

To: **Planning Commission**
Through: **Ben Boike, Community Development Director**
From: **Melissa Houtsma, City Planner**
Date: **January 18, 2022**

PC Case 22-01 – Ordinance Amendment Regarding Storage Facilities

BACKGROUND:

In recent review of development and redevelopment goals and opportunities, it was decided that self-storage facilities in commercially zoned districts was no longer a highly desired option. Therefore, City Staff has drafted an amendment that would no longer allow storage facilities in the B3 or B4 zoning districts through a conditional use permit. Said amendment would only allow storage facilities in the I2 zoning district as a conditional use.

Current self-storage facilities within West St. Paul include:

- 68 Moreland Avenue East – More Space Self Storage (B3 Zoning District)
- 415 Marie Avenue East – Public Storage (I2 Zoning District)

With the Public Storage property (415 Marie Ave. E.) being within the I2 district, the use will be allowed to remain as is and will continue to be allowed through a conditional use permit. However, the More Space property (68 Moreland Ave. E.) will be changed to a legal non-conforming use, as self-storage facilities would no longer be allowed in the B3 zoning district. The legal non-conforming status would not affect the current establishment's ability to continue to operate, the business can continue to operate as is as well as be sold/purchased and undergo a change ownership.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission hold a public hearing and make a recommendation on the proposed ordinance amendment.

ATTACHMENTS:

Zoning Map
Redlined Ordinance
Staff Presentation

TIMELINE:

January 18: Planning Commission (Public Hearing)
January 24: City Council First Reading
February 14: City Council Final Reading (Public Hearing)