

**SUPPLEMENTAL STAFF REPORT ON AMENDED PETITION FOR
ZONING ORDINANCE TEXT AMENDMENT**

**ZOTA 2017-7: AMENDMENT TO ALLOW HOTELS AS A PRINCIPAL PERMITTED USE WHEN
LOCATED IN PROFESSIONAL OFFICE PROJECTS IN THE PROFESSIONAL OFFICE (P-1) ZONE**

REQUESTED BY: PWM Real Estate Holdings, LLC

PROPOSED TEXT: (Note: Text underlined indicates an addition to the existing Zoning Ordinance; text ~~dashed through~~ indicates a deletion.)

ARTICLE 8-15: PROFESSIONAL OFFICE (P-1) ZONE

8-15(n) Off-Street Parking

Hotels - One (1) space per suite with a minimum of five (5) spaces.

8-15(o) Special Provisions

1. A Professional Office Project may be permitted by the Planning Commission for a tract of land with a minimum of ten (10) acres, upon the approval of a preliminary development plan and a final development plan as provided in Article 21, and subject to the P-1 zone regulations.

Subdivision of land in a Professional Office Project is permitted, subject to the following regulations:

- a. There shall be no minimum lot size, lot frontage, yard or open space, nor maximum lot coverage or height requirements for each subdivided lot; however, all said requirements for the approved final development plan shall be applicable to the subdivision.
- b. Each subdivided lot shall have access to adjacent streets or joint parking areas, as provided by appropriate easements shown on the final development plan and the final record plan.

In addition to the uses otherwise permitted in the Professional Office zone, the following uses shall be permitted in the Professional Office Project:

As a principal permitted use:

1. Hotels, but only when located more than two hundred (200) feet from a residential zone; and the total number of hotels shall not exceed one (1) hotel for every twenty (20) acres of the Professional Office Project.
2. Extended-Stay Hotels.
3. ~~2. Mail Service Facilities.~~

As accessory uses:

1. Receiving, shipping, and storage of new fixtures, equipment and other non-perishable materials for distribution to corporate or affiliated units subsidiary to the tenant(s) of a principal structure. Such activity, including loading and unloading, shall be conducted entirely within the walls of the principal structure and shall be limited to a maximum of twenty percent (20%) of the total floor area of said principal structure.
2. Shoe repair, clothing alteration or tailoring services.

As conditional uses:

1. Helistops and heliports, provided such facilities conform to the requirements of all appropriate Federal, State and local regulations.
2. Beauty shops and barber shops, with no restrictions.

In addition to the uses otherwise permitted in the Professional Office zone, the following accessory use shall be permitted in a P-1 area of at least twenty (20) contiguous acres:

Restaurant(s), with or without a cocktail lounge, entertainment, dancing, and sale of alcoholic beverages, provided it meets the following conditions:

- a. It shall be located in an office building containing a minimum of 40,000 square feet of floor area.
- b. It shall occupy not more than twenty-five percent (25%) of the building in which it is located.

- c. It shall have no more than one public entrance and one service entrance directly to the outside of the building, and that this use shall be at least one hundred fifty (150) feet from any residential zone.
- d. It shall have no drive-in or drive-through food service.
- e. There shall be no more than two restaurants within an office building, provided that the 25% limitation is not exceeded.
- f. Signs permitted per office building may be used to identify the restaurant and/or the office use.

STAFF REVIEW:

The staff identified several externalities in the initial staff report that could be both positive and negative when considering the addition of hotels within any zoning category, and several more substantial concerns. Specifically, the concerns were (1) proximity of hotels to residentially-zoned land; (2) loss of standard "jobs land;" (3) the ratio of hotels to other employment land use in order to maintain the intended focus on job creation; and (4) providing a parking generator for any new use listed in the Zoning Ordinance. These concerns prompted a recommendation of postponement in order that possible locational criteria and a maximum ratio of hotels within any Professional Office Project be considered by the petitioner.

The petitioner, PWM Real Estate Holdings, LLC, has amended their Zoning Ordinance text amendment filing to provide both a spacing requirement for hotels from residentially-zoned property and a requirement that a Professional Office Project must have a minimum of twenty (20) acres of land in order to be eligible to have a hotel (and one hotel may be added for each additional 20 acres of land within the Project). The petitioner also added a parking generator as listed elsewhere in the Ordinance.

Since the petitioner has addressed the staff's concerns with an amended submission to limit the impact of hotels, the staff can now support the petitioner's amended text amendment.

The Staff Recommends: **Approval**, for the following reason:

1. The proposed text amendment will allow hotels within Professional Office Projects, which are permitted within the Professional Office (P-1) zone for ten contiguous acres of P-1 zoned land, as approved by the Planning Commission. The text amendment will allow for employment centers, including the Professional Office Projects, to provide support services in close proximity, with minimal impact to established residential neighborhoods or reduction in available "jobs land."

TLW/dw

11/2/17, 11/27/17 rev

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