



Date: April 14, 2024
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Hotel Height Text Change

On April 1, 2024, following the request of Engineering Surveys and Services (ESS) on the behalf of the Puri Group, the City Council directed the Planning Commission and staff to consider the amendment of the UDC to address the issue of hotel heights within a prescribed radius of interstate interchanges and along collector and arterial roadways within the City's corporate limits. This requested evaluation was precipitated by the proposed development of a new hotel at the future location of an Interstate 70 relocated interchange east of the US 63/I-70 connector off of Clark Lane.

Presently the UDC limits hotel heights to a maximum of 45-feet within the M-C (Mixed-use Corridor) zoning district. Hotels are presently not permitted within the M-N (Mixed-use Neighborhood) or M-OF (Mixed-use Office) zoning districts. Hotel height is only modifiable by action of the Board of Adjustment. Over the course of the last 2-3 years, no less than 2 requests for Board action have been sought to address construction height and 2 requests for PD Plan approval with increase structure height have been heard before the Planning Commission.

The attached proposed amendment language has been offered by the applicant. This language as well as a full assessment of the potential impacts it may create within the built environment will need to be conducted prior to a final text change being presented within a future work session. Following the work session and general consensus by the Commission on the proposed revision a public hearing would be scheduled.

Staff is supportive of the proposed amendment. If implemented, it will better address contemporary hotel construction standards, reduce the regulatory burden associated with construction of such facilities, offer opportunity to harmonize the UDC's standards with those of the IBC (International Building Code) with respect to this type of construction, and will lead to better utilization of land area near interchange locations.

The attached amendment language focuses on the M-C zoning district; however, the Commission may desire incorporate a CUP process to allow construction of hotels on lands zoned M-N or M-OF. Allowing this alternative may permit activation of such designated property without the necessity of an increase in base zoning. Such modification could be addressed comprehensively within the requested amendment or addressed independently in a concurrent amendment.

This matter is being presented for informational purposes as well as to obtain Commission direction as to what additional research may be desire. Integration of this matter and refinement of the text offered by the application will be worked into the Commission's future work session agendas. Staff looks forward to our discussion on this topic at the April 18 work session. Please contact me if you have questions.

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