



OPEN COUNCIL WORK SESSION

MUNICIPAL CENTER COUNCIL CHAMBERS
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118
MONDAY, MAY 10, 2021
6:00 P.M.

OPEN COUNCIL WORK SESSION:

The Open Council Work Session will be held in person in the Council Chambers and will be open to the public with social distancing restrictions.

SEATING:

A limited number of attendees will be allowed in the Council Chambers to view live meetings. Seats are available first-come first-serve. Overflow seating is available in the lobby and Lobby Conference Room.

1. Call to Order
2. Roll Call
3. Review and Approve the OCWS Agenda
4. Review the Regular Meeting Consent Agenda
5. Agenda Item(s)

A. Review of Parking Minimums

Documents:

[COUNCIL REPORT - REVIEW OF MINIMUM PARKING.PDF](#)
[ATTACHMENT - REVIEW OF MINIMUM PARKING.PDF](#)

6. Adjourn

If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA

To: **Mayor and City Council**
Through: **Nate Burkett, City Manager**
From: **Melissa Sonnek, City Planner**
Date: **May 10, 2021**

Reduction of Minimum Parking Requirements

BACKGROUND INFORMATION:

City Council last reviewed the current minimum parking requirements on November 23, 2020. The general direction provided to staff during this meeting was to draft an updated ordinance with flexibility to alter parking minimums through the site plan review process.

However, in an effort to be upfront with developers on parking expectations, City Staff is recommending the following adjustments to the code,

- Reducing parking minimums for big box style retail (anything over 50,000 sq. ft.) by 30%,
 - Additional context on how current parking counts compare to current code can be found in the attached spreadsheet.
- Reducing multi-family residential to 1.5 stalls per unit for studio, 1 bedroom and 2 bedroom units, but still require 2 stalls per unit for units with three bedrooms.

These options offer a reduction from the current parking minimums while still offering potential developers a better, straight-forward idea of the City's expectations for parking. Additionally, applicants still have the option for more significant parking and/or site alterations through the planned development (PD) process.

STAFF RECOMMENDATION:

Staff is requesting discussion and direction on how to proceed with the above listed recommendations.

ATTACHMENT:

West St. Paul Big Box Retail Parking Numbers

**West St. Paul Big Box Store
Parking Review**

Store	Sq. Ft.	Existing Parking	Min. Parking	Difference	Code
Menards*	199,700	331	693	-362	360 stalls + 1/300 over 100,000sq ft
Target	175,656	613	612	1	360 stalls + 1/300 over 100,000sq ft
Cub Foods	163,162	837	571	266	360 stalls + 1/300 over 100,000sq ft
Walmart	142,610	643	502	141	360 stalls + 1/300 over 100,000sq ft
Lowes	140,672	525	496	29	360 stalls + 1/300 over 100,000sq ft
Signal Hills	140,414	743	495	248	360 stalls + 1/300 over 100,000sq ft
Southview	103,224	504	371	133	360 stalls + 1/300 over 100,000sq ft
HyVee	68,400	395	331	64	50 stalls + 1/250 over 10,000
Hobby Lobby	62,517	236	260	-24	50 stalls + 1/250 over 10,000
Robert Square (South of Hobby Lobby)	23,997	131	106	25	50 stalls + 1/250 over 10,000

*Menards has been granted multiple variances and the counts do not include the CVS or Bingo Palace Stalls