



# **Adoption Hearing**

## **ULDC Privately-Initiated Amendment**

### **Adaptive Reuse of Motels/Hotels**

September 24, 2024  
Alachua County Board of County Commissioners

**Angeline Jacobs, Planner, Growth Management**



# Current Unified Land Development Code

## Sec. 404.20.5 Multiple-Family Dwelling

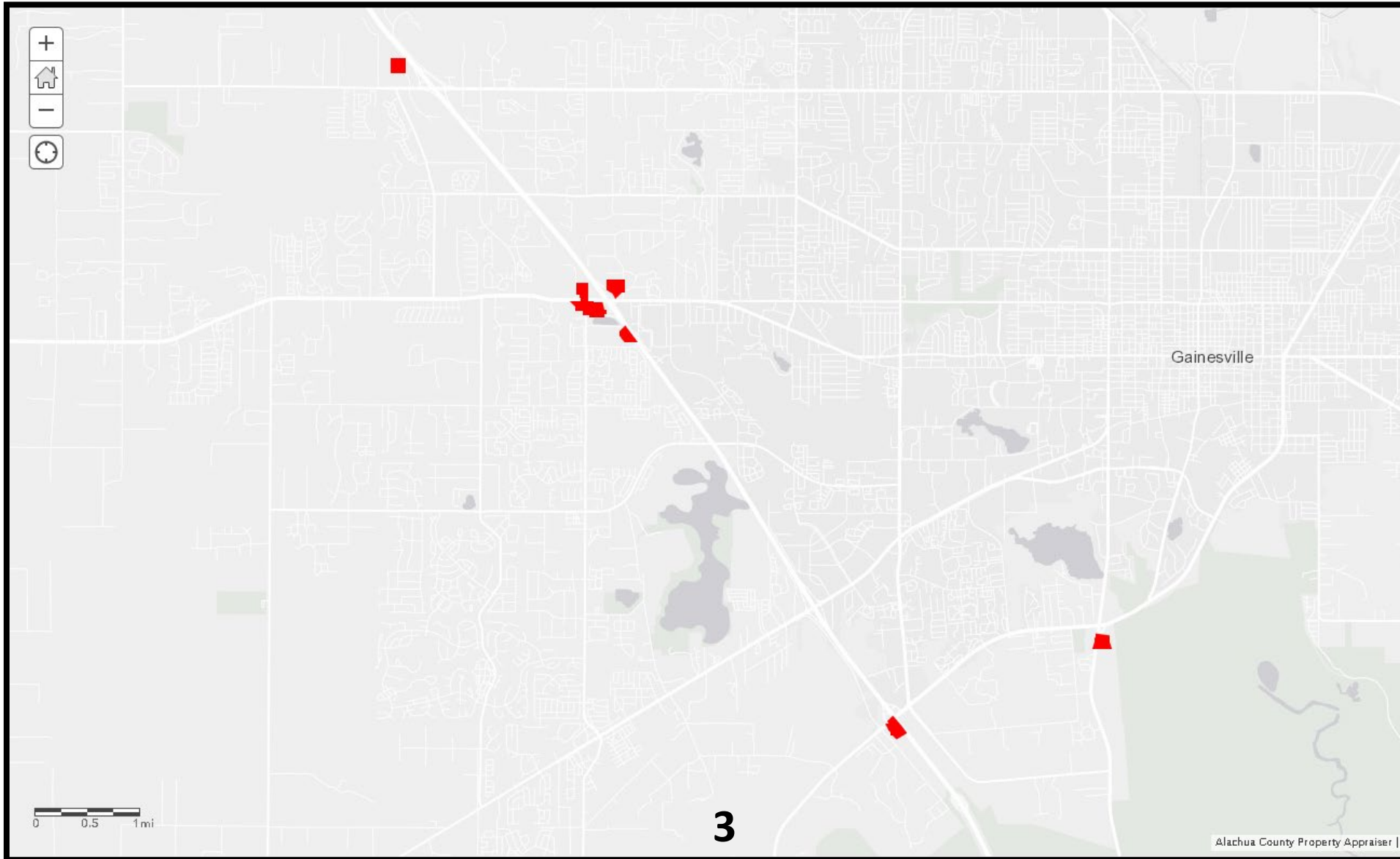
### Limited Use Business Highway (BH) Zoning District

- Only allowed for adaptive reuse of Hotels/Motels.
- Must be connected to centralized sewer and water.
- Bonus Density: 200% of rooms converted to multiple-family units.



# Hotels/Motels in BH Zoning

9 Properties



# Staff Revised Proposed Changes

## **Sec. 404.20.5. Multiple-family dwelling.**

A multiple-family dwelling is allowed as permitted use in R-2, R-2a, R-3, RP, within TNDs/TODs, and as a limited use in BH, within an Activity Center, subject to the following standards:

(a) ~~Adaptive reuse.~~ Multiple-family dwellings must be a part of an adaptively reused hotel or motel structure site in existing or new multiple-family structure(s). Expansion of the use in newly constructed structures is allowed such that ~~t~~The total number of dwelling units is equivalent to no more than two hundred (200) percent of the number of rooms in the existing hotel or motel structure.

(b) ~~Water/sewer.~~ The use must be served by centralized water and sewer.

(c) For sites within one-quarter (¼) mile of an existing transit route, or a future route identified in the Transportation Mobility Element, the parking required in Table 407.14.1 may be reduced up to 50%.

(d) At least 40% of the units shall be maintained as affordable and for rent at or below 80% of the area median income for a period not less than 30 years. Prior to issuance of a Construction or Building Permit, all applicants for this section must sign and record a Land Use Restriction Agreement (LURA), in a form established by the County for compliance monitoring and penalties, that is irrevocable for a period of 30 years from development approval.



# Comprehensive Plan Compliance

## Housing Element

Supported by Policies 1.1.1, 1.1.4, 1.2.2, 1.2.4, 1.2.8, 2.4.6:

- Affordable housing dispersion with incentives provided.
- Focus to support lower-income households 30-80% AMI.
- Proximity to Activity Centers.
- Reuse and infill for lower-income households.



# Comprehensive Plan Compliance

## Future Land Use Element

Supported by Policies 2.1.3, 2.1.10, part (c) & (d):

- Redevelopment in Activity Centers with public/private cooperation.
- Parking maximums in Activity Centers.
- Range of affordable housing types.

## Economic Element

Supported by Policy 1.1.10:

- Infrastructure reuse and identify and facilitate redevelopment with alternative standards.



# Parking Reduction Evaluation

Staff support the 50% reduction in parking, due primarily due to the mobility options around Activity Centers, as a trade-off for affordable housing and infill development supported by the Comprehensive Plan Housing Element Policies 1.2.2, 1.2.4, and 1.2.8 and Future Land Use Policy 2.1.10.

Multiple-Family 145 units 170 Bedrooms	Parking Calculation Parking Schedule 407.14.1	50% Reduction
All two+ bedroom units.	145 units x 2 parking spaces = 290; +1 space per 10 bedrooms = 17. 290 + 17 = <b>307 parking spaces</b> (2.12 per unit / 1.8 per bedroom)	<b>154 parking spaces</b> (1.1 per unit / .91 per bedroom)
A 50/50 split of one bedroom / two+ bedroom units.	72.5 units x 1.5 parking spaces = 109; 72.5 units X 2 parking spaces = 145; +1 space per 10 bedrooms = 17. 109 + 145 + 17 = <b>271 parking spaces</b> (1.87 per unit / 1.59 per bedroom)	<b>135 parking spaces</b> (0.93 per unit / .93 per bedroom)



# Recommendation

Staff has found the proposed privately-initiated ULDC text amendment to be consistent with the Comprehensive Plan, with staff proposed revisions, and recommends that the Board of County Commissioners:

Convene as the Land Development Regulation Commission and find the proposed Unified Land Development Code Amendments consistent with the Comprehensive Plan.

Reconvene as the Board of County Commissioners and adopt Z24-000006 amendment to the text of the Unified Land Development Code.

