

# **Monroe County Land Use Monitoring Report**

## **UPWP Task # 4210**

### **Executive Summary**

#### **Project Purpose:**

The Genesee Transportation Council (GTC) provided funding for the Land Use Report for Monroe County in 2017 through its Unified Planning Work Program. Keeping track of growth and identifying development projects that could generate high levels of vehicular traffic on surrounding streets are tasks that are essential to sound land-use decision making. In response to this need to monitor proposed development, the Monroe County Department of Planning and Development initiated a process to identify all proposed projects and approved major projects within a computerized database that can be updated on an annual basis. This is the latest annual update of the Report.

GTC uses information from the Land Use Report for Monroe County to update the land use data in their travel demand model (supplemented by data from the Genesee/Finger Lakes Regional Planning Council's Regional Land Use Monitoring Report). The data is also used to assist in the analysis of economic development activity and trends in the GTC region.

Monroe County uses information from the Land Use Report to track development trends and to respond to questions about development activity. The Report is also distributed to municipalities and posted at [monroecounty.gov](http://monroecounty.gov).

#### **Project Methodology:**

The computerized project database is a compilation of selected information about proposed residential and non-residential development projects, which have been submitted for county review. Each municipality in the county was contacted in the winter of 2017/2018 for information on the status of each of their projects. As the database focuses on those proposed projects that could have significant traffic impacts, thresholds based on the size of a development are used to screen out those projects that are not deemed to be significant traffic generators. Detailed information on each proposed major project is recorded on a Municipal Land Use Monitoring form, which is submitted to municipal officials for verification.

The following additional data were collected for the Land Use Report for Monroe County 2017.

1. Residential building permit information – building permits issued by municipality for single family, two (2) family, three (3) or four (4) family, or five (5) or more family (permits for new construction only, not remodeling)
2. Proposed major projects in 2017
3. Cumulative status of approved major projects: 1992-2017 – major projects that have not been denied, withdrawn, or completed
4. Cumulative status of rezonings – potential development: 2003-2017 – all rezoning's that have not resulted in any construction activity
5. Potential development 2018-2020 – information from municipalities on known major projects that are in the “pipeline” but have not been formally submitted for approval

**Analysis Overview:**

A total of 100 major projects were proposed in Monroe County in 2017. Seven (7) of those projects included applications for re-zoning, which is often the first indication of future development activity.

Of the 100 major projects proposed in Monroe County in 2017, the majority came from a handful of municipalities. Henrietta had the most major projects with 15, followed by Greece and Perinton with 9 each, and Brighton and Penfield with 8 each.

The proposed major projects data indicates there were 7 applications for rezoning, 35 projects with residential development and 54 non-residential projects in 2017. The remaining balance of 4 projects have been denied, withdrawn, or are not moving forward.

**Products:**

1. Land Use Monitoring Report for Monroe County
2. Updated computerized database of major development projects