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Ord 15-5

Type:	Ordinance	Status:	Passed
		In control:	City Council
		Final action:	2/25/2015
Title:	Amending Chapters 63, 65, and 66 of the Saint Paul Legislative Code pertaining to driveway setback requirements, land use standards, and business, industrial, and traditional neighborhood district uses and standards.		
Sponsors:	Kathy Lantry		
Attachments:	1. Table 66.221 , 2. Table 66.321 , 3. Table 66.331 , 4. Table 66.421 , 5. Table 66.521 , 6. PC Resolution Final , 7. CPC to PC memo Public Hearing Followup		

Excerpt from Page Six of “Minor Text Amendment Recommendations to Planning Commission” document dated December 12, 2014. Titled “CPC to PC memo Public Hearing Followup” above.

Rental Storage in B4 Central Business District and B5 Central Business-Service District

This proposed amendment is being triggered by the conversion of the downtown Post Office into the Custom House, which will contain approximately 200 apartments, 150 hotel rooms, retail/commercial space, and parking. The parcel is zoned B4. The total square footage of the 1934/1939 main building and 1961 addition is approximately 750,000 square feet. Due to the sheer size of the building, the developers anticipate phasing in new uses over the next few years, consistent with market demand. They would like the option of using a portion of the six-story 1961 addition on the south side of the parcel as a storage facility for both tenants and non-tenants. Storage is a permitted use in the B5 district, but is not permitted in B4. A rental storage facility is not permitted in either B4 or B5. Rental storage facilities are an appropriate complimentary use, especially given the continued growth in downtown housing, and that allowing a rental storage facility in the B4 and B5 districts is reasonable with the following recommended conditions and standards:

- Must be within a mixed-use building;
- Shall not comprise more than 15% of the gross floor area of the building; and
- Shall not be located within the first floor or skyway level of the building.