535 Morgan Ave Rezoning

Community District 1, Brooklyn

250090 ZMK



Proposed Project and Location

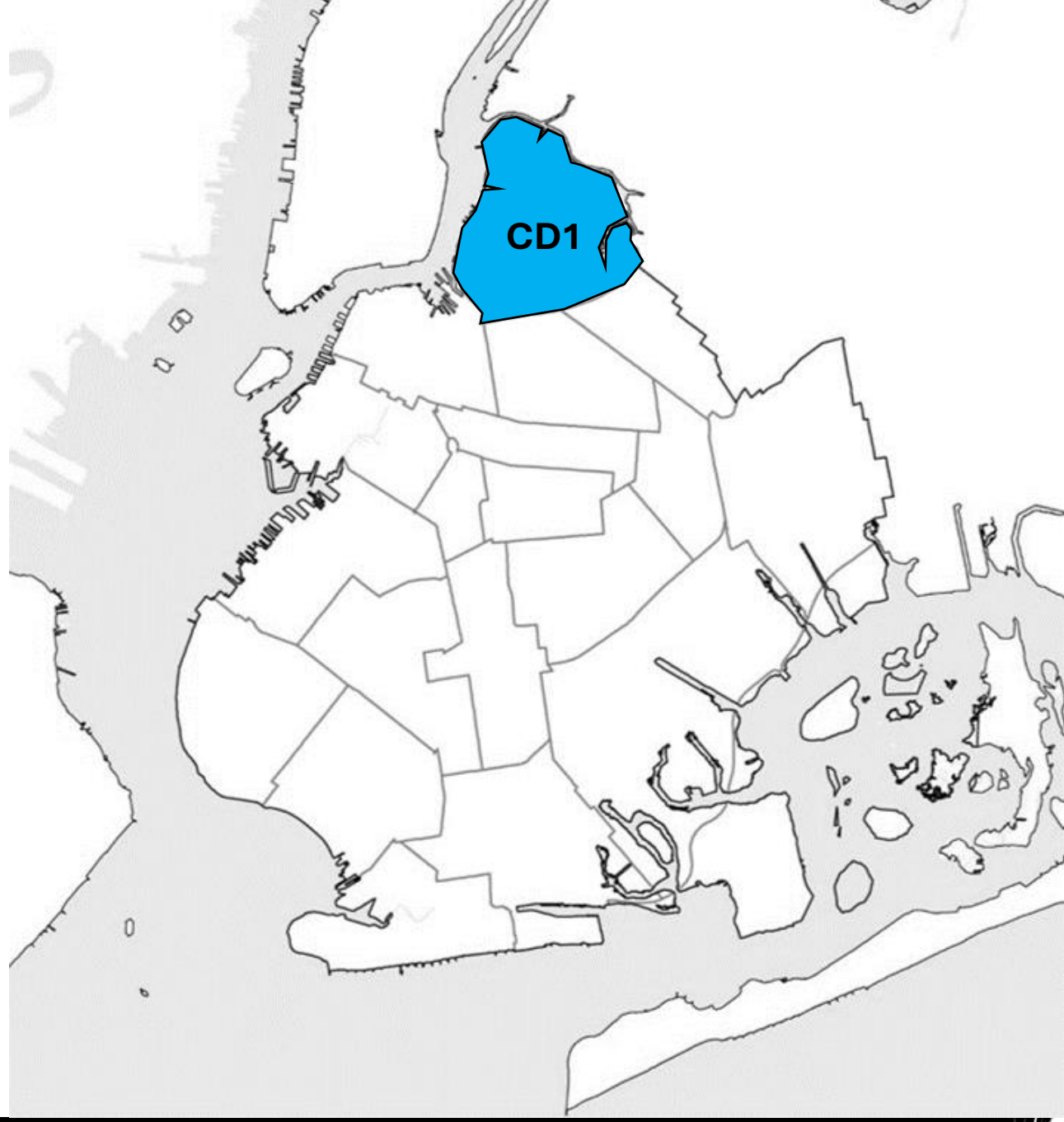
Applicant:
Me & Morgan LLC/Hemmer 2 LLC

Actions Requested:
ZM: M1-1 to C7-1

Development:
Allowing a grocery store over 10,000 square feet in an existing commercial space

Location:
535 Morgan Ave (Block 2817; Lot 1)
East Williamsburg

Districts:
Brooklyn Community District 1
City Council District 34 (Jennifer Gutiérrez)




Project Area
TO MASPETH
Sgt. Dougherty Playground
G
Greenpoint
BROOKLYN QUEENS EXPWY
MEEKER AVE / SERVICE ROAD (66')
AutoZone
Dollar Tree
Staples
McDonald's
LOMBARDY STREET (60')
FIDELITY TRIANGLE
North Brooklyn IBZ
MORGAN AVE (60')
KINGSLAND AVE (70')
TO WILLIAMSBURG
East Williamsburg
L
N

Land Use and Zoning

Proposed Project

Rezoning Area

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

Elevated Rail Structure / Roadway Overpass

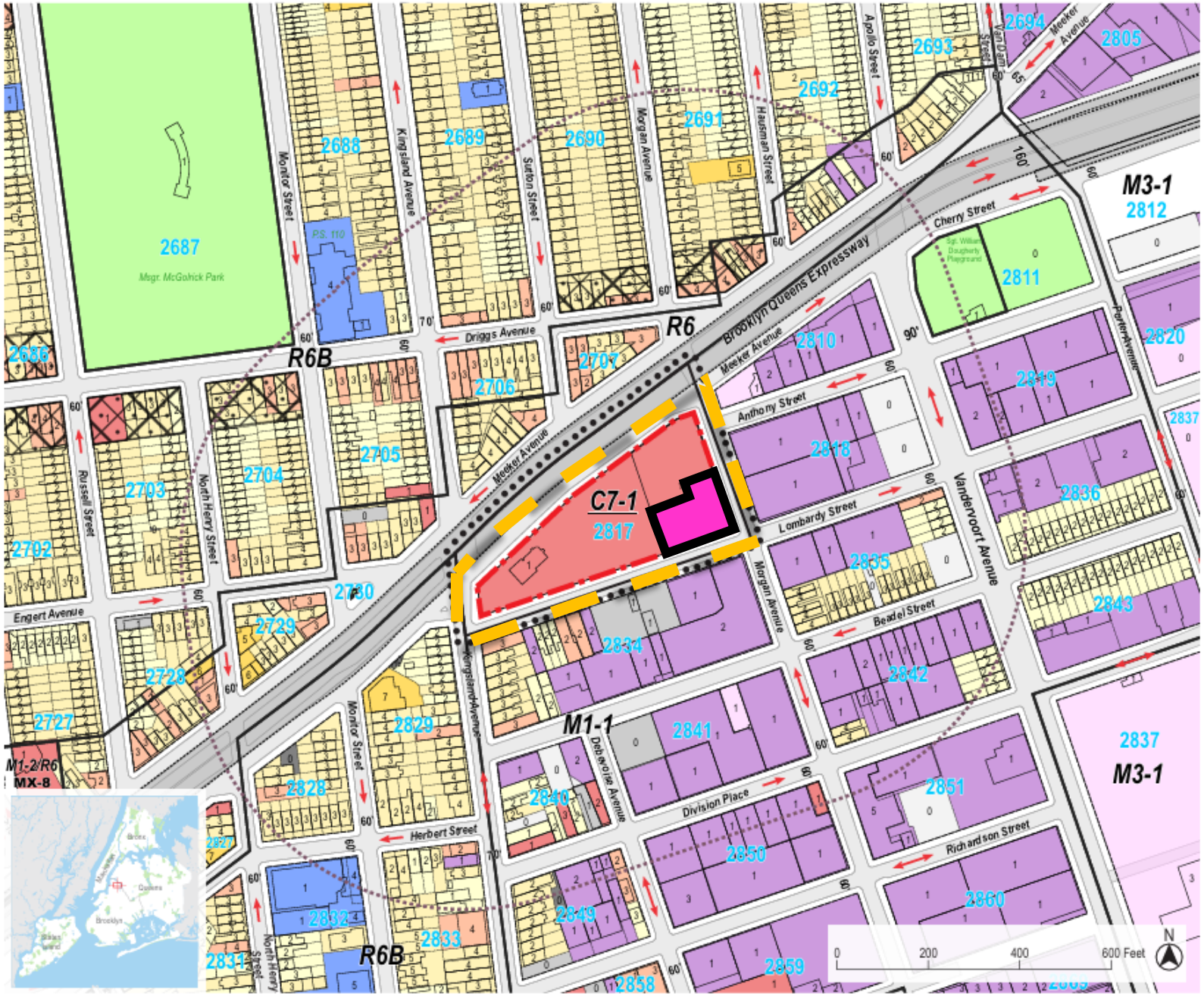
5037 Block Numbers

Property Lines

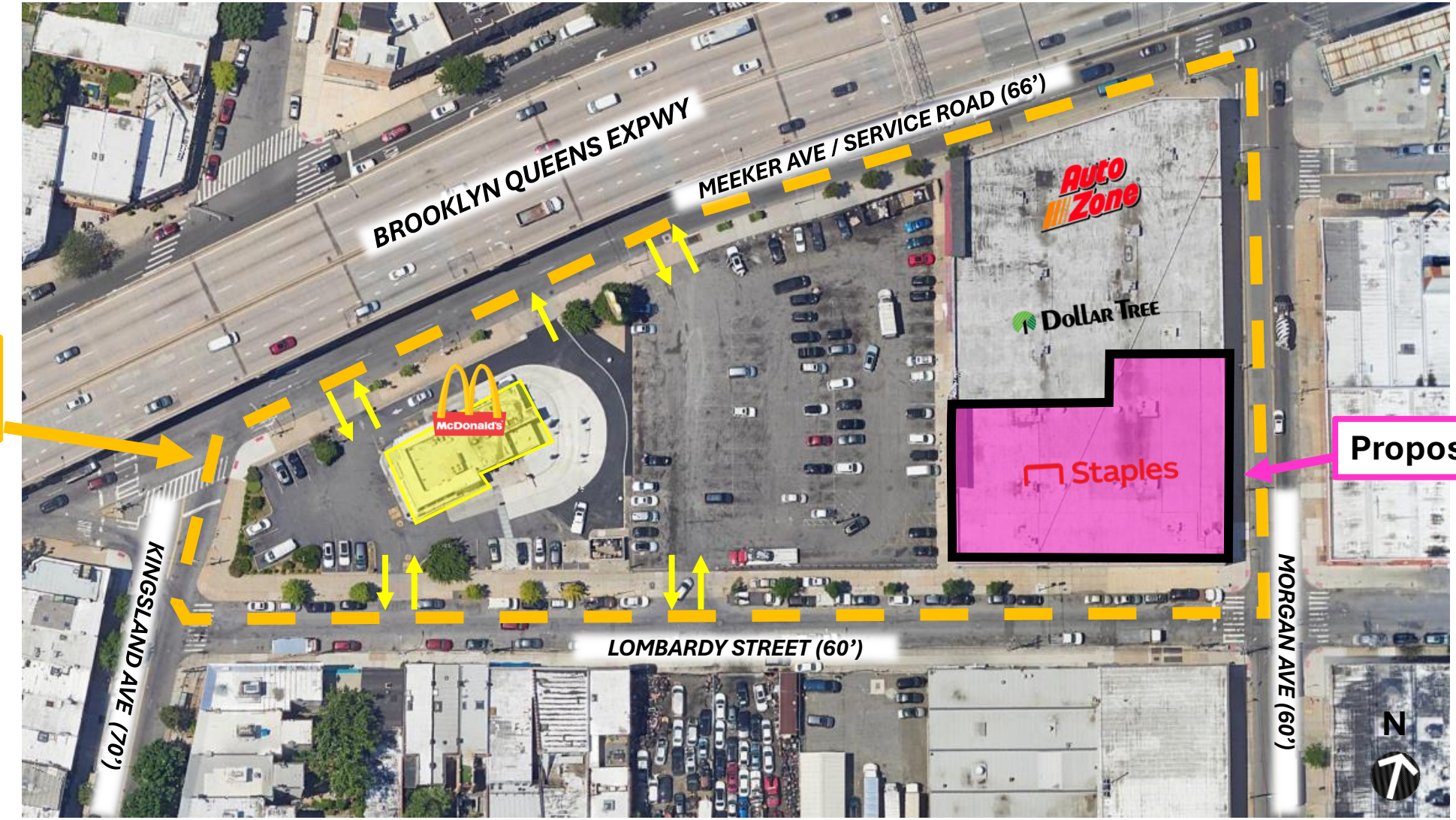
5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Project Location: Existing Conditions Site Map



Rezoning Area

Proposed Project

Project Location: Existing Conditions of East Retail Building



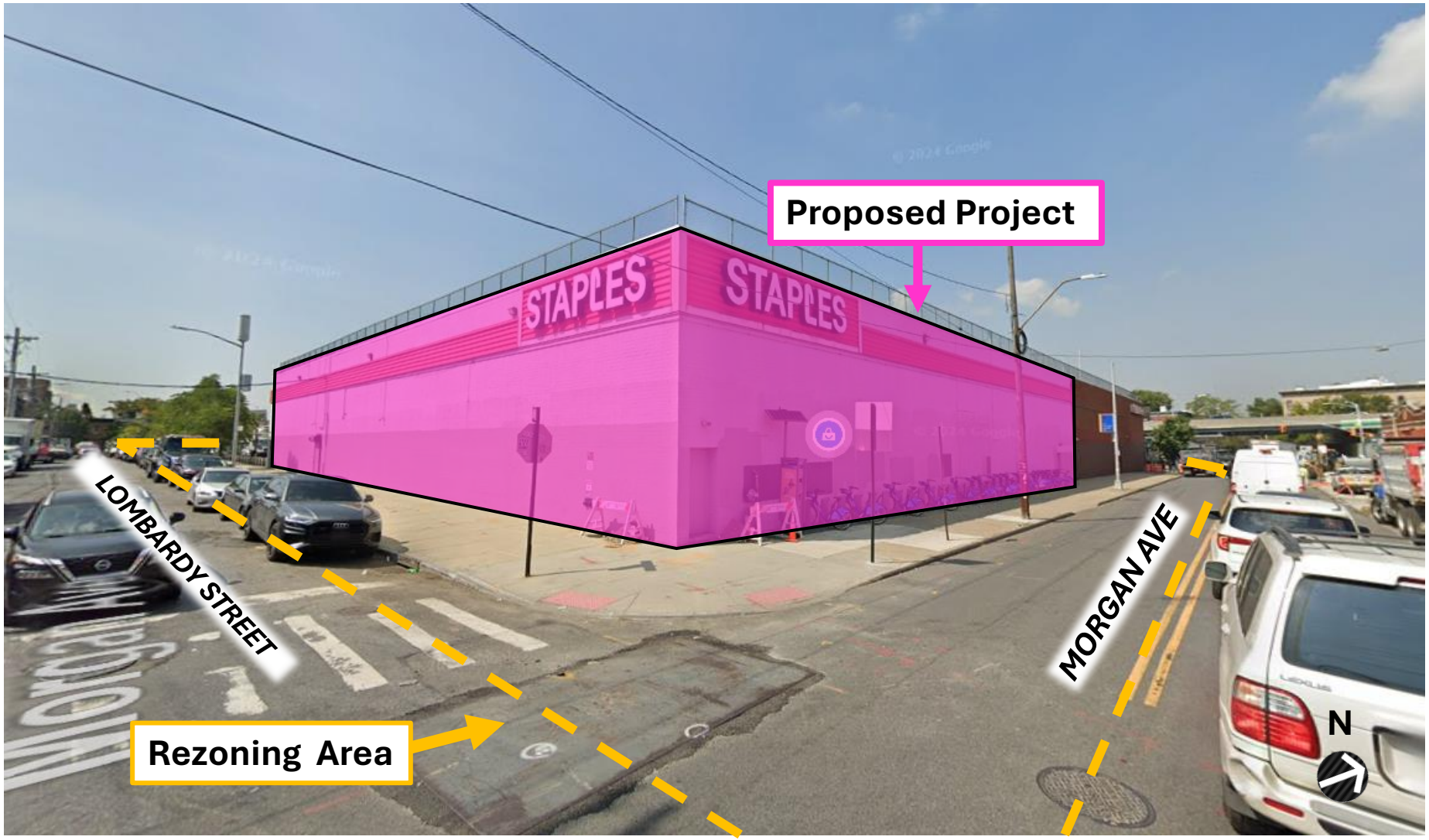
Proposed Development: Looking Northeast at East Retail Building



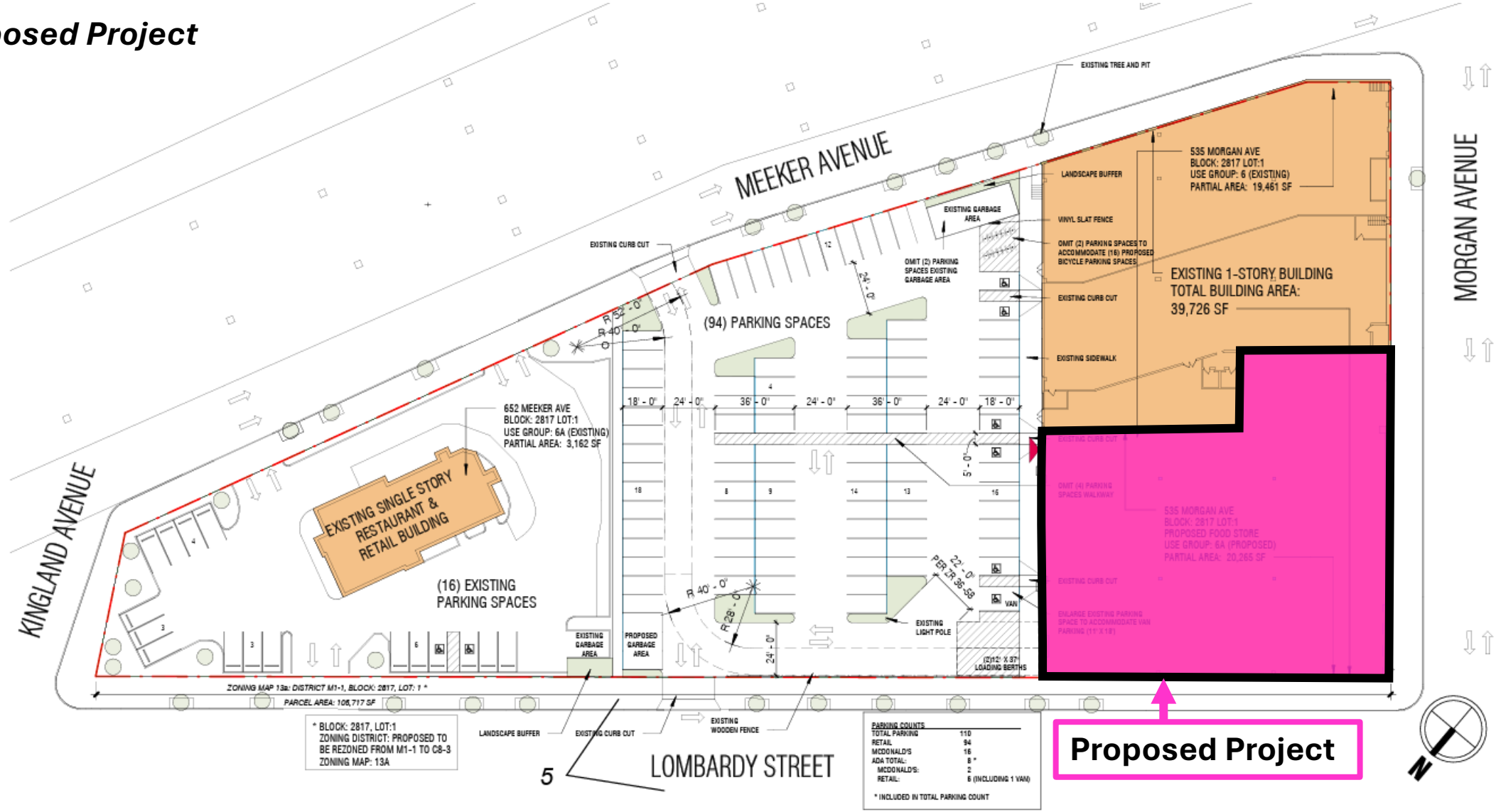
Proposed Development: Looking Southeast at East Retail Building



Proposed Development: Rear Side of East Retail Building

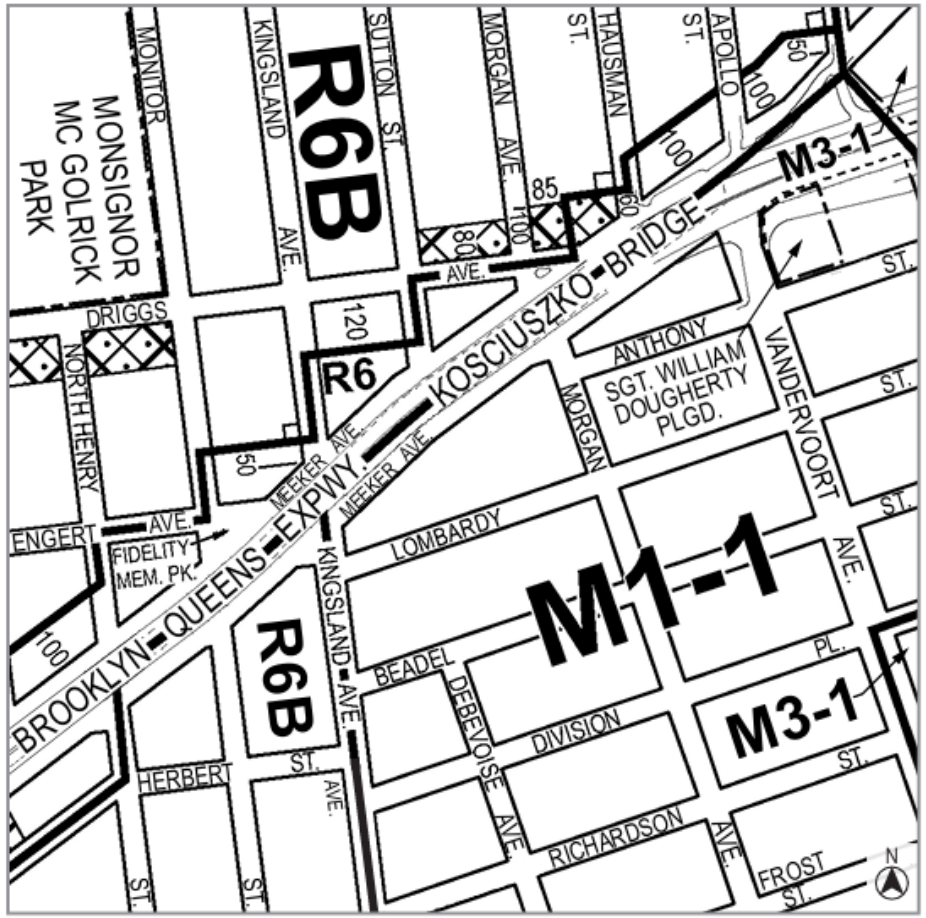


Proposed Project

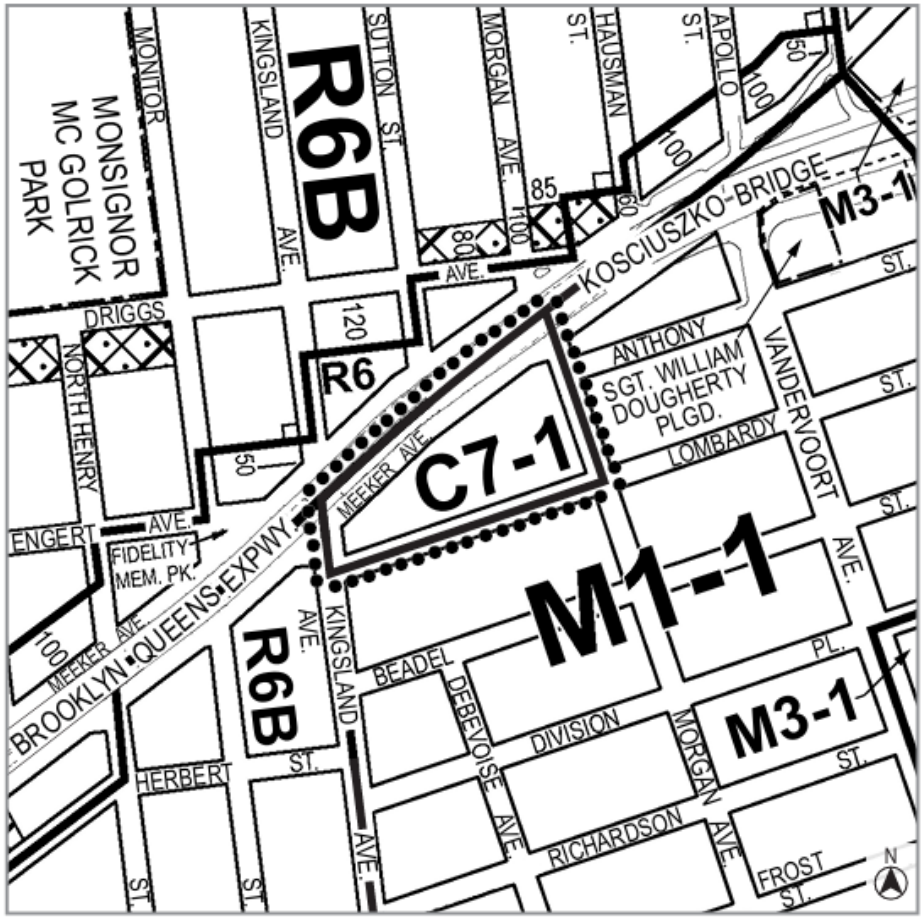


Proposed Action: Zoning Map Amendment

Current Zoning: M1-1



Proposed Zoning: C7-1



Zoning Map Amendment: C7-1

	M1-1	C7-1
Permitted Use Groups	I, III(B)-X	**I, III-X**
Max Building Height	Sky Exposure Plane	**65’**
Commercial FAR	1.0	**2.0**
Community Facility FAR	2.4	**2.0**
Parking	By Use	Not Required within Greater Transit Zone

535 Morgan Ave Rezoning Summary



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Appendix

North Brooklyn Industry & Innovation Plan (2019)



Retail uses on Lombardy Street

Commercial Edge

Selected active commercial properties at the residential edge of the Study Area.

The Commercial Edge consists solely of commercial properties at the edge of the Study Area for which no intervention is recommended. On Greenpoint Avenue, this includes a Key Food grocery store that serves local residents and the former Leviton factory buildings, which currently contain a mix of small manufacturers and creative tenants. One of the overall objectives of the *North Brooklyn Plan*, is to preserve such buildings, which offer opportunities for high employment density.

The other portion of the Commercial Edge is a shopping center containing a McDonald's, Staples, and Autozone store. This block is located between the elevated Brooklyn-Queens Expressway, the Core Industrial Area, and residential neighborhoods. Serving local residents and workers in an appropriate location, no land use change is necessary to accomodate the existing use and built typology of big-box retailers.

