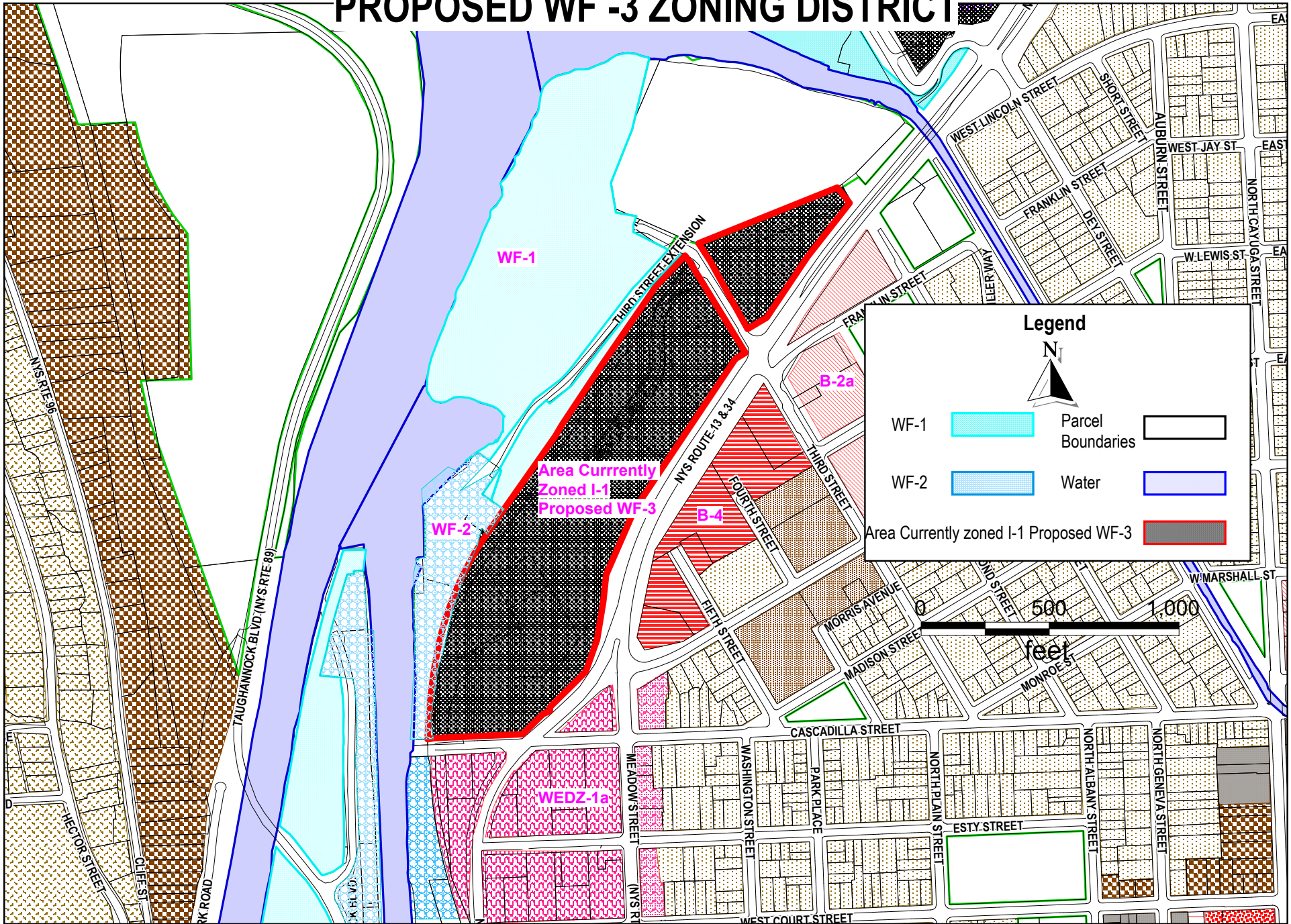


PROPOSED WF -3 ZONING DISTRICT



NY State Plane, Central GRS 80 Datum
 Map Source: Tompkins County Digital Planimetric Map 1991-2012
 City of Ithaca Official City Zoning Map - 2013
 Map Prepared by: GIS Planning, City of Ithaca, NY, 5 December 2013.



CITY OF ITHACA

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To: Planning and Economic Development Committee

From: Jennifer Kuszniir, Economic Development Planner

Date: December 4, 2013

RE: Proposal to Amend Waterfront Zoning District

The purpose of this memo is to provide information regarding a proposal to expand the waterfront zoning district.

In 2011, the Common Council adopted two revised waterfront zoning districts, the WF-1 and WF-2 districts, and established their boundaries on the official City zoning map. Since that time staff has been re-evaluating the adopted boundaries of the district to determine whether they are effectively placed in order to encourage the desired development in this area of the City. When the boundaries were adopted, a decision was made to only focus on the properties nearest to the waterfront. However, a large portion of land that is currently zoned industrial is located adjacent to the waterfront zone. In order to encourage waterfront mixed use residential development it is necessary to also consider the adjacent development potential and make sure that the allowable uses would support waterfront development. The I-1 zoning district allows for heavy industrial uses, which are not appropriate to be located adjacent to mixed use residential uses. However, lighter manufacturing uses could locate in this district without negatively impacting potential residential uses.

The City Comprehensive Plan Committee is currently evaluating future land uses along the waterfront and has discussed the potential rezoning of this area. In their meeting on November 18, 2013, the committee was supportive of extending the waterfront zoning district boundaries to include this area, however, they expressed concern over reducing the overall industrial space in the City.

Staff recommends establishing a new zoning district that would have the same allowable uses, area and height restrictions of the WF-2 zoning district, but would retain some light manufacturing uses. This proposed WF-3 zoning district would have a minimum of 2 stories and a maximum of 5 stories in height and would allow mixed commercial and residential uses. The attached map shows the boundaries for the proposed WF-3 zoning district.

If the committee is in agreement, staff will draft an ordinance for circulation and return next month with any comments that are received. If you have any questions, feel free to contact me at 274-6410