Cover Letter
Filed Land Use Application Version 2

MTA 125th and Lexington Rezoning
Project Number: 2024M0432
May 15, 2025

This is a cover letter describing the modifications made to the Filed Land Use Application Version 1 (originally filed on May 9, 2025) by the Applicant, the Metropolitan Transportation Authority ("MTA"), that have been incorporated into the Filed Land Use Application Version 2.

Project Description

The following modifications were made to the Project Description:

- Page numbers were added to the document.
- Minor grammatical errors were corrected.
- References to housing units within the Project Area that would not be created within the Proposed Development were removed.
- The history of the Project Area was updated to correct a reference number of previous rezoning action and to include the City of Yes for Housing Opportunity text amendment.
- The description of the Special Transit Land Use District was updated to more clearly explain its function.
- The table comparing the regulations of the existing and proposed zoning districts within the Rezoning Area was updated to include use, setback, and yard regulations and to clarify applicability of the maximum residential floor area ration for Standard residences and the Visual and Performing Arts Bonus within the proposed C6-11 district within the proposed Subdistrict B of the Special 125th Street District.

Land Use Form

The Land Use Form was updated with contact information for the Applicant and Applicant Representatives.

Zoning Comparison Table

The following modifications were made to the Zoning Comparison Table:

- Columns comparing the zoning districts outside of the Rezoning Area were removed.
- References to specific sections and chapters governing specific regulations were updated to reflect the changes made by the City of Yes for Housing Opportunity citywide text amendment.
- The requirements listed for rear yards were simplified.
- The requirements for interior and through lot coverage were added.

Zoning Text Amendment

The following modifications were made to the Zoning Text Amendment:

- ZR 97-061: A reference to specific section of the chapter was removed.
- ZR 97-433: The reference in the introduction paragraph to C6 districts was modified to refer to all commercial districts.
- Appendix F: The proposed map was updated to better match Department of City Planning formatting.

MIH Map

The MIH map was modified to better match Department of City Planning formatting.