

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