



HOTEL ZONING STUDY

Saint Paul Planning Commission
August 9, 2019

PURPOSE OF TODAY'S MEETING

- Review the hotel zoning study
- Release the zoning study for review and set a public hearing date

BACKGROUND

- Zoning code permits hotels, motels, and inns but does not define them
- Ordinarily accepted meanings of these uses apply
- Council initiated amendments to create a definition of hotel in January
 - Code lacks a definition of hotel or any standards for the use
 - Concern for the loss of affordable housing from the conversion of long term rental units to short term rental units
 - A definition to distinguish hotels from short term rentals
 - Hotel definition adopted by City Council August 7th
- Scope of the zoning study was broadened to consider motel and inn

HOTEL ZONING STUDY

- Provides list of Saint Paul establishments licensed as hotels and motels
- Provides lodging related definitions from the state cities in Minnesota and beyond
- Discusses whether the definition adopted by the City Council is adequate
- Provides a list of common elements of various hotel definitions
- Discusses differences between hotels and motels and need for definition of inn
- Proposes amendments to the zoning code for hotel and motel

COMMITTEE RECOMMENDATION

Release the zoning study for review and set a public hearing date for September 20, 2019

THANK YOU

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