Ikos Senior Living, Queens

3/6/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR^	Compliance
Applicant's Properties												
611	25	R5, R5/C1-2	Parking	No	1.5 or 2.0*** (res.)/2.0 (comm.)	0.0	Yes	C4-5, C4-2A	Mixed Use (Res./Comm.)	Yes	C4-5: 5.01 (res.)/3.4 (comm.), C4-2A: 3.9 (res.)/3.0 (comm.)	Yes
Other Properties												
587	18 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	2.76	No	C4-5	No change	Yes	5.01	No*****
587	29 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	2.45	No	C4-5	No change	Yes	5.01	No*****
587	34 (p/o)	R5/C1-2	Mixed-Use (Res./Comm.)	Yes	1.5 or 2.0*** (res.)/2.0 (comm.)	2.77	Yes****	C4-5	No change	Yes	5.01 (res.)/3.4 (comm.)	Yes
587	43	R5/C1-2	Commercial	Yes	1.0	0.56	Yes	C4-5	No change	Yes	3.4	Yes
587	54 (p/o)	R5/C1-2	Mixed-Use (Res./Comm./CF)	Yes	1.5 or 2.0*** (res.)/2.0 (comm.)	2.46	No	C4-5	No change	Yes	5.01 (res.)/3.4 (comm.)/6.5 (CF)	No*****
611	21	R5/C1-2	Community Facility	Yes	2.0	0.9	Yes	C4-5	No change	Yes	6.5	Yes
611	43 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	0.77	Yes	C4-5	No change	Yes	5.01	Yes
611	44 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.02	Yes	C4-5	No change	Yes	5.01	Yes

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611	45 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	0.93	Yes	C4-5	No change	Yes	5.01	Yes
611	46 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.02	Yes	C4-5	No change	Yes	5.01	Yes
611	47 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	0.89	Yes	C4-5	No change	Yes	5.01	Yes
611	48 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.37	Yes	C4-5	No change	Yes	5.01	Yes
611	49 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.21	Yes	C4-5	No change	Yes	5.01	Yes
611	50 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.14	Yes	C4-5	No change	Yes	5.01	Yes
611	51 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.14	Yes	C4-5	No change	Yes	5.01	Yes
611	52 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.14	Yes	C4-5	No change	Yes	5.01	Yes
611	144 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	0.93	Yes	C4-5	No change	Yes	5.01	Yes
611	146 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.22	Yes	C4-5	No change	Yes	5.01	Yes
611	152 (p/o)	R5/C1-2	Residential	Yes	1.5 or 2.0***	1.12	Yes	C4-5	No change	Yes	5.01	Yes
Total # of Lots*	**20**		**% of Conformance****	**95%**		**% Compliant**	**85%**		**% of Conformance****	**100%**	**% Compliant**	**85%**

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**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****If a qualifying residential site*

*****Majority of lot in adjacent C4-3 district*

******Majority of lot in adjacent R5 district*

^When providing affordable housing pursuant to the Inclusionary Housing Program or Universal Affordability Program