

IV Land Use Plan

The Land Use Plan is a central component of the Comprehensive Plan. It is an extension of the general goals and policies of the community, as well as a reflection of previous development decisions and the physical and environmental capabilities of the land to support development. The Land Use Plan map (Fig. 3) may be viewed on page 45.

The Land Use Plan is the official basis for changes in the town zoning ordinance. It also serves as an informational device and educational tool, a guide for both public and private investments in land development and public services and facilities, and a guide to other governmental jurisdictions and public agencies that will be making public investments in the town.

The development of Brighton’s proposed Land Use Plan involved a number of factors. Physical conditions and development trends served as a basis for determining the capabilities and constraints of the land to support development. Also considered were man-made facilities such as the highway network and public water and sewer systems which greatly influence the location and density of future development. The Land Use Plan addresses primarily the remaining larger (>10 acres) areas of privately-owned open space in Brighton, but includes smaller areas considered to be significant because of their location or characteristics, and the Monroe Ave. and W. Henrietta Rd. corridors.

Development Patterns

The figures below summarize building permit activity in Brighton from the beginning of 1990 to June of 1999. Figures are in square feet for non-residential development and units for residential development.

<u>OFFICE</u>	29 Projects	1,071,837 sf
<u>COMMERCIAL</u>	4 Projects	55,725 sf
<u>INDUSTRIAL</u>	8 Projects	244,388 sf
<u>MULTI-UNIT RESIDENTIAL</u>	8 Projects	88 thse. 24 apt.
<u>SINGLE FAMILY RESIDENTIAL</u>		176 units
<u>OTHER</u>	8 Projects	136,244 sf 45 cot. 417 apt.

In terms of square footage of floor space developed, office uses have predominated development in this decade. Nine of the 29 office projects since 1990 have been buildings of 50,000 square

feet or greater - all but one of these have been located in office parks at Meridian Centre, Linden Oaks, Canal View, and Corporate Woods. Smaller office projects have been concentrated within the S. Clinton Ave. / Lac De Ville Blvd. corridor.

Of the 176 single family residences built, 63 were in the Deerfield Woods subdivision - a compact development project owned by the Rochester Housing Authority and intended to assist moderate income families with home purchases. Thirty-four of the remaining 113 units were in the new Brittany Circle subdivision and 16 were in the Barclay Square subdivision off Westfall Rd.

New commercial buildings consisted of Mario's restaurant and an Arby's chain restaurant, both on Monroe Ave.; a Jiffy Lube service station on W. Henrietta Rd.; and the 40,000 SF Cinemark movie theater, also on W. Henrietta Rd.

Included in the "other" category were 2 day care centers and one religious building, but the majority of development in that category consisted of nursing or assisted living facilities for the elderly. A 93,000 SF nursing home was built on lower Lac De Ville Blvd., and construction was begun on two major transitional/assisted living projects: The Summit near Winton Rd. and I-590, and St. John's cottages and apartments on Elmwood Ave.

Development Constraints

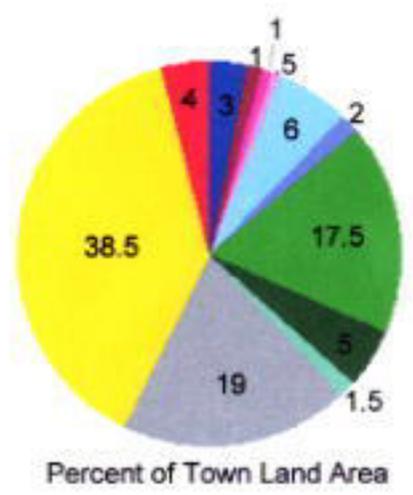
The approximate distribution of land uses in Brighton is shown in Fig. 2¹. Overall, parcel records indicate that approximately 17.5 percent, or 1750 acres, of Brighton's privately-owned land area remains undeveloped (Fig. 2). About 1000 acres of private undeveloped area is in lots greater than 10 acres. The remaining 750 acres are made up primarily of in-fill lots and small, contiguous lots left undeveloped from older subdivisions. The lots in undeveloped subdivisions constitute greater than 10 acre undeveloped areas when taken together. There are also numerous small, land-locked parcels and lots on Brighton's border with houses located in other municipalities.

Most of the privately owned parcels over 10 acres in size and the contiguous, small lots from previous subdivisions are located west of Winton Rd. Vacant land in central Brighton is concentrated in the area bounded by Westfall Rd., Winton Rd., S. Clinton Ave. and Brighton-Henrietta Town Line Rd. This area is composed primarily of large tracts of open space with relatively few wetland, floodplain or woodlot areas, and no steep slopes. It is also attractive for development because of its proximity to the I-590 expressway. The major development constraints on this area are the capacities of the bordering roads, the capacity of sanitary trunk lines in the area and the potential impact of development on surrounding residential neighborhoods.

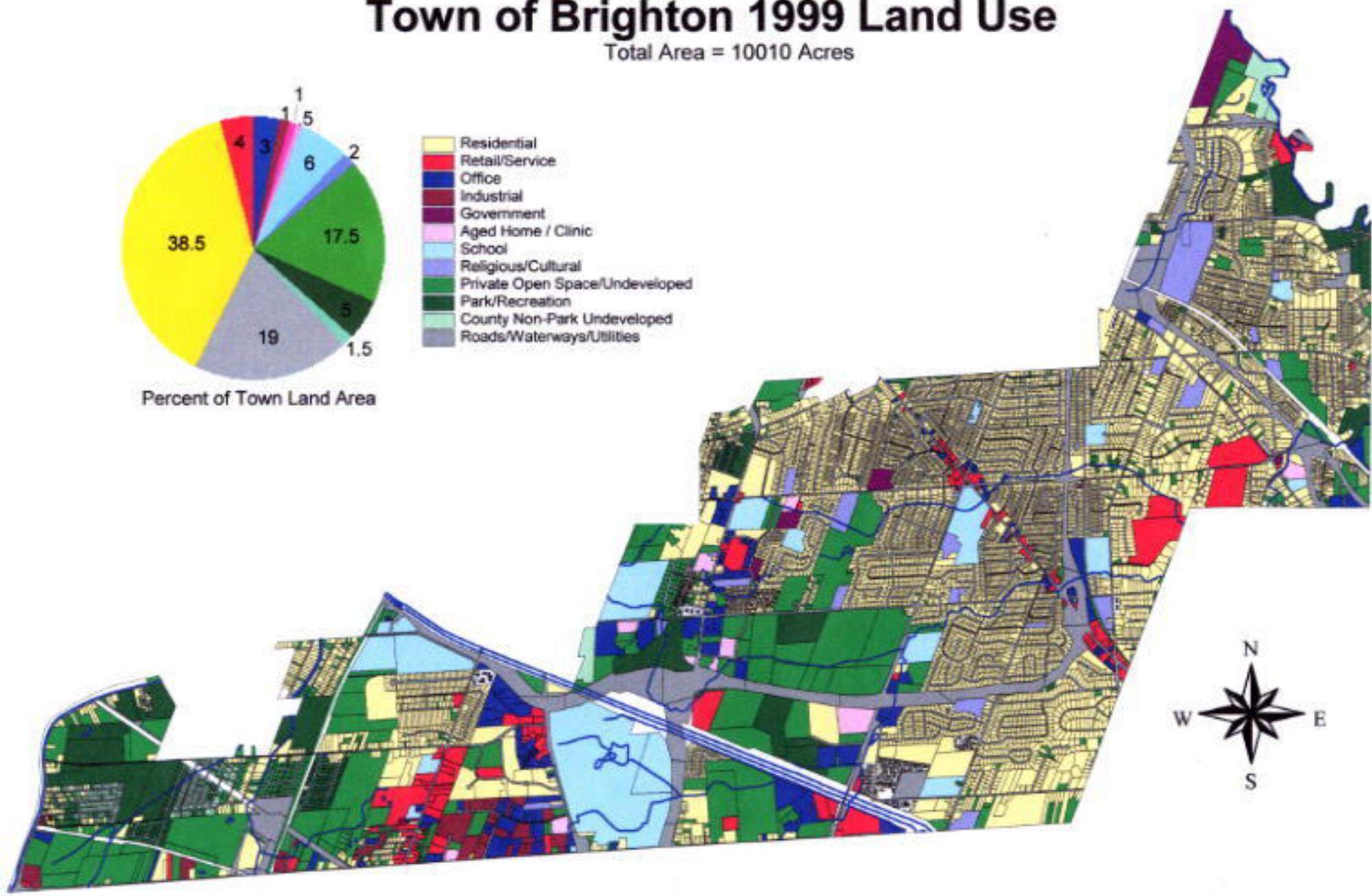
¹ Data from the Monroe County Parcel Database. Some modifications to the Monroe County data were made to address discrepancies between the database and Comprehensive Plan land use designations. "Roads/Waterways/Utilities" includes all land not included in other land use categories. Land use distribution figures have been compiled as accurately as possible, but should be considered approximate.

Town of Brighton 1999 Land Use

Total Area = 10010 Acres



- Residential
- Retail/Service
- Office
- Industrial
- Government
- Aged Home / Clinic
- School
- Religious/Cultural
- Private Open Space/Undeveloped
- Park/Recreation
- County Non-Park Undeveloped
- Roads/Waterways/Utilities



Source: 1999 Monroe County Parcel Database as Modified by Brighton Building and Planning Dept.

Fig. 2

Approximately 350 acres of privately owned undeveloped property in parcels over 10 acres in size are located west of W. Henrietta Rd. There are also several older, undeveloped subdivisions of small lots. This area of Brighton is less amenable for development. At present, sanitary sewers are not available except for the new trunk line on Town Line Rd. Most of the area is served by Crittenden Rd. or East River Rd., both low-volume roads. Much of the area is influenced by the flood plain of Red Creek, the Genesee River, or smaller creeks, and there are numerous state and federal wetlands present.

The area east of Winton Rd. is mostly developed. There are three parcels totaling 48 acres that are greater than 10 acres in size and privately owned. Two of these parcels are contiguous and development on them is constrained by woodlots and steep slopes. The third is located north of Browncroft Blvd. and is relatively free of environmental constraints.

Issues

- 1) As the amount of available land decreases, both within Brighton and throughout the county, there is greater demand for those remaining areas that exhibit characteristics that make them attractive for development. What those characteristics are varies among different land uses, but generally, land that is free of environmental and physical constraints, is readily accessible by expressway, is in an attractive setting, and is located near shopping and services is highly desired by developers. With declining availability, interest also increases in the development of lower quality lands (e.g., encumbered by wetlands or other environmental constraints) if several of the above characteristics are present, and in increasing the density or intensity of development on other remaining open lands.
- 2) Many of the remaining open space areas in Brighton have significant environmental features - streams, flood plains, woodlots, wetlands, steep slopes - over a large portion of the area. Most are also affected by soils that drain poorly, and some lack sanitary sewers. Development of these areas according to the standards permitted by existing zoning regulations, particularly permitted densities, could result in unacceptable damage to these environmental areas that are on or near the development project.
- 3) The residential character of Brighton could suffer from development that overwhelms the capacity of existing roads.
- 4) Brighton's volunteer emergency services, fire and ambulance, may struggle to respond to increased demands caused by development.

Responses

It has been necessary to rethink the premises of earlier land use plans, especially with regard to commercial, office, and industrial location. Yet many of the basic objectives of earlier plans are still valid. Guidelines to direct the location, type, and intensity of new development should include the following:

- 1) Higher density uses should be channeled to areas where higher traffic volumes can be accommodated and where water and sewer services can readily be provided.

- 2) In-fill of development closer to community centers should be encouraged before services are extended into unserved areas.
- 2) New residential and non-residential zoning districts and regulations should be developed to increase the protection of significant environmental areas within Brighton's remaining undeveloped lands. Reduced density of development is an important component of this protection strategy.
- 3) New developments should be located and designed to enhance the neighborhood concept. This includes providing some unifying design elements such as pedestrian circulator systems and contiguous open land linkages.
- 4) Schools, parks, and other community centers of activity should function as focal points to facilitate social and recreational activity.
- 5) The preservation of open space, utilizing a combination of available techniques, should continue to be actively pursued in the review of developments and in future public expenditures

Land Use Recommendations

The land use component of the Comprehensive Plan consists of three parts: the Land Use Supplemental Information (Appendix 2), which provides background and supporting information; Goals and Recommendations that affect land use town-wide (Chapter II); and this Land Use Plan, which includes land use recommendations for 39 areas throughout the town. The 39 areas investigated encompass larger, privately owned open spaces town-wide, significant smaller areas of open or partially developed land, and the Monroe Ave. and W. Henrietta Rd. street corridors. The Land Use Plan, in concert with the Open Space & Recreation Plan and Community Goals and Strategic & Policy Recommendations, is intended to guide decisions on land use and development proposals that may be presented to the town in the future. Land Use Recommendation Areas are illustrated graphically on the Land Use Plan Map (Fig. 3), a 1999 aerial map of the town (Fig. 4), and larger scale aerials of land use recommendation areas (Figs. 5-10). The recommendations are based upon the following:

- C Existing conditions. The physical characteristics, existing land uses, infrastructure, and environmental constraints of each of the 39 areas investigated were considered, as were existing traffic patterns. For the large open spaces of south-central Brighton, a traffic study was done to determine the capacity of the street network to support future development.
- C Goals and Strategic & Policy Recommendations adopted by the Comprehensive Plan Steering Committee. In addition to the existing conditions mentioned above, The Steering Committee examined, through the use of focus groups, presentations by town

staff and outside experts, and existing documents, other influences on the town's land use. Reports, included in Chapters III through X of the plan, were produced on each of the influences considered. From the information contained in the reports, goals, policies and strategies were developed to address the town's needs (Chapter II).

- C The Open Space & Recreation Plan. The Land Use Plan recognizes and reinforces the Open Space & Recreation Plan (Chapter III) by reiterating its recommendations for acquisition, identifying the need for master planned and clustered development in appropriate areas, and establishing new criteria for lot size and density to mitigate some of the impacts of development.

Definition of Densities

In developing density recommendations, the following factors were taken into consideration:

- C The density and character of existing development in and around the investigation area and town-wide;
- C The environmental, physical and infrastructure characteristics of the area; and
- C The desirability of providing transition between areas with different uses, density and/or character.

Residential Densities

Large Lot Residential — A new zoning district is proposed, Large Lot Residential, which is intended to: mitigate the impacts of development on environmentally sensitive features such as flood plains, steep slopes, watercourses, wetlands or areas with poor drainage; provide adequate space for individual septic systems; and mitigate development impacts on areas with existing semi-rural character. The Large Lot Residential District would permit one single family dwelling per lot. The determination of the minimum lot size permitted by code will be determined after further investigation, however, minimum permitted lot size should be significantly greater than the largest minimum size currently required (23,125 sf in the RLA low density residential district).

As used in the Land Use Plan, the maximum residential units per acre recommended are:

Low Density Residential — 4 units per acre

Medium Density Residential — 6 units per acre

Medium/High Density Residential — 8 units per acre

High Density Residential — More than 8 units per acre

Relative to existing (yr 2000) regulations, Low Density Residential approximates Residential Low Density C standards. It indicates that either RLA, RLB or RLC zoning densities might be

appropriate, but does not specify which. Medium Density Residential is the equivalent of Residential Medium Density zoning, Medium/High Density Residential is somewhat less than the density allowed in the Residential High Density RHD-2 district, and High Density Residential corresponds to Residential High Density RHD-1.

With the exception of the proposed Large Lot Residential District, recommended densities are not intended to identify types of structures to be permitted (e.g., attached as opposed to detached dwellings).

Non-Residential Densities

A new office district is proposed, Low Density Office, which is intended to: provide a transition zone between higher intensity commercial, office, or industrial zones and lower intensity residential zones, parkland, or other low intensity uses; limit impacts on traffic and the environment that can accompany higher intensity uses; promote the preservation of existing natural features and habitats; protect sensitive environmental features; aid in preserving the open character of an area; and provide for the establishment of office and service uses at a scale that is compatible with surrounding uses. As with the proposed Large Lot Residential District, the bulk standards for the Low Density Office District will be determined after further investigation, but the following guidelines are recommended: maximum density (building sf per acre) significantly lower than existing 10,000 sf/acre (proposed maximum density of 7,000 sf/acre); minimum lot size at least as much as largest existing office district (largest minimum is 40,000 sf); increased setbacks, particularly from residential uses; maximum permitted impervious coverage significantly lower than existing; and a maximum size (gsf) limit on buildings.

With the exception of the proposed Low Density Office District, the Land Use Plan assumes non-residential development at existing maximum permitted densities - 10,000 gross square feet per acre for all districts except Planned Residential Development, Planned Unit Development and Waterfront Development.