47-03 108th Street Rezoning

City Planning Commission Review Session

February 2, 2026

Project Overview

Applicant

- 108 Realty Group Inc.

Location

- 47-03 108th Street (Block 2003, Lot 1)
- Corona, Queens
- Community District 4

Actions

- Zoning Map Amendment (ZM) from R6B to R7X/C2-4
- Zoning Text Amendment (ZR) to map MIH Option 1



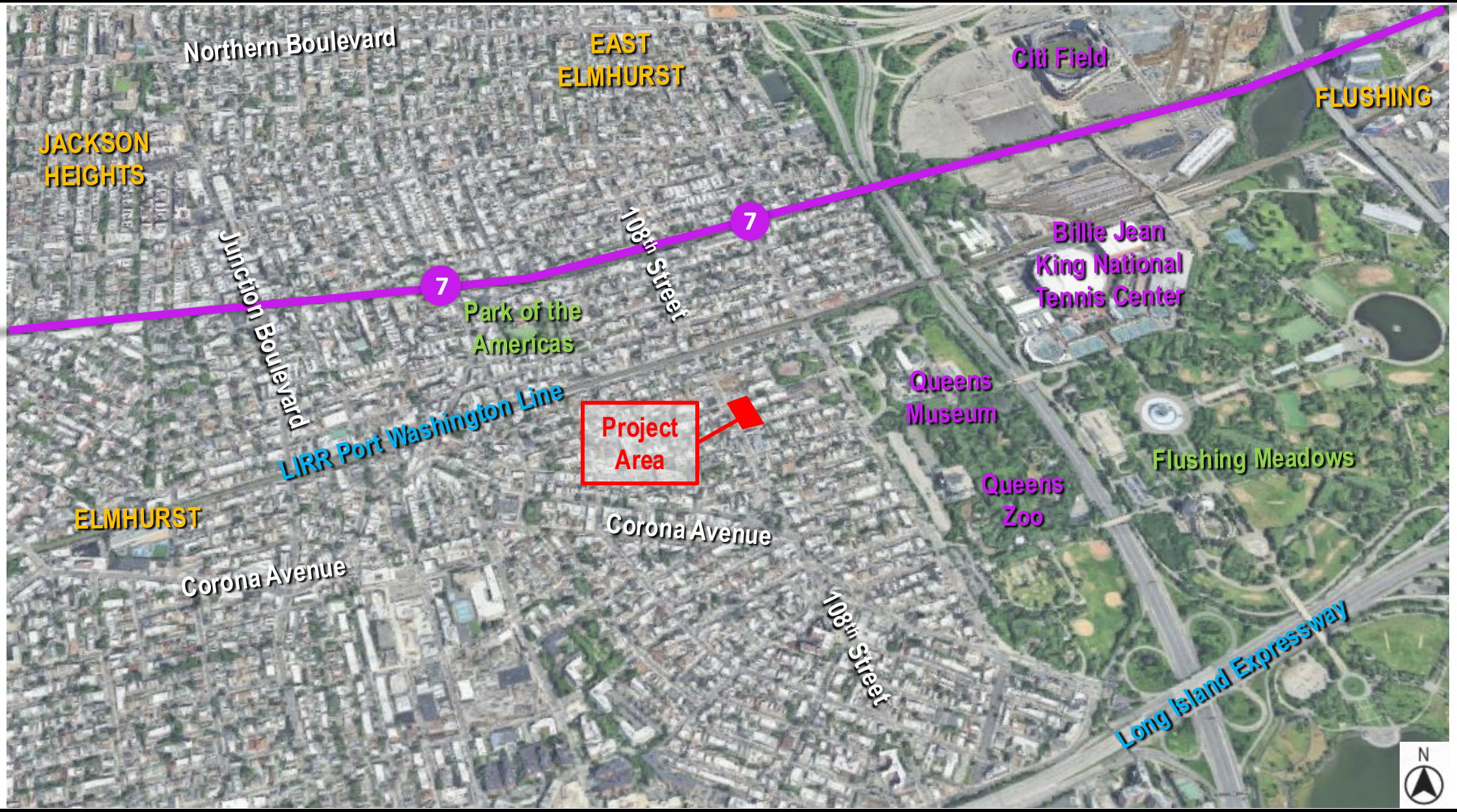
Proposed Development

- 13-story mixed-use building
- 119,500 sq. ft. (6.0 FAR)
- 119 DU (30 income-restricted)
- Commercial: 8,700 sf.
- Community Facility: 17,700 sf.
- 45 parking spaces



For illustrative purposes only

Project Area Overview



Area Map

47-03 108th Street, Queens
Area Map
Block: 2003, Lot: 1

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		

- Elevated Rail Structure / Roadway Overpass
- 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

June 2025
Urban Cartographics



Project Area Overview



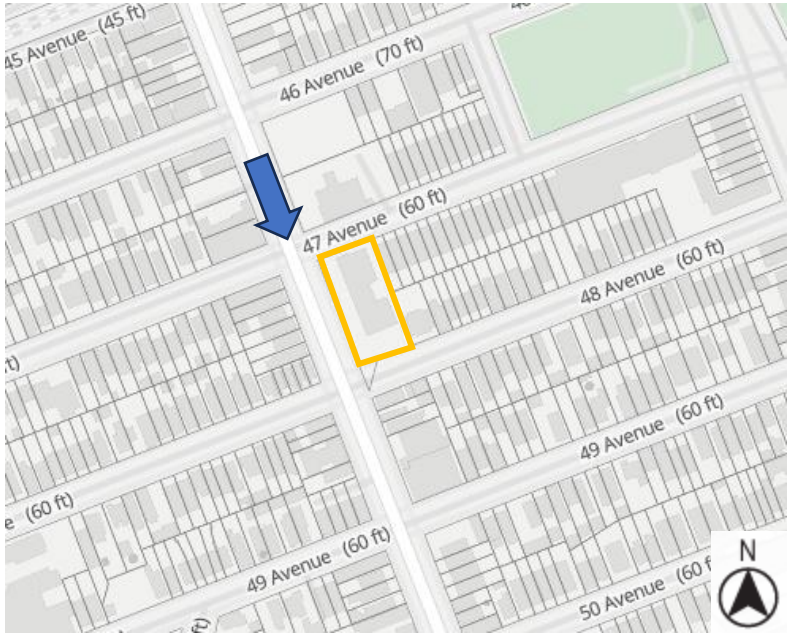
Project area

Development site

Photographs



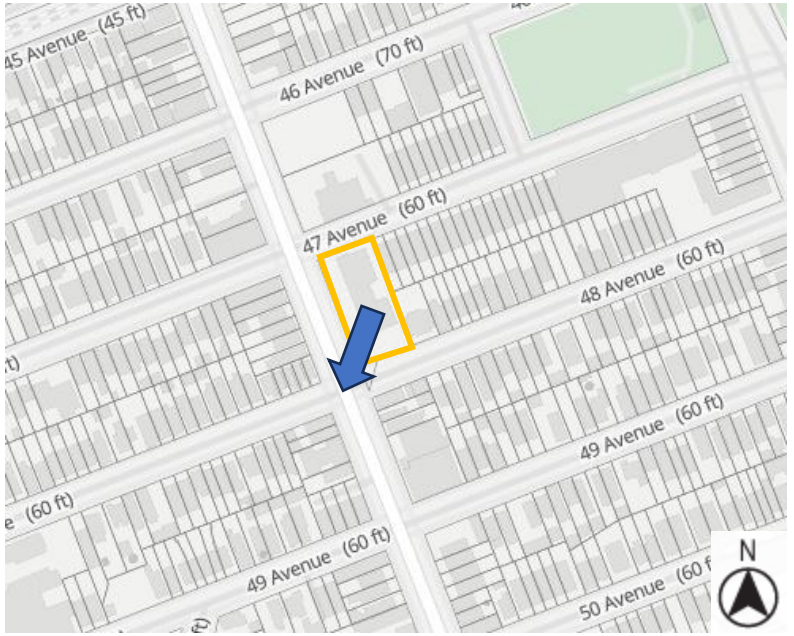
View of 108th Street facing south from 47th Avenue



Photographs



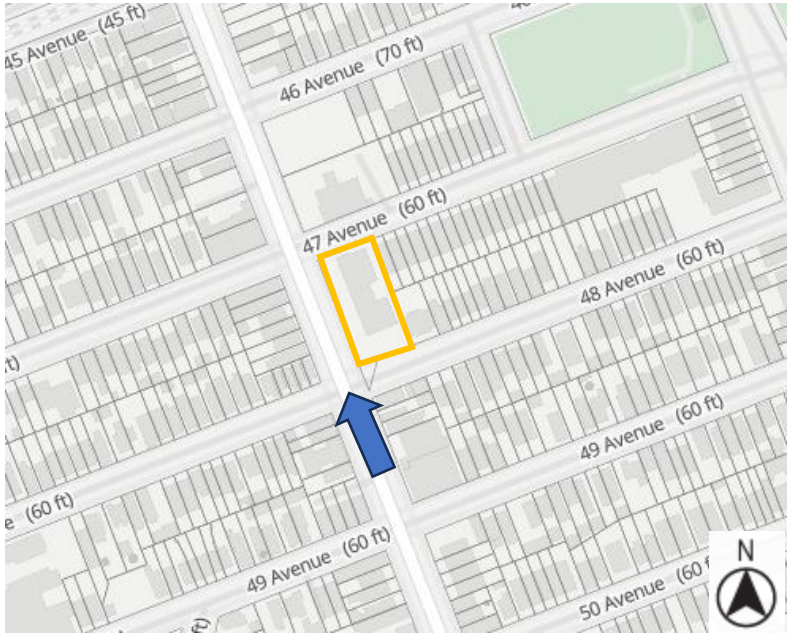
View of intersection of 48th Avenue and 108th Street facing southwest from development site



Photographs



View of 108th Street facing north from 48th Avenue



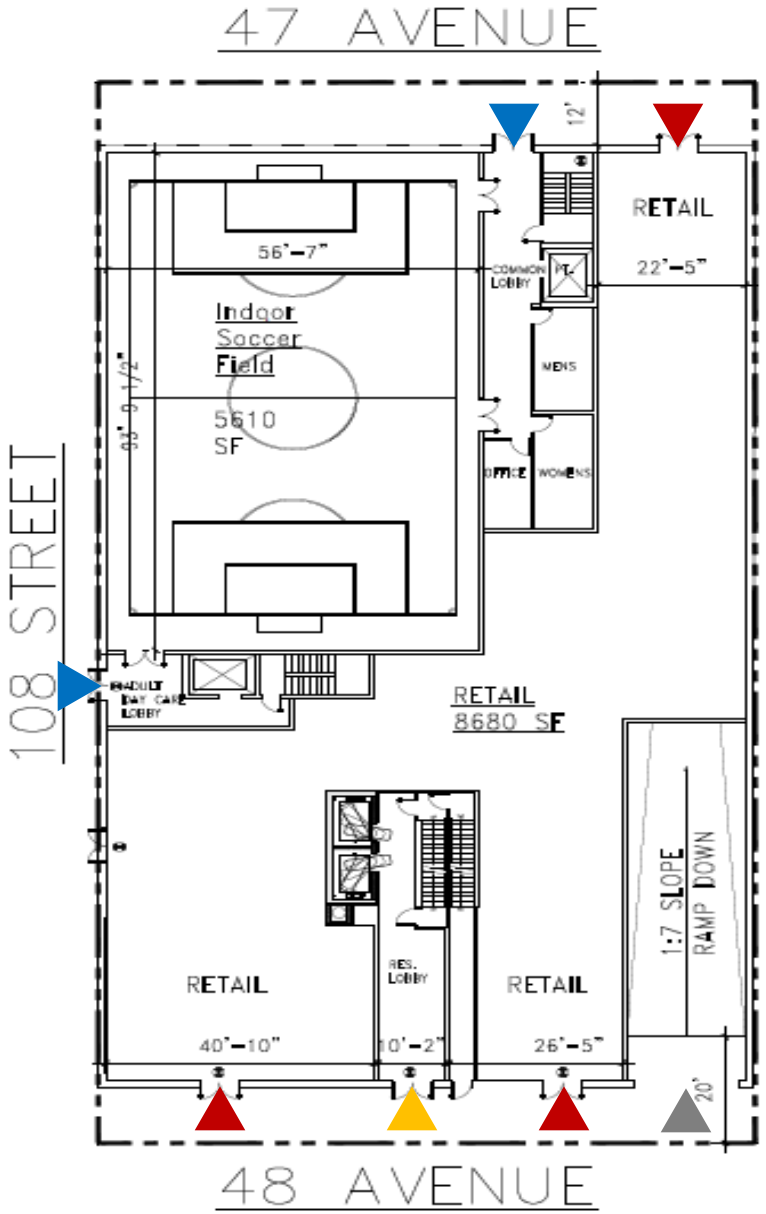
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Proposed Development – Ground Floor Plan



Residential Entrance

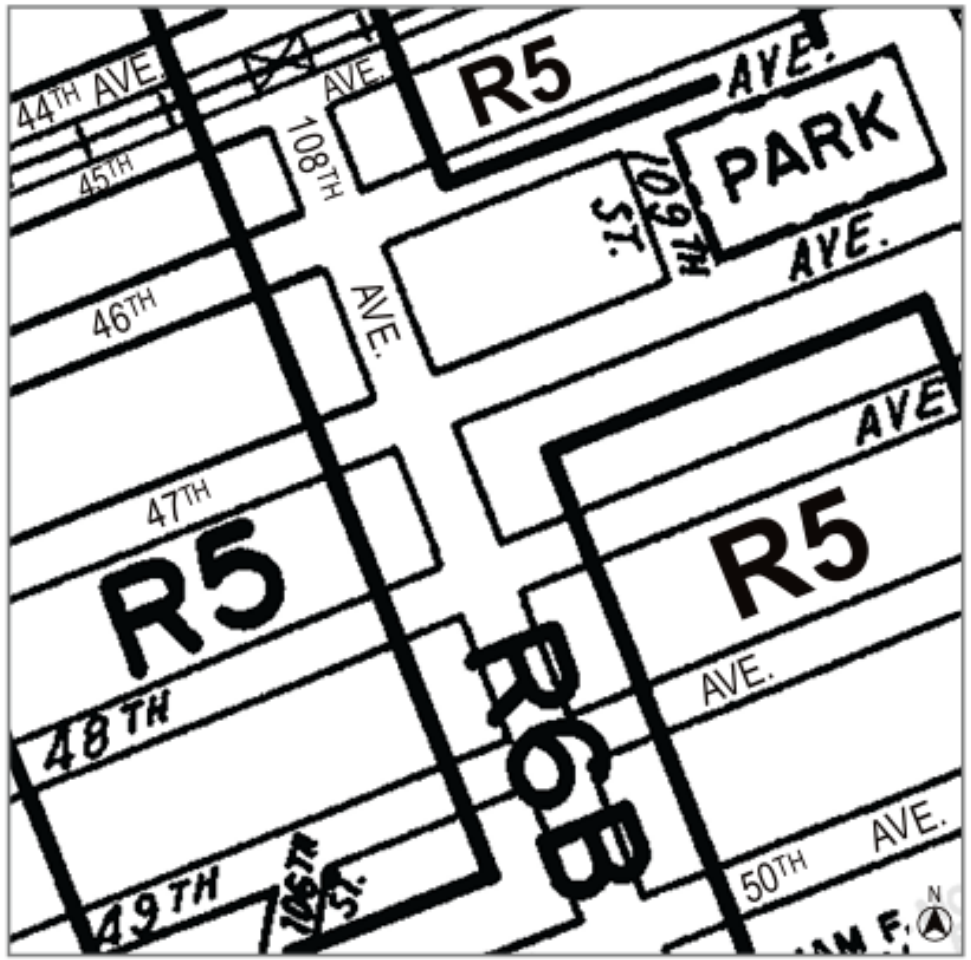
Commercial Entrance

Community Facility Entrance

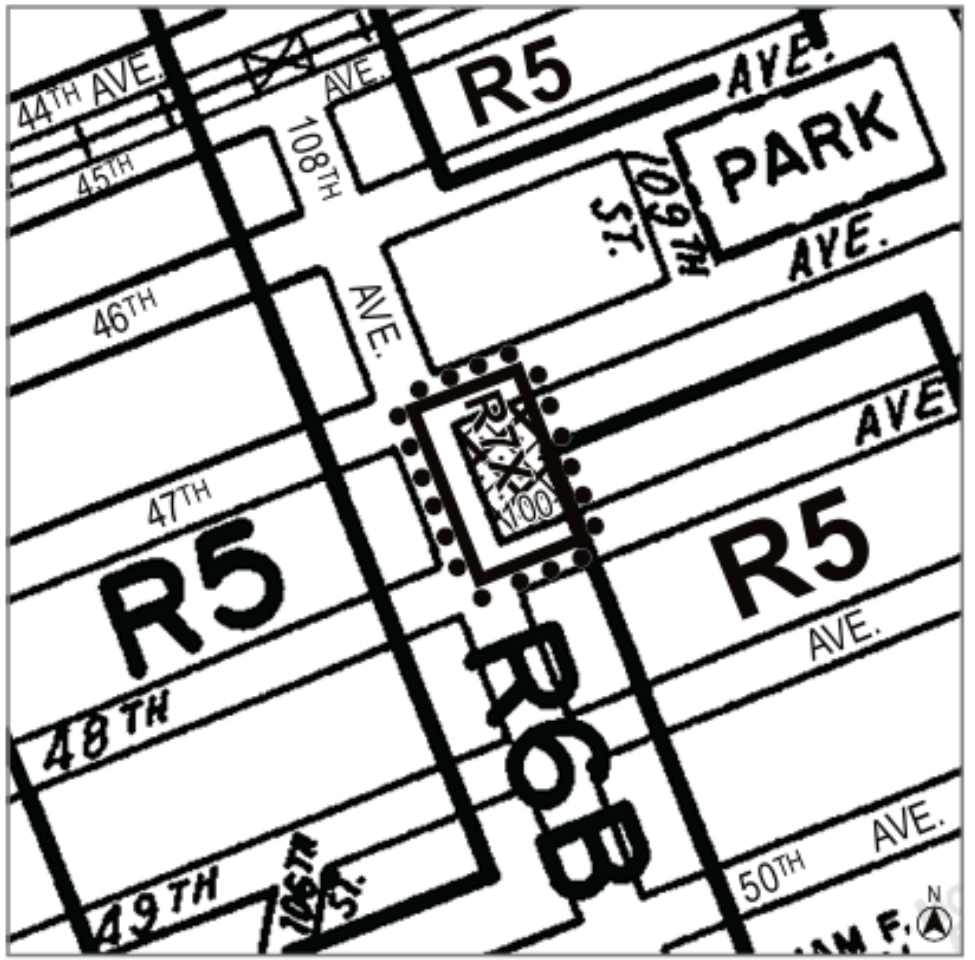
Parking Entrance

For illustrative purposes only

Actions Requested



Current Zoning Map (10b)



Proposed Zoning Map (10b) - Area being rezoned is outlined with dotted lines

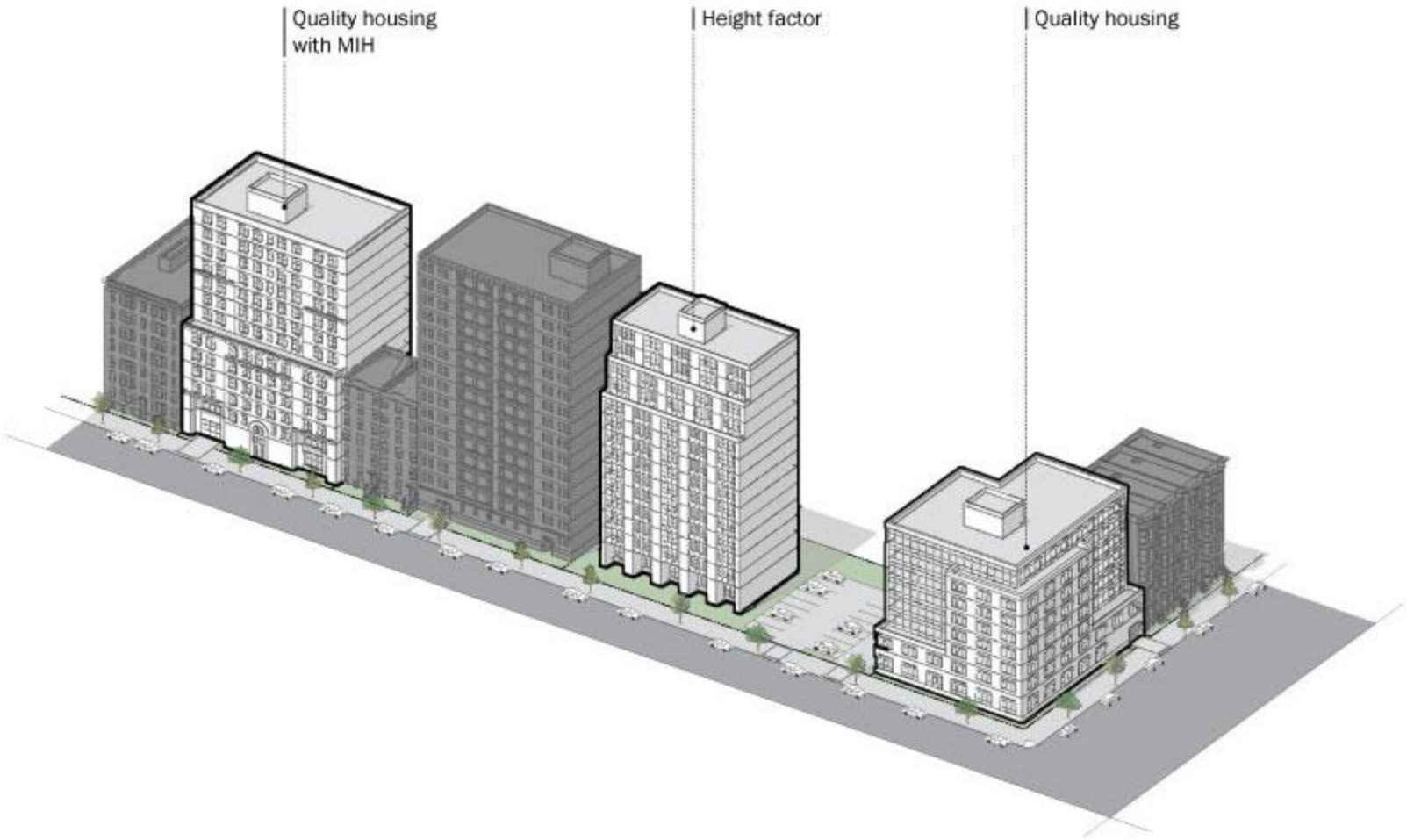
Rezoning from R6B to R7X/C2-4

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.

Proposed Zoning Districts

	R6B	R7X/C2-4
Max Base Height:	45 ft.	105 ft.
Max Building Height:	65 ft.	145 ft.
Max Residential FAR:	2.4	6.0
Max Community Facility FAR:	2.0	5.0
Max Commercial FAR:	N/A	2.0

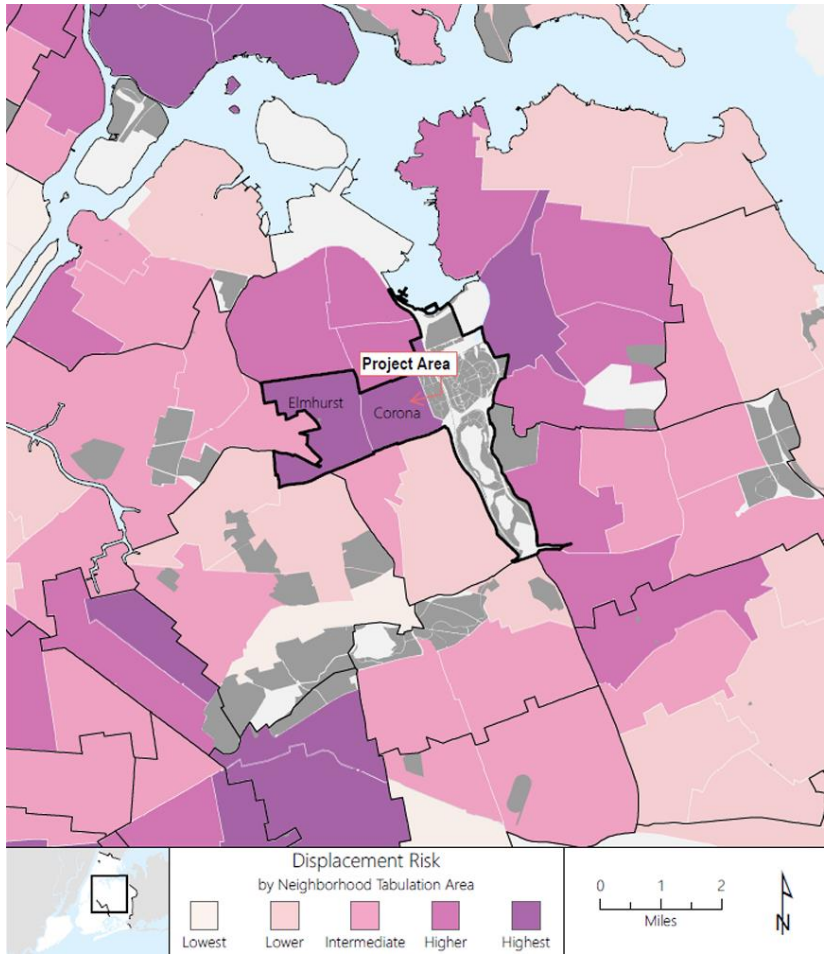


Mandatory Inclusionary Housing



	Option 1
Required % of Residential Floor Area:	25%
Weighted Average of AMI bands:	60%

Racial Equity Report



Annual Median Household Income:

$69,500

Elmhurst & Corona: Public Use Microdata Area (PUMA) 4404

Less than Queens and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	12	10%	**40%**	$1,220	$1,460	$45,400	$64,800
Low Income	6	5%	**60%**	$1,820	$2,190	$68,000	$97,200
Low Income	12	10%	**80%**	$2,430	$2,920	$90,700	$129,600
Not income-restricted	89	75%	**N/A**	$2,780	$3,240	$111,200	$129,600
Total	**119**	100%					

Estimated monthly rent of income-restricted units for households earning 40% -80% AMI*:

$1,220 - $2,920

Estimated average income of a household earning 40%-80% AMI *:

$45,400 - $129,600

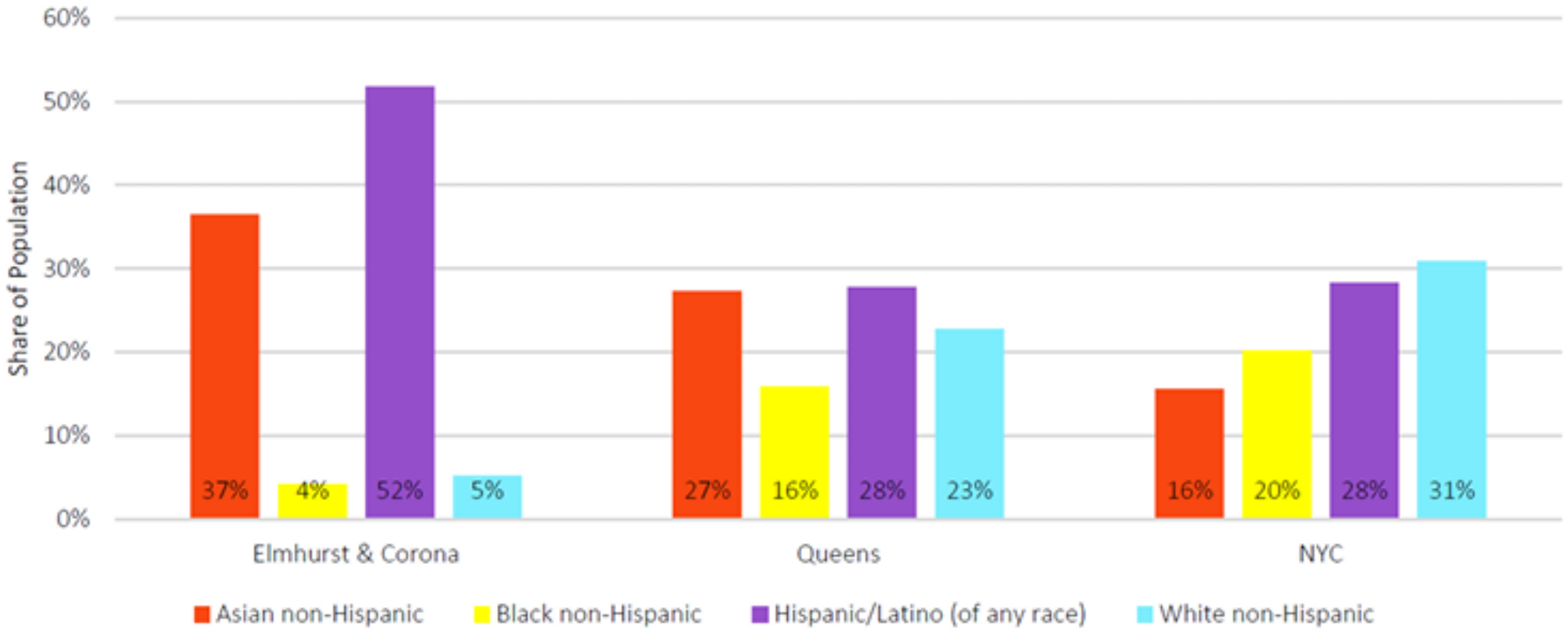
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project*

Racial Equity Report

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



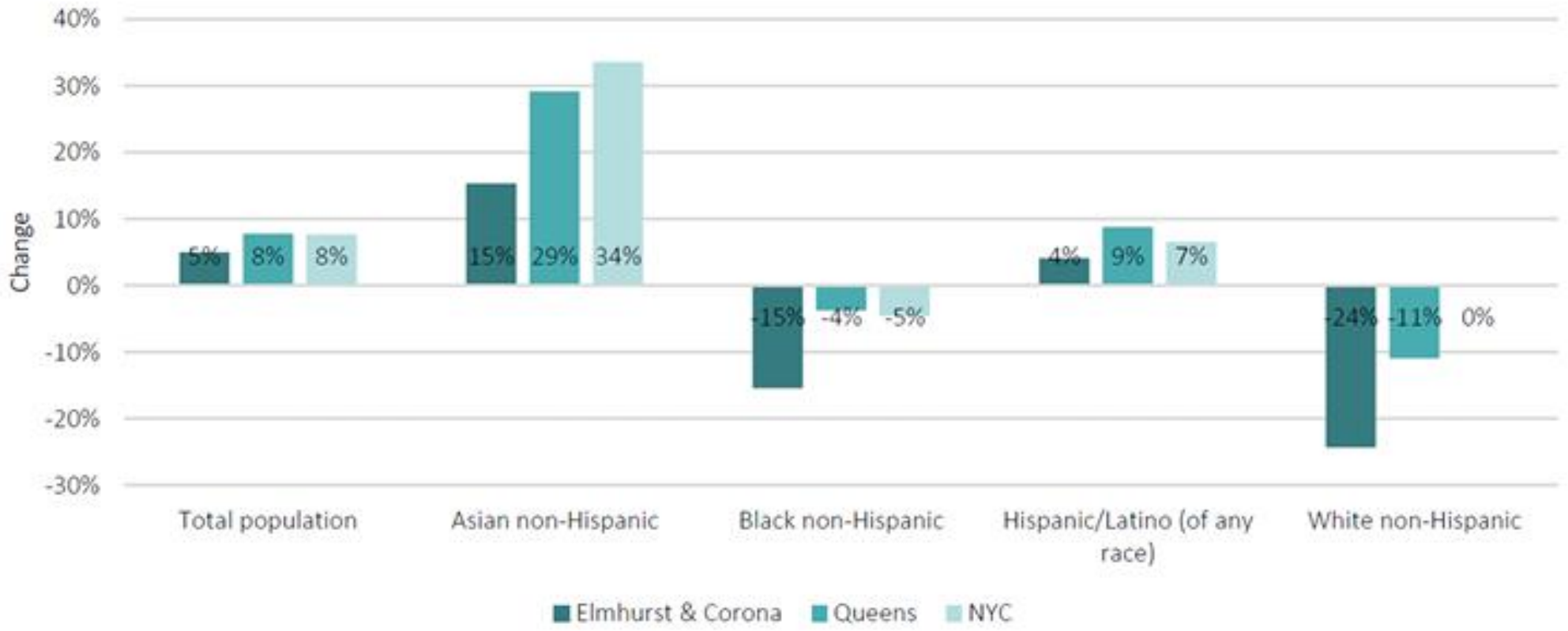
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Summary

Actions:

- Zoning Map Amendment (ZM)
  - from an R6B to a R7X/C2-4 zoning district

- Zoning Text Amendment (ZR)
  - To modify Appendix F and establish a Mandatory Inclusionary Housing area with Option 1

Proposed Development:

- 13-story mixed-use building containing approximately 119,500 total sf of floor area
  - 119 total dwelling units
    - 30 income-restricted units
  - 8,700 square feet of commercial retail
  - 17,700 square feet of community facility
  - 45 accessory parking spaces

