



STAFF REPORT

Planning Commission Meeting

March 24, 2022 / 7:00 pm / Regularly Scheduled Meeting

Subject: Town Center Overlay Text Amendment

1. **Background/History:** In anticipation of future development and in an effort to codify recommendations made in the Town's LCI, Zoning Assessment, and RSVP, staff has proposed changes to the Town Center Architectural Guidelines Overlay. This was brought before Planning Commission and Council as a workshop item in January and February to discuss some of the changes.
2. **Findings/Current Activity:** Changes to the Town Center Overlay consist of amending the purpose and scope of the ordinance, reinforcing architectural feature and material usage requirements, and reinforcing the goals and intent laid out in both the Comprehensive Plan and *Envision Tyrone* Downtown Master Plan LCI regarding site design, parking, and setbacks.

Staff has prepared a "Phase 1" amendment to the overlay district in an effort to change the more critical and simple items. A second amendment will likely come after the adoption of the Comprehensive Plan in June for more detailed changes discussed in the Workshop meetings.

3. **Actions/Options/Recommendations:** Staff recommends approval of this item.
4. **Planning Commission Recommendation:** Planning Commission unanimously recommended approval of this item.