Innovation QNS Rezoning and Large-Scale General Development
ZR 74-743 – Special Permit to Modify Bulk Regulations
Discussion of Conditions
March 25, 2022

12-10
Definitions

Large-scale general development

A "large-scale general development" contains one or more buildings on a single zoning lot or two or more zoning lots that are contiguous or would be contiguous but for their separation by a street or a street intersection and is not either a large-scale residential development or a large-scale community facility development; and:

The proposed large-scale general development ("LSGD") will consist of a variety of buildings located on five (5) separate zoning lots, each located on all or portions of five different city blocks. Zoning Lot A will consist of Lots 1, 4, 9, 51, 52 and 56 on Block 641; Zoning Lot B will consist of Lot 5 on Block 668; Zoning Lot C will consist of Lots 13, 16 and 36 on Block 669; Zoning Lot D will consist of Lots 4, 8, 20, 27, 30 and 47 in Block 670, and Zoning Lot E will consist of Lots 1, 8, 12, 20 and 23 on Block 671. But for the intervening streets (i.e. 38th Street, Steinway Street, 41st Street and 42nd Street), the blocks and zoning lots would be contiguous. The LSGD is neither a large-scale residential development nor a large-scale community facility development.

(a) has or will have an area of at least 1.5 acres;

The LSGD will have an area or approximately 392,606 square feet, which is approximately 9.01 acres.

(b) has been or is to be used, developed or enlarged as a unit:

(1) under single fee ownership or alternate ownership arrangements as set forth in the zoning lot definition in Section 12-10 (DEFINITIONS) for all zoning lots comprising the large-scale general development; or

At the time of development, the LGSD will comprise five zoning lots that, together, which will be owned pursuant to section (d) of the ZR 12-10 definition of "zoning lot". The Applicant and/or its affiliates will own all parcels comprising the five zoning lots that make up the LGSD when construction on the Proposed Development will commence.

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for a designated urban renewal area containing such zoning lots; or

(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation; and

Not Applicable.

(c) shall be located in whole or in part in any Commercial or Manufacturing District, subject to the restrictions of paragraph (a)(1) of Section 74-743 (Special provisions for bulk modification).

The LSGD would be located in a Special Mixed Use (MX) District, which shall include M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts. It would not be located in any of the districts listed in ZR 74-743(a)(1).

Such zoning lots may include any land occupied by buildings existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such buildings form an integral part of the large-scale general development, and provided that there is no bulk distribution from a zoning lot containing such existing buildings. In C5 and C6 Districts, however, a large-scale general development having a minimum lot area of five acres may include a zoning lot that contains an existing building that is not integrally related to the other parts of the large-scale general development, provided that such building covers less than 15 percent of the lot area of the large-scale general development and provided that there is no bulk distribution from a zoning lot containing such existing building.

Not applicable.