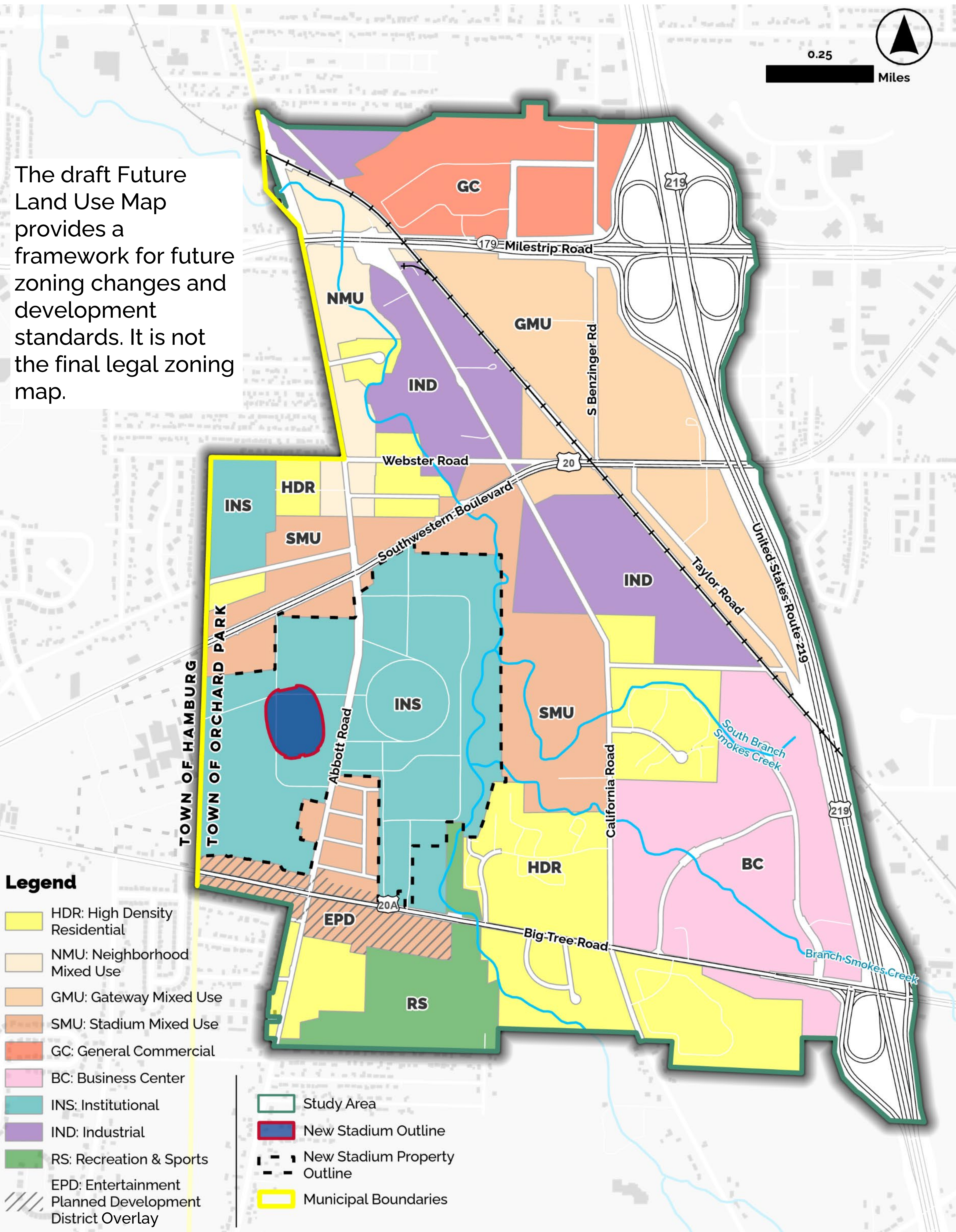


STADIUM AREA COMPREHENSIVE DEVELOPMENT STUDY



DRAFT FUTURE LAND USE

The draft Future Land Use Map provides a framework for future zoning changes and development standards. It is not the final legal zoning map.



TOWN OF ORCHARD PARK

STADIUM AREA COMPREHENSIVE
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High Density Residential (HDR)

The high-density residential land use would allow a variety of residential uses including one-family, two-family, and multi-family homes. The district would combine the allowed densities of the current R-3 and R-4 zones, which are generally similar in allowed uses and densities. High density residential densities would be allowed where it currently is allowed in the stadium district – near but not next to the stadium.

Preferred Uses

- High density detached and attached single and two-family homes
- Townhomes
- Multi-family
- Senior Living

Other considerations:

- Sidewalks, where feasible, should be constructed to encourage walkability with connections to commercial districts, the stadium, other sidewalks and trails.
- Require lot landscaping and street trees where feasible.
- Encourage attractive design of new apartments and senior facilities including use of appropriate materials such as masonry, pitched roofs, and formal entrances.
- Require parking to be placed behind the buildings and encourage apartments to be part of the neighborhood vs. individual “developments” via common setbacks among adjacent apartments.
- Limit the height of apartments or senior facilities to no more than 35 feet

Neighborhood Mixed-Use (NMU)

Neighborhood Mixed-Use is a walkable district that features a mix of uses to serve adjacent residential neighborhoods including commercial, residential, entertainment, and office uses. Uses, density and heights should be compatible with the scale of adjacent residential neighborhoods.

Preferred Uses:

- Retail, service & restaurants
- Offices
- Single-family, two-family, townhomes, and multi-family
- Institutional and civic
- Parks / Open space

Other considerations:

- Require parking behind the buildings or minimize surface parking in front of the buildings and complement with landscaping.
- Integrate developments together to foster a unified pedestrian experience.
- Street facing facades should be well designed.
- Break up structures visually to avoid long, continuous facades.
- Connect to adjacent residential and commercial areas via sidewalks and trail systems.
- Restrict heights to be compatible with adjacent residential neighborhoods with a maximum height of 35 feet.
- Encourage streetscape elements such as street trees and decorative lighting.
- Require sidewalks

Gateway Mixed-Use (GMU)

The Gateway Mixed-Use zone is a walkable district featuring a high-quality public realm and design criteria that acts as a gateway into the stadium district. The mixed-use, medium to high density district includes commercial, residential, entertainment, cultural, lodging, and office uses.

Preferred Uses:

- Retail, service & restaurants
- Entertainment & cultural
- Lodging & accommodation
- Offices
- Multi-family
- Institutional and civic

Other considerations:

- Focus entertainment, cultural, attractive public spaces, and restaurants in the Gateway District to create a vibrant area.
- Coordinate with current or future public transit stops.
- Encourage the development of green spaces as part of any new development or infill.
- Allow for shared parking strategies.
- Require parking behind the buildings and complement with landscaping.
- Integrate developments together to foster a unified pedestrian experience.
- Street facing facades should be well designed.
- Break up structures visually to avoid long, continuous facades.
- Permit higher density and walkable development patterns including heights of up to 60 feet.
- Require sidewalks for new development or infill and connect to other sidewalks and trails.
- Encourage streetscape elements such as decorative pavement, pedestrian-scaled decorative lighting, benches, street art, and street trees.
- Require design review of commercial & mixed-use buildings and site development and ensure a variety of building types similar to a “Main Street” along S. Benzig Road
- Permit structured parking.

Industrial (IND)

Includes light industrial uses that contribute to employment opportunities and Orchard Park’s tax base. Compatibility and buffering with surrounding uses will be critical and uses within industrial areas should be controlled for noises, odors, and other noxious uses.

Preferred Uses:

- Light industrial, warehousing, wholesale, distribution
- Research & development.
- Business/industrial parks
- Complementary commercial, retail, service & office

Other considerations:

- Include landscaping and buffering with adjacent uses, along roadways and require when adjacent to residential or mixed-use areas.
- Ensure connections to alternative transportation and include pedestrian connections if feasible to nearby commercial areas.
- Discourage outside storage in visible locations
- Orient buildings to hide outside storage and other incompatible uses from non-industrial uses where feasible
- Restrict heights to be compatible with adjacent residential neighborhoods with maximum heights of 40 feet.

Stadium Mixed-Use (SMU)

The Stadium mixed-use area features an active and vibrant stadium district that serves as a destination for the region. The district features a medium density and walkable mix of uses including residential, commercial, office, entertainment, cultural, lodging, and institutional uses that are complemented by design criteria and a high-quality public realm. Uses, densities, and heights should be compatible with the stadium and other adjacent neighborhoods.

Preferred Uses:

- Retail, service & restaurants
- Entertainment & cultural
- Lodging & accommodation
- Offices
- Multi-family
- Institutional and civic

Other considerations:

- Encourage the development of green spaces as part of any new development or infill.
- Allow for shared parking strategies and encourage access management among adjoining properties.
- Require parking behind new infill development and complement with landscaping.
- Integrate developments together to foster a unified pedestrian experience.
- Street facing facades should be well designed.
- Break up structures visually to avoid long, continuous facades.
- Permit higher density and walkable development patterns including heights of up to 35 feet.
- Require sidewalks for new development or infill and connect to other sidewalks and trails.
- Encourage streetscape elements such as decorative pavement, pedestrian-scaled decorative lighting, benches, street art, and street trees.
- Require design review of commercial & mixed-use buildings and site development and ensure a variety of building
- Permit structured parking.
- Coordinate with current or future public transit stops.

TOWN OF ORCHARD PARK

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General Commercial (GC)

Includes lower density commercial centers that provide a variety of local and regional goods and services including retail, personal service, office, and related business uses. General commercial districts are typically located along busy vehicular transportation corridors.

Preferred Uses:

- Retail, service & restaurants
- Offices
- Lodging & accommodation
- Institutional and civic

Other considerations:

- Minimize surface parking in front of the buildings complemented by landscaping and, where feasible, encourage parking behind or to the side of the building
- Street facing facades and buildings should be well designed and architectural design should be emphasized.
- Encourage generous landscaping as part of the development including landscaping in any surface parking lots.
- Promote access management with adjoining properties.
- Maximum heights would not exceed 35 feet.

Business Center (BC)

The Business Center district provides a mix of commercial, retail, personal service, office, accommodation, and light industrial uses that are compatible with adjacent residential and commercial neighborhoods or districts.

Preferred Uses:

- Complementary service & restaurants
- Lodging & accommodation uses
- Offices
- Research & Development
- Institutional and civic
- College and university uses

Other considerations:

- Encourage the development of green spaces as part of any development.
- Encourage parking behind the buildings or minimize surface parking in front of the buildings and complement with landscaping.
- Integrate developments together to foster a unified pedestrian experience.
- Street facing facades should be well designed.
- Break up structures visually to avoid long, continuous facades.
- Restrict heights to be compatible with adjacent residential neighborhoods with maximum heights of 40 feet.

Recreation & Sports (RS)

Includes private and semi-private sports and recreational facilities complemented by ancillary businesses such as sports medicine and complementary commercial uses.

Preferred uses:

- Private and non-profit indoor and outdoor recreational facilities
- Sports medicine related businesses
- Healthcare facilities
- Complementary retail & restaurant businesses

Other considerations

- Encourage development of a comprehensive and integrated campus setting
- Include pedestrian and bike amenities in all developments
- Encourage use of shared parking
- Connect new development with local and regional trails and public recreational facilities
- Restrict heights to be compatible with neighborhoods with maximum heights of 35 feet.

Institutional (INS)

Accommodates public and semi-public activities such as government buildings, schools, places of worship, public/semi-public stadium uses, and related activities.

Preferred uses:

- Government buildings
- Places of worship
- Hospital & healthcare
- Schools and colleges/universities
- Utilities
- Public or semi-public stadium and recreational uses

Other considerations:

- Ensure alternative transportation and transit connections, especially to school campuses and to and from residential areas and mixed-use centers.
- Require parking behind or to the side of buildings; do not permit parking in front of buildings.
- Encourage high-quality design for all public and semi-public buildings.
- Provide transitions between institutional uses and residential areas via landscaping or other uses.
- Require generous landscaping and buffers within parking lots and around the perimeter of parking lots.

Sports Entertainment Planned Development District Overlay (EPD)

A planned development district overlay can be applied to individual properties in the Town allowing a mix of uses including restaurants, lodging, residential, and retail that should be comprehensively developed to ensure the highest level of design and compatibility among uses. Ideally uses would include experiential elements connected to nearby sports facilities or uses.

Preferred Uses:

- Restaurants
- Retail
- Apartments and condominiums
- Entertainment & cultural
- Lodging & accommodation
- Indoor & outdoor recreation
- Other compatible uses as determined by the Town

Other considerations:

- Signage on buildings and banners in public spaces are encouraged to reinforce sports and entertainment themes.
- Pedestrian oriented public and semi-public spaces are encouraged in the district
- Cultural facilities and museums aligned with sports and entertainment or the history of sports in the area are encouraged.
- Shared and structured parking are encouraged
- A high-level design is required for streetscapes surrounding the district and for public or semi-public spaces within the development.
- Developers will be required to contribute to any streetscape, pedestrian improvements, or traffic upgrades near their facility to improve safety and aesthetics of the surrounding area.
- Densities, heights of buildings, and setbacks shall be negotiable as part of the review process with the Town, however, building heights within 1,500 lineal feet of the perimeter of the Buffalo Bills stadium façade shall be limited to 35 feet.
- Multi-modal facilities are encouraged in or near the sports entertainment district
 - Encourage streetscape elements such as decorative pavement, pedestrian-scaled decorative lighting, benches, art, and street trees.
- Require design review of commercial & mixed-use buildings and site development and ensure a variety of building types. All sides of the façade, including street facing facades, should be well designed.