79-18 164TH STREET REZONING

(220414 ZMQ)

Review Session

Certification

May 9, 2022

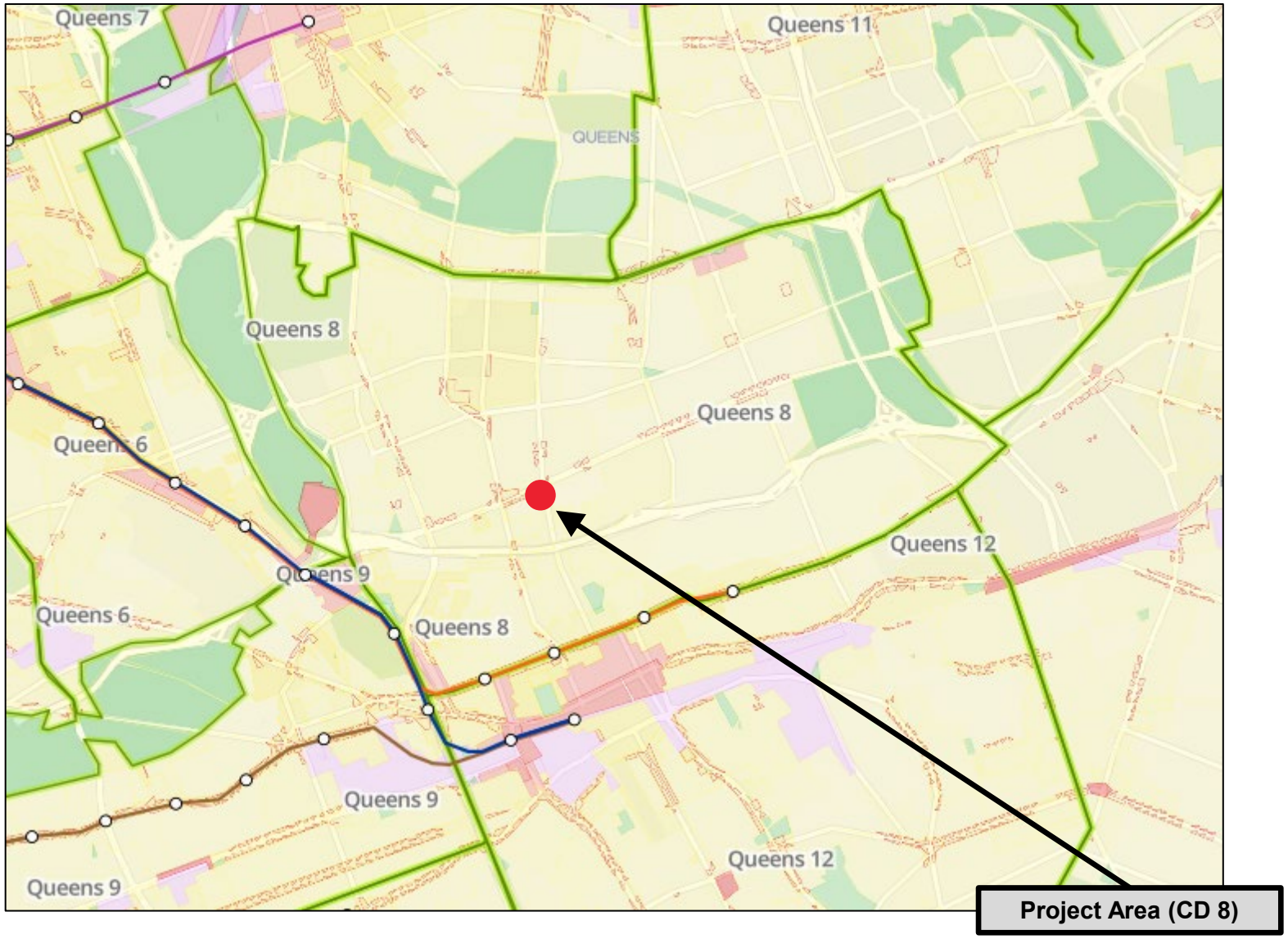
NYC PLANNING

Project Overview – 79-18 164th Street Rezoning

Applicant
Mikhail Kantius

Location
South side of Union Turnpike between 162nd and 164th Street
Hillcrest, CD 8, Queens

Action Requested
- Zoning Map Amendment
  - R4/C1-3 & R5D/C1-3 to
  - **R4/C2-3 & R5D/C2-3**



Surrounding Area



Surrounding Area

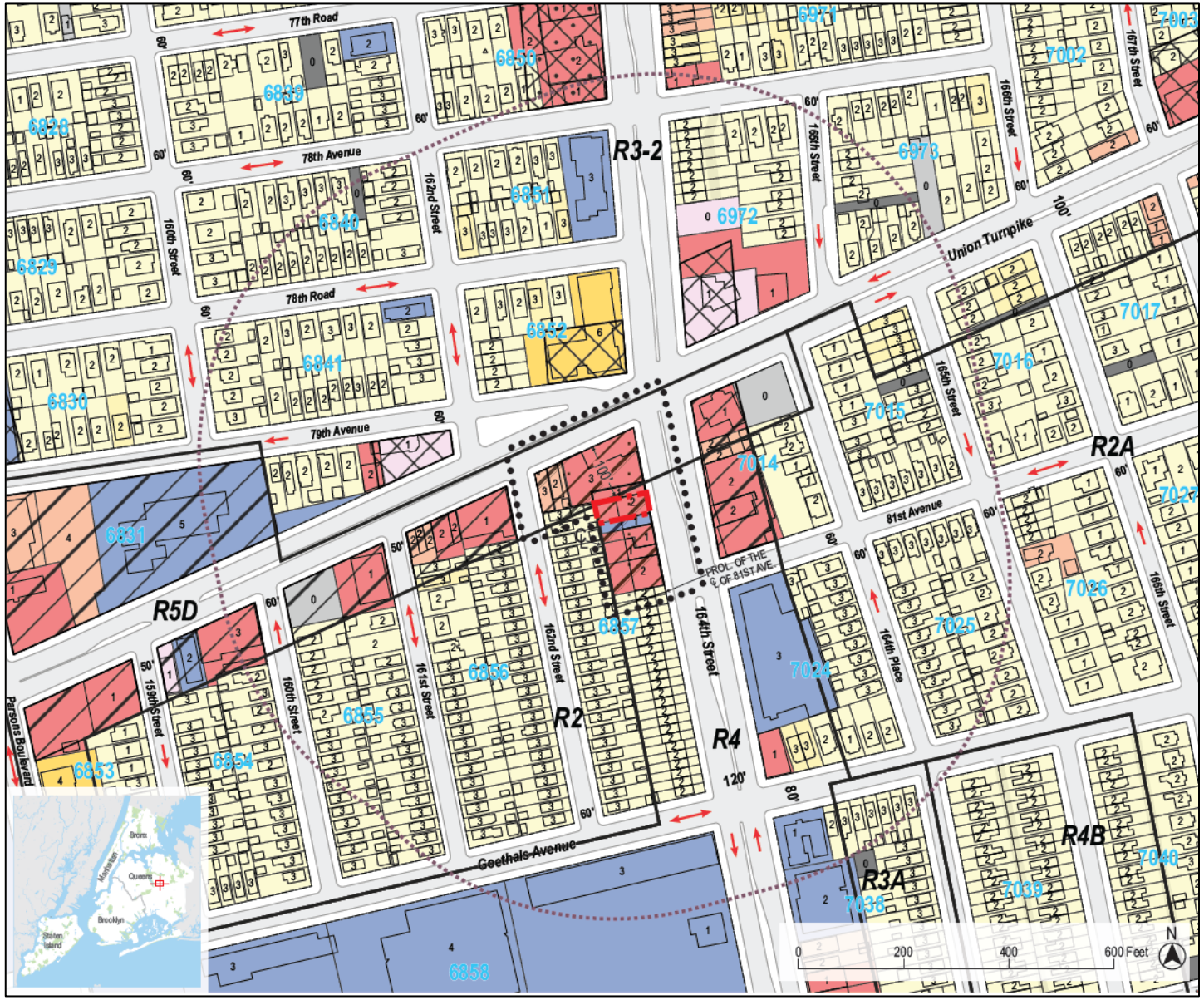
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

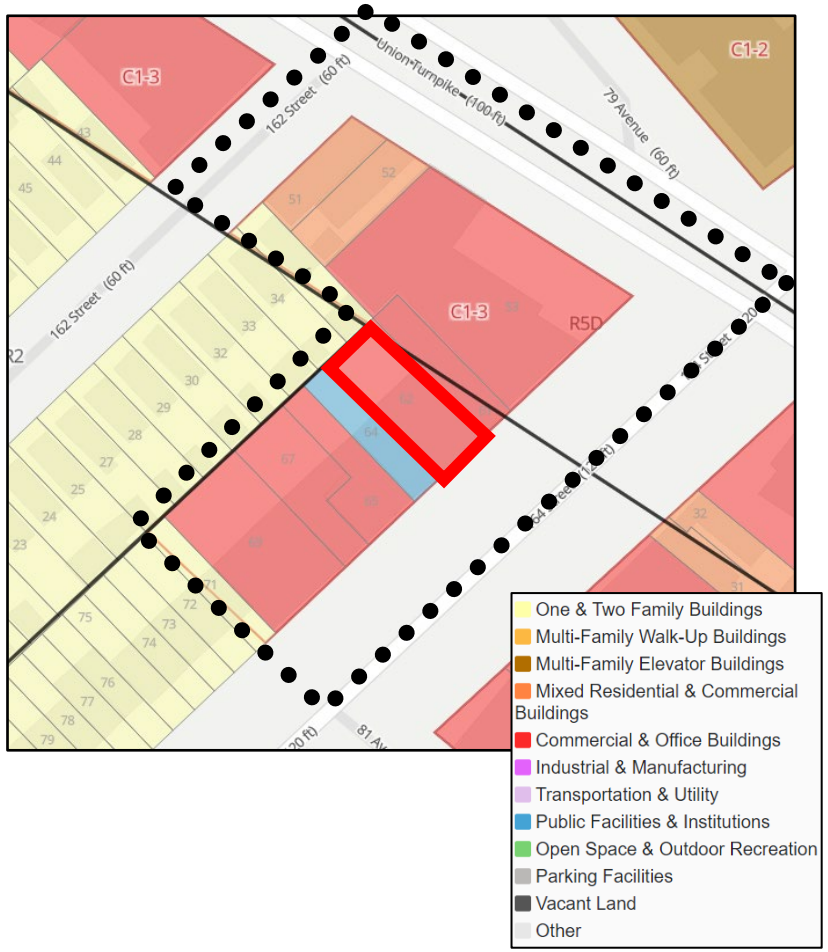
C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

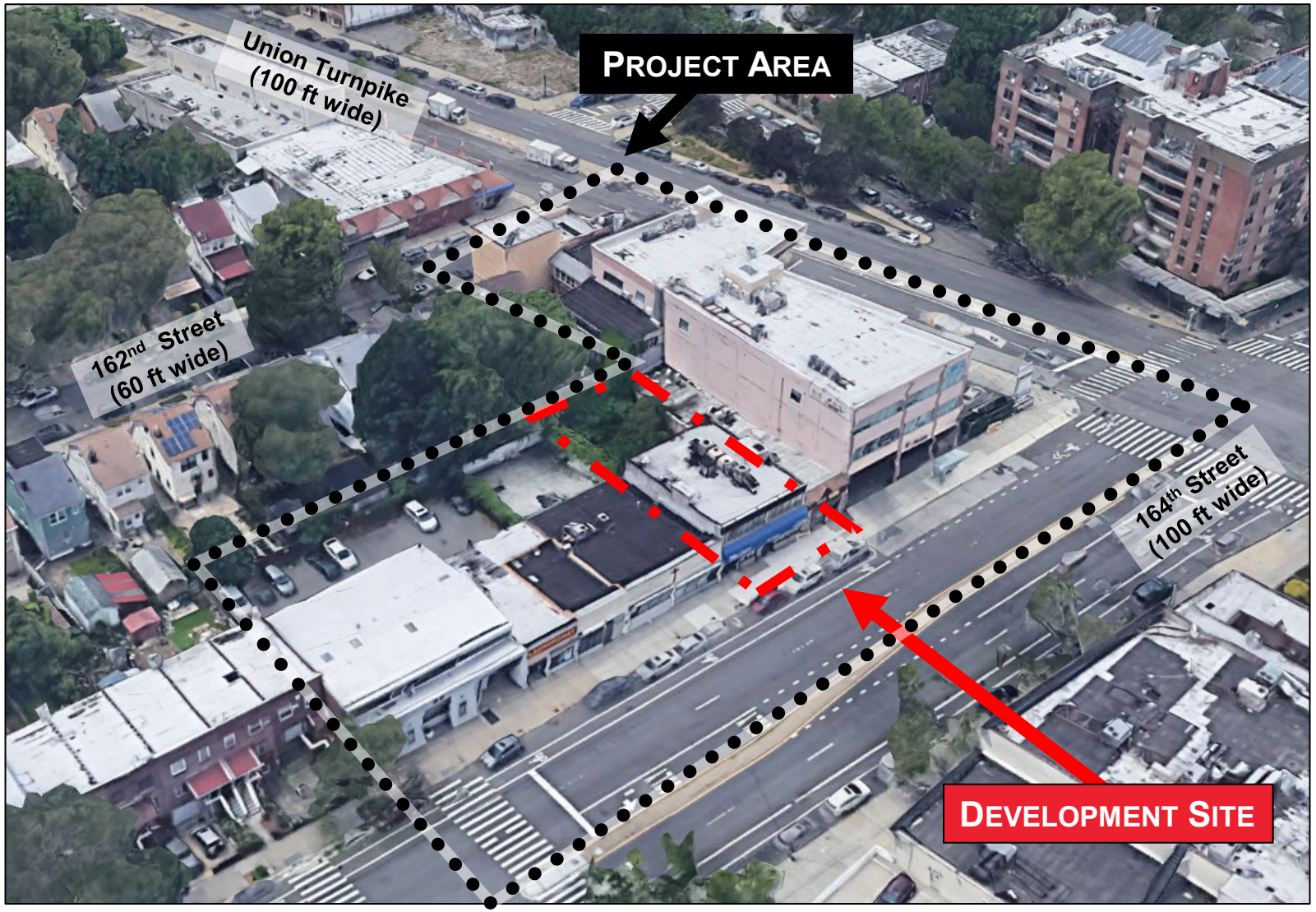
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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 Area





Existing Conditions

View of the development site facing northwest from 164th Street





Existing Conditions

View of project area facing northwest from 164th Street.





Existing Conditions

View of the project area facing southwest from the intersection of Union Turnpike and 164th Street.



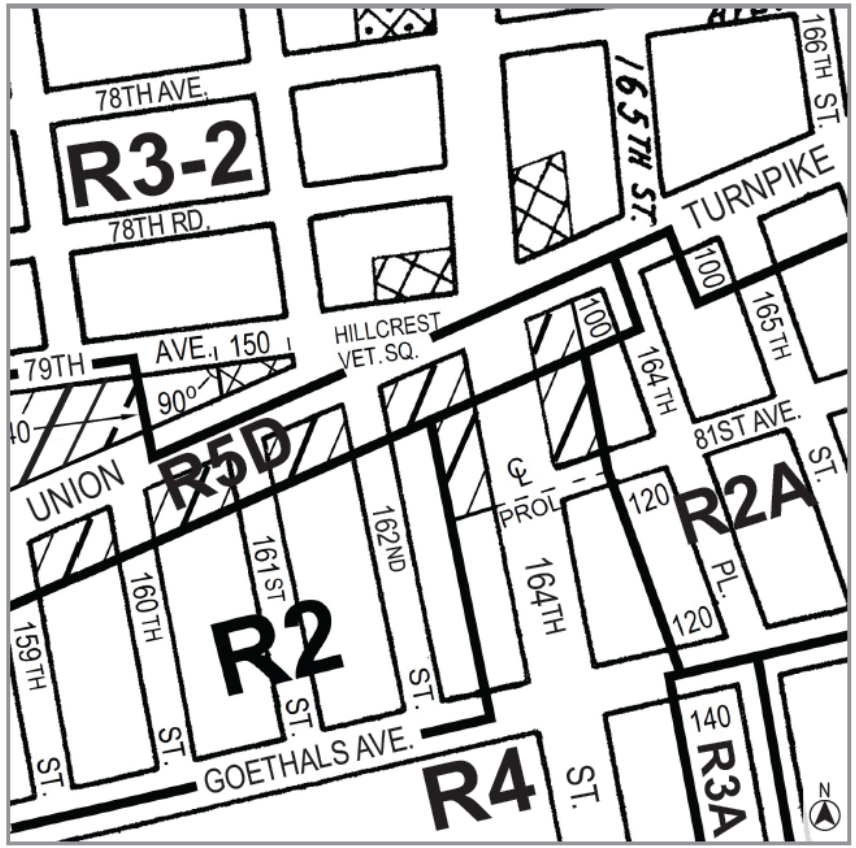


Proposed legalization

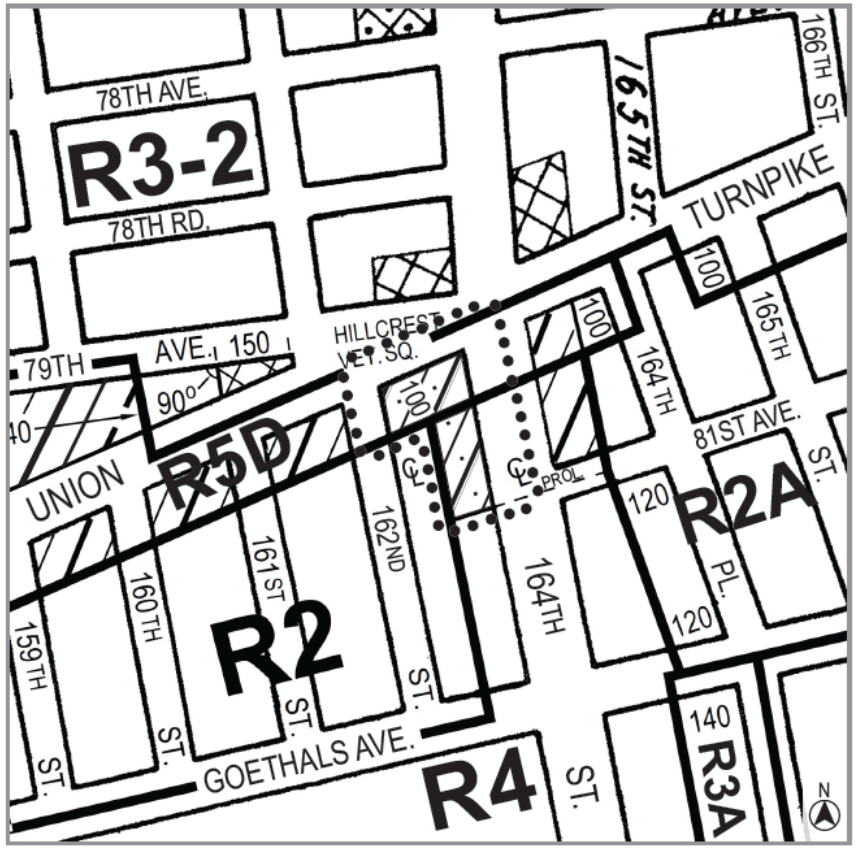


Action Requested

Zoning Map Amendment to change the existing C1-3 commercial overlay to C2-3



Current Zoning Map (14c)



Proposed Zoning Map (14c) - Area being rezoned is outlined with dotted lines

Rezoning from R5D/C1-3 to R5D/C2-3
Rezoning from R4/C1-3 to R4/C2-3

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Conclusion

