

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Securian Farmers Market **FILE #** 18-054-839
  2. **APPLICANT:** Cushman and Wakefield **HEARING DATE:** May 10, 2018
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 400 Robert St N, NE corner at 6th Street
  5. **PIN & LEGAL DESCRIPTION:** 31.29.22.43.0515, Auditors Subdivision No 56, Lots 1 thru 6
  6. **PLANNING DISTRICT:** 17 **PRESENT ZONING:** B4
  7. **ZONING CODE REFERENCE:** § 65.515; § 61.501
  8. **STAFF REPORT DATE:** May 2, 2018 **BY:** Tony Johnson
  9. **DATE RECEIVED:** April 23, 2018 **60-DAY DEADLINE FOR ACTION:** June 22, 2018
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- A. **PURPOSE:** Conditional use permit for a farmers market with up to 15 vendors.
- B. **PARCEL SIZE:** 100,623 square feet
- C. **EXISTING LAND USE:** Office
- D. **SURROUNDING LAND USE:**
  - North: Mixed Use Commercial and Retail
  - East: Mixed Use Residential
  - South: Mixed Use Residential and Institutional
  - West: Mixed use Commercial
- E. **ZONING CODE CITATION:** § 65.515 lists the standards and conditions for a farmers market. § 61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code § 63.200 exempts the B4 central business district from minimum parking requirements.
- G. **HISTORY/DISCUSSION:** None.
- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from the District 17 Council at the time of this staff report.
- I. **FINDINGS:**
  1. Zoning Code § 65.515 defines *farmers market* as “an outdoor market at a fixed location consisting principally of farmers and gardeners for the purpose of selling the products of their farm, garden, greenhouse, apiary, or forest directly to the public,” for which it lists the following standards and conditions that apply to the proposed farmers market at 400 N Robert Street:
    - (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.* The application includes the required contact information and a site plan showing the number and location of vendors at the site. This condition can be met subject to site plan approval by the zoning administrator.
  - Standards and conditions for farmers markets with more than five (5) vendors:*
    - (c) *A conditional use permit is required.* The applicant is requesting a conditional use permit for a farmers market for up to 15 vendors.
    - (d) *The use shall be limited to no more than three (3) days per week.* The application states that the farmers market will occur on Wednesdays from 10 am to 1:30 PM from June 27 to October 10.

(e) *Foods, manufactured goods, wares and merchandise may be sold if approved by the Planning Commission. The application does not request approval for sale of such items.*

2. § 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 met. The proposed farmer's market in a downtown location is consistent with Land Use Plan policy LU 1.31, which calls for promoting a broad mix of use downtown. Downtown Development Strategy policy 5.24 calls for activating streets with attractive public spaces and food venues. The proposed farmers market in a publically accessible plaza is consistent with this policy.*

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The proposed farmers market will be located on a publically accessible plaza. Pedestrian ingress and egress to the building will not be obstructed by the vendors and the vendors will not obstruct pedestrian flow on the sidewalk.*

(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 provided that there are adequate trash collection facilities and the vendors clean up any trash in the market area after the hours of operation each day.*

(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 farmers market and the proposed hours and days of operation are compatible with the adjacent mixed commercial and residential uses.*

(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.*

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a Conditional use permit for a farmers market with up to 15 vendors subject to the following additional conditions:

1. Final approval by the Zoning Administrator of a site plan for this use, which shall be in substantial compliance with the plan submitted as part of this application.
2. There shall be adequate trash collection facilities provided, no trash left in the market area, and the market area shall be cleaned of trash on each day of operation after closing.
3. The farmer's market manager shall notify the zoning administrator of any change in the hours or days of operation of the farmers market, which the zoning administrator may approve subject to conformance with applicable zoning code standards.



**CONDITIONAL USE PERMIT APPLICATION**  
 Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

Zoning Office Use Only  
 File #: 18-054 839  
 Fee: \_\_\_\_\_  
 Tentative Hearing Date: 5-10-18

*PD = 17*  
*# 31 2922430515*

**APPLICANT**

Name Sarah Reinitz *c/o Cushman + Wakefield* Email sarah.reinitz@cushwake.com  
 Address 400 Robert St. N, Suite 208  
 City St. Paul State MN Zip 55101 Daytime Phone 651-665-4255  
 Name of Owner (if different) Securian  
 Contact Person (if different) Julio Fesser Phone 651-665-3543

**PROPERTY LOCATION**

Address/Location 400 Robert St. N, St. Paul MN 55101  
 Legal Description AUDITOR'S SUBDIVISION NO. 56 SUBJ TO ST; LOTS 1 THRU LOT 6  
 Current Zoning B4  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 515, Paragraph \_\_\_\_\_, of the Zoning Code.

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Outdoor community Farmer's Market consisting of 10 – 15 vendors selling produce and flowers located along Robert St at 400 Robert St N in downtown St. Paul. Site plan attached for reference. Farmer's Market would occur on Wednesdays from 10 AM – 1:30 PM, from June 27 to Oct 10 (excluding 4<sup>th</sup> of July week). Applicant would be main contact onsite regarding market coordination, David Kotsonas is the Market Master representing the St. Paul Farmer's Market ([david@stpaulfarmersmarket.com](mailto:david@stpaulfarmersmarket.com) ; 651-261-7104).

Required Site Plan is attached

Applicant's Signature Sarah Reinitz Date 4/12/18 City Agent 4/20/18