

city of saint paul
planning commission resolution
file number 22-32
date August 19, 2022

WHEREAS, the Department of Safety and Inspections has proposed to the City Council an expansion of a Commercial Development District at 2078 Ford Parkway to include parcels westward to 2170 Ford Parkway pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing the property 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 §409.20 of the Saint Paul Legislative Code; and

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

1. DSI is proposing the expansion of an existing commercial development district to allow an On-Sale Liquor license as requested at the Lunds & Byerly's store at 2170 Ford Parkway (see attached map).
2. The proposed commercial development district is defined by the combined area of PINs 17-28-23-11-0111, -0114, -0092, -0101, -0102, and -0103.
3. The City Council waived the petition requirement found in Section 409.20(a) of the Legislative Code with the adoption of Resolution 22-1148.
4. The proposed commercial development district is consistent with the City's 2040 Comprehensive Plan. The property lies within an area designated Mixed-Use on the 2040 Future Land Uses map. Mixed-Use areas "are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown." Establishing a CDD encourages economic development of the business and the area in general.

The proposed district is also located at the Highland Village/Ford Site Neighborhood Node. Neighborhood Nodes are "compact, mixed-use areas that provide shops, services, neighborhood-scale civic and institutional uses, recreational facilities and employment close to residences." The proposal is consistent with this direction. Specifically, Policy LU30 (3) identifies the principle of "Cluster[ing] neighborhood amenities to create a vibrant critical mass." In addition, the following Comprehensive Plan policies support the proposal:

moved by Holst
seconded by Presley
in favor 12
against 0

- Policy LU-6 – Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion; and
 - Policy LU 5 – Encourage flexible building design to ensure ongoing functionality and viability, and respond to new market opportunities.
5. The Ford Site Zoning and Public Realm Master Plan, adopted by City Council in 2017, established zoning in the western part of the proposed district as F5 Business Mixed, which is consistent with a commercial development district. The plan states that the district “will function as the commercial center of the site” and the Urban Plaza and Civic Square (adjoining the proposed district to the east) are described to be surrounded by a variety of uses, including retail, service, residential, and office. The proposed district is also consistent with the idea of “providing a link between the commerce and activity of Highland Village and the newly developed Ford Site.”
 6. The Highland Park District 15 Plan (an addendum to the Comprehensive Plan) identifies the area as one of the areas of business concentration. Policy LU2 “encourages a mix of retail and service businesses that meet daily needs close to where people live.”
 7. The proposed commercial development district is consistent with existing zoning. The parcels on the Highland Bridge site are zoned F5 Business Mixed, which “provides for a variety of retail stores, dining, office buildings and service establishments.” Restaurants and bars are permitted uses in F5, though conditional use permits may be required in some instances. The remaining parcels in the proposed district are zoned T2 Traditional Neighborhood, which is intended to “foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage.” Restaurants and bars are permitted uses in T2, though conditional use permits may be required in some instances.

NOW, THEREFORE, BE IT RESOLVED, under provisions of the City Charter §17.07.1 and Legislative Code §409.20, that the Planning Commission hereby reports to the City Council that the proposed expansion of the Commercial Development District at 2078 Ford Parkway to include the parcels westward to 2170 Ford Parkway (PINs 17-28-23-11-0111, -0114, -0092, -0101, -0102, and -0103) is consistent with the Comprehensive Plan and Zoning Code, and supports creation of the proposed district.