



**To:** Owen Kerney **EDR Project No:** 15094  
**From:** Andrew Obernesser  
**Date:** June 26, 2017  
**Reference:** ReZone Syracuse Zoning Map Draft #2

**Comments:**

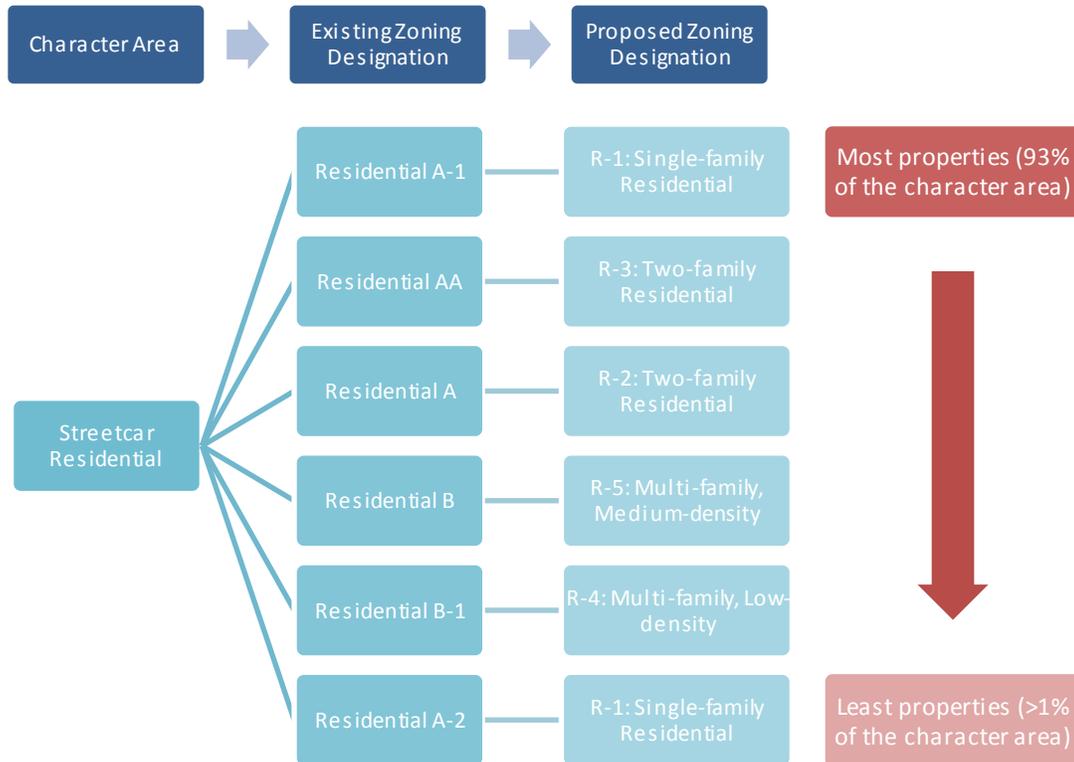
The City of Syracuse will implement the *Land Use & Development Plan 2040 (LUP)*, a component of the *Comprehensive Plan 2040*, via the preparation of a new zoning ordinance and map. The City has begun this project, called *ReZone Syracuse*, and this memo is focused on describing the preparation of the Draft Zoning Maps. The steps below describe the actions the project team completed during the preparation of the Draft Zoning Maps #1 and #2.

- Reviewed Land Use Plan 2040 Character Areas  
 The process of developing new zoning districts began with the publication of the *ReZone Syracuse Annotated Outline* in July 2016. This document aligned a series of mapped Character Areas from the LUP with newly proposed zoning districts. While the proposed zoning district boundaries in Zoning Map Draft Map #1 (Map #1) were informed by the Character Areas of the LUP, they were also drawn to maintain stable residential neighborhoods with residential zoning districts. This was the first step in implementing the vision for future land use and development patterns.
- Reviewed existing zoning designations  
 The *ReZone Syracuse Annotated Outline* also aligned existing zoning districts with the proposed zoning districts. Map #1 recognized that alignment, with some adjustments to districts made in the *Module 1: Districts & Uses*. The publication of *Module 1: Districts & Uses* in November 2016 included an additional residential district, and an expanded set of mixed-use districts intended to reflect nuances between the Character Areas described in LUP.

As part of our review of existing zoning districts, the project team reviewed tax parcels that had more than one zoning district assigned to it. In these cases, the team worked to minimize these “split” zoned parcel citywide. In addition, minor adjustments were made to the mapped boundaries of the Planned Institutional District, to more accurately align those boundaries with the tax parcels that have been placed in that district.

- Overlaid character areas and existing zoning districts to create proposed zoning districts  
 A methodology was developed to determine the proposed zoning districts on all parcels in the City identified on Map #1. The proposed zoning district for a parcel was established using their assigned character areas and their existing zoning. An example of this method is shown in Figure 2. This systematic approach was based on 12 Character Areas and 33 existing zoning districts that were developed into the 16 proposed zoning districts on Map# 1.

Figure 2: Methodology for proposed zoning district for the parcels within the “Streetcar Residential” character area (9,243 total parcels)

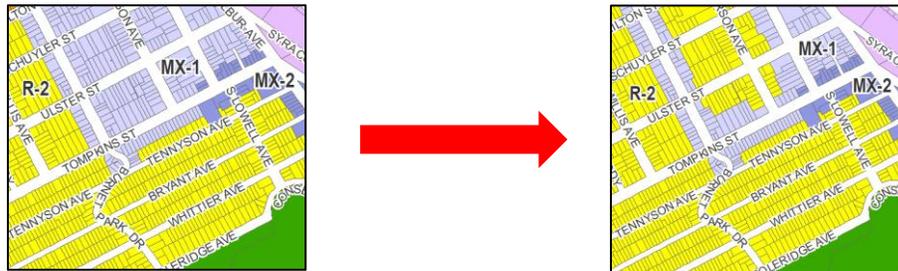


- Refinement of proposed zoning districts**  
Following the development of the preliminary zoning districts, the project team met to review the district boundaries in detail. These meetings involved a more thorough examination of parcel-level data, including development character and patterns of land uses that have emerged subsequent to the publication of LUP.
- Release of Zoning Map Draft Map #1 (February 2017)**  
The release of Map #1 was followed by a series public meetings in the first three weeks of February 2017. These meetings included a general discussion of the *ReZone Syracuse* project and the new Map #1. Meeting participants discussed the project with the project team, and public feedback was solicited via open question-and-answer sessions, one-on-one discussions between attendees and project staff, and written comments. Following these meetings, staff organized additional meetings to present the map and discuss the drafting process with various stakeholders.
- Development of Zoning Map Draft #2 (Spring 2017)**  
Zoning Map Draft #2 (Map #2) was produced based on further review of Map #1 and the public input received. The proposed zoning designations of 802 total tax parcels (approximately 2% of the total number of tax parcels within the City of Syracuse) were adjusted. The six “themes” below generally describe these adjustments:



**1. Mixed Use (MX) District Adjustments**

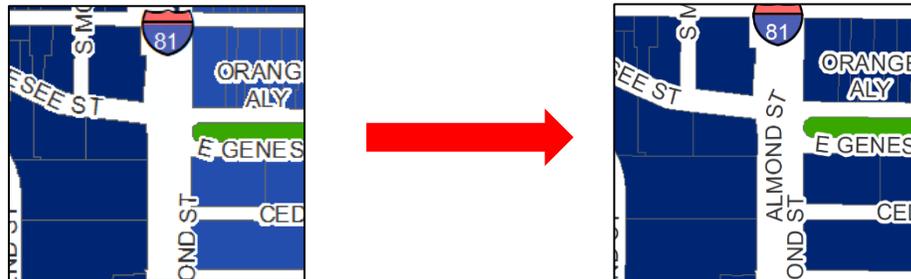
- *Description:* Mixed Use districts were reduced in area to minimize non-residential uses in existing residential areas based on public comments. Most of these adjustments occurred at the boundary of MX-1 and R-2 districts.
- *Example:* Tipperary Hill, Washington Square, and Hawley-Green



- *Number of properties revised:* 394

**2. Street line Boundary Adjustments**

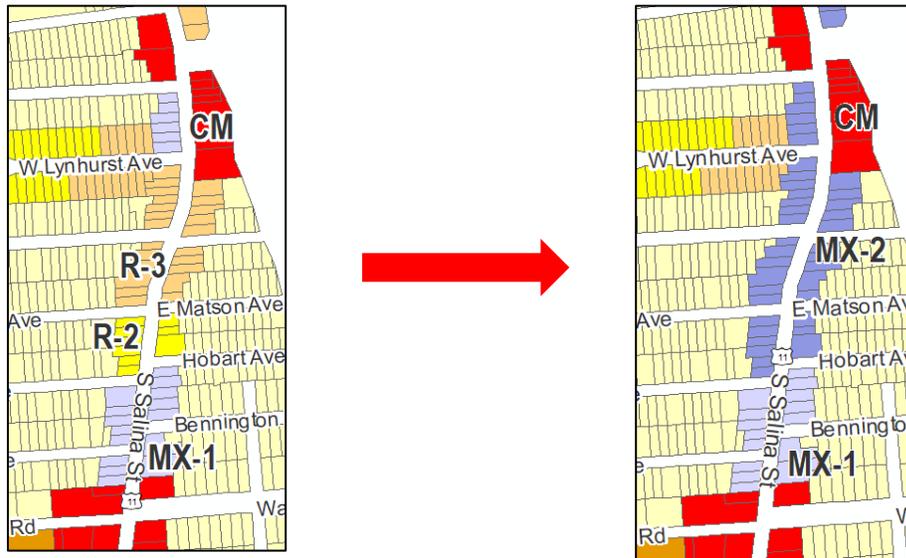
- *Description:* Several properties were adjusted to expand the MX designation across Almond Street based on public comments. This will ensure that both sides of this corridor will have the same permitted uses and design standards in the future.
- *Example:* Almond Street



- *Number of properties revised:* 44

**3. District Uniformity**

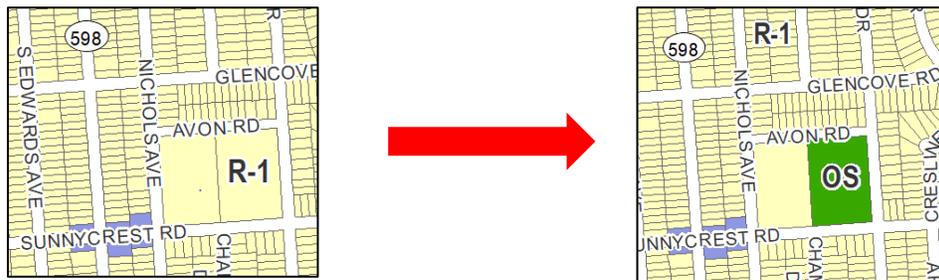
- *Description:* These adjustments were made to make the application of the zoning ordinance more consistent along corridors or throughout neighborhoods. This will reduce small areas of zoning that are inconsistent with the surrounding area.
- *Example:* South Salina Street



- Number of properties revised: 54

#### 4. Open Space (OS) Adjustments

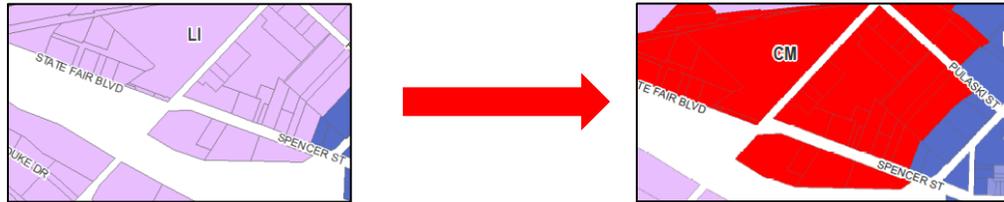
- *Description:* Multiple properties were assigned Open Space zoning district. These are publicly-owned properties that were not originally designated as Open Space in Map #1.
- *Example:* Eastwood Heights, Grand Avenue



- Number of properties revised: 24

#### 5. Consistency Adjustments

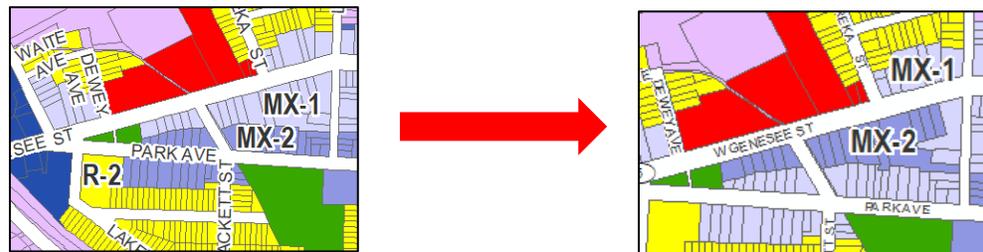
- *Description:* These adjustments were made to reflect changes in land use, and to resolve inconsistencies between development patterns, Character Area designations, and existing zoning designations.
- *Example:* Areas along Park Avenue and Hiawatha Boulevard; Railroad properties



- Number of properties revised: 231

**6. Mixed Use (MX) district adjustment**

- *Description:* These properties were initially proposed for the MX-1 district but are more suited for the MX-2 district due to differences in development character or the presence of more multi-family residential structures.
- *Example:* West Genesee Street, east end of Burnet Avenue



- Number of properties revised: 55

The adjustments between Map #1 and Map #2 were prompted by a variety of factors as described above. The project team will continue to review Map #2 and solicit public input in preparation of a Final Draft Zoning Map later this year.

**Copies To:** Matt Goebel, Clarion Associates