

Land Use Recommendations - Map References

The area identification numbers below represent the investigation areas as described on the Land Use Plan map.

Notes: (1) Land Use Areas indicated on the map are not intended to identify specific areas that may be subject to re-zoning. Any areas to be re-zoned following adoption of the plan will require re-evaluation of the area to determine the boundaries of the zone.

(2) The recommendations for cluster development that are made in this section are not intended to mandate its use, but to indicate that the use of cluster development is likely to be beneficial and that its use should be investigated.

AREAS 1-8

Areas 1-8 fall into two categories: Areas 1,5&6, fronting on Jefferson Rd. (Area 6 has direct access to Jefferson Rd.) or Brighton-Henrietta Town Line Rd.; and Areas 2, 3, 4, 7 & 8, with access to lower-capacity Crittenden Rd. (areas 4,7&8), East River Rd. (area 4) or Bronx Dr. (areas 2&3). The environmental notes for each area demonstrate the sensitivity of and constraints on development in most of western Brighton. This, along with increasing traffic pressures, the undeveloped character of much of the area and the lack of sanitary sewer availability, promote the use of decreased density standards and/or master planned development in these areas, which would help to preserve sensitive areas and lessen environmental impacts.

Area 1

RECOMMENDATION - Master planned development comprised of industrial, institutional and technology/office park uses.

Existing Zoning — IG

Size — +/- 133 acres

Environmental — Floodplain (100%), Woodlot EPOD (+/- 40%), Wetland (Class 1: +/- 45%
Federal: +/- 40%)

Area 1 is composed primarily of large parcels under single ownership (Rochester Institute of Technology), facilitating the master planning process. Development of the area is significantly limited by state (Class 1) and federal wetlands, floodplains and woodlot EPODs. A master plan for the area would promote the most efficient use of developable land and the least interference with environmental areas. Light industrial, institutional and technology/office park uses are in keeping with the existing character of existing uses along Jefferson Rd. and the RIT campus to the south. The CSX West Shore Line ROW, which forms the northern boundary of Area 1, provides a buffer between the uses in this area and the proposed residential area to the north.

Area 2**RECOMMENDATION** — Large Lot Residential

Existing Zoning — RLC

Size — +/- 42 acres

Environmental — Floodplain (100%), Woodlot EPOD (+/- 50%), Wetland (Class 2: +/- 40%
Federal: +/- 40%)

Large Lot Residential use is recommended for Area 2 because of the environmental sensitivity of the area, the lack of sanitary sewer availability and its compatibility with adjacent residential development on Bronx Dr., Riverside Dr., Remington Pkwy. and Delaware Ave. This area contains a platted subdivision consisting of 1/5 acre lots; this subdivision should be abandoned or resubdivided to minimum one-acre lots.

Area 3**RECOMMENDATION** — Large Lot Residential

Existing Zoning — RLC

Size — +/- 30 acres

Environmental — Floodplain (100%), Woodlot EPOD (+/- 40%), Wetland (Class 2: +/- 40%
Federal: +/- 40%)

Large Lot Residential use is recommended for Area 3 because of the environmental sensitivity of the area, the lack of sanitary sewer availability and its compatibility with adjacent residential development on Bronx Dr., Riverside Dr., Remington Pkwy. and Delaware Ave. This area contains a platted, but largely undeveloped, subdivision consisting of 1/5 - 1/7 acre lots, which should be abandoned or resubdivided to a minimum of 1 acre. Monroe County Parks owns the majority of these parcels, and the annexation of this area to Genesee Valley Park would also be appropriate.

Area 4**RECOMMENDATION** — Large Lot Residential

Existing Zoning — RLB

Size — +/- 40 acres

Environmental — Floodplain (75%), Woodlot EPOD (+/- 90%), Wetland (Class 1: +/- 75%
Federal: +/- 35%)

Large Lot Residential use is recommended for Area 4 because of the environmental sensitivity of the area and the lack of sanitary sewer availability.

Area 5**RECOMMENDATION — Low Density Office**

Existing Zoning — E-1

Size — +/- 20 acres

Environmental — Floodplain (90%), Woodlot EPOD (+/- 40%), Wetland (Federal: +/- 20%)

Office development is appropriate for Area 5 because of its access to Town Line / Jefferson Rd. and the non-residential character of the area. The area surrounding Red Creek, which runs south to north through the eastern part of the area, should be protected. Low Density Office is recommended to promote site planning that preserves the area surrounding Red Creek, and provides increased protection for the area's environmental features. (amended 1/23/02)

Area 6**RECOMMENDATION — Light Industrial**

Existing Zoning — IG

Size — +/- 76 acres

Environmental — Floodplain (40%), Woodlot EPOD (+/- 40%), Wetland (Class 2: +/- 10%
Federal: +/- 10%)

Area 6 is recommended for industrial use, as it is currently zoned. Area 6 is comprised of one parcel, the size of which makes it feasible to prepare a site plan that would preserve/incorporate the environmental features of the site. Industrial use is compatible with the character of Jefferson Rd., the power substation to the east, and the rail line. It is important that any plan for Area 6 includes a substantial buffer between the area and existing and potential residential uses to the north and west.

Area 7**RECOMMENDATION — Large Lot Residential**

Existing Zoning — RLB, RLC

Size — +/- 75 acres

Environmental — Floodplain (100%), Woodlot EPOD (+/- 25%), Wetland (Class 2: +/- 45%
Federal: +/- 55%)

Large Lot Residential is appropriate for Area 7 because of its location - primary access is from Crittenden Rd. - its environmental features, and the character provided by surrounding parkland and residential development. Area 7 has been platted as a subdivision but, with the exception of Park Circle East (adjacent to the east of Area 7), has never been developed. This subdivision should be abandoned or resubdivided to minimum one-acre lots.

Area 8**RECOMMENDATION — Large Lot Residential**

Existing Zoning — RLB, RLC

Size — +/- 30 acres

Environmental — Floodplain (10%), Woodlot EPOD (+/- 90%), Wetland (None Mapped)

Although the environmental constraints on area 8 are fewer than on other areas in western Brighton, they are still significant. This area is recommended for large lot residential development to protect environmental areas, for compatibility with surrounding residential and park uses, and to limit traffic pressure on Crittenden Rd. As in Areas 2,3 and 7, Area 8 has been subdivided into lots smaller than 1/2 acre. This subdivision should be abandoned or resubdivided to minimum one-acre lots.

