



Legislation Text

File #: Ord 19-72, **Version:** 1

Amending Chapters 65 and 66 of the Legislative Code pertaining to hotel, motel, and inn.

WHEREAS, Minn. Stat. § 462.357, Subd. 4 authorizes the Council to initiate a zoning code amendment and requires that it be referred to the Planning Commission for study and report and may not be acted upon by the Council until sixty (60) days have elapsed from the date of the referral without a report from the commission; and

WHEREAS, the Council of the City of Saint Paul, in Council Resolution 19-41, requested a Planning Commission study of the city's current zoning regulations for hotels because the City's zoning code permits hotels as a principal use in several zoning districts but lacks a definition for the use; and

WHEREAS, the Planning Commission undertook a zoning study and broadened its scope to consider whether motel and inn should be defined along with hotel, since the zoning code does not define these lodging land uses, but did not complete its study and report of the amendment referred by the Council within sixty (60) days as provided for under Minn. Stat. § 462.357, Subd. 4; and

WHEREAS, the Council determined, in consultation with planning staff, that the zoning code should be amended, in the interests of the health, welfare, and safety of the public, by enacting a zoning code definition for hotel and applying it to present uses pending the completion of a zoning study and report by the Planning Commission on the matter as requested by the Council in Council Resolution 19-41; and

WHEREAS, the Council, in Ordinance 19-51 amended Chapter 65 of the Legislative Code by adding a new section defining hotel; and

WHEREAS, the Planning Commission subsequently studied the matter, prepared a report containing an analysis and recommendations regarding the Council's request, held a public hearing on proposed amendments to zoning code Chapters 65 and 66 pertaining to hotel, motel, and inn on September 20, 2019, referred the matter to its Comprehensive and Neighborhood Planning Committee for consideration, review of the public testimony, and recommendations, and subsequently recommended approval of the proposed amendments on November 1, 2019 and forwarded them to the Mayor and Council with a recommendation for adoption; and

WHEREAS, a public hearing before the Council having been duly conducted at which all interested parties were given an opportunity to be heard, and having considered all the testimony and recommendations concerning the proposed zoning code amendment, including Planning Commission Resolution 19-55, minutes, and the Comprehensive and Neighborhood Planning Committee's memorandum dated October 25, 2019, which the Council finds persuasive and thus hereby incorporates by reference into this ordinance for the specific purpose of articulating the Council's reasons and rationale to amend the zoning code as set forth below in Sections 1 and 2, in addition to any other reasons the Council might articulate on the record in adopting these amendments, the Council, having considered all the facts and recommendations concerning the proposed amendments and pursuant to the authority granted by and in accordance with the procedures set forth in Minn. Stat. 462.357 states as follows:

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN

Section 1.

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

Division 3. 65.640. Commercial Recreation, Entertainment and Lodging

Sections 65.642-65.657 of the Saint Paul Legislative Code are hereby amended to read as follows:

Sec. 65.641 Bed and breakfast residence.

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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.

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Secs. 65.646-650. Reserved.

Sec. 65.651643. Health/sports club.

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Sec. 65.652644. Indoor recreation.

...

Sec. 65.653645. Outdoor sports/entertainment.

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Secs. 65.654-65.655. Reserved.

Sec. 65.656646. Steam room/bathhouse facility.

...

Sec.65.657647. Theater, assembly hall.

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Section 2.

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

Section 66.321of the Saint Paul Legislative Code is hereby amended to read as follows:

Sec. 66.321. - Principal uses.

Table 66.321, principal uses in traditional neighborhood districts, lists all permitted and conditional uses in the

T1-T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T 1	T 2	T 3	T 4	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	(d)
Health/sports club		P	P	P	(d)

Section 66.421 of the Saint Paul Legislative Code is hereby amended to read as follows:

Sec. 66.421. - Principal uses.

Table 66.421, principal uses in business districts, lists all permitted and conditional uses in the OS-B5 business districts, and notes applicable development standards and conditions.

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	(d)
Indoor recreation				C	P	P	P	(d) (s)

Section 66.521 of the Saint Paul Legislative Code is hereby amended to read as follows:

Sec. 66.521. - Principal uses.

Table 66.521, principal uses in industrial districts, lists all permitted and conditional uses in the IT-I3 industrial districts, and notes applicable development standards and conditions.

Table 66.521 Principal Uses in Industrial Districts

Use	I T	I 1	I 2	I 3	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		(d)
Indoor recreation	P	P	P		(d) (s)

Section 66.921 of the Saint Paul Legislative Code is hereby amended to read as follows:

Sec. 66.921. - Ford district use table.

Table 66.921, Ford district uses, lists all permitted and conditional uses in the F1-F6 Ford districts, and notes applicable development standards and conditions.

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	(d)
Indoor recreation			C	C	C	C	(d) (s)

Section 3.

This amendment shall become effective thirty (30) days after its passage, approval, and publication in the official newspaper of the City.