City of Olean
Comprehensive Zoning Update
Kickoff Meeting

AGENDA

• Background
• Zoning Update
• Mission/Guiding Principles
• Schedule/Process
• Next Steps
• Questions
STEERING COMMITTEE

Casey Jones, Alderman
Frank Steffen, Alderman
LaDorna Fox, Zoning Board
Bob Moser, Zoning Board
Tom Barnes, Planning Board
Craig Polson, Planning Board
Mary George, CD Program Coordinator
Ed Jennings, Code Enforcement Officer
Wendy Peterson, City Attorney

BACKGROUND

- 2005 Comprehensive Plan Consistency
- Outdated sections
- Outdated procedures
- Legal compliance
- Zoning Variances
- Guide Future Development
What is Zoning?
- Rules & Regulations – Part of City Code
- Guide Development
  - Use of Land and Structures
  - Dimensional
  - Building and Lot Design
- Protect Health, Safety & Welfare
  - Community Overall
  - Individual Property Owners

11.2.3 General requirements.
1. Any sign attached to a building shall not extend more than 50 percent below the roof line immediately behind the sign, and in no case shall the sign extend more than five feet.
2. Wall signs shall not extend more than 12 inches from the face of the building into any street, alley, sidewalk, floor, patio, or other public space.
3. Wall signs projecting six inches or more into any public space from the face of a building shall have a clearance of not less than eight feet between the bottom of such sign and the sidewalk level of any public thoroughfare (public right of way).
4. All outdoor signs shall be made of a durable material.

11.2.4 Ground signs. Two ground signs may be permitted not exceeding 65 square feet in total area and subject to the following regulations:
1. Shall not be more than ten feet in height as measured from the ground.
2. Any open space between the ground and the bottom of the sign shall not exceed three feet.
3. Ground signs may not be located in any area which shall affect visibility for motor vehicle traffic.
4. An additional sign shall be allowed under the provisions of this article, and subject to the above regulations.
**Review Items**

- Districts - Residential, Commercial, Industrial
- Bulk/Dimensional Requirements
- Special Uses
- Signs
- Site Plan
- Definitions
- Design Review
- Document Organization/Layout
- Approval Procedures
ZONING UPDATE

Integrate Recommendations of:

- Comprehensive Plan
- Brownfield Opportunity Area Program
- Urban Renewal Agency

Mission Statement

The Olean Zoning Code should be consistent and easy to understand, should help shape future construction and development, and should enhance and improve Olean’s development approval process while encouraging positive development and protecting the character of Olean’s neighborhoods based on the Comprehensive Plan.
ZONING UPDATE

Guiding Principles

Create a Vibrant and Diverse Economy

Principle 1: Provide land for industry.
Principle 2: Encourage positive economic investment.
Principle 3: Focus on maintaining and attracting industries with a competitive advantage in Olean; attract and retain other emerging industries.
Principle 4: Support rail infrastructure.
Principle 5: Redevelop Brownfield areas.
Principle 6: Promote a sound rail strategy.

Revitalized Central Business District

Principle 7: Flexibility in uses, dimensions, parking; more emphasis on design/compatibility.
Principle 8: Historic Preservation/adaptive re-use.
Principle 9: Mixed Use.
Principle 10: Mixed use; restaurants, accommodations, entertainment.
Principle 11: Sound parking strategy.

Stable, Safe and Attractive Neighborhoods

Principle 12: Buffer zones, especially with industrial use.
Principle 13: Neighborhood compatibility for new buildings, additions and renovations.
Principle 14: Encourage new commercial and residential.

Environmental Stewardship

Principle 15: Follow/utilize SEQRA.
Principle 16: Control uses along waterfront and natural areas – views, access, flood control.
Principle 17: Green City.

Good Governance

Principle 18: Encourage new public buildings downtown.
Principle 19: Encourage/require public enhancements with private development projects.
Principle 21: Effective and efficient land use process.

Tools

- Public Input
- Planning/Zoning Board Trends
- Comprehensive Plan
- State Regulations
- Professional Planning Resources
- Other Communities
**ZONING UPDATE**

**Process**

- Committee Review & Public Input
- Committee sends to Planning Board for Reviews; Planning Board sends to Council
- Council introduces ordinance(s); schedules public hearing(s)
- Council Holds Public Hearing
- Council reviews SEQRA; adopts SEQRA Resolution
- Council Adopts Ordinance(s)

**City of Olean Comprehensive Zoning Update**

**SCHEDULE**

<table>
<thead>
<tr>
<th>AUGUST</th>
<th>SEPTEMBER</th>
<th>OCTOBER</th>
<th>NOVEMBER</th>
<th>DECEMBER</th>
<th>JAN. - MARCH</th>
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<tbody>
<tr>
<td>Review Existing Documents</td>
<td>PM</td>
<td>Prepare Zoning Text and Map Updates</td>
<td>Finalize Zoning Updates, Prepare SEQ &amp; Adoption Resolutions</td>
<td>PW</td>
<td>Adopt Updates</td>
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**City of Olean Comprehensive Zoning Update**
NEXT STEPS & QUESTIONS

• Public Workshop
• Stakeholder Group Meetings
• Information
  • Ed Flynn, Stuart I. Brown Associates, 585-295-6285
  • Mary George, CD Program Coordinator, 716-376-5647
• Questions?