



CITY OF SAINT PAUL  
*Melvin Carter, Mayor*

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November 6, 2019

To: Comprehensive and Neighborhood Planning Committee  
From: Tony Johnson, Senior City Planner  
RE: Zoning Code Parking Study, informational presentation

**Background:**

In July 2018, the Planning Commission initiated a zoning study to amend the parking chapter of the Zoning Code (Chapters 63.122-64.401). Staff has completed a package of draft amendments is requesting review this committee in anticipation of the full study being completed by the first quarter of 2020. The presentation attached to this memo highlights substantive changes to the zoning parking chapter, but what is being presented is not the full package of amendments that will be proposed to the Planning Commission when the study is concluded. There are also a number of items in the approved scope of study that staff is anticipating it will be tabled with this package and instead recommended for a future study in order to move this initial package of amendments forward on a quicker timeline.

**Approved Study Scope:**

- Parking ratios for new development along the Green Line and determining if the code should be amended to eliminate or reduce parking requirements along other corridors or nodes.
- Elimination of required parking for all zoning districts within a quarter mile of University Avenue, as opposed to just in Traditional Neighborhood districts. **(Draft text amendments are completed)**
- Parking reductions or exemptions modeled after other cities to determine if they are feasible in Saint Paul – specifically, exemptions for small businesses, reductions for historic structures, and reductions for affordable housing units. **(Draft text amendments are completed)**
- Decoupling bike requirements from vehicular parking requirements. **(Draft text amendments are nearly complete)**
- Zoning Code or enforcement/operational changes to support the City of Saint Paul’s travel demand management requirements, such as requiring that the cost of parking be decoupled from building lease payments. **(Draft text amendments are nearly complete)**
- Changes to parking requirements for specific uses such as colleges and universities, and residential units. **(Draft text amendments are nearly complete, college and universities will be recommended for future study)**
- Fee in lieu of parking requirement ordinance. **(Will be recommended for future study)**
- Elimination of stand-alone surface parking as permitted use in B4 and B5 zoning districts. **(Draft amendments are completed)**
- Counting on street parking towards meeting parking minimums in more zoning districts than just T3 and T4. **(draft amendment is complete)**

**Recommended Action:**

Staff is not requesting any action by the committee at this meeting, this is simply informational at this point.