

TOWN BOARD MEETING | AUGUST 25, 2021

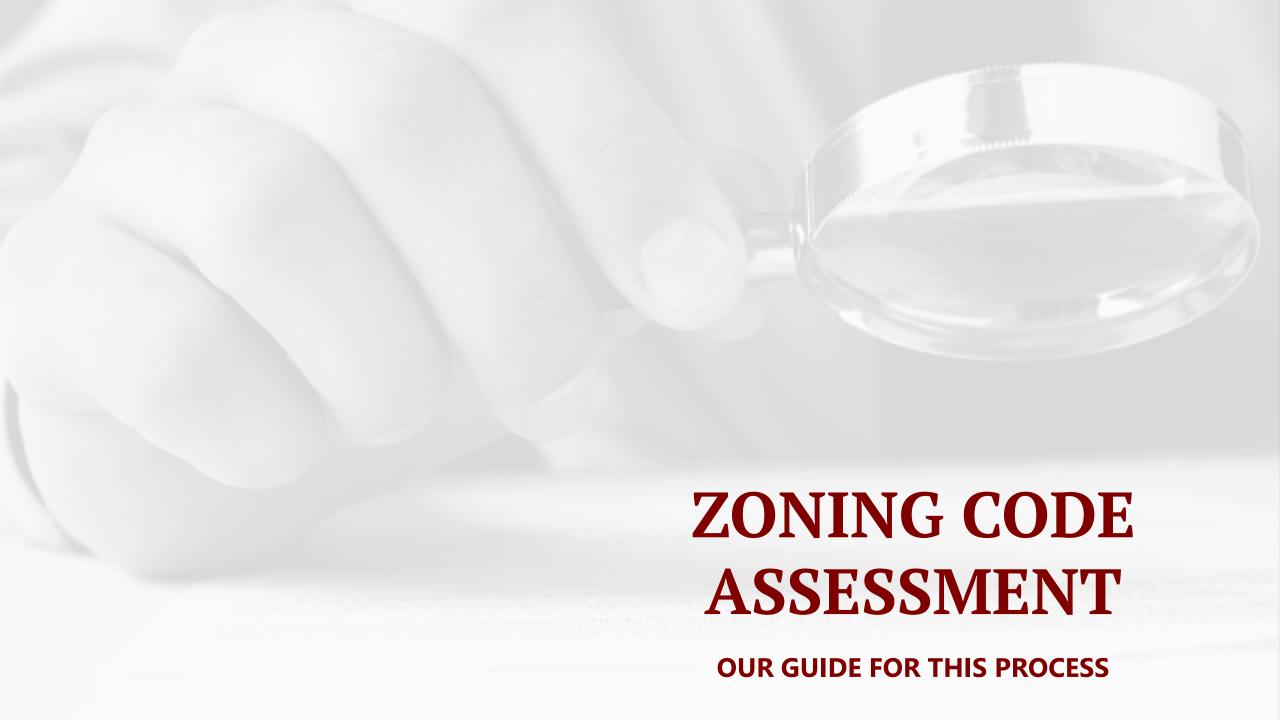




TENTATIVE SCHEDULE

Meetings on 2nd & 4th Wednesdays @12PM





ZONING ASSESSMENT MEMO

Remaining thoughts, comments, or questions?

MEMORANDUM

TO: William Smith, Supervisor & Pittsford Town Board Members

FROM: Molly Gaudioso, AICP

Katie Darcy, AICP & Grace DeSantis Barton & Loguidice, DPC

RE: Zoning Code (Chapter 185) Assessment

DATE: DRAFT August 23, 2021

This memorandum serves as a formal assessment of the Town's Zoning Code (Chapter 185). The purpose of this assessment is to:

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DRAFT - August 23, 2021

The list below identifies the LWRP's zoning and land use recommendations. Since the LWRP was adopted in 2005, some of the recommendations have already been incorporated into the current

- · Require that open space is an integral design component through buffer areas, cluster development, incentive zoning, and TDR (p. III-5)
- . Establish an overlay zone to protect water resources (p. III-21)
- Create a canal corridor LWRP Zoning Overlay District (p. V-3)

NOTE: This has been achieved in the current zoning code.

Adopt consistency laws (p. V-4)

NOTE: This has been achieved in the current zoning code.

. Encourage adaptive reuse of historic structures through flexible zoning rules (p. V-8)

We applaud the Town not only on your strong track record of pla effort to ensure your land use regulations are consistent with current form, was adopted in 1992 and updated in its entirety aga been updated in a piecemeal fashion (most recently in June 2020) community preferences. While the Town's zoning code does addr approach to future development and contains some regula recommendations of recent planning initiatives. This comprehe Town's land use regulations with your most current developm investment to achieve success in implementation. Additional of requirements, strengthening design guidance, and creating a mor

Included in this assessment are summaries of recommendation previously completed plans and studies, as well as an overvie identified by our team. These observations are based upon o knowledge of NYS Town Law, and understanding of best practic section of this assessment identifies anticipated revisions by co revised code outline.

In addition to the direction provided by the Town's plans and st solicit and consider input from the public on code related thou questions and comments via the:

- Public Zoning Workshop (Held March 13)
- Interactive Map on the Project Webpage (Open March
- Project Email (zoningupdate@townofpittsford.org)
- Environmental Board (May 3)

Summaries of this public input are available on the pro-(https://bartonloguidice.mysocialpinpoint.com/town-of-pittsford/ throughout this process, these summaries will be updated to ma transparent process. We will highlight comments throughout this zoning code section under consideration at that time.

Barton & Loguidice

KEY ISSUES & OPPORTUNITIES

We have noted a series of issues and opportunities within the existing code as a part of our preliminary review. These can be grouped into three categories: Zoning Districts, Development Standards, and Administration and Review Procedures. Our review for each of these categories is based on the organization and content of existing regulations. A summary of both the identified issues, as well as the opportunities to address them, is presented on the following pages.

Zoning Districts

- . Use lists are cumbersome to get through as they span many pages and are cumulative (Residential uses permitted in C-2 District referenced as uses permitted in the B Residential District); Makes it difficult to compare permitted uses and lot requirements across districts
- Use lists are missing some new and up-and-coming uses; Some utilize outdated
- Bulk and dimensional requirements are also presented in cumbersome list format: Some minimum setback and lot size requirements may be too large to facilitate desired development patterns in commercial areas and along major corridors
- · Planned Unit Development District, Cluster Development, and Incentive Zoning tools may be redundant, depending upon application
- · Conflicting definitions and use of terms "setback," "buffer," and "yard area"

- Use plain English (reduce "legalese" where appropriate) to facilitate a common understanding of requirements for all users of the code (applies across all code topic
- · Reformat district use, building, and lot requirements to table format for ease of reference
- · Adjust district building and lot requirements to align with desired character of neighborhoods, commercial corridors, and activity centers as identified in Town Plans
- . Allow for vertical and horizontal mixing of uses, where appropriate, to increase economic opportunity and maximize use of land

Barton & Loguidice Page 6 of 15



MONROE AVENUE CHARACTER AREAS

Brighton to French Road

- Large-scale, regional businesses
- Retail, office, services, etc.
- No residential

French Road to Canal

- Single- and Multi-Family
- Limited office, industry, services
- Sectioned by zoning districts



- Provision of **differing** use types in a building or development
- Differing by way of:
 - Use classification (eg. residential, commercial, industrial)
 - Intensity or nature of use (ex. Retail versus office)



IS THIS MIXED USE?

VERTICAL

- Two or more differing uses located in a multi-story building
- Traditionally commercial below and residential above
 - * This definition does not define character or types of use *



HORIZONTAL

- Combination of single-use buildings on one block or parcel AND/OR
- Two or more differing uses located in a single-story building
- May be attached or separated

* This definition does not define character or types of use *



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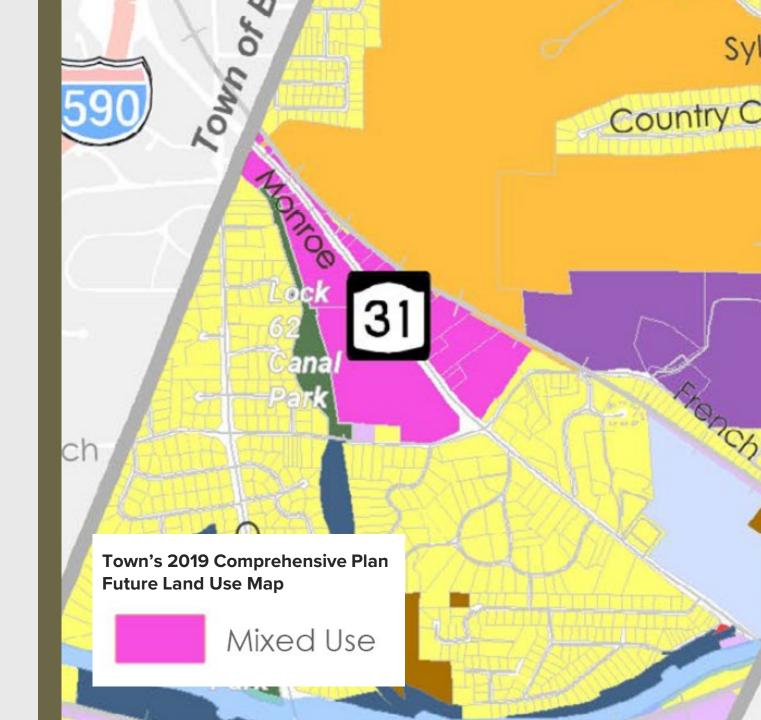
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WHY?

- Maximize use of properties
- Sustain and increase tax revenues
- Promote walkable, attractive, pedestrian-friendly streetscapes

* These are all principles recognized in the Comprehensive Plan *



Maximize use of properties

- More efficient use of land
- Increase investment opportunity
- Preserve real estate values
- Efficiently use existing infrastructure

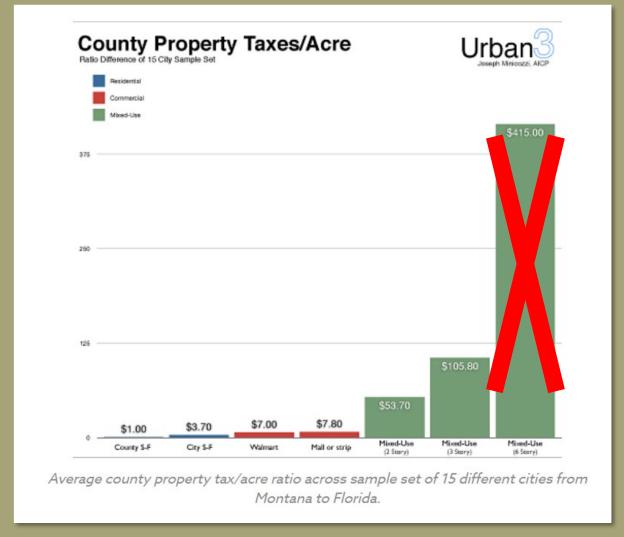


Current zoning (C District) prohibits residential and limits creative reuse in response to declining retail and office space demand



Sustain and increase tax revenues

- Higher tax revenue potential with mixed-use, multi-story
- Encourages development patterns that support reuse



We understand buildings over 3 stories are not desirable in the Town.



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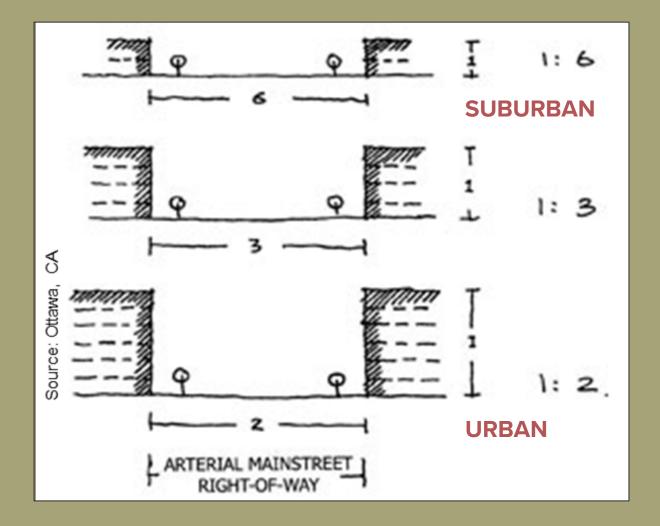


Single-story, single-use structures are more likely to be limited in reuse potential and may require significant investment to accommodate change



Promote walkable, attractive, pedestrian-friendly streetscapes

- Narrow motorists field of vision (traffic-calming measure)
- Foster a sense of place



Pedestrians begin to perceive enclosure and definition of place at a 1:4 ratio of building height to thoroughfare width



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Already starting to achieve this...



Additional opportunities exist!



Promote walkable, attractive, pedestrian-friendly streetscapes

- Narrow motorists field of vision (traffic-calming measure)
- Foster a sense of place
- Reduce potential conflict point for pedestrians and bicyclists



Pittsford Plaza is a good example of access management. However, the opposite side of Monroe Avenue has too many curb cuts. The number and frequency of these curb cuts create an uncomfortable environment for walking and biking.

2020 Active Transportation Plan (ATP)



DISTRICT REGULATIONS

- Revise C District to reflect mixed use
- Improve purpose and intent statement
- Permit residential uses
- Consider modern commercial trends
- Reduce min front setback
- Increase max building height

DEVELOPMENT STANDARDS

- Codify Monroe Avenue Corridor Design Guidelines, as appropriate
- Follow Comprehensive Plan "Commercial and Mixed-Use Design Standards"
- Implement ATP Recommendations
 - Vehicular access management
 - Shared and joint parking
 - Pedestrian and bicyclist connections
 - Etc.





NEXT STEPS

PROCESS

- Next Meeting Date
 - ☐ September 8th

CONTENT

- Draft Mixed Use/Commercial Districts
- Continue Stakeholder Interviews

THANK YOU!

Have a great afternoon

COMMENTS & QUESTIONS TO:

zoningupdate@townofpittsford.org

OR

11 South Main Street Pittsford, NY 14534

PROJECT WEBSITE:

www.townofpittsford.org/zoningupdate