

# **SOUTH TROY REZONING PROPOSAL**

## **SUMMARY OF PROPOSED AMENDMENT**

This action will create two new zoning districts, a Waterfront Mixed-Use District (W-1) and a Waterfront Commercial District (W-2). These new zones will provide the land use controls proposed in the approved South Troy Working Waterfront Revitalization Plan.

The Waterfront Mixed-Use (W-1) zone will replace those portions of the Industrial and "Urban Neighborhood Residential" R-4 zones which are from Liberty Street to Canal Street between First Street and the River. The new zone provides for riverfront recreational, public schools and libraries, cultural facilities, research and development facilities, professional business offices, water-related commercial uses, and upon review by the Planning Commission, college and university facilities, multi-family residential as part of a mixed use development and retail and service-related commercial uses that will complement the adjacent downtown and residential neighborhoods.

The Waterfront Commercial (W-2) zone will replace those portions of the Industrial and R-4 zones which are from Canal Street to Main Street between First Street and the River. The new zone will provide for the same uses described in the Waterfront Mixed-Use district as well as technology-related assembly and other light manufacturing.

The W-1 and W-2 districts incorporate modified off-street parking requirements that set a reduced minimum parking requirement and a maximum parking requirement and provides for a waiver of a portion of the parking minimum if the use can demonstrate a shared parking plan.

The W-1 and W-2 districts incorporate design standards for all new building construction, site redevelopment design and certain building rehabilitation projects and actions that shall be taken into consideration when reviewing all site plans and special use permit applications.

This action will also establish the Planning Commission as the reviewing body of all Special Use Permits for the City of Troy.

## **EXISTING ZONING LAW**

The current zoning of this area is "Industrial" which permits almost any legal land use.

The Zoning Board of Appeals is currently the reviewing body for Special Use Permits.

## **PURPOSE of REZONING**

The South Troy Working Waterfront Revitalization Plan supported by South Troy residents and approved by the City Council was the culmination of two years of intensive research and planning, more than a dozen community meetings and two design workshops. The plan integrates a mix of high value economic investment including new office, retail, research and development and industrial business development. It includes significant open space, buffering, waterfront access and neighborhood

amenities to connect the exiting and new development and create an overall improved neighborhood quality of life.

One of the first steps in implementing this plan is to "reframe" the land uses on the South Troy Waterfront by encouraging higher value uses in terms of economic return and job creation while at the same time retaining existing "traditional industries" but improving land and business efficiencies by concentrating those industries in the southern end of the waterfront. Reframing will only happen if a significant portion of the zoning on the waterfront is changed to encourage higher value uses and discourage or prohibit uses that will not complement new investment and will detract from the quality of life improvements that are recommended.

The proposed rezoning will build resident and prospective investor confidence in the City's commitment to the South Troy Working Waterfront Revitalization Plan.