

TOWN OF AMHERST

Planning and Zoning Code Revisions

September 6, 2016



CODE STUDIO + HomeRun Creative

» CODE STUDIO

- » Focused on Planing and Zoning Implementation
- » Recently Celebrated 10 Successful Years
- » Current Clients Include:
 - Los Angeles | Zoning Code
 - Sandy Springs, GA | Development Code
 - Fort Worth | Stockyards Form-Based Code



» HOMERUN CREATIVE

- » Experts in Public Outreach
- » Local Office in Village of Williamsville



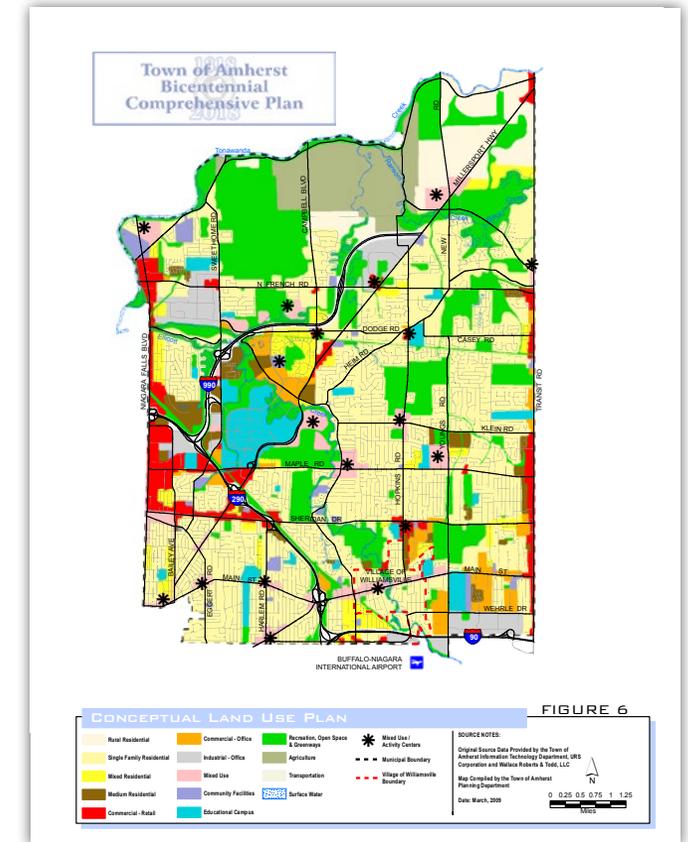
Lee Einsweiler

- » Principal in Charge
- » 30+ Years in Planning and Zoning
- » Worked with Amherst on Prior Reformat of Zoning Code (with former employer)
- » Frequent Speaker on Zoning, Form-Based Codes

History of the Project

» COMPREHENSIVE PLAN

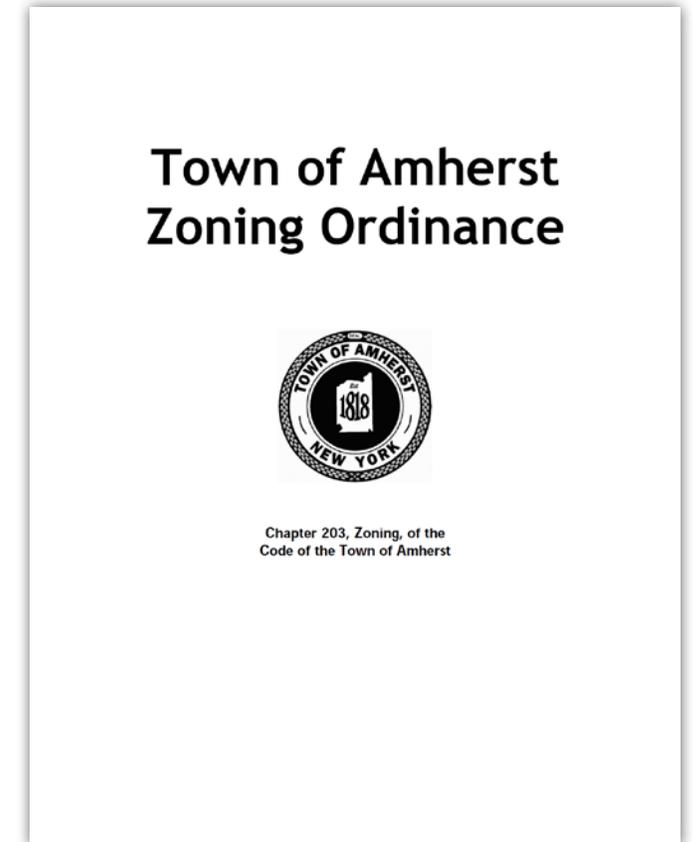
- » Center Types Examples
 - Traditional Boutique
 - Neighborhood Pharmacy
 - Community Grocery
 - Regional Jr or Big Box
- » Hierarchy Based on Market Role of Center
- » Did Not Expressly Designate All Centers
- » Light Touch on Urban Form, Development Standards



History of the Project (cont.)

» ZONING CODE

- » Centers At All Scales Often Use Same Zoning District (GB)
- » Traditional Neighborhood Business Overlays (TNB) Not Used
- » Variances Frequently Required to Implement Good Development Projects
- » Technical Amendments Needed
 - User-Friendliness
 - Consistent Interpretation, Administration



History of the Project (cont.)

» NYSERDA

- » New York State Energy Research and Development Authority
- » Funding for Matching Grant Through “Cleaner, Greener Communities” Program
- » Town Match = Funds Plus In-Kind (Staff)

Cleaner, Greener Communities Program:
sustainable, smart growth practices
for every New York region

Working together to improve our environmental and economic health

To best serve residents today and for generations to come, New York must find innovative ways to help citizens and businesses to use fewer natural resources and reduce environmental impact—while maintaining our quality of life. Governor Andrew M. Cuomo created the Cleaner, Greener Communities Program to address these needs and ensure a brighter future for all New Yorkers. The Program, which is administered by the New York State Energy Research and Development Authority (NYSERDA), empowered regions to lead the development of sustainability plans and to implement projects that will significantly improve the economic development and environmental well-being of their communities.

NEW YORK STATE OF OPPORTUNITY | NYSERDA

History of the Project (cont.)

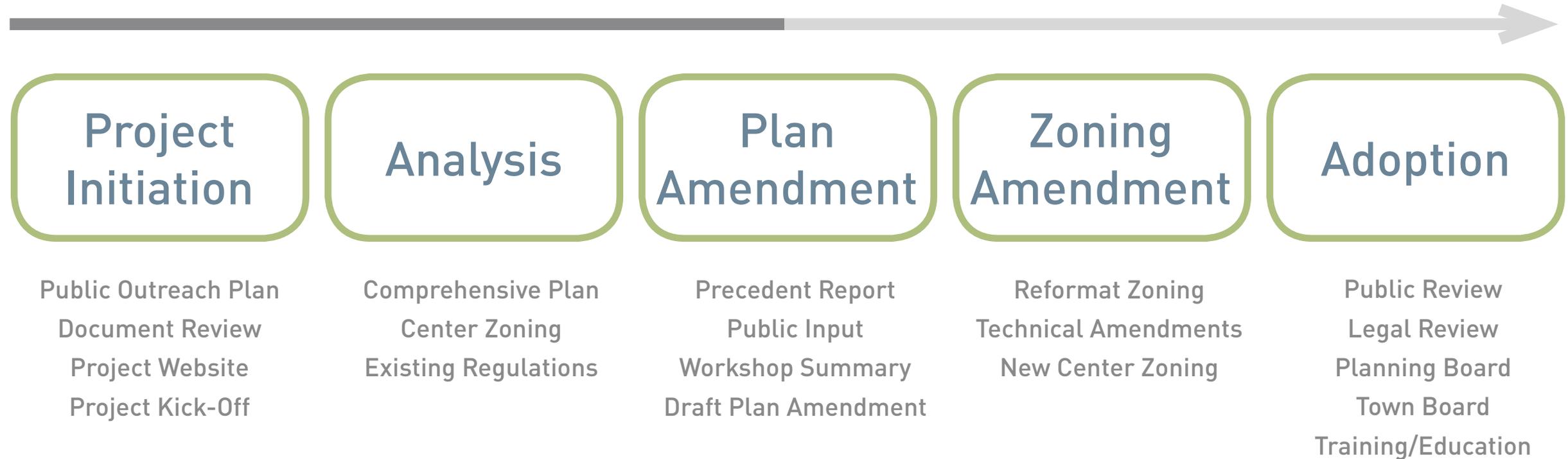
» WORKING COMMITTEE

- » Sounding Board for Project
- » Includes Planning Board + ZBA Members, Community Representatives, Homeowners

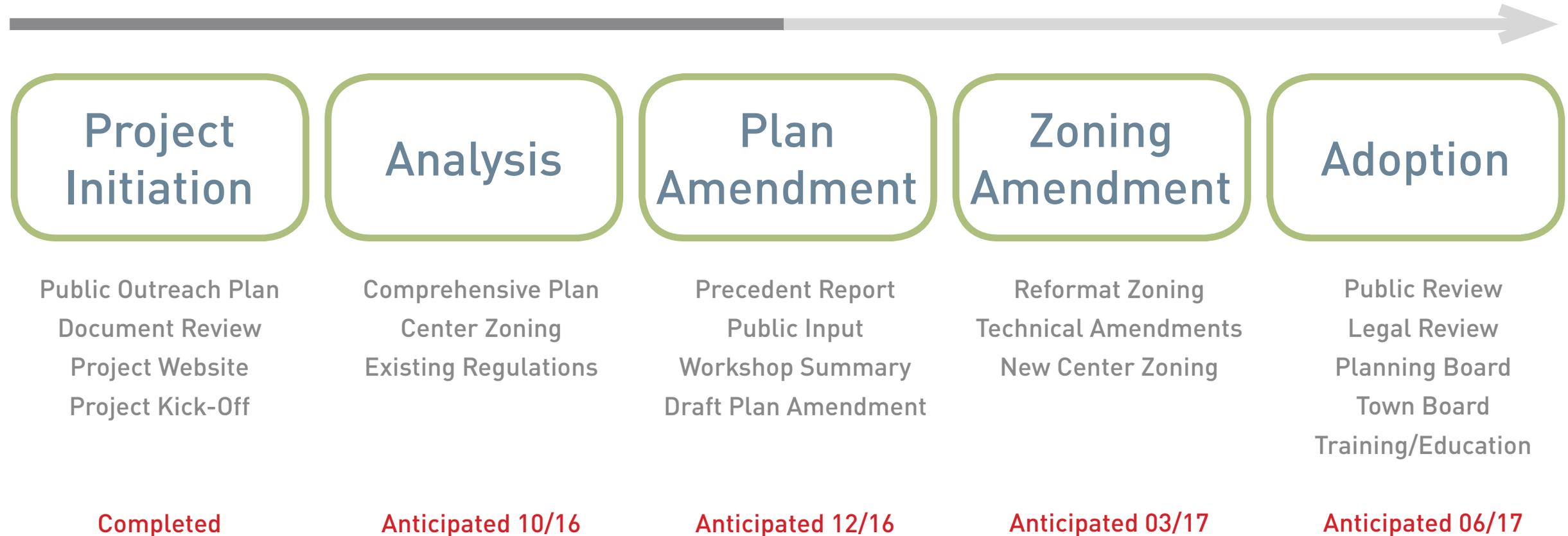
» TECHNICAL COMMITTEE

- » Technical Direction
- » Includes Town Staff from Various Departments, Regional Planning Representatives

Scope and Schedule

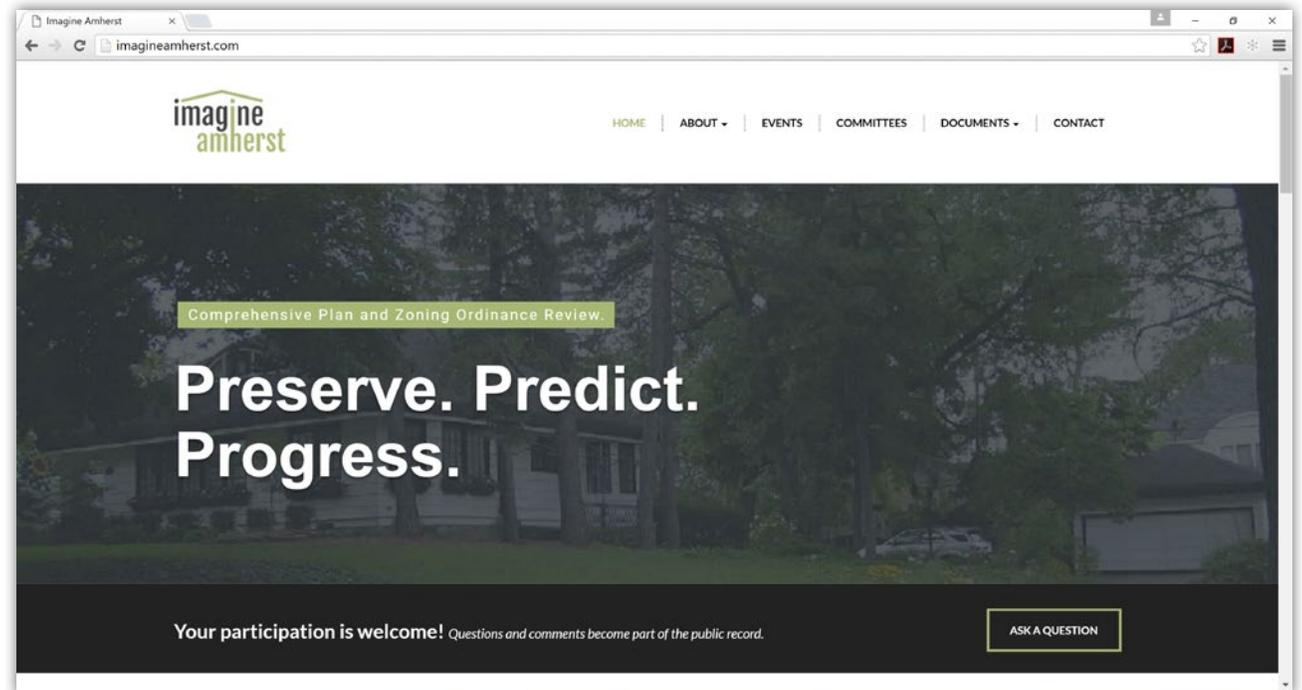


Scope and Schedule (cont.)



Work Completed to Date

- » PROJECT INITIATION
 - » Public Outreach Plan
 - » Project Website



Work Completed to Date (cont.)

» ANALYSIS

» Comprehensive Plan Assessment Memo

- Conceptual Land Use Plan Does Not Identify Centers by Type
- Future Character of Centers is Undefined
- Center Types Need Better Illustration
- Too Many Center Types?

D R A F T 4/29/2016

EXISTING ZONING

Given the centers and center types described in the Comprehensive Plan, an assessment was prepared as to whether or not the existing zoning code could implement the concepts included in today's Plan. The following table illustrates the results of that analysis.

Mixed Use Activity Centers

Place	Center Type			Zoning	Appropriate?
	University-Related Special Use	Highway/Intersection	Urban/Village		
Millersport Highway (across from UB)				NCD-SUNYUB	○
Millard Fillmore Suburban Hospital				OB, CF, MFR-7, R3	⊗
John James Audubon Parkway Municipal Complex				NCD-LC	⊗
Hopkins Road/Dodge Road				NB, OB, MS, R4	⊗
Hopkins Road/Klein Road (Clearfield)				SC, OB, GB, NB, RC, CF, MFR-4A, MFR-5, MFR-7	⊗
Evergreen Landing				MFR-5	⊗
Sheridan Drive/Hopkins Road/Centerpointe				GB, OB, SC, MS, CF	⊗
Maple Road/North Forest Road				GB, MS, OB, NB, MFR-6, MFR-5, CF	⊗
Millersport Highway/North French Road				GB, MS, SA, RD, MFR-4A, R3	⊗
Main Street/Bailey Avenue/University Plaza					⊗
Main Street/Eggert Road				GB, OB, MS, CF, MFR-4A, TNB1 and TNB2 Overlay	⊗
Main Street/Harlem Road				GB, MS, NB, CF, MFR-5, R4	⊗
Harlem Road/Kensington Avenue				GB, MFR-5, TNB1, TNB2 Overlay	⊗
Williamsville Village Core				Village of Williamsville	⊗
Swormville (Transit/North French)				GB, OB, MS, R3	⊗
Getzville (Campbell/Dodge)				NB, NCD-B2, NCD-LC	⊗
Millersport Highway/New Road/Smith Road				TND	●

Center Type
 ● = Achieves Objective
 ⊗ = Partially Achieves Objective
 ○ = Does Not Achieve Objective

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Work Completed to Date (cont.)

» ANALYSIS

» Center Zoning Assessment Memo

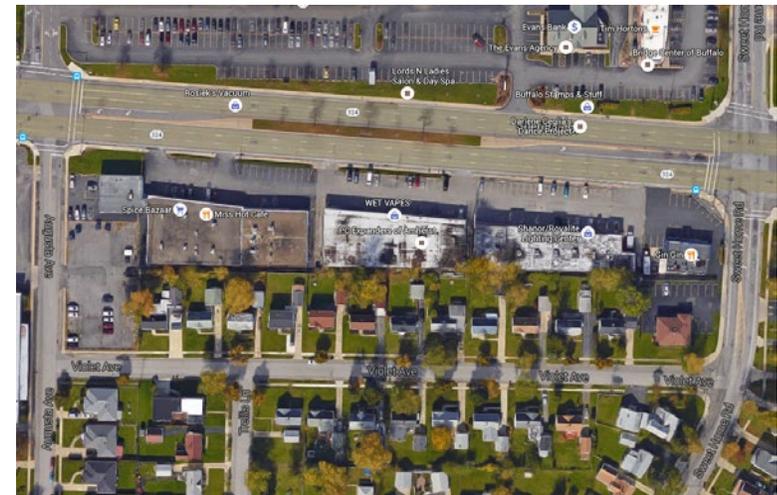
- Only 1 Zoning District Really Implements Mixed Use Activity Centers (TND)
- Many Developments Pick Zoning Based on Sign Rules, Flexibility
- Very Few Urban Form Rules

Districts Used Today in Centers		Mixed Uses	Dev. Stds.	Compact	Overall
Residential Districts					
S-A	Suburban Agricultural District	○	○	○	○
R-3	Residential District Three	○	○	○	○
R-4	Residential District Four	○	○	○	○
MFR-4A	Multifamily Residential District Four-A	○	○	○	○
MFR-5	Multifamily Residential District Five	○	⊙	○	⊙
MFR-6	Multifamily Residential District Six	○	⊙	○	⊙
MFR-7	Multifamily Residential District Seven	○	⊙	○	⊙
Business Districts					
OB	Office Business District	●	⊙	⊙	⊙
NB	Neighborhood Business District	●	⊙	⊙	⊙
GB	General Business District	●	⊙	●	⊙
CS	Commercial Service District	○	⊙	⊙	○
MS	Motor Service District	⊙	⊙	●	⊙
SC	Shopping Center District	⊙	⊙	●	⊙
Industrial Districts					
RD	Research and Development	○	⊙	⊙	○

Work Completed to Date (cont.)

» ANALYSIS

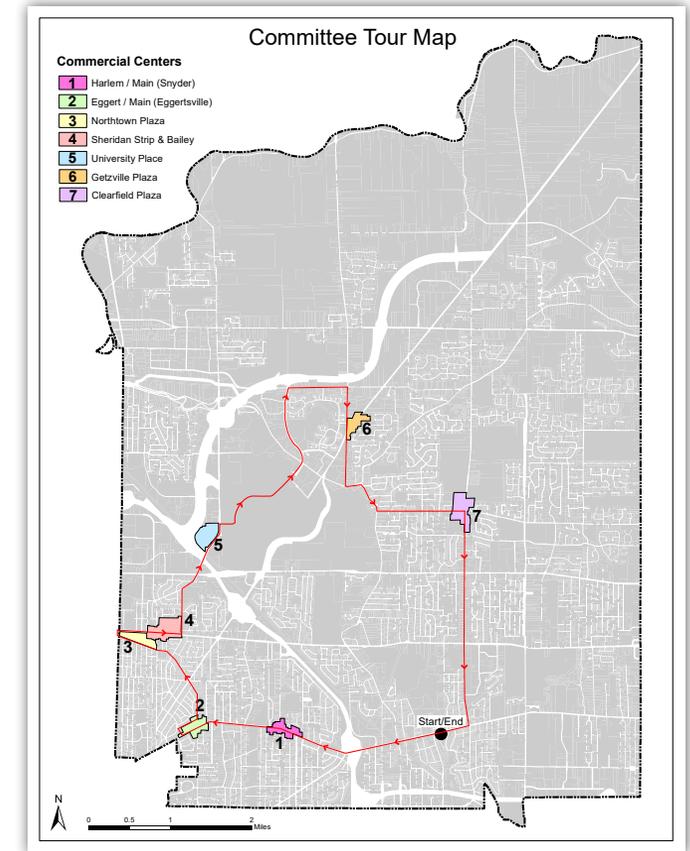
- » Center Types Identified Based on Urban Form, Geographic Location
- » Likelihood of Redevelopment
- » Transferability of Results
- » 5 Distinct Types:
 - Deep/Large Parcels
 - Shallow Parcels
 - Traditional Node
 - Suburban Node
 - Williamsville Edge



Work Completed to Date (cont.)

» ANALYSIS

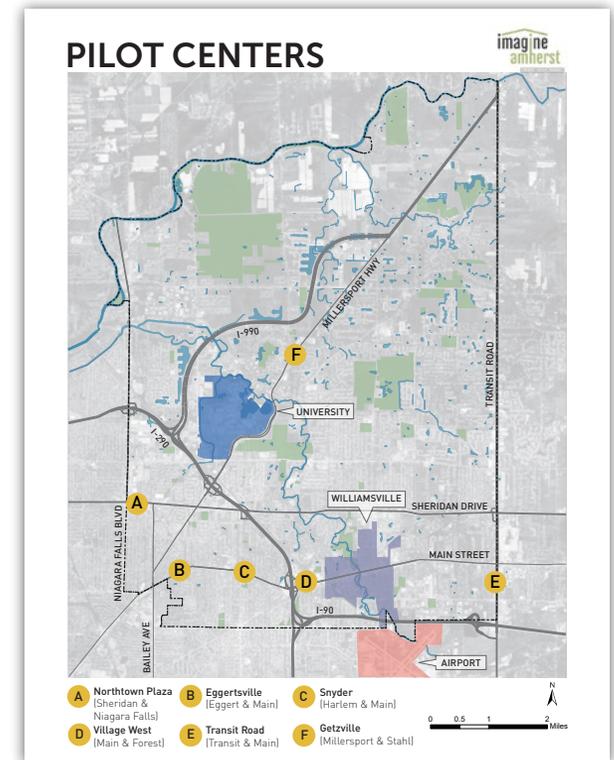
- » Tour of Select Centers
- » Intended to Help Folks Get Up To Speed Before Charrette Engagement
- » Attended by:
 - Working Committee
 - General Public



Work Completed to Date (cont.)

» ANALYSIS

- » Selection of 6 Pilot Commercial Centers
- » Allows Testing of Zoning Concepts Using Real Locations
- » Engages the Community Using Specific Sites

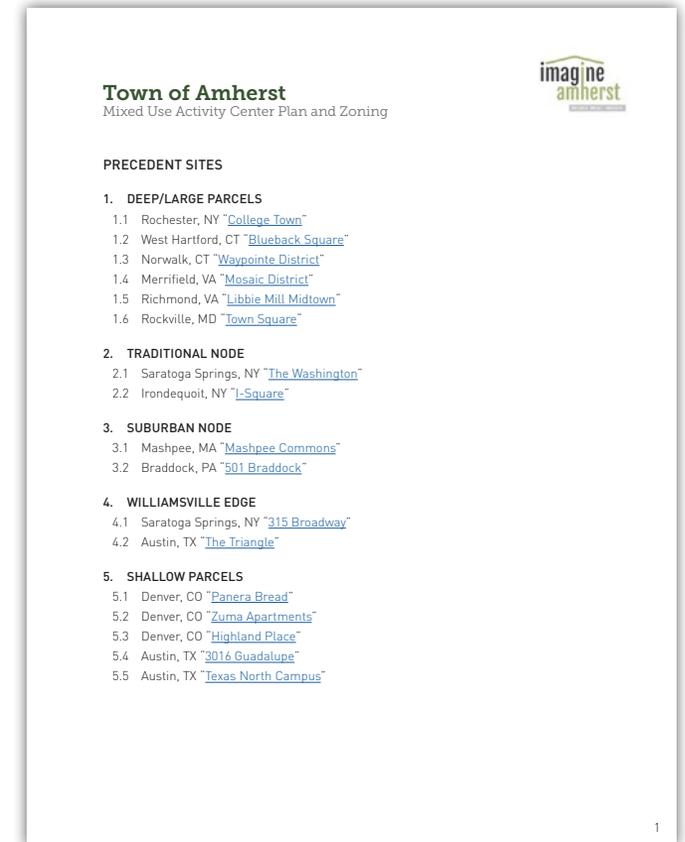


Work Completed to Date (cont.)

» ANALYSIS

» Precedent Sites in Other Communities Identified

- Examples from Similar Settings
- Internet Links to Existing Information
- Brief Case Studies To Be Developed



Upcoming Work

» PUBLIC PARTICIPATION DESIGN CHARRETTE

» Intended to Generate:

- New Map of Center Hierarchy
- Development Principles by Center Type

» Focus = Public Participation

- Saturday: Morning Hand's-On Workshop
- Saturday: Individual Center Sessions
- Monday: Center Open Houses
- Wednesday: Work-in-Progress Presentation

Town of Amherst
Mixed Use Activity Center Plan and Zoning

FOLLOW ALONG ONLINE:
ImagineAmherst.com
www.facebook.com/ImagineAmherst
www.twitter.com/ImagineAmherst



Public Design Charrette Schedule

All events are open to the public. Come help us develop a center plan and zoning code for Amherst!

SATURDAY September 24	SUNDAY September 25	MONDAY September 26	TUESDAY September 27	WEDNESDAY September 28
Hands-On Workshop 9 am - 12:30 pm @ Hyatt Place Buffalo/Amherst 5020 Main St.	Open Design Studio 9 am - 7 pm	Open Design Studio 9 am - 3 pm	Open Design Studio 9 am - 7 pm	Open Design Studio 9 am - 2 pm
Open Design Studio 1 - 7 pm		Lunch & Learn Form-Based Codes 12 - 1 pm	Lunch & Learn Market Analysis 12 - 1 pm	
Pilot Center Meetings 1 - 2 pm Village West		Drop-In Open House (all centers) 3 - 6 pm @ Wyndham 5195 Main St.		Closed Design Studio 2 - 7 pm
2:15 - 3:15 pm Egbertsville/Snyder		Drop-In Open Houses (center-specific) 6 - 8 pm		Work-In Progress Presentation 7 - 8:30 pm @ Amherst Town Hall 5583 Main St.
3:30 - 4:30 pm Northtown		• Village West • Northtown • Egbertsville • Getzville • Snyder • Transit Road		
4:45 - 5:45 pm Getzville				
6 - 7 pm Transit Road				

📍 Open Design Studio, Pilot Center Meetings, Lunch & Learns: Harlem Road Community Center (HRCC), 4255 Harlem Road.
Center-Specific Drop-In Open Houses: See reverse page for locations.

Upcoming Work (cont.)

» PUBLIC PARTICIPATION DESIGN CHARRETTE

» Role of the Town Board:

- Help Us Get the Word Out !
- Engage as a Citizen During the Charrette



PUBLIC DESIGN CHARRETTE

September 24th - 28th

All events are open to the public. Come help us develop a comprehensive plan and zoning code for Amherst!

[VIEW TENTATIVE SCHEDULE](#)

Next Steps:

» REMAINING WORK

- » Workshop Summary
- » Technical Assessment of Existing Regulations
- » Drafting:
 - Prepare Plan Amendment
 - Prepare Zoning Technical Amendments
 - Prepare New Zoning for Centers
- » Adoption:
 - Public + Legal Review
 - Town Board Adoption
 - Training/Education

Discussion . . .

- » Confirm We're Headed in the Right Direction !

C O D E S T U D I O