

city of saint paul  
planning commission resolution  
file number 23-38  
date December 8, 2023

**Creative Enterprise Zone Commercial Development District**

WHEREAS, an application has been submitted to the City Council for the the creation of a Commercial Development District within the Creative Enterprise Zone pursuant to §17.07.1 of the City Charter and to §409.16 of the Saint Paul Legislative Code, for the purpose of removing the properties 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 §409.16 of the Saint Paul Legislative Code; and

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

1. The proposed commercial development district comprises 295 parcels within the Creative Enterprise Zone. The land use within the proposed district is comprised primarily of retail, multi-family residential, mixed residential/commercial, and industrial land uses.
2. The proposed commercial development district is consistent with the Saint Paul 2040 Comprehensive Plan. The proposed Creative Enterprise Zone commercial development district is in areas defined by the comprehensive plan as Mixed Use, Industrial, with portions also within the Raymond Ave. Neighborhood Node. The proposed commercial development district and the potential future land uses that it would facilitate are consistent with the underlying generalized future land use designations in the comprehensive plan.
3. The proposed commercial development district is consistent with the underlying zoning. The underlying zoning of the commercial development districts consists of T3 Traditional Neighborhood, T4 Traditional Neighborhood, IT Transitional Industrial, I1 Light Industrial, and I2 General Industrial zoning districts. Entertainment land uses which may apply for a new license are generally permitted/conditional uses in traditional neighborhood districts. Conditional use permits are required for restaurants and bars that exceed a certain square footage in order to ensure size and design compatibility within a certain location. Conditional use permits are also required for reception/rental halls of any size in all traditional neighborhood districts. Theaters over 500 seats require a conditional use permit in traditional neighborhood districts.

NOW, THEREFORE, BE IT RESOLVED, under provisions of the City Charter §17.07.1 and Legislative Code §409.16, 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.

