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)
Proposed Amendment

Storage Facilities Limited to I2 District

- Currently allow self-storage facilities under the “warehouse” in the B3, B4, I1, and I2 Districts.
- Amendment would create a definition for “storage facilities” and restrict the use to I2 – General Industrial District exclusively.

Definition

**STORAGE FACILITY.** A building containing individual compartments which allow individuals to lease or buy to be used to store their possessions and personal property. The STORAGE FACILITY can include the following, but not limited to, controlled access, secured areas, and compartments of varying sizes.
Existing Storage Facilities

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

• With Proposed Code Change - Allowable only in the I2 District
  *(Dark Gray Areas)*

• Public Storage (415 Marie) will continue to be a legal use allowed through a CUP

• More Space (68 Moreland) would be changed to legal non-conforming property.
  • This would **not** affect the ability to operate, the business can continue to operate as is, and can be sold/purchased and undergo a change ownership.
Staff Recommendation

City Staff is requesting that the Planning Commission review the proposed ordinance amendment,

1. Hold a public hearing, and
2. Recommend approval of the proposed amendment.
To: Ben Boike, Community Development Director, sent via email to bboike@wspmn.gov
RE: Zoning amendment for storage facilities
Date: January 13, 2022

Dear Mr. Boike:

I have reviewed the information provided by the City regarding the proposed amendment to the City’s zoning code regarding storage facilities. I totally support the change, which would prohibit such facilities in commercial districts and allow them as conditional uses only in an I2 industrial district.

I suspect you are not surprised by my support for this change. You may recall that I argued extensively but to no avail against the City’s approval of the Planned Development District, rezoning, and permit approvals for the self-storage building at 68 Moreland almost exactly four years ago. I submitted an eleven-page analysis that demonstrated that the Project was inconsistent with the Zoning Code’s requirements regarding height, building materials, blank walls, landscaping, setbacks, loading in the front, and parking. I also pointed out that the approval also constituted a classic case of spot zoning and was inconsistent the relevant sections of the City’s adopted plans, especially the Renaissance Plan’s goals for the area.

I’m delighted the City is poised to prevent further intrusions of these clearly industrial uses in its commercial districts.

Thank you, Mr. Boike.

Sincerely,

[Signature]

CC: Nate Burkett, City Manager, via email
Melissa Houtsma, City Planner, via email
CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA  

ORDINANCE NO. 22-###  

AN ORDINANCE AMENDING SECTIONS 153.004, 153.171, 153.188, AND 153.251 OF THE WEST ST. PAUL ZONING CODE REGARDING STORAGE FACILITIES

The City of West Saint Paul does ordain:

SECTION 1. AMENDMENT. West St. Paul City Code Section 153.004 is hereby amended as follows:

153.004 DEFINITIONS.

SPA. A business establishment that provides consumers with access to one of the following beauty-related personal services, including, but not limited to, manicures, pedicures, waxing, chemical peels, cosmetic tattooing as defined in § 111.06 or similar services. Massage services may be offered incidental and secondary to the personal services identified herein, as long as it is performed by a licensed massage therapist.

STORAGE FACILITY. A building or buildings that contain individual storage units for lease or sale to be used to store personal property. The STORAGE FACILITY can include the following, but not limited to, controlled access, secured areas and compartments of varying sizes.

STORY. The portion of a building included between the upper surface of any floor and the upper surface of the floor next above. The top STORY in a building shall be the portion of a building included between the upper surface of that floor and the ceiling or roof above. Usable or unused under-floor space shall be considered a STORY if there is a finished floor level directly above it which is: more than six feet above grade as defined herein for more than 50% of the total perimeter; or is more than 12 feet above grade as defined herein at any point.

SECTION 2. AMENDMENT. West St. Paul City Code Section 153.171 is hereby amended as follows:

153.171 CONDITIONAL USES.

Within the B-3 General Business District, no structure or land shall be used for the following uses, except by conditional use permit:

(Q) Columbaria, provided they are located on the same property as an existing church and located a minimum of 30 feet from any property line.

(R) Indoor climate controlled storage facility, provided:
(1) The storage units are entirely enclosed in the building such that there is no exterior access to the individual storage units; and

(2) The property on which the building is located is setback a minimum of 300 feet from Robert Street.

Banquet halls, provided:

(1) The use is accessory to a restaurant; and

(2) The building and/or any outdoor facilities in which the banquet hall is located shall be a minimum of 100 feet from residentially zoned property.

SECTION 3. AMENDMENT. West St. Paul City Code Section 153.188 is hereby amended as follows:

153.188 CONDITIONAL USES.

Within the B-4 Shopping Center District, no structure or land shall be used for the following uses except by conditional use permit:

(A) Any conditional use regulated in the B-3 District, § 153.171 with the exception of car washes, and vehicle repair, minor, and indoor climate controlled storage facilities;

SECTION 4. AMENDMENT. West St. Paul City Code Section 153.251 is hereby amended as follows:

153.251 CONDITIONAL USES.

Within the I-2 General Industrial District, no structure or land shall be used for the following uses except by conditional use permit:

(A) Any conditional use regulated in the I-1 District, § 153.236;

(B) Airports and truck and freight terminals;

(C) Accessory structures;

(D) Pyrotechnic special effects material storage that weighs in excess of 125 pounds, which can be increased to 250 pounds, if the pyrotechnic special effects material is stored in a building that has automatic sprinklers. The weight of material shall be determined by the standards set forth by the National Fire Protection Association; or

(E) Early childhood learning centers; or

(F) Storage facilities.

SECTION 5. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The ordinance added a definition and zoning restrictions for storage facilities, only allowing them as a conditional use in the I2 – General Industrial zoning district.
SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of West St. Paul, Minnesota, this 14th day of February, 2022.

Attest:

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David J. Napier, Mayor             Nicole Tillander, City Clerk