



City of Olean Comprehensive Zoning Update Public Workshop



City of Olean Comprehensive Zoning Update

Stuart I. Brown Associates, Inc.
Planning and Management Consultants
A Division of LEBBIS Associates, P.C.

AGENDA

- **Background**
- **Existing Conditions**
- **Key Issues**
- **Workshop**
- **Next Steps**



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



City of Olean
Comprehensive Zoning Update

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BACKGROUND

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- Outdated sections
- Outdated procedures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



City of Olean
Comprehensive Development Plan
2005-2025

Adopted by City Council
August 9, 2005



BACKGROUND

Process



BACKGROUND



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



EXISTING CONDITIONS

Comprehensive Plan Recommendations

Economic Development / Downtown

- Adequate Land for Industry
- Public Buildings Downtown
- Entertainment/Galleries/Recreation
- Residential Loft Development
- Specialty Retail
- Historic Preservation
- Design Guidelines



EXISTING CONDITIONS

Comprehensive Plan Recommendations

Stable, Safe and Attractive Neighborhoods

- **Stricter Land Use Controls**
 - Buffers Commercial/Residential
 - Transition Zones
 - Home Occupations
- **Appropriate Mix of Single Family & Multi-Family**



EXISTING CONDITIONS

Comprehensive Plan Recommendations

Sound Retail Strategy

- Design Guidelines – Distinguish from Sprawl
- Attract Mass Market Retailers
 - Appropriate / Adequate Land?
 - Northwest Corridor / I-86 / Brownfield Area



EXISTING CONDITIONS

Data

Basic Demographics - Population

	2000	2009	Change	Percent
City of Olean	15,347	14,054	(1,293)	-8.43%
Town of Allegany	8,230	7,970	(260)	-3.16%
Cattaraugus County	83,955	79,689	(4,266)	-5.08%



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EXISTING CONDITIONS

Data

Basic Demographics - Age

	Olean	Buffalo Area	NY State
Median Age	38.3	38	35.9
% 65 years or older	17.9	15.8	12.9



EXISTING CONDITIONS

Data

Basic Demographics – Housing

	Olean	Buffalo Area	NY State
% Vacant Housing Units	9.5	8.4	8.1
% Owner Occupied units	58.9	66.2	53
% Structures Built Before 1939	59.7	31.5	31.2
Median Housing Value	\$58,900	\$89,100	\$148,700



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EXISTING CONDITIONS

Data

Basic Demographics – Income

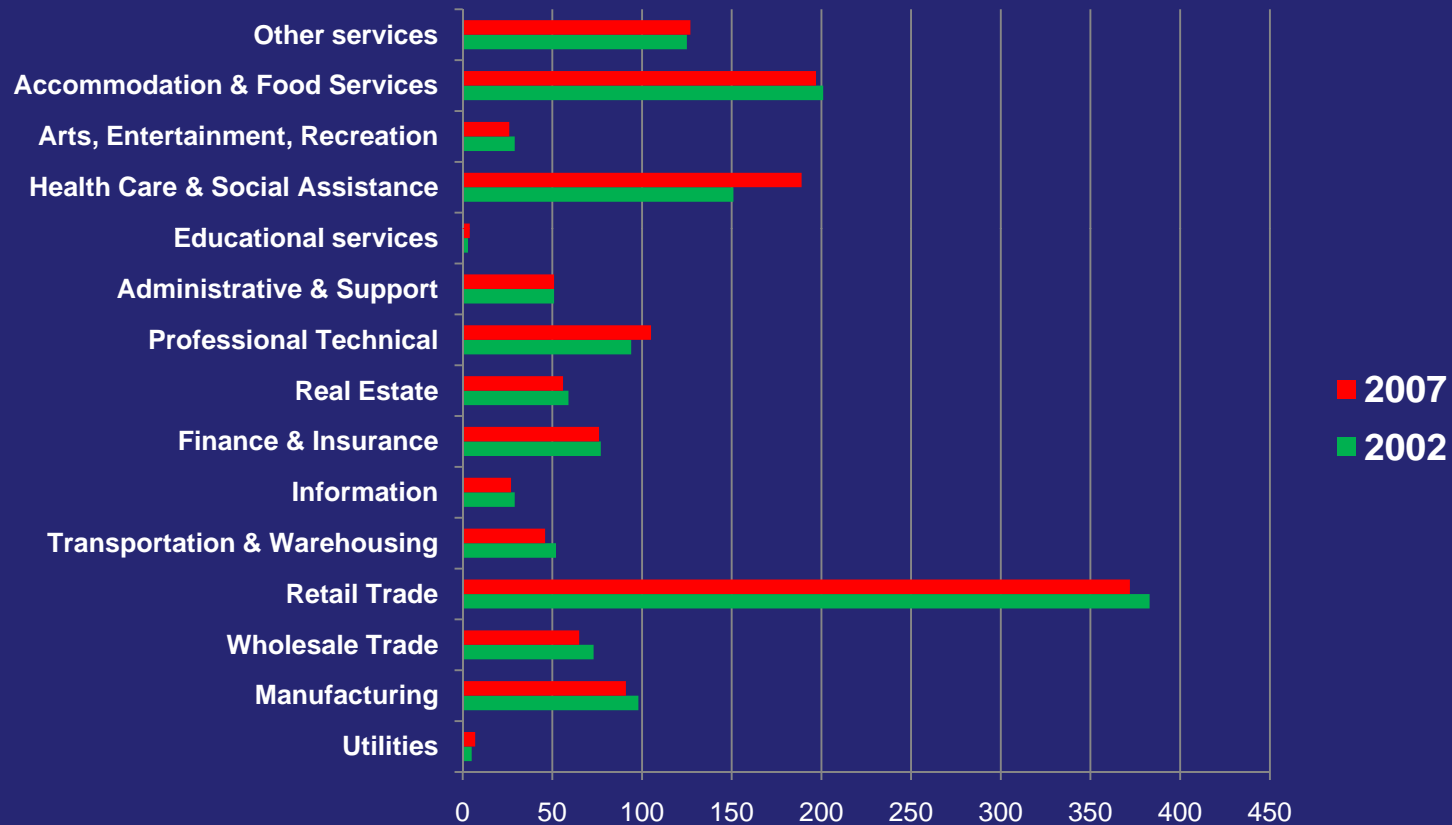
	Olean	Buffalo Area	NY State
Median Household Income	\$30,400	\$38,480	\$43,393
Per Capita Income	\$17,169	\$20,143	\$23,389
% Below Poverty Level	15.9%	9.0%	11.5%



EXISTING CONDITIONS

Data

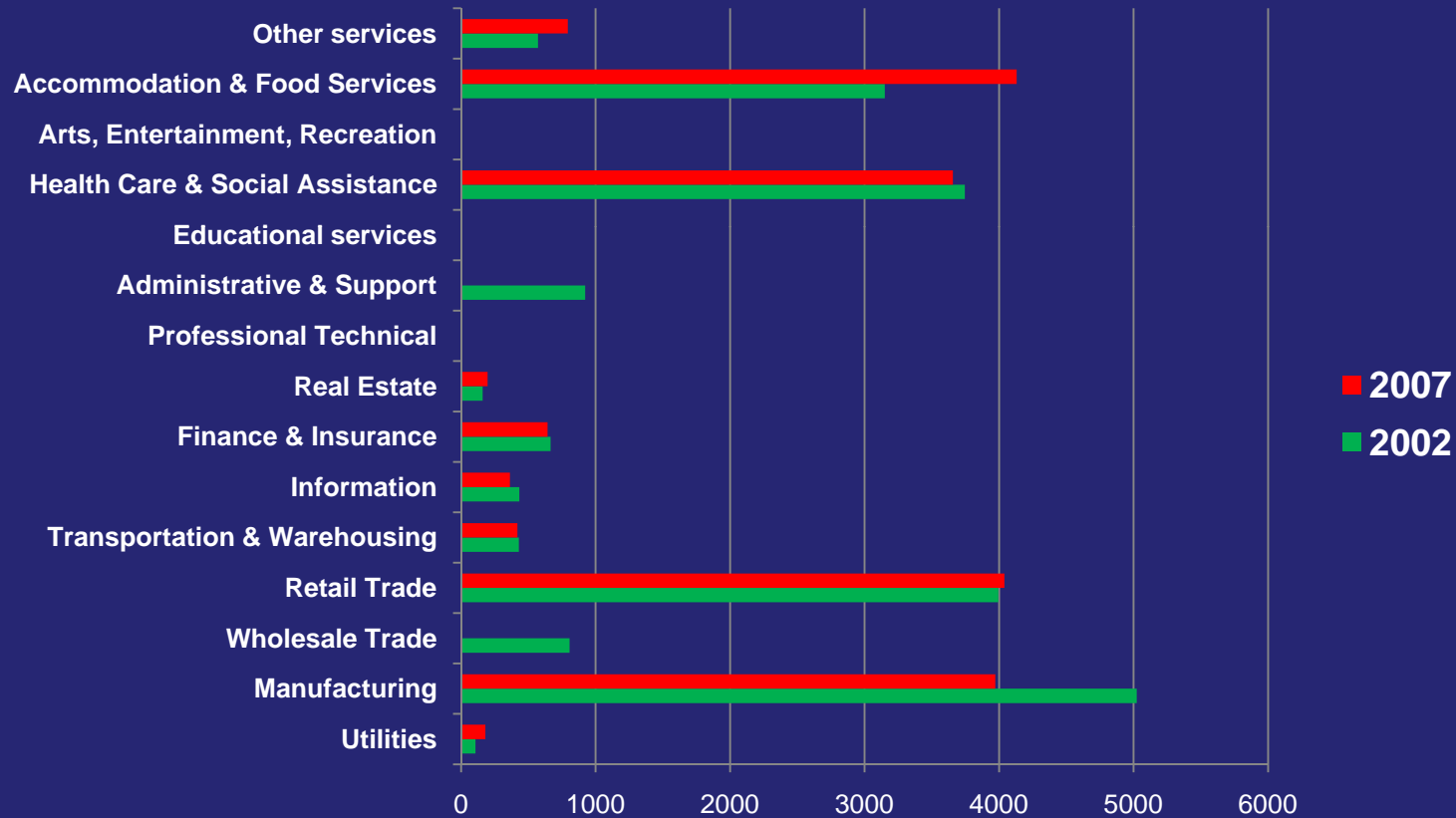
Basic Demographics – Number of Businesses – Olean Area



EXISTING CONDITIONS

Data

Basic Demographics – Number of Employees –Olean Area



EXISTING CONDITIONS

Data

Summary / Relationship to Zoning

- **Population Decline**
 - Decreased need overall for additional housing units
 - Decreased demand for retail
 - Need to encourage economic development
- **Aging Population**
 - Healthcare
 - Senior Housing / Housing Conversions
 - Types of Retail



EXISTING CONDITIONS

Data

Summary / Relationship to Zoning

- **Housing**
 - Higher vacancy, low values
 - Lower Owner Occupancy
- **Income**
 - Affordable Housing
 - Types and Amount of Retail
 - Economic Development



KEY ISSUES

- ❖ **Create a Vibrant and Diverse Economy**
- ❖ **Revitalize the Central Business District**
- ❖ **Stable, Safe and Attractive Neighborhoods**



KEY ISSUES

Create a Vibrant and Diverse Economy

- ❖ Is there enough, or too much, land for all types of uses?
- ❖ Are there burdensome or unnecessary regulations for certain types of development?
- ❖ Are there not enough regulations for other types of development?



KEY ISSUES

Stable, Safe and Attractive Neighborhoods

- ❖ Commercial Encroachment & Commercial Uses
- ❖ Enough/Too much Land zoned for certain types of residential development?
- ❖ Nuisance or Inappropriate Development



KEY ISSUES

Revitalized Central Business District

- ❖ Appropriate Uses
- ❖ Design
- ❖ Unique Mixed Use Zone



KEY ISSUE

TRADEOFFS



COMMUNITY WORKSHOP

Consensus Ideas on Zoning



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COMMUNITY WORKSHOP

- 6:40 – 6:50 Introductions, selection of Group Presenter
- 6:50 – 7:10 Review Questions
- 7:10 – 8:00 Discuss and Answer Questions (*Develop Consensus*)
- 8:00 – 8:15 Wrap-up, prepare for presentation
- 8:15 – 8:45 Groups report



COMMUNITY WORKSHOP

Rules

1. No Ideas are Bad Ideas.
2. Respect everyone's ideas in the group.
3. Everyone has a chance to speak/offer comments.
4. Develop Consensus.
5. Keep on schedule.



COMMUNITY WORKSHOP

Group Presentations



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NEXT STEPS & QUESTIONS

- Stakeholder Group Meetings
- Steering Committee Review and Recommendations
- Information
 - Ed Flynn, Stuart I. Brown Associates, 585-295-6285
 - Mary George, CD Program Coordinator, 716-376-5647
- Questions?



Thank You!



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