

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **May 18, 2021**

PC Case 21-06 - Ordinance Amendment Regarding Off-Sale Liquor Establishments in the B2, B3, and B4 Zoning Districts – City of West St. Paul

BACKGROUND:

Staff recently received an inquiry about an off-sale liquor store relocating to the Doddway Shopping Center. Currently the code allows off-sale establishments to be located in the B3 and B4 through a conditional use permit.

During the April 26, 2021 Council Work Session, the Council inquired about the current number of off-sale businesses within the City and if it would be beneficial to implement a limitation on the number of licenses. Currently the city only restricts the number of licenses for 3.2 alcohol, with a maximum of 6.

Currently off-sale liquor establishments are a fairly limited use within West St. Paul, currently licensed off-sale businesses:

- Cub Liquor
- MGM Liquor
- Nowak's Liquor and Wine
- R&B Liquor
- Smith Liquors
- Target
- Hy-Vee (Future)
- Speedway (3.2)
- Walmart (3.2)

City Council stated that any expected impact from the change would likely be minimal since the only change would be extending the use into the B2, which is largely just the Smith/Dodd corridor. However, if there is concern around an increased number of off-sale establishments, City Staff would recommend implementing a maximum number of licenses for full-liquor, similar to the current 3.2 maximum.

STAFF RECOMMENDATION:

After reviewing a few other cities within the Twin Cities metro area, it seems that the majority of cities require a conditional use permit for this type of use. As this is currently a conditional use in the B3 and B4 zoning districts, City Staff would recommend it as a conditional use for the B2 zoning district as well.

Staff recommends the Planning Commission hold a public hearing and make a recommendation on the proposed amendment.

ATTACHMENTS:

Open Council Work Session Memo from 04/26/2021
Proposed Amendment
City Survey of Off-Sale Establishments
Zoning Map

TIMELINE:

May 18: Planning Commission (Public Hearing)
May 24: City Council First Reading
June 14: City Council Final Reading (Public Hearing)