

city of saint paul  
planning commission resolution

file number 23-05

date January 20, 2023

**Commercial Development District: 1079 Rice Street Expansion**

WHEREAS, the Department of Safety and Inspections has proposed to the City Council the creation of a Commercial Development District at 1079 Rice Street, pursuant to §17.07.1 of the City Charter and §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:

- 1. The property owner, Ward 5 office, and DSI staff are proposing the creation of a Commercial Development District (CDD) to allow a non-restaurant On-Sale liquor license as requested for the Hi Hi Event Center, at 1079 Rice Street.*
- 2. The proposed CDD is +/- 0.34 acres, defined by PIN 252923110195.*
- 3. Toua Xiong turned in a petition for 1079 Rice Street to become a CDD to allow full liquor without food service. The number of possible signatures within 100' of the subject property was 19. The number of signatures collected was 13 (68.4% of total signatures). The petition requirement found in Section 409.20(a) of the Legislative Code have been met according to staff with the Department of Safety and Inspections.*
  - node may be one such area where appropriate to accommodate future expansion of the CDD along a busy future planned mixed-use corridor.*
  - Policy LU-6: Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion*

moved by Presley

seconded by \_\_\_\_\_

in favor 15-0

against \_\_\_\_\_

*4. The proposed commercial development district is consistent with the City's 2040 Comprehensive Plan:*

- The property lies within an area designated Mixed-Use 2040 Future Land Use 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 supports development of this business and may influence economic development in the area.*

*The proposed CDD is located at a "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 LU-30 (3) identifies the principle of "Cluster[ing] neighborhood amenities to create a vibrant critical mass." While it is true that DSI discourages single parcel CDDs, there are certain areas of the City where it may be appropriate to allow for the start of a CDD with one catalyzing business. A neighborhood*

*5. Zoning Analysis: The proposed CDD is consistent with the B2 Community Business District zoning of the subject parcel. Reception halls / rental halls are permitted by right. Other similar uses which serve alcohol and host groups for social events are permitted by right or conditionally permitted in B2 zones. The B2 community business district is intended to serve the needs of a consumer population larger than that served by the "local business district," and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic.*

*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 creation of a Commercial Development District at 1079 Rice Street, defined by PIN 252923110195, is consistent with the Comprehensive Plan and Zoning Code, and supports creation of the proposed district.*