214-32 HILLSIDE AVENUE REZONING
NOVEMBER 5, 2019

1. INTRODUCTION

Munir Islam (the "Applicant") proposes a zoning map amendment to rezone Queens Block 10673, Lots 8, 9, 10, 11, 12, p/o l5 and p/o 3 (the "Proposed Project Area") from an R2 zoning district to an R2/C2-3 zoning district in the Queens Village neighborhood of Queens Community District 13. The proposed rezoning would facilitate the development of a Use Group ("UG") 6 pharmacy and office space at 214-32 Hillside Avenue, Block 10673, Lot 3 (the "Proposed Development Site").

2. BACKGROUND

The current legal use for the Proposed Development Site is an automobile sales and repair shop pursuant to BSA Resolution 492-91-BZ. This variance permitted a motor vehicle repair shop with used car sales, with parking in the rear yard, and expires on July 21, 2022. The variance was originally granted on July 21, 1992, and was extended on March 25, 2003. The use of the site as an automobile sales and repair shop was discontinued in 2018 when the Applicant purchased the site. The building is currently unoccupied. The current R2 zoning district has existed since 1961.

3. DESCRIPTION OF THE SURROUNDING AREA

The Project Area is located in the Queens Village neighborhood in Queens within Community District 13. The uses along the side streets off of Hillside Avenue are predominantly one- and two-family homes. Along Hillside Avenue, the uses become predominantly multifamily homes with some mixed-use, community facility, and commercial buildings.

Zoning
The area within a 600-foot radius of the Proposed Project Area (the "Surrounding Area") is zoned R2, R2/C2-3, and R2/C2-2.

R2

The Project Area is within an R2 zoning district. The R2 zoning district permits only single-family detached residences with a floor area ratio ("FAR") of 0.5 and certain community facility uses with an FAR of 1.00. Residential buildings must provide an open space ratio of 150 percent, while community facilities have a maximum lot coverage of 60 percent for corner lots and 55 percent for through lots. Maximum height and setback is governed by a sky exposure plane starting 25 feet above the front yard line. Accessory residential off-street parking is required for each dwelling unit.

C2-2/C2-3

C2-2 and C2-3 zoning districts are commercial overlay districts mapped within residence districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C2 zoning districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 zoning districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 zoning districts, the maximum commercial FAR is 2.0.

Land Uses and Prevailing Built Form
The land uses within the Surrounding Area consist of a variety of uses, including residential, commercial, and public facility uses, as well as vacant land.

The Surrounding Area is located in the Queens Village neighborhood of Queens and is primarily comprised of one-, two-, and three-story residential single- and multi-family buildings. Local commercial uses can also be found in the Project Area and Surrounding Area along Hillside Avenue.

Mass Transit
Stops for the Q1 (running from Jamaica to Queens Village) and Q43 (running from Jamaica to Floral Park) local bus routes, and X68 express bus route (running from Floral Park to Midtown Manhattan), are located within one block of the Proposed Development Site. Service to Nassau County is also provided by the N22 and N26 routes of the Nassau Inter County Express (NICE). Further, the Q36 (running from Little Neck to Jamaica) runs in the Surrounding Area and a Greyhound bus stop is approximately 0.3 miles northeast of the Proposed Project Area.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Proposed Project Area includes Queens Block 10673, Lots p/o 3, 8, 9, 10, 11, 12, and p/o 15. The Proposed Project Area is bounded by Hillside Avenue (north), 215th Street (east), Vanderveer Street (west), and a line running parallel to, and 100 feet to the south of, Hillside Avenue (south).

- The Proposed Development Site consists of Block 10673, Lot 3 (214-32 Hillside Avenue). The lot is approximately 11,800 sq. ft. in area and was used for automotive repair and used car sales pursuant to BSA Resolution 492-91-BZ. It is a corner lot with 100 feet of frontage on Hillside Avenue and 117 feet on Vanderveer Street. The site currently contains an unoccupied building that is approximately 2,200 sq. ft. in floor area (0.2 FAR).

- Block 10673, Lot 8 (214-36 Hillside Avenue) is an approximately 2,080 sq. ft. improved lot used for a two-story mixed-use residential and commercial building, with approximately 2,400 sq. ft. of floor area (1.15 FAR). It is an interior lot with 20 feet of frontage on Hillside Avenue.

- Block 10673, Lot 9 (214-38 Hillside Avenue) is an approximately 2,020 sq. ft. improved lot used for a two-story mixed-use residential and commercial building, with approximately 2,400 sq. ft. of floor area (1.19 FAR). It is an interior lot with 20 feet of frontage on Hillside Avenue.

- Block 10673, Lot 10 (214-40 Hillside Avenue) is an approximately 2,000 sq. ft. improved lot used for a two-story mixed-use residential and commercial building, with approximately 2,400 sq. ft. of floor area (1.2 FAR). It is an interior lot with 20 feet of frontage on Hillside Avenue.

- Block 10673, Lot 11 (214-42 Hillside Avenue) is an approximately 1,955 sq. ft. improved lot used for a two-story mixed-use residential and commercial building, with approximately 2,400 sq. ft. of floor area (1.23 FAR). It is an interior lot with 20 feet of frontage on Hillside Avenue.

- Block 10673, Lot 12 (214-44 Hillside Avenue) is an approximately 1,917 sq. ft. improved lot used for a two-story mixed-use residential and commercial building, with approximately 2,880 sq. ft. of floor area (1.5 FAR). It is a corner lot with 20 feet of frontage on Hillside Avenue and 94 feet on 215th Street.

- Block 10673, Lot 15 (88-02 215th Street) is an approximately 2,500 sq. ft. improved lot used for a two-story one-family residential building, with approximately 1,264 sq. ft. of floor area (0.51 FAR). It is an interior lot with 25 feet of frontage on 215th Street.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE

The Proposed Development Site is at 214-32 Hillside Avenue, Block 10673, Lot 3. The Proposed Development Site is owned by the Applicant. The Development Site is an irregularly shaped corner lot with approximately 100 feet of frontage on Hillside Avenue and approximately 117 feet of frontage on Vanderveer Street with two, approximately 16 ft. wide curb cuts on Hillside Avenue. The Proposed Development Site has a lot area of approximately 11,198 sq. ft. and is improved with a building that contains approximately 2,200 sq. ft. of floor area and is approximately 20 feet tall. The Proposed Development Site was formerly used for automotive repair and used car sales pursuant to BSA Resolution 492-91-BZ.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed rezoning would facilitate the development of a two-story commercial building with approximately 9,350 sq. ft. of floor area (0.84 FAR). The ground floor would contain approximately 6,910 sq. ft. of retail floor area (UG 6A pharmacy). The upper floor would contain approximately 2,440 sq. ft. of commercial (UG 6B office) floor area to support the Applicant's anticipated multi-location pharmacy chain. The building would include five accessory parking spaces and one loading berth. Two parking spaces would be located below-grade in the cellar and three would be located at grade to the south of the building adjacent to the ramp to access the cellar. The parking spaces would be accessed by an approximately 15 ft. wide curb cut on Vanderveer Street. The loading berth would be located on the north face of the proposed development to be accessed by an approximately 15 ft. wide curb cut on Hillside Avenue.

7. ACTION(S) NECESSARY TO FACILITATE THE PROJECT

The action necessary to facilitate the proposed development is a zoning map amendment to rezone the Proposed Project Area from an R2 zoning district to an R2/C2-3 zoning district.

The application seeks to rezone the Proposed Project Area from an R2 zoning district to an R2/C2-3 zoning district. R2 districts permit only single family detached residences with a floor area ratio of 0.5 and certain community facility uses with an FAR of 1.00. Residential buildings must provide an open space ratio of 150 percent, while community facilities have a maximum lot coverage of 60 percent for corner lots and 55 percent for through lots. Maximum height and setback is governed by a sky exposure plane starting 25 feet above the front yard line. Accessory residential off-street parking is required for each dwelling unit.

C2-3 commercial overlays support local retail and service needs, typical of the Hillside Avenue commercial corridor. The maximum commercial FAR in a C2-3 zoning district within an underlying R2 district is 1.0. Off-street parking requirements vary, but typically one parking space is required for each 400 sq. ft. of retail floor area. The C2-3 zoning district overlay has a lower parking requirement than the C1-2 and C2-2 zoning district overlays mapped in the Surrounding Area, and is more appropriate for the semi-walkable built character of the Surrounding Area and for modern environmental concerns, especially in an area with transit access. Other commercial overlays with higher parking requirements would prohibit development due to the number of spaces required. C1-2 and C2-2 districts require one parking space for every 300 sq. ft. of retail space. Assuming this standard, as listed in ZR section 36-521, every square foot of retail floor area would have to have approximately the same amount of area dedicated to parking. Additionally, the maximum number of parking spaces that can be waived as-of-right is substantially lower in these zoning districts. In C1-2 and C2-2 zoning districts, parking requirements can only be waived if less than 15 spaces are required, limiting establishments to 4,350 sq. ft. of retail floor area before they are required to provide parking. Such high parking requirements are impractical in the Project Area and would prohibit realistic development. The existing C1-2 and C2-2 zoning districts along Hillside Avenue to the east and west are almost exclusively occupied by pre-1961 buildings, which are not subject to the same onerous parking requirements. These zoning districts have been mapped since the 1960s. Recent rezonings, such as the Jamaica Plan (C 070314 ZMQ, effective September 17, 2007) to the

west and the Belllerose-Floral Park-Glen Oaks Rezoning (C 130188 ZMQ, effective June 30, 2013) to the east, established C1-3, C2-3, and C2-4 zoning districts along Hillside Avenue, replacing many C1-2 and C2-2 zoning districts with commercial overlays that have lower parking requirements. Further, an examination of Google Maps demonstrates the general availability of on-street parking in the Surrounding Area.

The proposed rezoning to an R2/C2-3 zoning district will facilitate the development of a two-story commercial building. The proposed development would provide additional walkable and transit accessible (given the plentiful bus routes in the Surrounding Area) local retail for the Surrounding Area. The proposed R2/C2-3 zoning district would render existing, legal, non-conforming commercial uses in the Rezoning Area conforming, while retaining the existing low-rise scale of the Surrounding Area. The Surrounding Area along Hillside Avenue is a local commercial corridor and would be strengthened by the proposed zoning change.

8. CONCLUSION

As discussed above, Munir Islam proposes a zoning map amendment to rezone the Proposed Project Area from an R2 zoning district to an R2/C2-3 zoning district. The Proposed Action will facilitate the development of a Use Group 6 pharmacy and office space within the Proposed Project Area in the Queens Village neighborhood of Queens Community District 13.