

# RANDALL + WEST

To: Hamlet of Jacksonville Community

Re: Jacksonville Hamlet zoning

Date: January 6, 2017

The Town of Ulysses Zoning Update project is progressing toward improved zoning for protecting agricultural land, open space, and rural character. The next integral step in our process is to address the zoning for the Hamlet of Jacksonville. The Hamlet has been identified as a place for growth in the Town. This brief reviews several generally agreed upon goals for the neighborhood as identified in the Town Comprehensive Plan and feedback received during public outreach through the Zoning Update project.

## Goals

- Maintain and improve traditional historic hamlet character;
- Allow for growth/success of a Hamlet Center that provides for some shopping/services for daily needs;
- Encourage more residential development in the Hamlet to help revitalize the area; and
- Improve walkability.

## Policy Actions

In order to achieve these goals, Randall + West recommends the following course of action for the zoning update:

- Expand Hamlet Zone (H1) to include areas adjacent to the Hamlet that are served by public water;
- Add a Hamlet Center Zone (in the immediate vicinity of the Jacksonville Rd and Rte 96 intersection) to allow and encourage a traditional Hamlet Center character to develop incrementally;
- In the Hamlet Center Zone, require buildings to front the sidewalk to create a traditional, pedestrian-friendly hamlet character;
- Add parking standards for all commercial development to require parking to be sited appropriately for a walkable streetscape (ideally behind buildings, with small lots allowed beside buildings when necessary);
- Encourage any new streets to be planned for interconnection with adjacent developable land and encourage walkable scale block lengths where possible, especially within a ¼-mile radius of the Hamlet Center;

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- Allow lot size exemption for compact cottage or townhouse development with shared septic systems; and
- Implement design guidelines to ensure that future development and redevelopment supports and improves the character of the community.

These changes will allow the Hamlet of Jacksonville to accommodate quality growth in the Town of Ulysses in a traditional village/hamlet format, while maintaining and building on the best attributes of Jacksonville's character.

The Town of Ulysses Zoning Steering Committee serves as a sounding board for the broader community for the duration of the zoning update project. They play a key role in advising the Town Board and the Contractor team on zoning drafting direction, providing feedback and guidance throughout the planning process on objectives, documents, and milestones.

Zoning updates will be drafted in early 2017, and the Steering Committee is seeking robust community participation. Please see <http://www.ulysses.ny.us/boards/zoning-update> for more information or contact Environmental Planner Darby Kiley at 607-387-5767 x 222.