PLANNING DIVISION STAFF REPORT   April 4, 2016

PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendments**

Legistar File ID #:   42078

Prepared By: Planning and Zoning Staff

The following is a summary of the proposed zoning text amendment for Plan Commission consideration.

42078 – Amending Sec. 28.061 of the Madison General Ordinances to allow a hotel, inn, or motel as a conditional use in the TSS zoning district.

The proposed ordinance amends the Traditional Shopping Street (TSS) zoning district to allow hotel, inn, or motel uses as a Conditional Use.

There are six mixed-use and commercial zoning districts in the city's code, including Limited Mixed-Use (LMX), Neighborhood Mixed Use (NMX), TSS, Mixed-Use Center (MXC), Commercial Corridor-Traditional (CC-T) and Commercial Center (CC). Currently, *hotel, inn, or motel* uses are permitted in the TSS, MXC, CC-T and CC. *Hotel, inn, or motel* uses are not permitted in the LMX zoning district and are only permitted as conditional uses in the NMX zoning district.

The TSS zoning district was not intended to be one of the more intensive of the commercial and mixed-use zoning districts. As stated in the statement of purpose, generally the TSS zoning district is intended to encourage a more appropriate transition between higher-intensity uses within the areas zoned TSS and the adjacent lower-intensity residential development that it serves. The general operating characteristics of the *hotel, inn, motel* uses, including hours of operation, delivery, parking, etc., being more commercial in nature may result in negative impacts to the surrounding neighborhood for which mitigation measures may be necessary. The proposed ordinance will more closely align the use list with the general statement of purpose for the TSS zoning district, and provide for an additional level of analysis and review related to the general compatibility of *hotel, inn and motel* uses, especially for those in transitional areas.

Staff recommends approval of the text amendment as presented.