

2185 Coyle Street

C 230248 ZMK
N 230249 ZRK
Community District 15, Brooklyn

Renderings are illustrative and subject to change

2185 Coyle Street Rezoning

Applicant:

- 2185 Coyle Associates, LLC

Actions Requested:

- Zoning Map Amendment to change a R4/C1-2 district to R6A/C2-4, R7A/C2-4, and R7X/C2-4 districts
- Zoning Text Amendment to Appendix F to map an MIH area

Proposed Development:

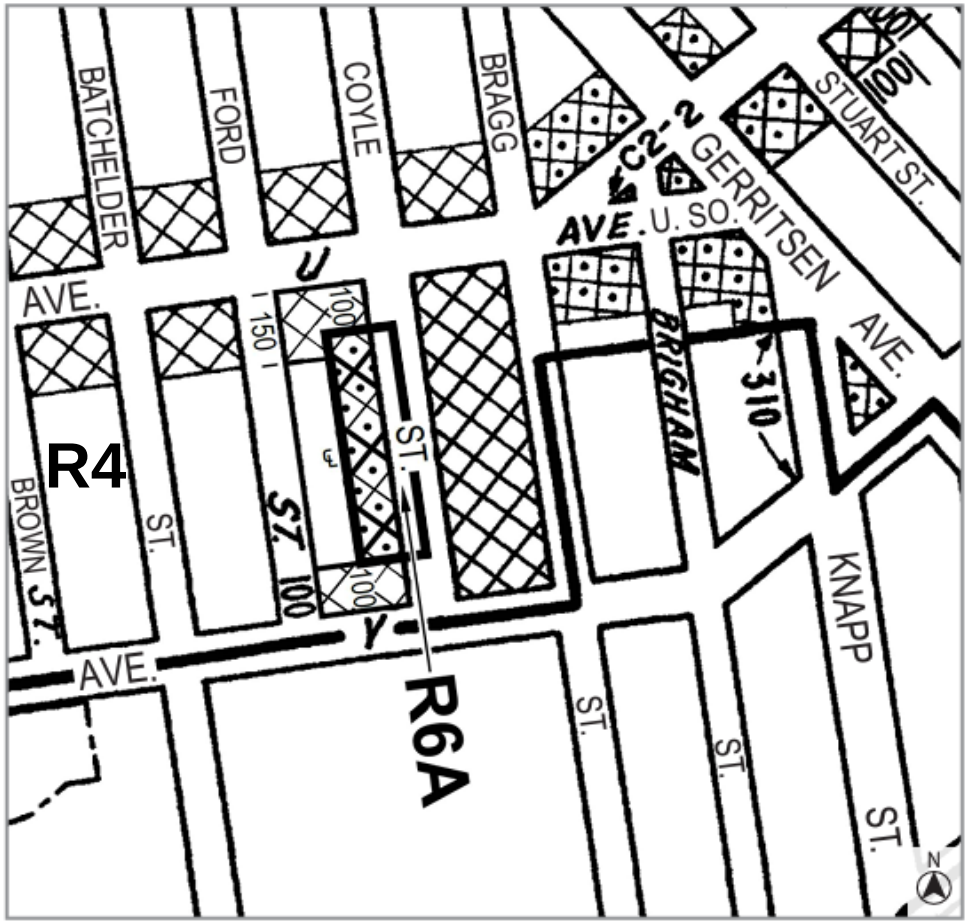
- Nine-story mixed-use building
- 422,512 sq ft (4.40 FAR)
- 435 units (109 income-restricted)



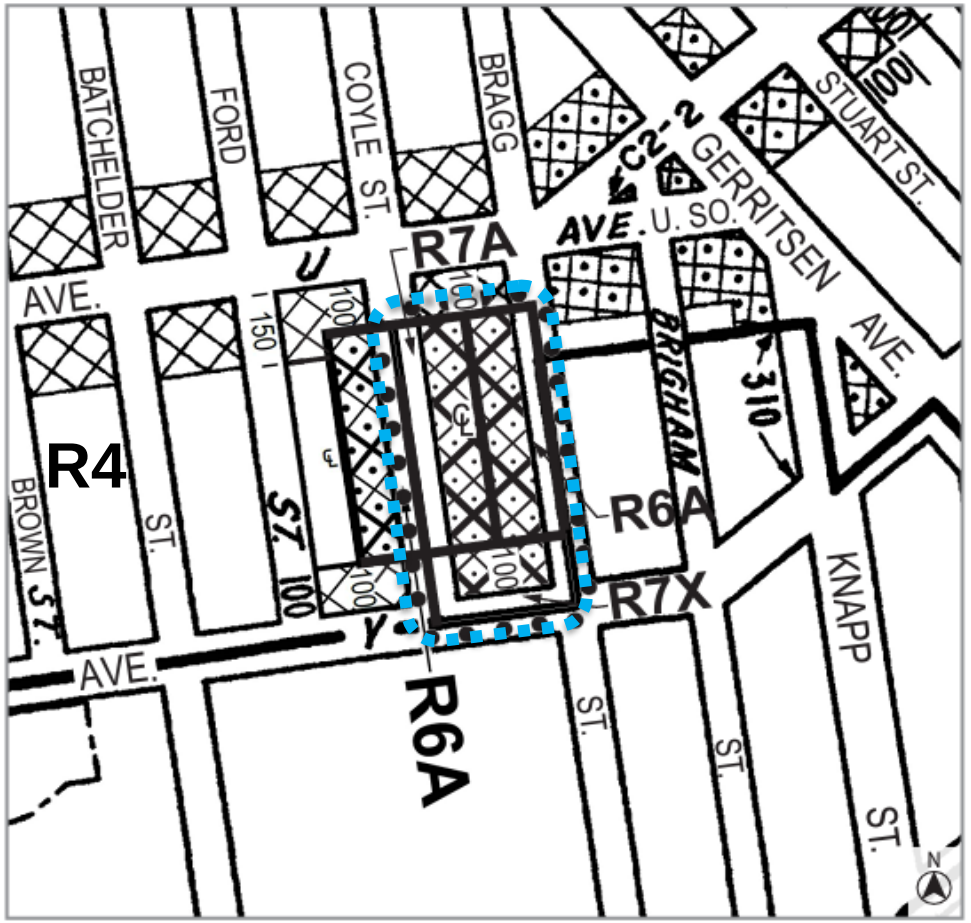
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Proposed Actions (Zoning Map Amendment)

Zoning Change Map



Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

Rezoning from R4/C1-2 to R7X/C2-4
Rezoning from R4/C1-2 to R7A/C2-4
Rezoning from R4/C1-2 to R6A/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.

Community Board 15 Recommendation

Public Hearing held on September 24, 2024

Voted to recommend **conditional approval of the project.**

24 in favor

12 opposed

1 abstention

Condition: "There should be no reduction in the amount of parking proposed."

Brooklyn Borough President Recommendation

Public Hearing held on October 9, 2024

Voted to recommend **conditional approval of the project.**

Conditions:

1) The applicant locate a grocery store in the commercial floor area and participate in the FRESH Program's discretionary tax incentives.
2) The applicant reduce the proposed parking to no more than what is required by zoning.

Summary

Actions Requested:

- Zoning Map Amendment to change a R4/C1-2 district to R6A/C2-4, R7A/C2-4, R7X/C2-4 districts
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

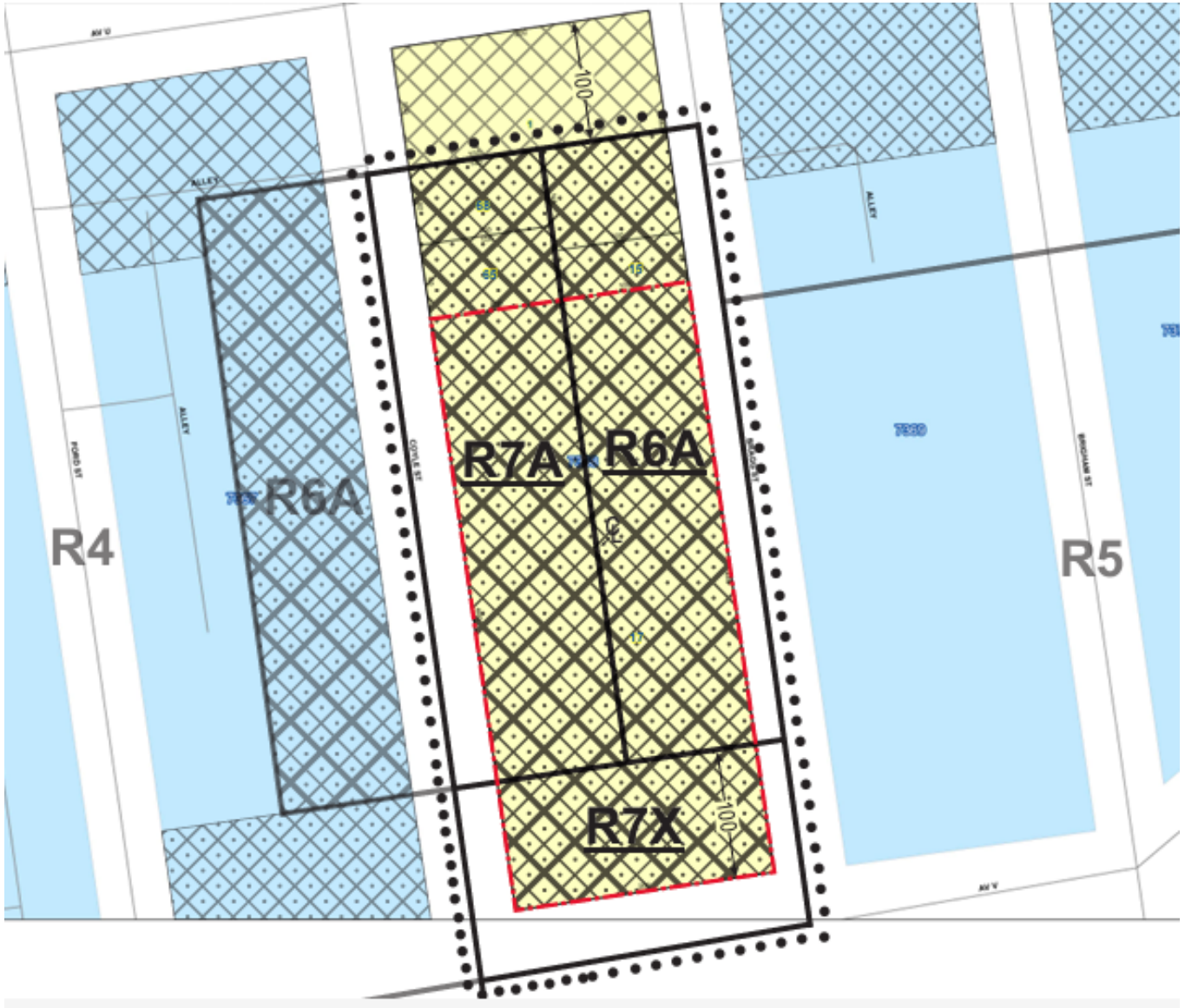
Proposed Development:

- Nine-story mixed-use building
- 422,512 sq ft (4.4 FAR)
- 435 units (109 income-restricted)



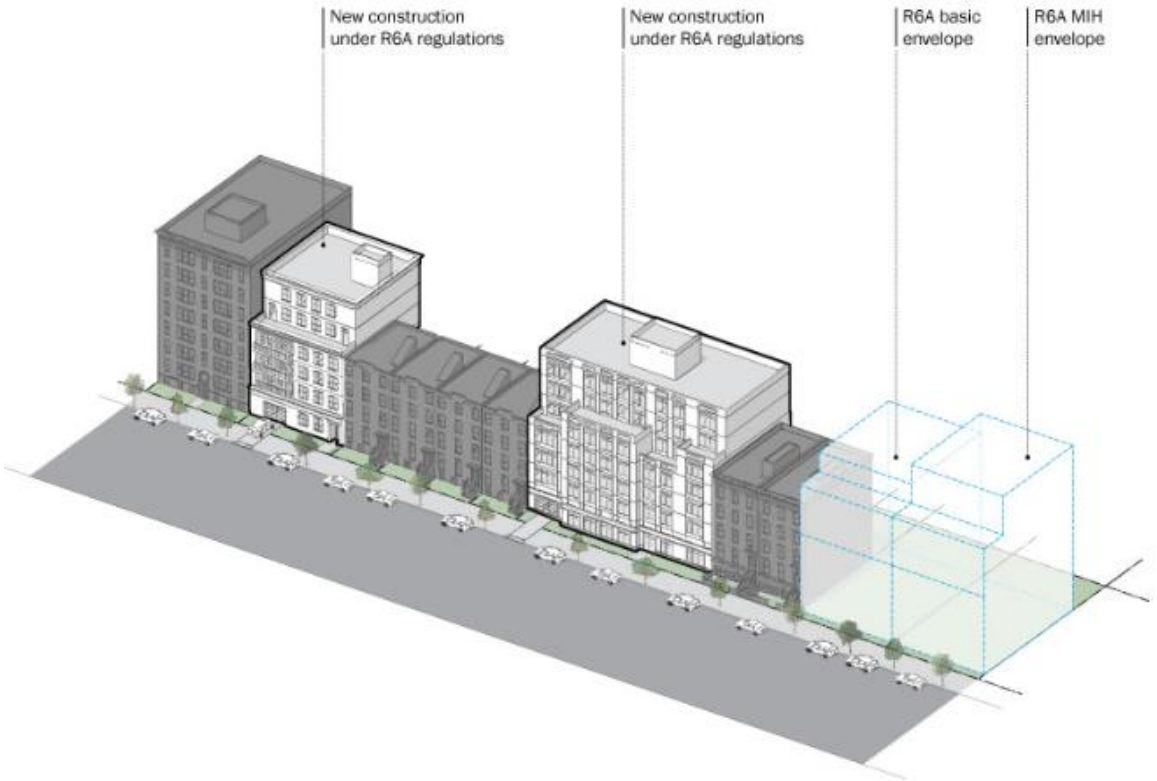
Appendix

Tax Map


R7A
R6A
R7X
R6A
R4
R5
100
100
ALLEY
ALLEY
ALLEY
COYLE ST
FORD ST
BRIGHAM ST

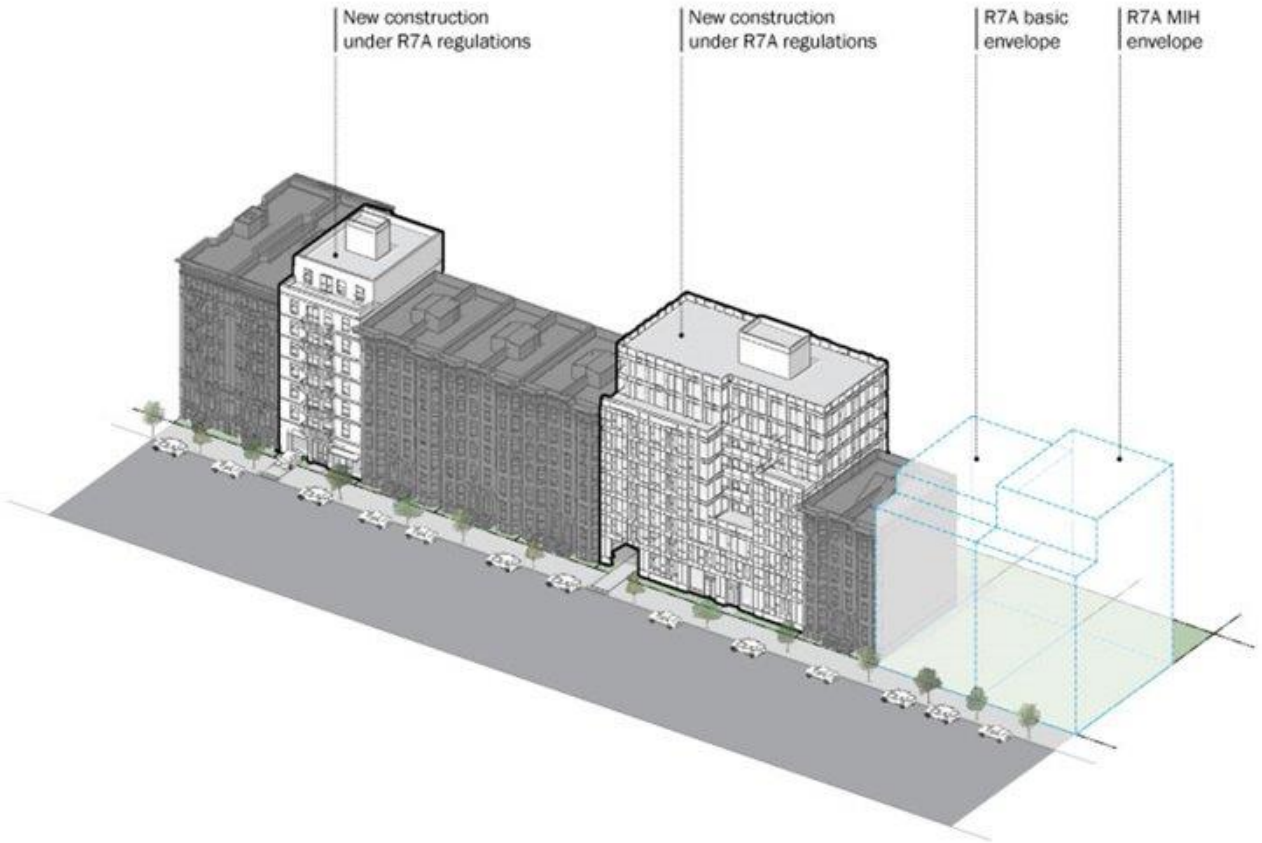
Zoning Map Amendment: Example of R6A equivalent

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	85 Feet	95 feet
Max no. of Stories	8	9
Max Base Height	40 to 60 feet	40 to 65 feet
Max Residential FAR	3.60	3.9
Parking	50% of dwelling units; 25% Income Restricted Units	None



Zoning Map Amendment: Example of R7A equivalent

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	95 Feet	115 Feet
Max no. of Stories	9	11
Base Height	40 to 75 feet	40 to 85 feet
Max Residential FAR	4.60	5
Max Commercial FAR	4	4
Parking	50% of dwelling units; 15% Income Restricted Units	None



Zoning Map Amendment: Example of R7X equivalent

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	145 Feet	145 feet
Max no. of Stories	14	14
Base Height	60 to 105 feet	60 to 105 feet
Max Residential FAR	6	6
Parking	50% of dwelling units; 15% Income Restricted Units	None

