

Zoning Text Amendment - Supplemental Justification Statement for Allowing Hotels, Motels and Condominium Hotels up to 100 Rooms as Permitted Uses:

The Equestrian Competition Floating District (“ECFD”) use table provides that for properties which have been removed from the EPA, hotels, motels and condominium hotels which have 100 hotel rooms or less are permitted uses. This permitted use differs from these same structures in the State Road 7 Corridor, which are conditional uses. The justification for this difference is that unlike the State Road 7 Corridor, hotels, motels and condominium hotels in the ECFD are accessory uses to the equestrian competition sites at which they will be constructed. As such, the very nature of these uses are considerably different than the conventional hotels, motels and condominium hotels contemplated and existing in the State Road 7 Corridor. In the ECFD, hotels, motels and condominium hotels, as accessory uses, will have a considerable amount of capture of the trips that would otherwise be occurring to off-site destinations, such as for ingress and egress to the equestrian venues, transport of horses, use of on-site amenities, and the like. These accessory use on-site hotels, motels and hotel condominiums will serve to enhance these venues as destination resorts. In so doing, the equestrian industry in Wellington will be protected, enhanced and positioned for future growth.

This is an entirely different situation than the type of lodging products that has been constructed and was contemplated in the State Road 7 Corridor, which are not accessory to equestrian venues where guests, sponsors and competitors can also stable their horses and engage in a multitude of on-site activities for extended periods of time, substantially reducing through capture the number of trips that would otherwise be generated if these hotels, motels and condominium hotels were stand-alones such as in the State Road 7 Corridor. In addition, considering the size of the properties that will be eligible for inclusion in the ECFD, that being a minimum of twenty-five (25) acres, having a maximum of 100 hotel rooms as a permitted use, is a reasonable and logical size for them to be permitted uses, with larger structures being conditional uses that will need the approval of the Village Council. Accordingly, this treatment of these types of structures in the ECFD, compared to the same or similar structures in the State Road 7 Corridor, is well justified.

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