council shall be required to create or expand any such district.
- (c) **In all such cases, the planning commission shall be consulted for advice concerning the proposals for consistency with the city's comprehensive plan and zoning ordinances, and the planning commission shall report in writing to the city council its findings and recommendations.**
- (d) Upon receipt of the report of the planning commission, the council's committee designated to hear license matters shall fix a date for public hearing to consider the petition or proposal to create or expand a commercial development district and afford an opportunity to all affected persons to be heard. The city clerk shall cause notice of the hearing to be published once in the official newspaper of the city, and mailed notice thereof shall be given by the department of safety and inspections to all owners of land within the new or area of the expanded district. Published notice and mailed notice shall be made at least twenty (20) days in advance of the public hearing.

In May 2017, a petition was submitted to the Department of Safety and Inspections to create a commercial development district for the former Hope Engine House site to allow Hope Engine Company LLC to apply for an intoxicating liquor license. This commercial development district is proposed to include entire former Hope Engine House site at 1 Leech Street South, and no other properties. The Planning Commission determined the commercial development district was consistent with the City's Comprehensive Plan and zoning ordinances, as per section 409.20 of the Legislative Code. The proposed district was then forwarded to the City Council and approved.

On November 20, 2019, DSI received an application to expand the commercial development district at 1 Leech Street South to include the abutting parcel at 200 Grand Avenue. There is one building, the Residence Inn hotel, at 200 Grand Avenue, which was constructed in 2018. The expansion would allow the hotel to apply for an intoxicating liquor license.

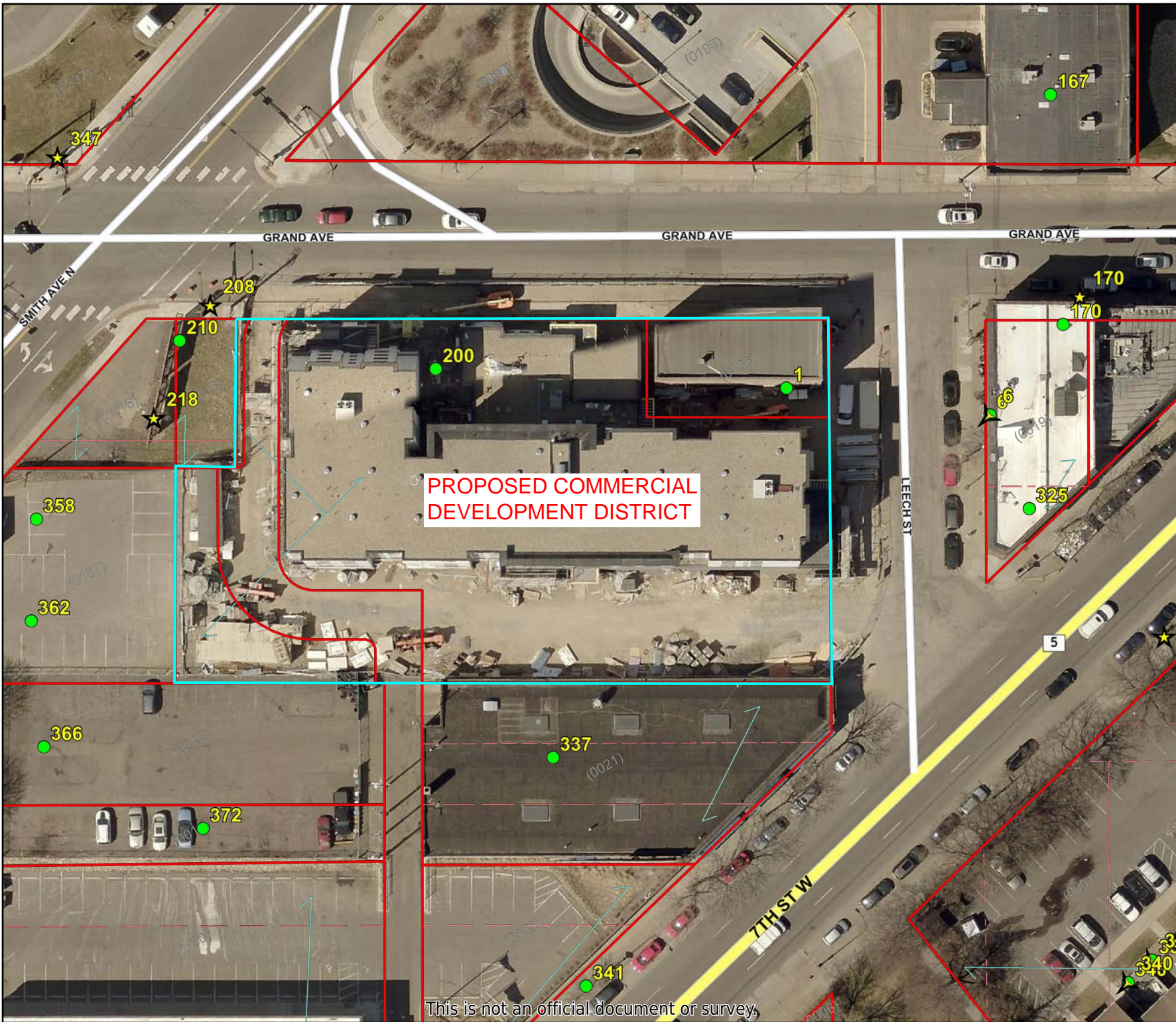
### **Findings**

Staff has reviewed the proposed commercial development district expansion and made the following findings:

1. The expanded commercial development district will include two buildings, the Residence Inn at 200 Grand Ave and Hope Engine House building at 1 Leech Street (see attached map).
2. The proposed commercial development district is confined to the 200 Grand Ave and 1 Leech Street.
3. The proposed commercial development district is consistent with the adopted 2030 Saint Paul Comprehensive Plan, which designates the area surrounding around area of West 7<sup>th</sup> and Smith including this site as a Neighborhood Center. The 2030 Comprehensive Plan promotes "Neighborhood Centers as compact, mixed-use communities that provide services and employment close to residences." (Strategy 1.15).
4. The proposed commercial development district is consistent with the approved 2040 Saint Paul Comprehensive Plan, which designates the area surrounding around the area of West 7<sup>th</sup> and Smith and including this site as a Neighborhood Node. Neighborhood Nodes promote a mix of land uses including commercial and entertainment (Policy LU-30 through Policy LU-33).
5. The proposed commercial development district is consistent with the District 9 Area Plan, which recommends concentrating commercial activity at West 7<sup>th</sup> and series of cross streets, including Grand Avenue, to improve commercial vitality (Strategy 16).
6. The proposed commercial development district is consistent with existing zoning. The property is zoned T2 traditional neighborhood, which permits bars less than 5,000 sq. ft. in area by-right, and larger bars with a conditional use permit.

### **Recommendation**

Based on findings 1 through 6, the Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission report to the City Council that expanding the 1 Leech Street Commercial Development District to include 200 Grand Avenue is consistent with the Saint Paul Comprehensive Plan and zoning code, and recommends that the Planning Commission support the expansion of the commercial development district.



- Municipal Outlines
- WATER
- Local Roads
- County Road
- MN Highway
- US Highway
- Interstate
- Interstate
- Highway or County Road
- Local Road
- Ramp
- Other Street
- Tie
- Conveyance Division
- Parcel
- PRIMARY
- SECONDARY
- OTHER
- UNOFFICIAL ALIAS
- LANDLOCKED
- Railroad
- PROVISIONAL
- CDD Area



Should be 1" when printed.  
 Scale 1:650  
 (1" ≈ 54')

This is not an official document or survey.

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

**Commercial Development District: Expanding Commercial Development District at 1 Leech Street South to include 200 Grand Avenue**

WHEREAS, an application has been submitted to the City Council for the the creation of a Commercial Development District at the former Hope Engine House site pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limits; 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 pursuant to §409.20 of the Saint Paul Legislative Code; and

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

1. The expanded commercial development district will include two buildings, the Residence Inn at 200 Grand Ave and Hope Engine House building at 1 Leech Street (see attached map).
2. The proposed commercial development district is confined to the 200 Grand Ave and 1 Leech Street.
3. The proposed commercial development district is consistent with the adopted 2030 Saint Paul Comprehensive Plan, which designates the area surrounding around area of West 7th and Smith including this site as a Neighborhood Center. The 2030 Comprehensive Plan promotes "Neighborhood Centers as compact, mixed-use communities that provide services and employment close to residences." (Strategy 1.15).
4. The proposed commercial development district is consistent with the approved 2040 Saint Paul Comprehensive Plan, which designates the area surrounding around the area of West 7th and Smith and including this site as a Neighborhood Node. Neighborhood Nodes promote a mix of land uses including commercial and entertainment (Policy LU-30 through Policy LU-33).
5. The proposed commercial development district is consistent with the District 9 Area Plan, which recommends concentrating commercial activity at West 7th and series of cross streets, including Grand Avenue, to improve commercial vitality (Strategy 16).
6. The proposed commercial development district is consistent with existing zoning. The property is zoned T2 traditional neighborhood, which permits bars less than 5,000 sq. ft. in area by-right, and larger bars with a conditional use permit.

NOW, THEREFORE, BE IT RESOLVED, under provisions of the City Charter §17.07.1 and Legislative Code §409.20, that the Planning Commission hereby reports to the City Council that the proposed commercial development district is consistent with the Comprehensive Plan and zoning code, and supports creation of the proposed district.

moved by \_\_\_\_\_

seconded by \_\_\_\_\_

in favor \_\_\_\_\_

against \_\_\_\_\_