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
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**

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

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