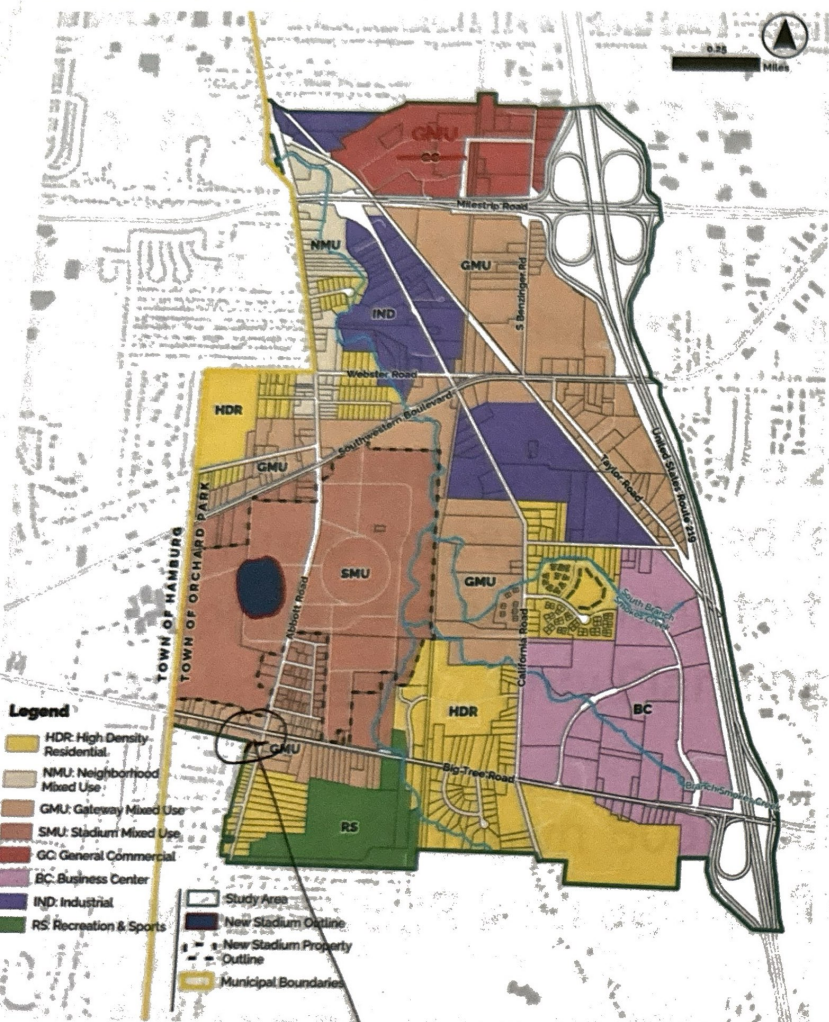


TOWN OF ORCHARD PARK
STADIUM AREA
COMPREHENSIVE
DEVELOPMENT STUDY
STADIUM AREA ZONE CHANGES
PHASE 2

DISTRICT 2

TOWN BOARD
FEBRUARY 25, 2026



LAND USE DESCRIPTIONS

- High Density Residential (HDR)**
High-density residential includes multi-family residential development.
- Phase 2**
- Neighborhood Mixed-Use (NMU)**
Neighborhood Mixed-Use is a walkable district that features a mix of uses to serve adjacent residential neighborhoods including commercial, residential, entertainment, and office uses. Uses, density and heights should be compatible with the scale of adjacent residential neighborhoods.
- Gateway Mixed-Use (GMU)**
The Gateway Mixed-Use zone is a walkable district featuring a high-quality public realm and design criteria that acts as a gateway into the stadium district. The mixed-use, medium density district includes commercial, residential, entertainment, cultural, lodging, and office uses.
- Phase 1**
- Stadium Mixed-Use (SMU)**
The Stadium mixed-use area features an active and vibrant stadium district that serves as a destination for the region. The district features a medium density and walkable mix of uses including residential, commercial, office, entertainment, cultural, lodging, and institutional uses that are complemented by design criteria and a high-quality public realm. Uses, densities, and heights should be compatible with the stadium and other adjacent neighborhoods.
- General Commercial (GC)**
Includes commercial centers that provide a variety of local and regional goods and services including retail, personal service, office, and related business uses.
- Phase 2**
- Business Center (BC)**
The Business Center district provides a mix of commercial, retail, residential, personal service, office, and light industrial that are compatible with adjacent residential and commercial neighborhoods or districts.
- Sports & Recreation (SR)**
Includes private and semi-private sports and recreational facilities complemented by ancillary businesses such as sports medicine and other sports-related businesses.
- Industrial (IND)**
Includes light industrial uses that contribute to employment opportunities and Orchard Park's tax base.

A Danny's South

ANTICIPATED SCHEDULE

- **March 11, 2026** – Town Board provides any suggested changes for Phase 2 zoning changes at work session
- **March – April 2026**– Phase 2 zone changes survey descriptions prepared/reviewed/revised (along with corresponding parcel boundary mapping), revised zoning text prepared, prepare/send SEQR Lead Agency, and County Planning 239-m
- **May 6, 2026** - Town Board schedules public hearing for July 1, 2026, and declares SEQR lead agency for zone changes
- **July 1, 2026** – Public Hearing held on zone changes; Board resolutions on SEQR negative declaration and zone changes adopted

FINAL Approval Expected By Yr End.