Zoning Text Amendment - Hotel Update

Asheville City Council

December 14, 2021

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Background

- Ordinance No. 4855 was adopted in February 2021 - establishing new development standards and review processes for hotels.
- The adoption of Ordinance No. 4855 marked the end of a 17-month long moratorium on hotel development.
- Staff provided a 6-month report in September 2021 and made several recommendations for changes and clarifications to the new code.
- Council directed staff to return with a zoning text amendment addressing those clarifications.

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Summary of Changes

Change #1

- Revise definitions for ***large***, ***small***, and ***extended stay hotels***
- Definitions now clarify the key operational features of a hotel
- Based on these operational features, extended stay hotels can only be large hotels

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Summary of Changes

Change #2

- **Clarify that off-street parking is required for hotels in the CBD**
- **Supports the current interpretation**

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Summary of Changes

Change #3

- **Clarify that hotels under 100,000 square feet may be reviewed as a Level I or a Level II (and not just Level IIs)**

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Summary of Changes

Change #4

- **Clarify dimensions for storefronts to be consistent with CBD standards for liner buildings, and allow for greater flexibility.**

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Summary of Changes

Change #5

- **Require that off-street parking requirements for hotels be satisfied on-site (no shared or remote parking options).**

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Review by others

- **The Downtown Commission discussed the proposed amendment at their November 12, 2021 meeting and recommended that an additional change be considered that required parking for hotels to occur on-site.**

- **The Planning & Zoning Commission reviewed this amendment at their December 1, 2021 meeting and voted unanimously to recommend approval.**

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Recommendation

- **Staff concurs with the Planning & Zoning Commission and recommends approval of the proposed zoning text amendment.**

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Definitions

Hotel, small means a commercial lodging establishment, under single management with on-site supervisory personnel, containing seven to 35 guest rooms offered to the general public for transient lodging accommodations and which may contain ancillary facilities or services such as ~~restaurants, bars, coffee shops~~ dining areas, exercise rooms, swimming pools, ~~spas~~ and meeting rooms. This definition shall not include extended stay hotels.

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Definitions

Hotel, large means a commercial lodging establishment, under single management with a dedicated lobby and on-site supervisory personnel present 24 hours a day, seven days a week, containing 36 or more guest rooms offered to the general public for transient lodging accommodations and which contains in-house staff and facilities for housekeeping. Large hotels may also contain ancillary facilities or services such as laundry, ~~restaurants, bars, coffee shops~~ dining areas, exercise rooms, swimming pools, ~~spas~~ and meeting rooms. This definition shall include extended stay hotels.

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Definitions

Hotel, extended stay means a ~~commercial lodging establishment, under single management commonly with on-site supervisory personnel, containing two or more individual units each providing accommodations for sleeping, sanitation and a kitchen and which may contain ancillary facilities or services such as restaurants, bars, coffee shops, exercise rooms, swimming pools, spas and meeting rooms.~~ large hotel, under single management, containing 36 or more individual units or suites, each providing accommodations for sleeping, sanitation and a kitchen.