

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Urban Growler Farmers Market **FILE #** 18-059455
 2. **APPLICANT:** Urban Growler **HEARING DATE:** May 24, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 2325 Endicott St, NW corner at Hersey
 5. **PIN & LEGAL DESCRIPTION:** 29.29.23.13.0058, Lot 5, Block 1, Update Addition
 6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** I2
 7. **ZONING CODE REFERENCE:** § 65.515; § 61.501
 8. **STAFF REPORT DATE:** May 15, 2018 **BY:** Anton Jerve
 9. **DATE RECEIVED:** May 7, 2018 **60-DAY DEADLINE FOR ACTION:** July 6, 2018
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- A. **PURPOSE:** Conditional use permit for a farmers market with up to 20 vendors.
- B. **PARCEL SIZE:** 95,832 sf; 280ft frontage on Endicott, 180ft frontage on Hersey (irregular lot)
- C. **EXISTING LAND USE:** Industrial, Limited Production and Processing
- D. **SURROUNDING LAND USE:** The site is surrounded by industrial uses in an I2 industrial district.
- E. **ZONING CODE CITATION:** § 65.515 defines and provides standards for farmers markets. § 61.501 lists general standards for conditional use permits.
- F. **PARKING:** Zoning Code § 63.207, *parking requirements by use*, does require parking for farmers markets.
- G. **HISTORY/DISCUSSION:** There is no zoning history for this location.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council had not commented by the time this report was written.
- I. **FINDINGS:**
 1. The applicant is seeking a conditional use permit for a weekly farmers market with five (5) to 20 vendors. The market will be on Sundays from May to September. The market will be hosted by Urban Growler Brewing Company, who is a tenant of the property, and they will be joining the MN Farmers Market Association. The market will be located on a portion of the parking lot.
 2. Zoning Code § 65.515 defines *farmers market* as "an outdoor market at a fixed location consisting primarily of farmers and gardeners for the purpose of selling the products of their farm, garden, apiary, or forest directly to the public," for which it lists the following standards and conditions that apply to the proposed farmers market at 2325 Endicott 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.* This condition can be met subject to zoning administrator 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 providing the zoning administrator with updated contact information if it changes.

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 20 vendors.
 - (d) *The use shall be limited to no more than three (3) days per week.* This condition is met. The farmers market is proposed to be held one day per week, on Sundays.
 - (e) *Foods, manufactured goods, wares and merchandise may be sold if approved by the Planning Commission.* This condition is met. The farmers market will include up to 20 local growers and cottage food producers.

Standards and conditions for farmers markets with five (5) or fewer vendors:

(f) *Sales shall be limited to no more than two (2) days per week between the hours of 7:00 a.m. and 7:00 p.m.* This condition can be met subject to limiting operation of the farmers market to these hours. The farmers market is proposed to operate one day per week on Sundays with five to 20 vendors.

3. Zoning Code § 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. Because the use will increase the employment density of the parcel, it is supported by the following policies from the Land Use Chapter of the Comprehensive Plan:

- *2.4 Focus the growth of employment centers in Downtown, the Central Corridor, industrial corridors, and on larger tracts of land, where there is infrastructure capacity and where redevelopment as employment centers, or as mixed-use development that includes employment centers, could occur.*
- *2.14 Promote the development of employment opportunities in the Central Corridor, consistent with the Central Corridor Development Strategy.*

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The use will be located on a lot with a multitenant building. There will be adequate parking on the lot and on adjacent streets. Parking demand for other commercial uses will be less because the market will operate only on Sundays when many businesses are closed.

(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. The use will have a minimal (temporary) impact to the character of the development in the immediate neighborhood and will provide improved access to produce and food.

(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 limited scale and duration of the use is not anticipated to impede permitted uses of improvements to surrounding properties.

(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 other applicable regulations.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a farmers market with up to 20 vendors, at 2325 Endicott Street, subject to the following additional conditions:

1. Final approval by the Zoning Administrator of a site plan showing the number and location of vendors at the site, which shall be in substantial compliance with the plan submitted as part of this application.
2. The applicant shall provide the Zoning Administrator with contact information for a designated market director responsible for coordinating the market vendors and activities, and with updated contact information if it changes.
3. The farmers market shall operate only on Sundays between the hours of 7:00 a.m. and 7:00 p.m.
4. A letter from the property owner permitting the farmers market shall be provided to the Zoning Administrator.



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 #: 18-057455
 Fee: 840⁰⁰
 Tentative Hearing Date: 5-24-18

PD=12

292923130058

APPLICANT

Name Anja Kroll (Urban Growler Brewing Company) Email anja@urbangrowlerbrewing.com
 Address 2325 Endicott Street
 City St. Paul State MN Zip 55114 Daytime Phone 612.860.3545
 Name of Owner (if different) Jill Pavlak (Business Owner) Niles Deneen (Property Owner)
 Contact Person (if different) Anja Kroll Phone 612.860.3545

PROPERTY LOCATION

Address/Location Urban Growler Brewing Company 2325 Endicott Street, St. Paul, MN 55114
 Legal Description _____
 Current Zoning _____
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter _____, Section 65, Paragraph 515, 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.

Urban Growler Brewing Company will host a Farmers Market in the summer, once a week on Sundays. Our objective is to bring together local growers, cottage food producers and organizations that share our mission of producing quality food (and beer) that is good for our bodies and for the environment. We will host anywhere from 5-20 vendors each weekend beginning in late May and ending in late September. We will be submitting a letter of permission to use the property by the property owner. We are joining the MN Farmers Market Association and will be covered under their shared group insurance policy. Finally, there is ample parking in our own parking lot as well as plenty of street parking.

Required Site Plan is attached

#3028
CK840⁰⁰

Applicant's Signature Anja Kroll Date May 3rd 2018 City Agent [Signature]

Rev 9/4/14

Site Plan for Urban Growler Farmers Market

Urban Growler Brewing Company

2325 Endicott Street

Saint Paul, MN 55114

Point of Entry to
Parking Lot



Main Entrance

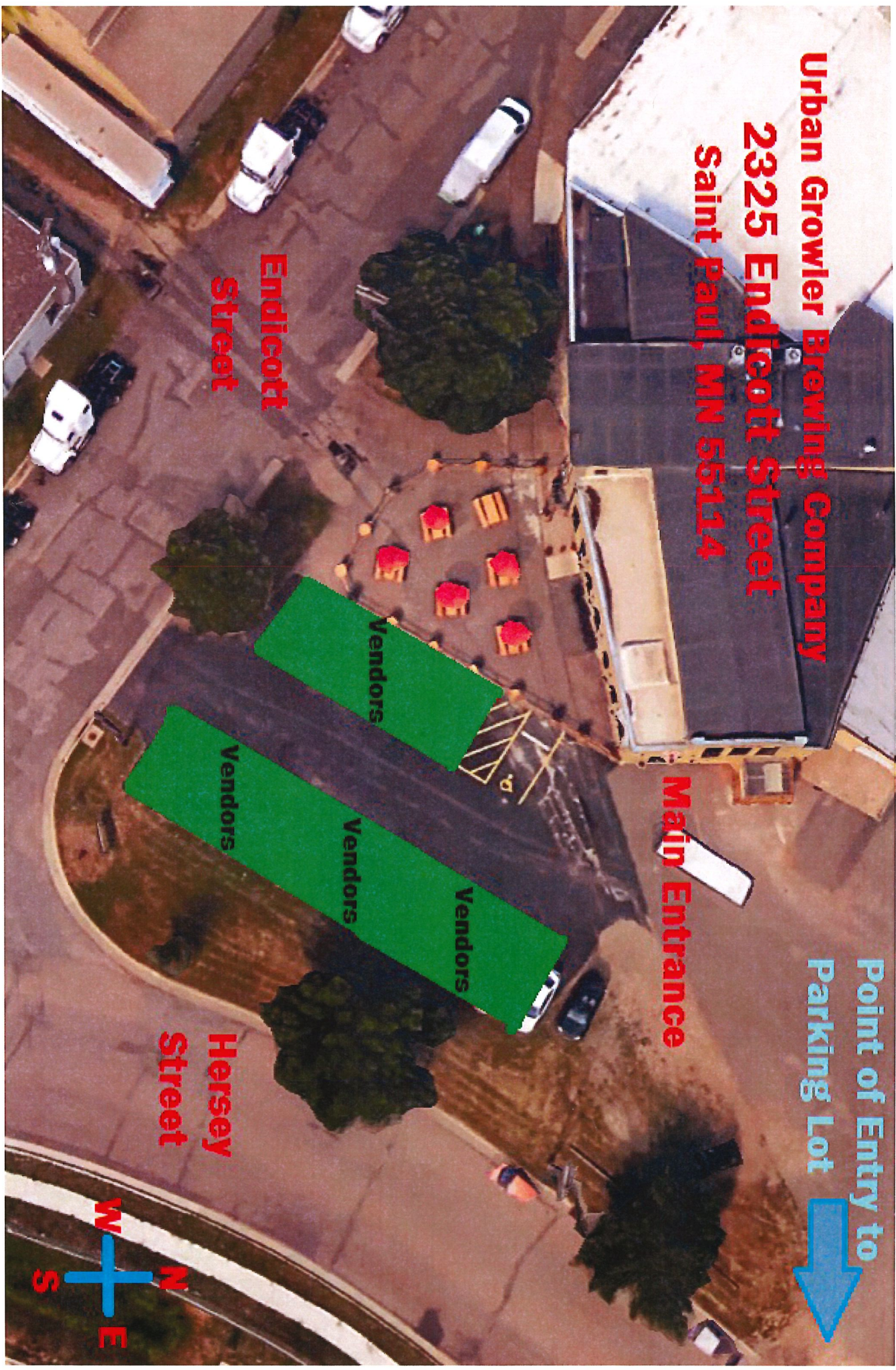
Vendors

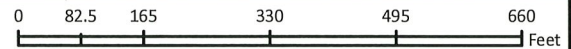
Vendors

Vendors

**Endicott
Street**

**Hersey
Street**





FILE NAME: Urban Growler

Aerial

APPLICATION TYPE: CUP

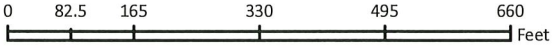
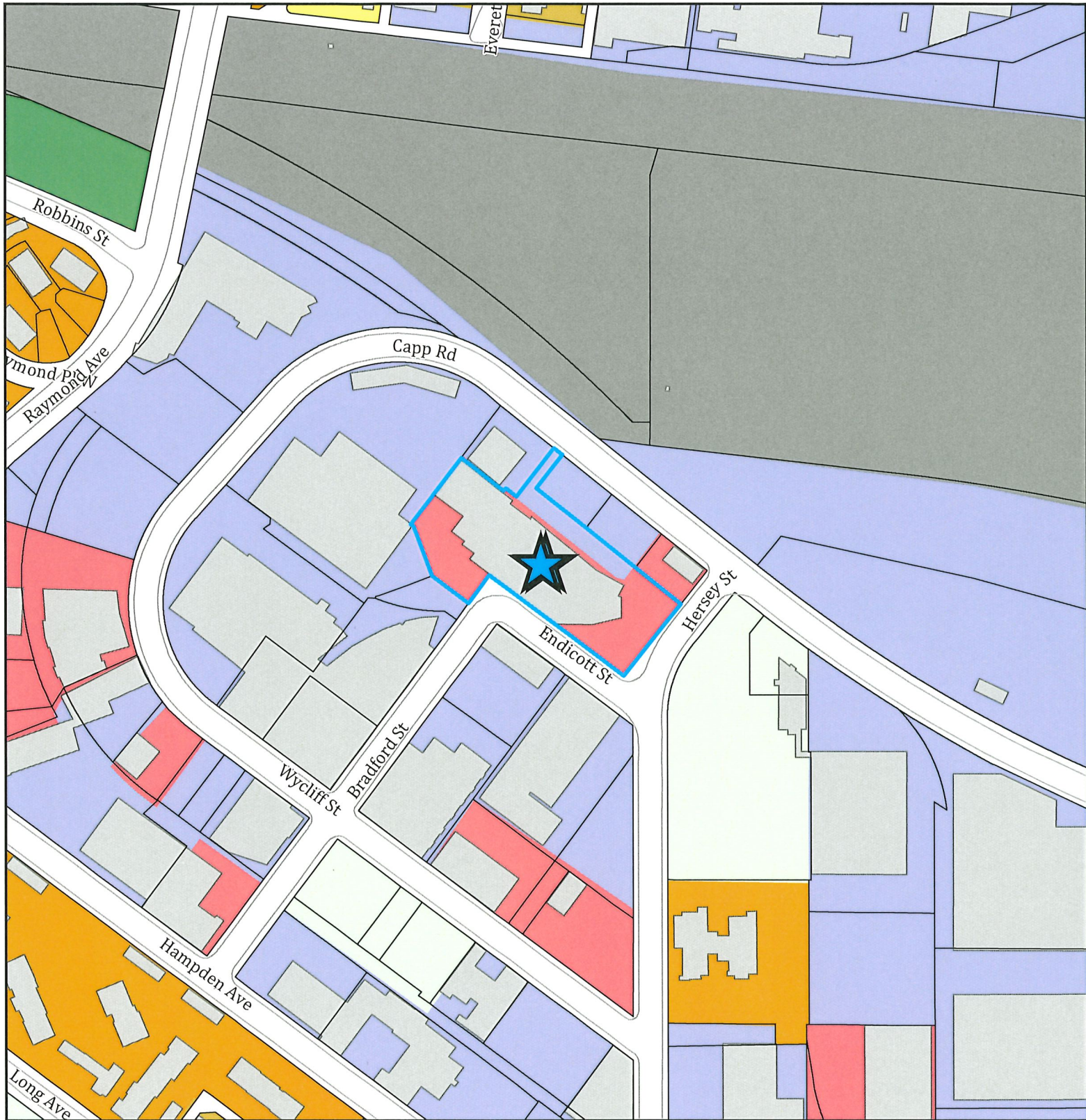
 Subject Parcels

FILE #: 18059455 DATE: 5/7/2018

PLANNING DISTRICT: 12

ZONING PANEL: 7





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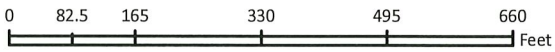
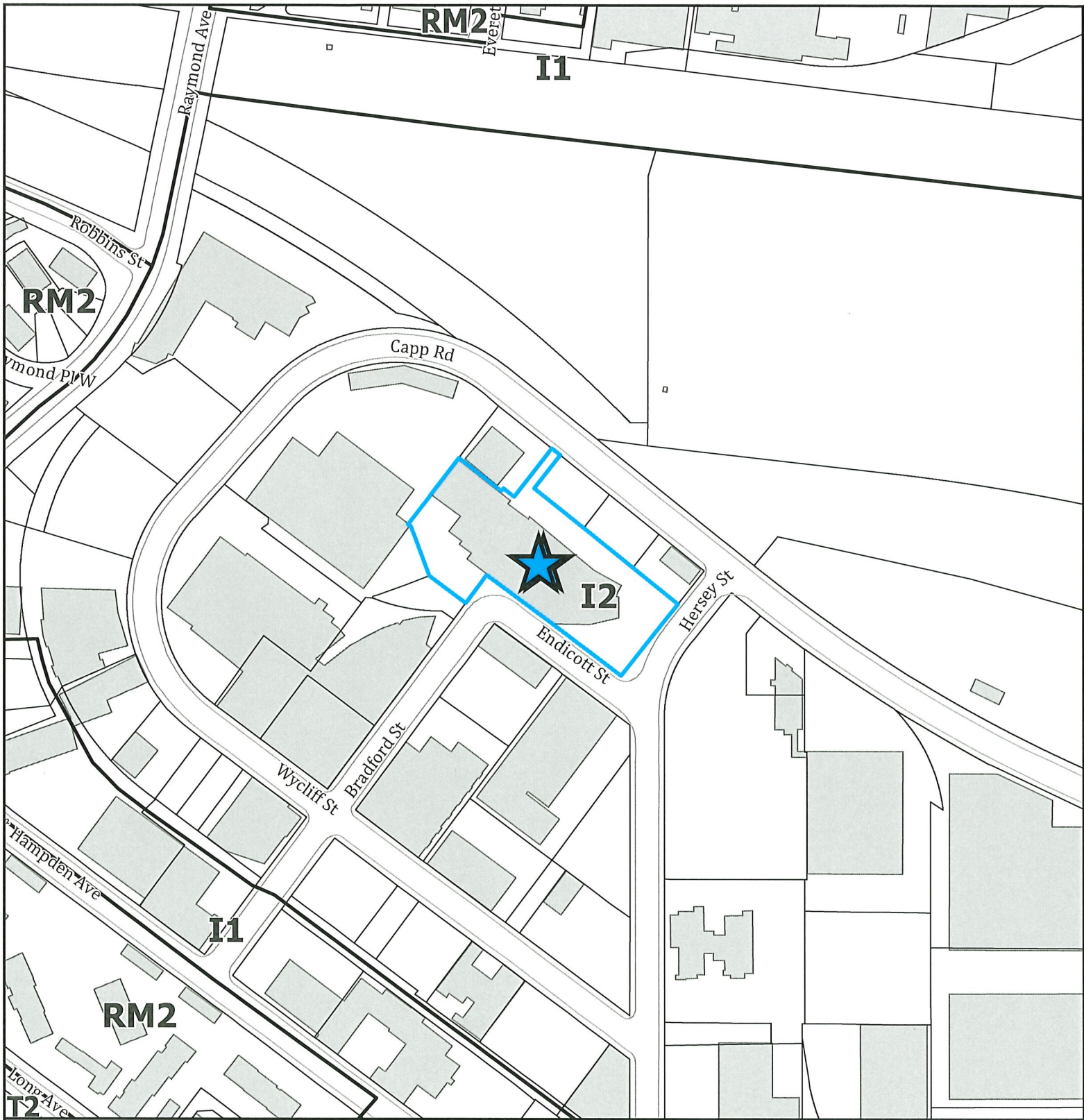
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- Land Use**
- Single Family Detached
 - Single Family Attached
 - Multifamily
 - Retail and Other Commercial
 - Industrial and Utility
 - Park, Recreational or Preserve
 - Railway
 - Undeveloped
 - Subject Parcels





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Zoning

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