

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Keg and Case Park LLC, file # 19-033-789, has applied for a conditional use permit for outdoor commercial uses under the provisions of §65.525 and §61.501 of the Saint Paul Legislative Code, on property located at 928 7th Street W, Parcel Identification Number (PIN) 12.28.23.23.0137, legally described as Schmidt Brewery Addition, Lot 1, Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 9, 2019, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application is to allow outdoor sales and commercial activities associated with Keg and Case, a multi-use indoor market, operating in the former “Keg House” of the Schmidt Brewery.
2. §61.501 lists standards and conditions for outdoor commercial uses that are not in the public right-of-way:
  - (a) The use shall not conflict with required off-street parking, off-street loading and the system of pedestrian flow, and shall not obstruct building ingress and egress. This condition is met. The use will be located on the paved plaza and landscaped area west of the building and parking lot and will not impede traffic flow.
  - (b) For commercial outdoor uses that occupy more than ten (10) percent of the zoning lot or one thousand (1,000) square feet, whichever is less, the following apply:
    - (1) Except in the I2 industrial district, a conditional use permit is required. This condition may be met with the approval of this application.
    - (2) Approval of a site plan showing the location and layout of outdoor commercial uses on the site. This condition may be met. The site plan has been submitted, but has not yet been approved. However, its approval is a condition of this permit.
    - (3) Provide the zoning administrator with written contact information for the person responsible for coordinating the outdoor sales and activities and update the zoning administrator in writing within thirty (30) days should any contact information change. This condition is met. The outdoor sales coordinator, Nadine Schaefer, has provided contact information.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

- (c) The area shall be kept free of litter. This condition is met. The applicant has provided a litter collection plan.
- 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. This location is identified as a Mixed-Use Corridor, a Neighborhood Center, and an Opportunity Site in the 2030 Comprehensive Plan. In these areas, the Plan policies support a vibrant concentration of housing and commercial uses in close proximity.
  - (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The use will not change ingress and egress to the site.
  - (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 is consistent with the existing character of the current retail uses and activities on the property.
  - (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 nature of the uses approved by this permit are temporary and confined to a limited area. There is no anticipated impact to development and improvement of surrounding properties for permitted 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. The use will be required to meet all other applicable regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code that the application of Keg and Case Park LLC for a conditional use permit for outdoor commercial uses at 928 7th Street W is hereby approved subject to the following additional conditions:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. A litter collection plan will be approved and kept on file with the Zoning Administrator.
3. Contact information for the manager responsible for coordinating outdoor activities shall be kept up to date and on file with the Zoning Administrator.