




**City of Olean
Comprehensive Zoning Update
Kickoff Meeting**


 *City of Olean*
Comprehensive Zoning Update


 **Stewart L. Brown Associates, Inc.**
Planning and Management Consultants
A Division of Stewart & Brown, Inc.

AGENDA

- Background
- Zoning Update
- Mission/Guiding Principles
- Schedule/Process
- Next Steps
- Questions



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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



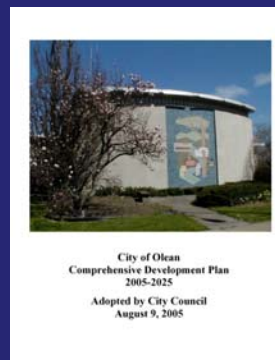
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BACKGROUND

- 2005 Comprehensive Plan Consistency
- Outdated sections
- Outdated procedures
- Legal compliance
- Zoning Variances
- Guide Future Development



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ZONING UPDATE



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



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11.2.3 General requirements.

1. Any sign attached to a building shall not extend more than 50 percent above the roof line immediately behind the sign, and in no case shall the sign extend above same roof line by 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, thoroughfare 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. Glass in any wall sign must be safety glass or comparable 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:

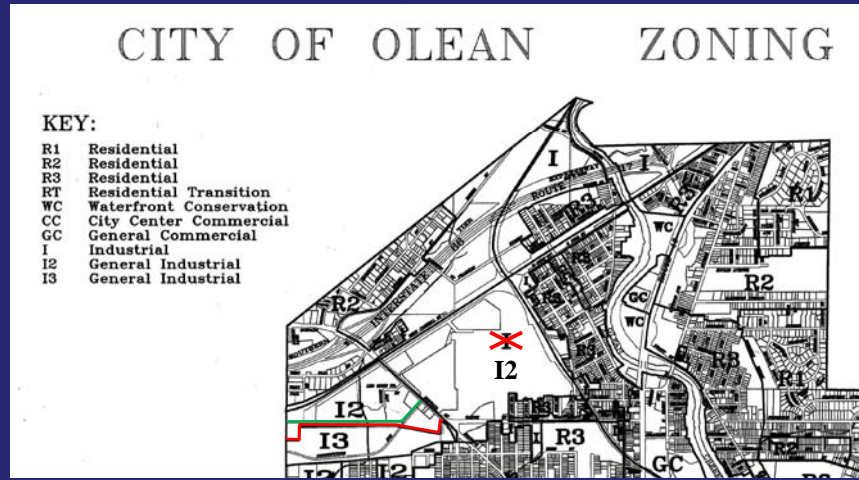
1. Shall not be more than ten feet in height as measured from the ground.
2. Any open space between the ground and the bottom of the sign shall not exceed three feet.
3. Ground signs may not be located in any area which shall affect visibility for motor vehicle traffic.
4. An additional sign shall be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



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Review Items

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



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Integrate Recommendations of:

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



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Mission Statement

Zoning Update Committee

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.



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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 retail 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	Niche retail, restaurants, accommodations, entertainment.
Principle 11	Sound parking strategy.
Stable, Safe and Attractive Neighborhoods	
Principle 12	Buffer areas, especially with nuisance uses.
Principle 13	Neighborhood compatibility for new buildings, additions and renovations.
Principle 14	Encourage new construction and renovations.
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 20	Access management – driveways, curb cuts.
Principle 21	Effective and efficient land use process.



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Tools

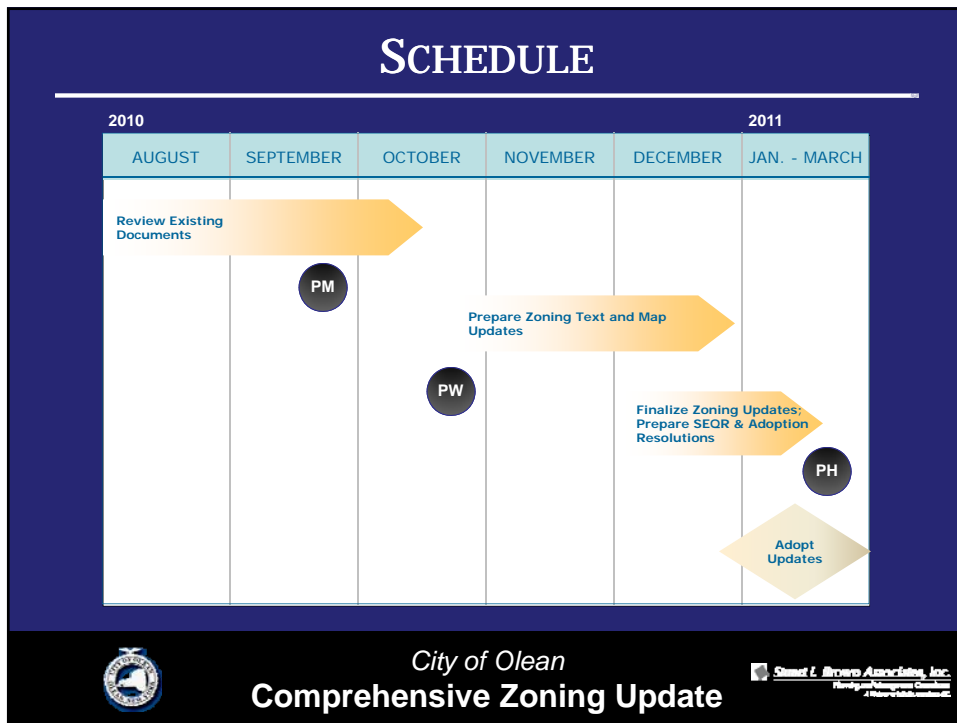
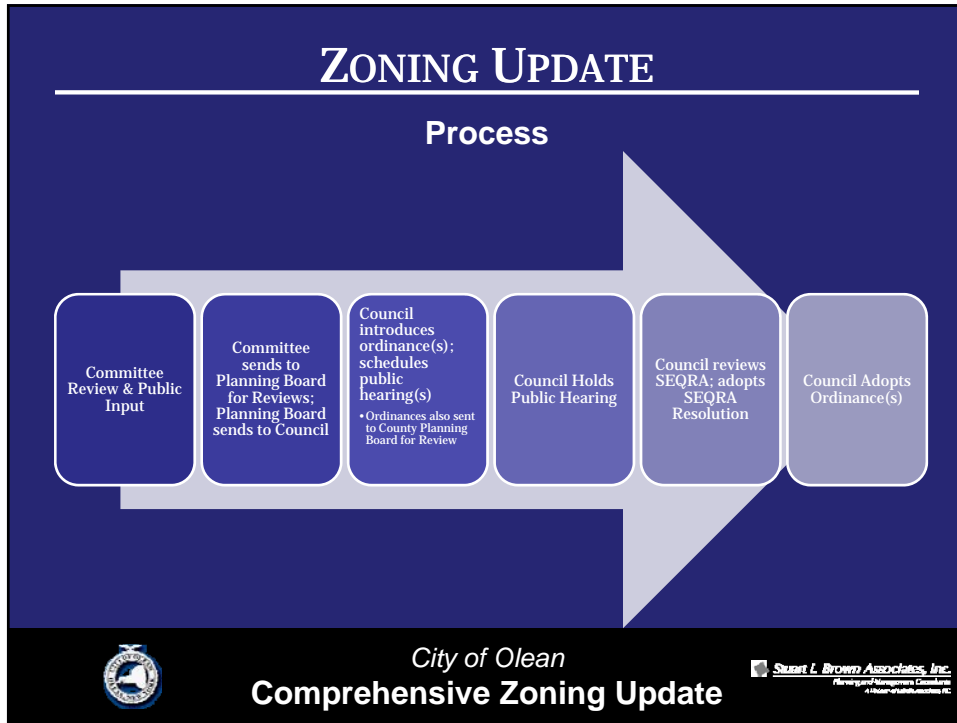
- **Public Input**
- **Planning/Zoning Board Trends**
- **Comprehensive Plan**
- **State Regulations**
- **Professional Planning Resources**
- **Other Communities**



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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?



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