

2016 Peninsula Hotel Study

Summary of Recommended Amendments to Sec. 54-220

June 21, 2016



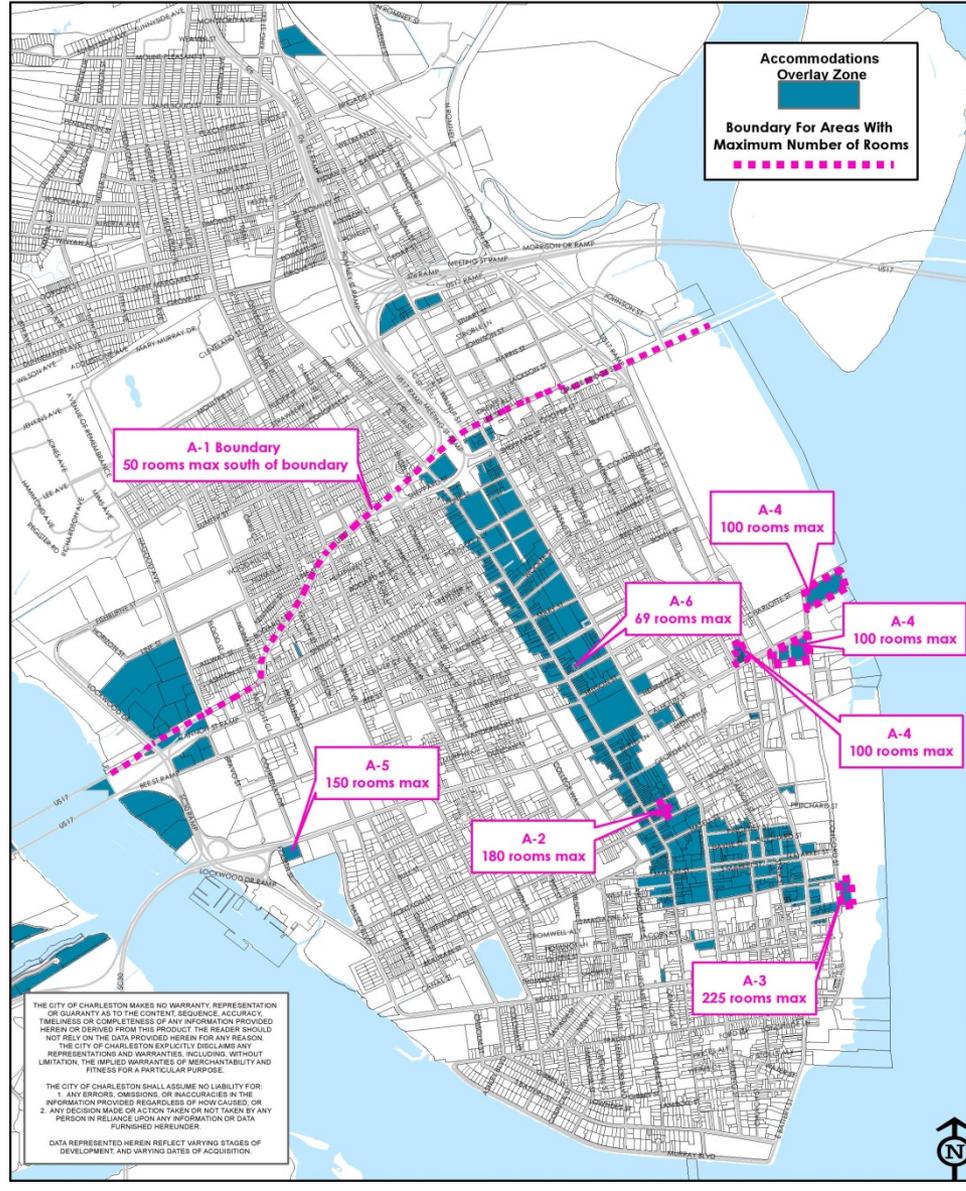
ACCOMMODATIONS OVERLAY ZONE

PENINSULA



CITY OF CHARLESTON
DEPARTMENT OF PLANNING, PRESERVATION
& SUSTAINABILITY

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Balance of Uses

Issue: Residential Displacement (*p. 4, Section h-1*)

Current

Hotel uses may be permitted if the elimination of housing units will not adversely affect the existing housing stock

The Board shall consider the number of existing residential units that will be displaced by hotel development

Revised/Strengthened

Hotel uses may not displace housing units; and, if existing housing units are to be altered or replaced on property, it will not adversely affect the existing housing stock

The Board shall consider the number of existing housing units by unit type, rental rate /market price, relative to the median area income as determined by US HUD & adjusted by the City of Charleston Dept. of Housing & Community Development;

The Board shall consider the physical condition of the units and whether units are to be displaced, physically altered or replaced on the property

Balance of Uses

Issue: Residential Displacement, *continued (p. 5, Section h-2)*

Current

Revised/Strengthened

The Board shall consider the effect of the physically alteration or replacement on the housing stock of a particular type & income range and whether a condition should be attached to a special exception approval for the accommodations use requiring a minimum percentage of the housing units on the property to remain affordable based on the annually updated median area income values

Balance of Uses

Issue: Office Displacement (*p. 3, Section b*)

Current

Office displacement not addressed in current ordinance

Revised/Strengthened

The facility, if located in “A-1” on a commercial street where the predominate use within 500’ is offices, will not displace office space

The Board shall consider the presence of office space on the property and the presence of spaces on the property that were occupied as office spaces within the last 5 years

Balance of Uses

Issue: Retail Displacement (*p. 3, Section c*)

Current

Retail displacement not addressed in current ordinance

Revised/Strengthened

The facility will not displace more than 25% of the linear frontage of the existing ground floor storefront retail space on streets with retail storefronts as the dominant use

The Board shall consider the linear frontage of existing ground floor storefront retail space on streets with ground floor retail storefronts as the dominant use

50-Room Limit

Issue: Circumventing the 50-room Limit (*p. 4, Section f*)

Current

Current ordinance does not address

Revised/Strengthened

The proposed use will not be located on a property with an existing accommodations use or a vested approval, and will not share any facilities with any other accommodations use

Issue: Full-service Hotel (*p. 8, Section 18*)

Current

Allows a proposed hotel to exceed the 50-room limit if the proposed hotel is located in the area bound by King St on the west, Meeting St on the east, Mary St on the south and Line St on the north and the facility is a full-service hotel that provides 20,000+ SF of meeting and conference space

Revised/Strengthened

Removed

Parking & Congestion

Issue: Employee Parking (p. 7, Section 16)

Current	Revised/Strengthened
Employee parking not addressed in current ordinance	The Board shall consider the <u>long-term provision of on- or off-street parking for employees that will drive to work</u> during the maximum shift and the location of parking spaces to be provided; and the demonstrated provision of <u>free transit passes</u> or other incentives to encourage employee use of public transportation

Issue: Pick-up/Drop-off Locations (p. 6, Section 5)

Current	Revised/Strengthened
Pick-up/Drop-off locations not addressed in current ordinance	The Board shall consider the <u>location & design of guest pick-up/drop-off areas</u>

Parking & Congestion

Issue: Shuttle Service (p. 8, Section 19)

Current

The provision of shuttle bus services to/from the historic district if proposed hotel includes 50+ rooms and is located outside the primary Accommodations Zone (A-1) and is not served by public transit

Revised/Strengthened

The provision of shuttle bus services to/from the historic district if proposed hotel includes 50+ rooms and is located outside the primary Accommodations Zone (A-1)