



DEPARTMENT OF PLANNING & ZONING
MEMORANDUM

TO: Planning Commission
VIA: Jason Brinkley, Director
VIA: Tamara Blake-Wallace, Deputy Director and Acting Planning Commission Administrator
VIA: Tay Harris, Long Range Planner
FROM: Kat Lockwood, Planner II
DATE: Dec. 1, 2025 (Date of Meeting: Dec. 17, 2025)
SUBJECT: **Draft Chapter 1: Town Centers and Draft Chapter 3: Dunkirk Town Center Master Plan of the Master Plan of Town Centers**

Background:

On Nov. 19, 2025, Planning & Zoning (P&Z) presented to the Planning Commission the revised drafts Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center Master Plan of the Master Plan of Town Centers. The revisions reflect agency, departmental, and public comments received during the 60-day comment period from June 20 to Aug. 19, 2025.

Revisions to Chapter 1 incorporate newly adopted state planning principals, update maps and demographic information, revise the housing affordability assessment, address fair housing and homelessness, include new electric vehicle charging requirements, and add a discussion of broadband infrastructure.

Revisions to Chapter 3 update environmental data, recommend evaluating and setting limits on impervious surfaces, align the housing affordability assessment with Chapter 1, suggest expanding commuter bus service, and highlight the benefits of enhanced stormwater treatment in response to more frequent and intense rain events.

Discussion:

P&Z revised draft Chapter 1 to update broadband infrastructure per the Planning Commission's direction, and updated Chapter 3 to include the number of vacant properties of 10 acres or more with development potential.

Fiscal Impact:

None.

Conclusion/Recommendation:

P&Z seeks direction from the Planning Commission to advertise the public hearing on Jan. 21, 2026, for the attached revised draft chapters 1 and 3.

Attachment:

Attachment 1: Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center Master Plan
(Dec. 2025 Draft)

Presentation