

2 Executive Summary

Purpose

The Town of Penfield’s 2010 Comprehensive Plan called for the creation of a new mixed use zoning district to provide the community with diverse housing options, promote walkability and connectivity, and establish a stronger, more varied economic base.

To that end, on November 1, 2017, the Penfield Town Board adopted Mixed Use District Zoning Ordinance, accepted this document, known as the Mixed Use Development Manual, and amended the official Town Zoning Map to establish the Mixed Use District.

Philosophy

Mixed Use Development is a planning practice used in urban, suburban and rural areas that combines two or more different types of land uses—such as residential, commercial, services, and entertainment—in a compact setting that emphasizes pedestrian connectivity.

Expectations

The Town of Penfield Mixed Use Development Steering Committee has undertaken the establishment of the Mixed Use District in Penfield. It is the intent of the committee that implementation of mixed use development in Penfield fulfills the spirit and potential of the zoning category. Mixed use is not an incremental variation of existing zoning ordinances. Projects within the Mixed Use District must consistently meet the standards set forth in this manual and the requirements of the Mixed Use District Zoning Ordinance.

Mixed use development proposals in Penfield must emphasize pedestrian orientation and connectivity, multi-modal transportation, compact residential development, open space preservation, interconnected streets, and integration of uses. Proposals for development will feature horizontal (adjacent to each other) and/or vertical (in the same building) mixed use designs.

Projects should provide a variety of residential uses that are integrated with commercial space, small retail spaces, professional offices, public space, civic and other compatible uses. Interconnected streets will disperse traffic, reduce trip length, promote walkability with direct routes, and connect neighborhoods.

Developers are encouraged to present creative ideas to meet the needs of the Penfield community and the spirit of mixed use development.

Process

All developers interested in proposing mixed use developments in the town of Penfield will meet with Planning Department staff to begin the planning phase to share ideas and receive guidance prior to submitting a formal project application.

The Penfield Planning Board will act as the board having jurisdiction for all mixed use development applications. After initial development, the Zoning Board of Appeals shall act as the board having jurisdiction for all change of use and conditional use applications.

Each development within the Mixed Use District should include a conceptual master plan that provides sufficient detail to understand how the development will be arranged and how it will transition to adjacent land uses. Each phase of a multi-phase development must be clearly defined and meet the requirements of the Mixed Use District.

A design and site plan review process is required for each project submittal within the Mixed Use District. The Town of Penfield reserves the right to refer proposals for development to its design consultant where applicable.

Editor's Note

The former Dolomite quarry known as Manitou Lake was evaluated and studied by the Manitou Lake steering Committee. In July of 2015 the lands were sold by the Dolomite Group to a private owner who met with town to request that the study area not be rezoned at that time. The Town of Penfield accepted the owner's request. The owners of these lands have been made aware that in the future they will be able to approach the Town of Penfield to initiate discussions regarding rezoning to create the once envisioned mixed use zoning district at Manitou Lake.

Resources

Town of Penfield Planning Department and www.penfield.org
Town of Penfield 2010 Comprehensive Plan