city of saint paul
planning commission resolution
file number 25-25
date May 30, 2025

Commercial Development District: 1624-1626 White Bear Avenue North

WHEREAS, an application has been submitted to the City Council for the creation of a Commercial Development District at 1624-1626 White Bear Ave N site (PIN: 23.29.22.22.0048) pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing restrictions on liquor sales; 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. The 1624-1626 White Bear Ave N site includes one building on one parcel, as shown on the map in the attached application.
2. The proposed commercial development district is confined to the parcel at 1624-1626 White Bear Ave N (PIN: 23.29.22.22.0048).
3. The proposed commercial development district is consistent with the adopted 2040 Saint Paul Comprehensive Plan, which designates this parcel as mixed-use and within a neighborhood node. The proposed district is also aligned with policies promoting equitable and sustainable economic growth, responsive land use and zoning flexibility, and clustering neighborhood amenities at neighborhood nodes.
4. The proposed commercial development district is consistent with the Greater East Side District Plan, which calls for support of vital mixed-use business nodes and development of a strong base of locally owned and operated businesses.
5. The proposed commercial development district is consistent with the White Bear Avenue Small Area Plan, which calls for White Bear Avenue to remain a mixed-use street.
6. The proposed commercial development district is consistent with existing zoning. The property is zoned B2, which permits bars and restaurants with conditions.

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 Commercial Development District at 1624-1626 White Bear Ave N (PIN: 23.29.22.22.0048) is consistent with the Comprehensive Plan and Zoning Code, and supports creation of the proposed district.

moved by _Holst_____
seconded by _____
in favor_9_____
against _2 (Houmas, Ortega) 1
Abstention (Syed)_____