

city of saint paul
planning commission resolution
file number 19-55
date November 1, 2019

HOTEL ZONING STUDY AND AMENDMENTS TO ZONING CODE CHAPTER 65 – LAND USE DEFINITIONS AND STANDARDS

WHEREAS, the Saint Paul City Council initiated amendments to Zoning Code Chapter 65, Land Use Definitions and Standards, to create a definition of hotel on January 2, 2019 in City Council resolution 19-41, and forwarded the proposed amendments to the Planning Commission for study and report as required under Minnesota Statutes § 462.357, Subd. 4; and

WHEREAS, the proposed Zoning Code Chapter 65 amendments regarding hotels and motels are needed in response to the code's lack of a definition of hotel or motel or any standards applicable to hotel or motel for any of the zoning districts in which the uses are permitted and a further consideration of the City Council in initiating the amendments is a concern for the loss of affordable housing that can result from the conversion of long term rental units to short term rental dwelling units in buildings providing naturally occurring affordable housing; and

WHEREAS, the Planning Commission held a public hearing on the Hotel Zoning Study and Amendments to Chapter 65 – Land Use Definitions and Standards on September 20, 2019; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on October 2, 2019, considered the public hearing testimony, reviewed the proposed zoning code amendments, and forwarded its recommendations to the Planning Commission; and

WHEREAS, the Planning Commission considered the recommendations of the Comprehensive and Neighborhood Planning Committee at its meeting on November 1, 2019;

NOW, THEREFORE, BE IT RESOLVED, under the provisions of Zoning Code § 61.801(a) and pursuant to provisions of Minnesota Statutes § 462.357, that the Planning Commission recommends to the Mayor and City Council the following amendments to Zoning Code Chapter 65, including the rationale as articulated in the October 11, 2019 memorandum from the Comprehensive Neighborhood Planning Committee to the Planning Commission.

NOTE: Existing language to be deleted is shown by ~~strikeouts~~. New language to be added is shown by underlining.

Chapter 65. Zoning Code—Land Use Definitions and Development Standards

Division 3. 65.640. Commercial Recreation, Entertainment and Lodging

Sec. 65.641 Bed and breakfast residence.

...

moved by Grill
seconded by _____
in favor Unanimous
against _____

Sec. 65.642648. Hotel. A commercial establishment offering to the public daily, five (5) or more individual sleeping room accommodations available for reservation on a walk-in basis, with a resident proprietor or on-site manager, an identifiable main entrance and lobby, a staffed desk or office for the registration of guests, staff to provide daily housekeeping services, and exterior signage identifying the establishment as a hotel.

Sec. 65.643. Motel. A commercial establishment offering to the public daily, five (5) or more individual sleeping room accommodations available for reservation on a walk-in basis, with a resident proprietor or on-site manager, an identifiable main entrance and lobby, a staffed desk or office for the registration of guests, staff to provide daily housekeeping services, access to and from each room or unit through an exterior door, and exterior signage identifying the establishment as a motel.

Sec. 65.644. Reserved.

Sec. 65.645642. Short term rental dwelling unit.

...

Secs. 65.646-650. Reserved.

Sec. 65.651643. Health/sports club.

...

Sec. 65.652644. Indoor recreation.

...

Sec. 65.653645. Outdoor sports/entertainment.

...

Secs. 65.654-65.655. Reserved.

Sec. 65.656646. Steam room/bathhouse facility.

...

Sec.65.657647. Theater, assembly hall.

...

Chapter 66. Zoning Code—Zoning District Uses, Density and Dimensional Standards

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Bed and breakfast residence	P	P	P	P	(d)
Hotel, inn		P	P	P	<u>(d)</u>
Health/sports club		P	P	P	(d)

Table 66.421 Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Commercial Uses								
<i>Commercial Recreation, Entertainment and Lodging</i>								
Health/sports club				P	P	P	P	(d)
Hotel, inn , motel					P	P	P	<u>(d)</u>
Indoor recreation				C	P	P	P	(d) (s)

Table 66.521 Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Health/sports club	P	P	P		(d)
Hotel, inn , motel	P	P	P		<u>(d)</u>
Indoor recreation	P	P	P		(d) (s)

Table 66.921 Ford District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Commercial Uses							
<i>Commercial Recreation, Entertainment and Lodging</i>							
Health/sports club			P	P	P	P	(d)
Hotel, inn			P	P	P	P	<u>(d)</u>
Indoor recreation			C	C	C	C	(d) (s)