CITY PLANNING COMMISSION

September 7, 2016 / Calendar No. 10 N 160250 ZRX

IN THE MATTER OF an application submitted by MLK Plaza, LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 1.

An application (N 160250 ZRX) for an amendment to the Zoning Resolution was filed by MLK Plaza, LLC on March 23, 2016 to create a Mandatory Inclusionary Housing Program that would require, through zoning actions, a share of new housing to be permanently affordable.

RELATED ACTIONS

In addition to the zoning map amendment, which is the subject of this report (N 160250 ZRX), implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 160251 ZMX	Zoning Map Amendment to rezone property from M1-2 to R7X, M1-3 to R7X and establishing a C1-4 Commercial Overlay along a portion of the proposed R7X District

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 160251 ZMX).

ENVIRONMENTAL REVIEW

This application (N 160250 ZRX), in conjunction with the related action (C 160251 ZMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of

Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 16DCP154X. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment action (C 160251 ZMX).

UNIFORM LAND USE REVIEW

This application (N 160250 ZRX) was referred to Bronx Community Board 1 and the Bronx Borough President, in accordance with the procedures for non-ULURP matters along with the related action (C 160251 ZMX) which was certified as complete by the Department of City Planning on May 9, 2016,, and duly referred to Community Board 1 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application (N 160250 ZRX) on May 26, 2016 and, on that date, by a vote of 14 to 3 with 0 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendations of Community Board 1 appears in the report for the related zoning map amendment action (C 160251 ZMX).

Borough President Recommendation

This application (N 160250 ZRX) was considered by the Bronx Borough President, who issued a recommendation approving the application on August 1, 2016.

City Planning Commission Public Hearing

On July 27, 2016 (Calendar No. 9), the City Planning Commission scheduled August 10, 2016 for a public hearing on this application (N 160250 ZRX) and the related action.

The hearing was duly held on August 10, 2016 (Calendar No. 47), in conjunction with the application for the related action. There were a number of appearances, as described in the report for the related action (C 160251 ZMX), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed amendment (N 160250 ZRX) to the zoning text map is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report (C 160251 ZMX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

*** * ***

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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THE BRONX

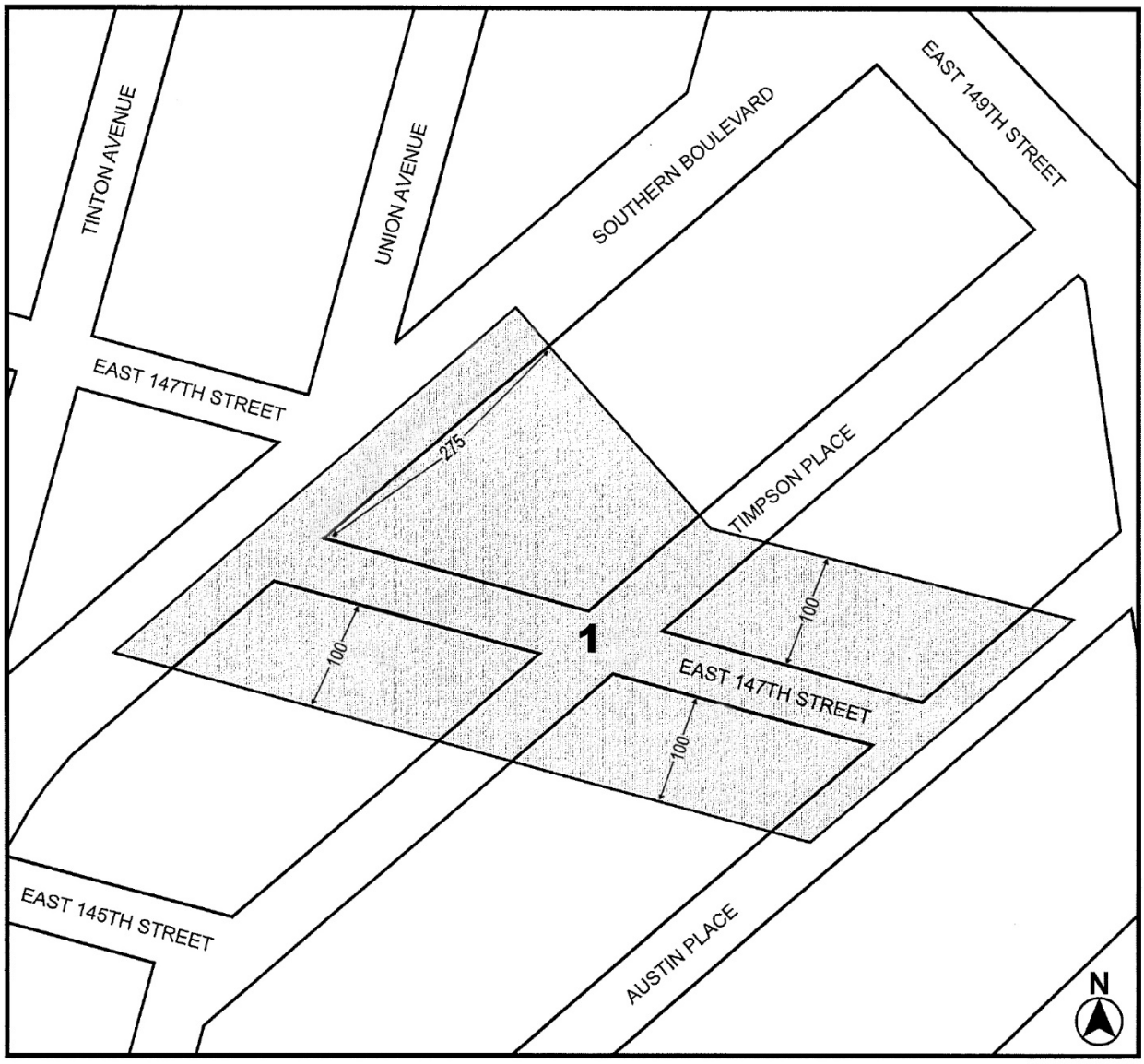
The Bronx Community District 1

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X and R8A Districts within the areas shown on the following Maps 1 and 3:

* * *

Map 3 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area **1** [date of adoption] — MIH Program Option1 and Option 2

Portion of Community District 1, The Bronx

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The above resolution (N 160250 ZRX), duly adopted by the City Planning Commission on September 7, 2016 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,
CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners