



Community Development

PLANNING COMMISSION STAFF REPORT

Meeting Date: 02/22/2024

Staff Contact: Phillip Trocquet

Agenda Section: Public Hearing

STAFF REPORT

Item Description: *Consideration to recommend approval of a text amendment to section 113-190 of Article VII of the Zoning Ordinance regarding conditions for hotels.*

Background/History:

Recent revisions to the conditions section for hotels have been requested by Council to be revisited to be made more clear and better accomplish the Town's goals for development.

Findings/Current Activity:

The Town of Tyrone currently allows hotels as conditional uses in our C-1, C-2, CMU, and TCMU zoning classifications which provide places of public accommodation. Such conditions are aimed at ensuring that hotels are compatible with surrounding uses and will not impede the normal and orderly development of surrounding property. These conditions are also aimed at preventing hotels from becoming transitional residences, which blur the lines between commercial and high-density residential uses. The Town wishes to promote guest stays that are compatible with the Town's comprehensive plan, quality standards, tourism goals, and economic development goals.

The Town has found the proposed provisions strike a balance between these goals and the demand from businesses and the community. These provisions are designed to accommodate longer-term business travelers, families in the process of locating a new residence or awaiting a remodel, and similar individuals while also preventing such guests from becoming permanent residents in accommodations meant for temporary stays, which would be inconsistent with Town's planning, zoning, tourism, and economic development goals.

Is this a budgeted item? ☐ **If so, include budget line number:** _____

Actions/Options/Recommendations:

Staff recommends approval of this text amendment.