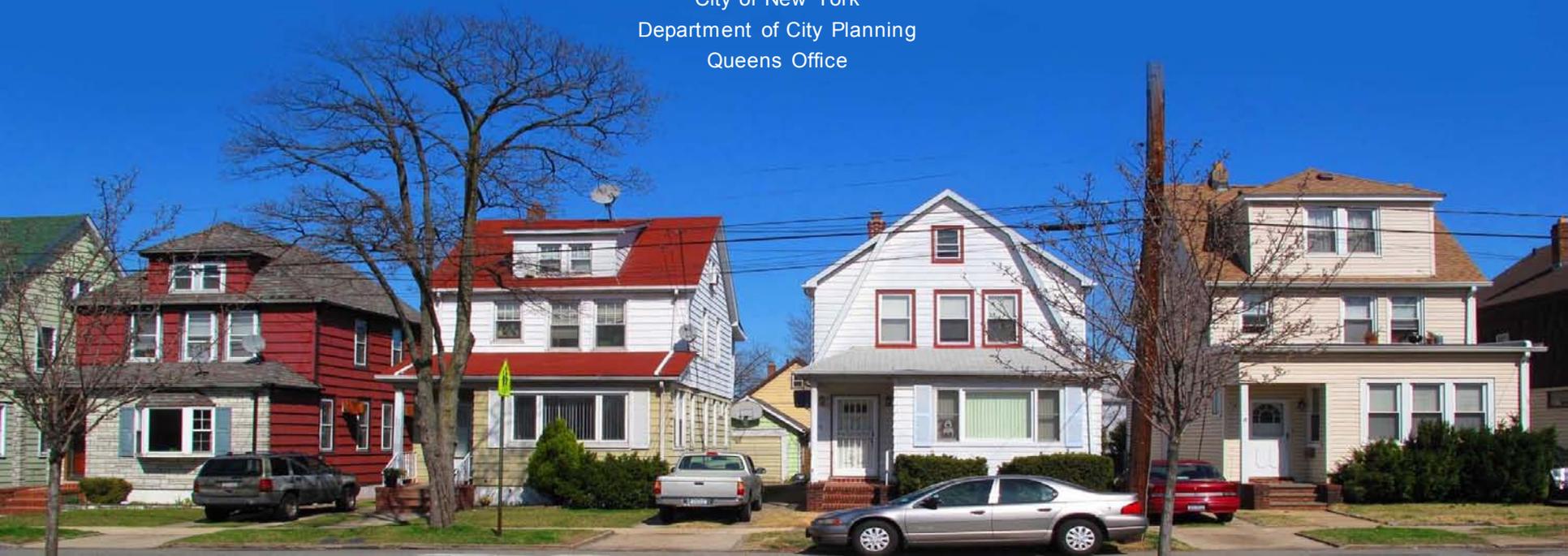


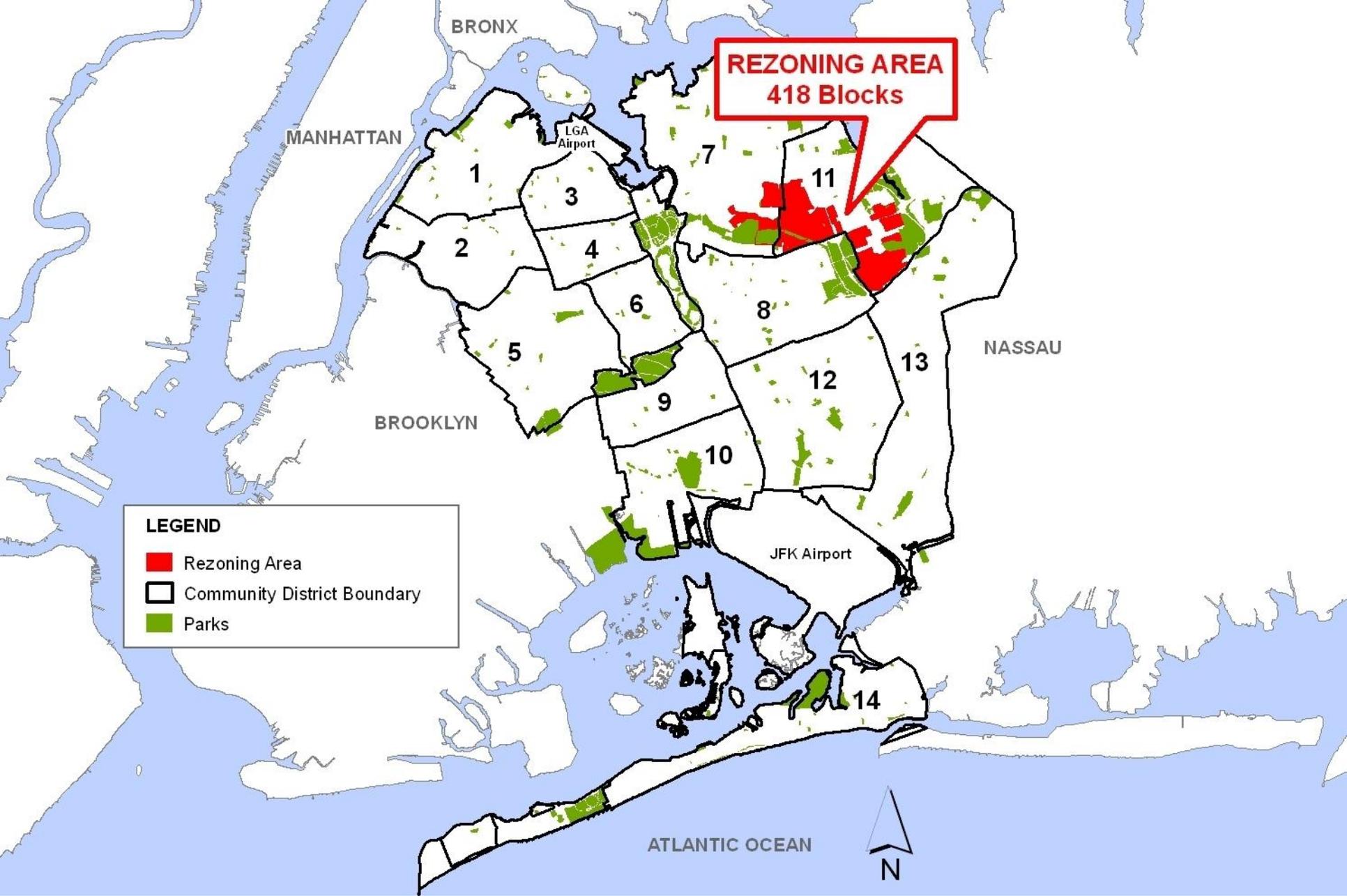
AUBURNDALE - OAKLAND GARDENS HOLLIS HILLS REZONING

City Planning Commission Presentation - May 24th, 2010



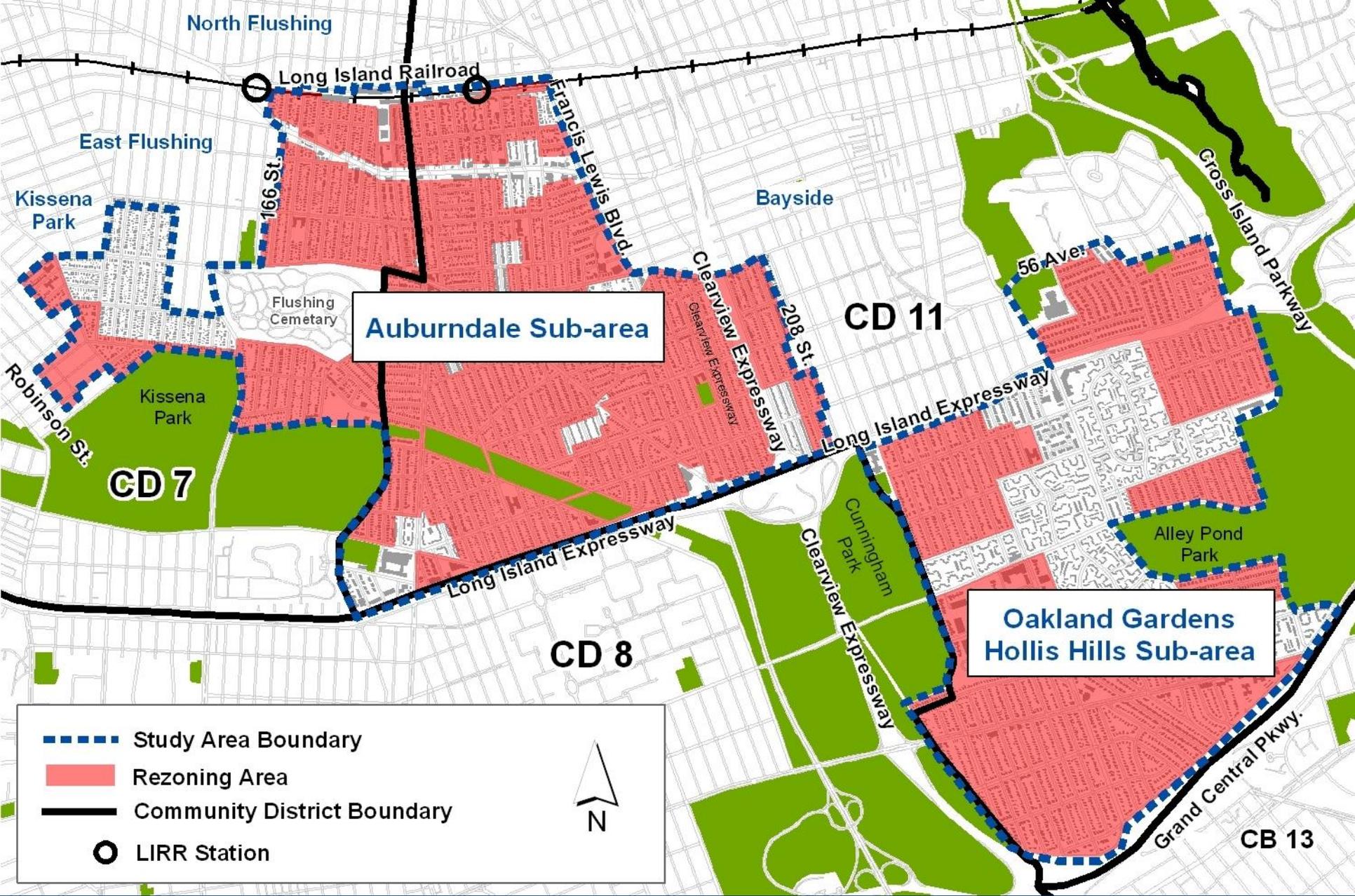
City of New York
Department of City Planning
Queens Office





LOCATION





STUDY AREA





One Family Detached



Two-Family Detached



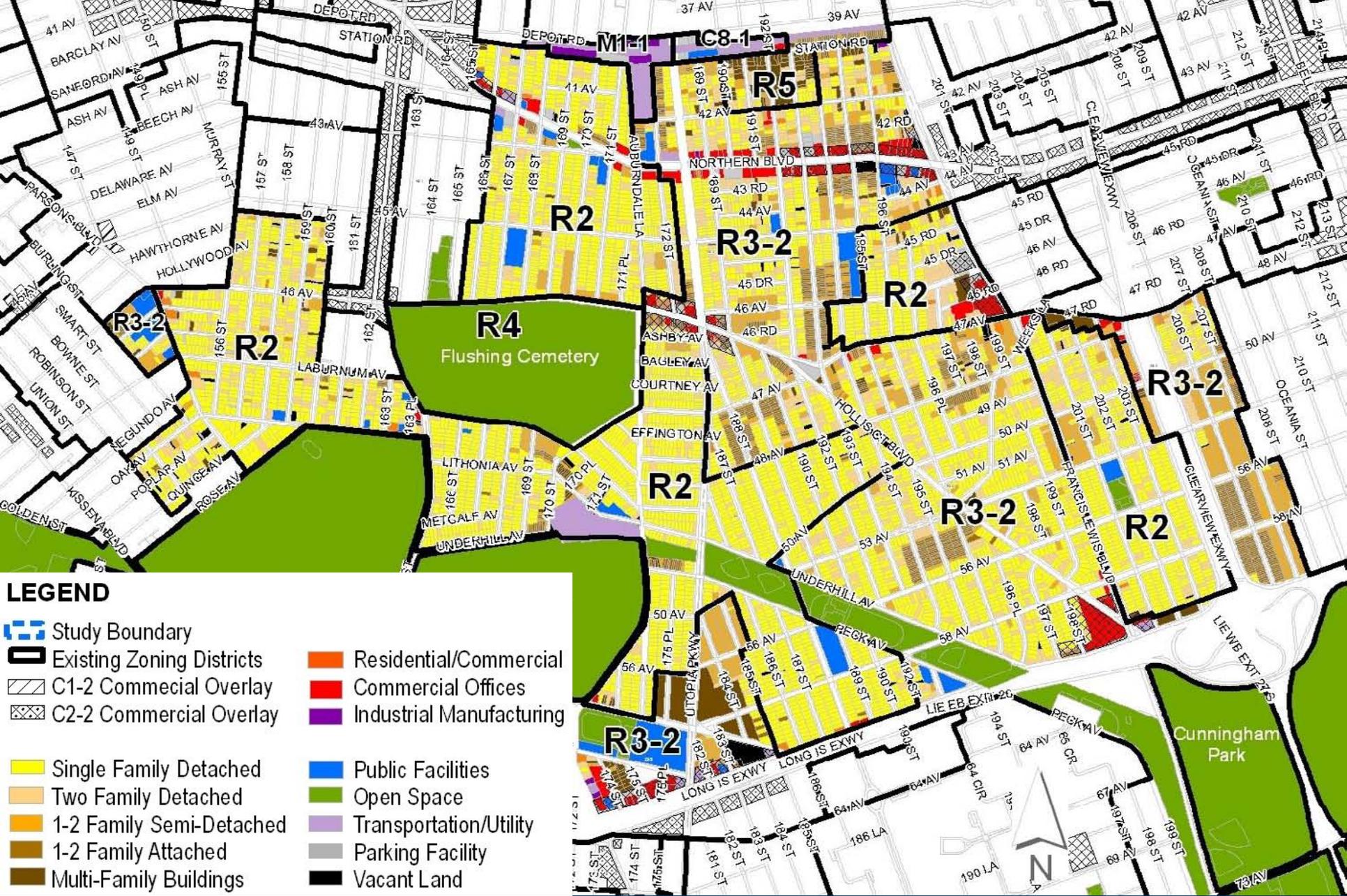
Semi Detached



Multi-family Apartments

Building Types



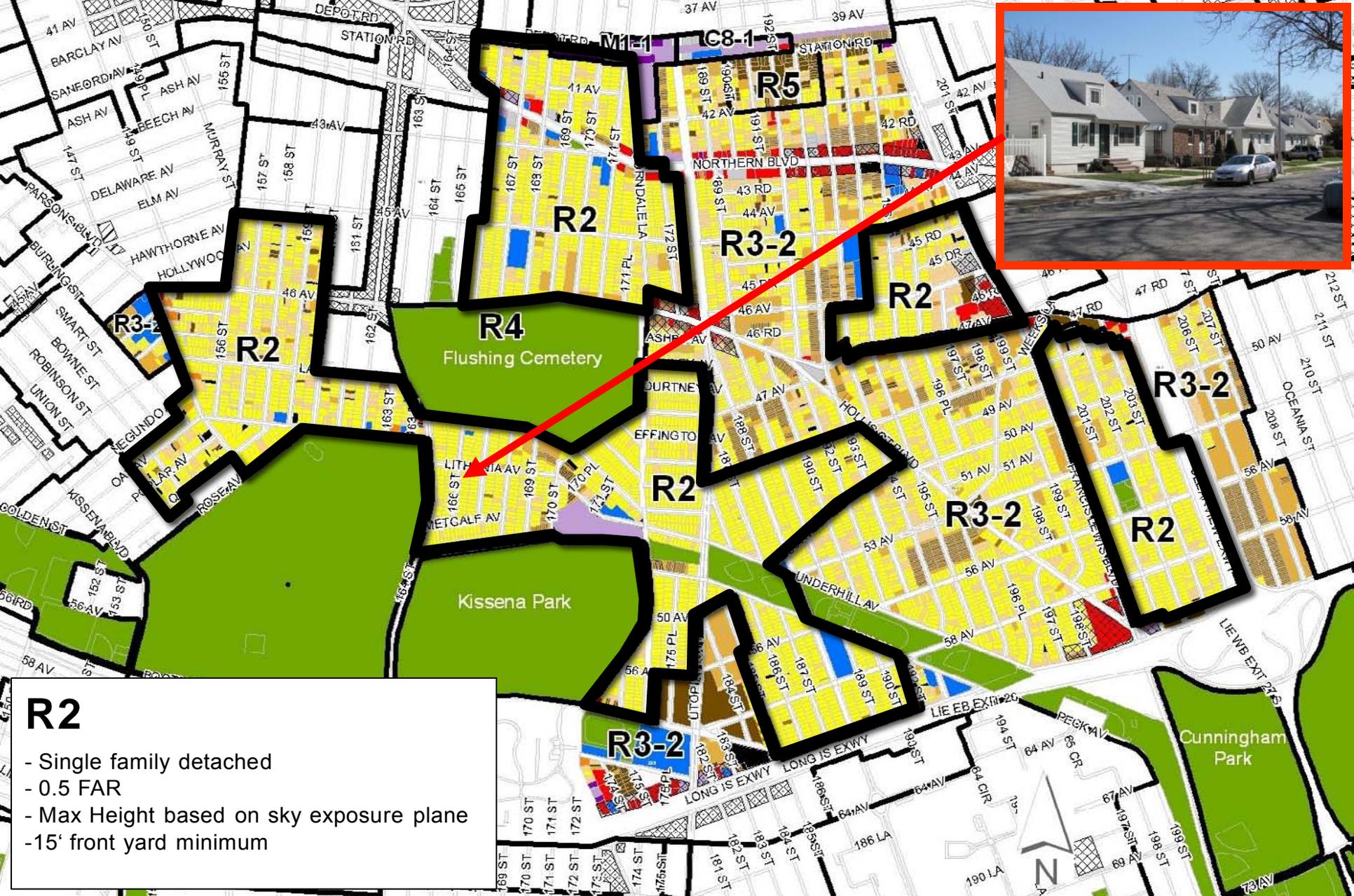


LEGEND

Study Boundary	Residential/Commercial
Existing Zoning Districts	Commercial Offices
C1-2 Commercial Overlay	Industrial Manufacturing
C2-2 Commercial Overlay	Single Family Detached
Single Family Detached	Public Facilities
Two Family Detached	Open Space
1-2 Family Semi-Detached	Transportation/Utility
1-2 Family Attached	Parking Facility
Multi-Family Buildings	Vacant Land

**AUBURNDALE SUB AREA
EXISTING ZONING & LAND USE MAP**





AUBURNDALE SUB AREA
Existing R2 Zoning





R2

- Single family detached
- 0.5 FAR
- Max Height based on sky exposure plane
- 15' front yard minimum

AUBURDALE SUB AREA
Existing R2 Zoning





R3-2

- All housing types allowed
- 0.6 maximum FAR
- 21' maximum perimeter wall height
- 35' maximum height
- 15 feet front yard minimum

AUBURNDALE SUB AREA
Existing R3-2 Zoning



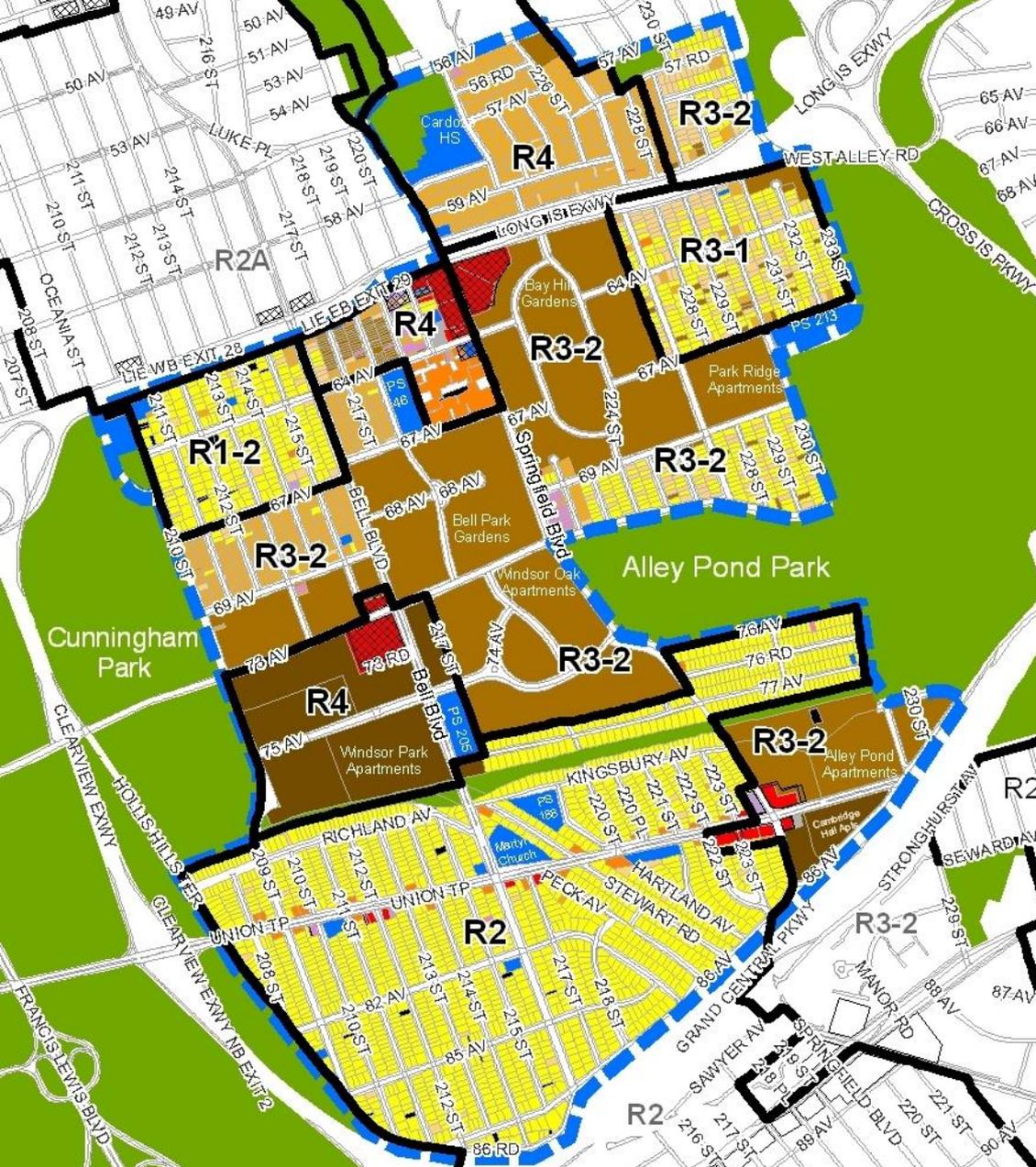


R5

- All housing types allowed
- 1.25 maximum FAR
- 30' Maximum perimeter wall height
- 40' maximum height
- 10 feet front yard minimum

AUBURDALE SUB AREA
Existing R5 Zoning





LEGEND

- Proposed Zoning Districts
- Study Boundary
- Existing Zoning Districts
- C1-2 Commercial Overlay
- C2-2 Commercial Overlay
- Commercial Overlay (REMOVE)

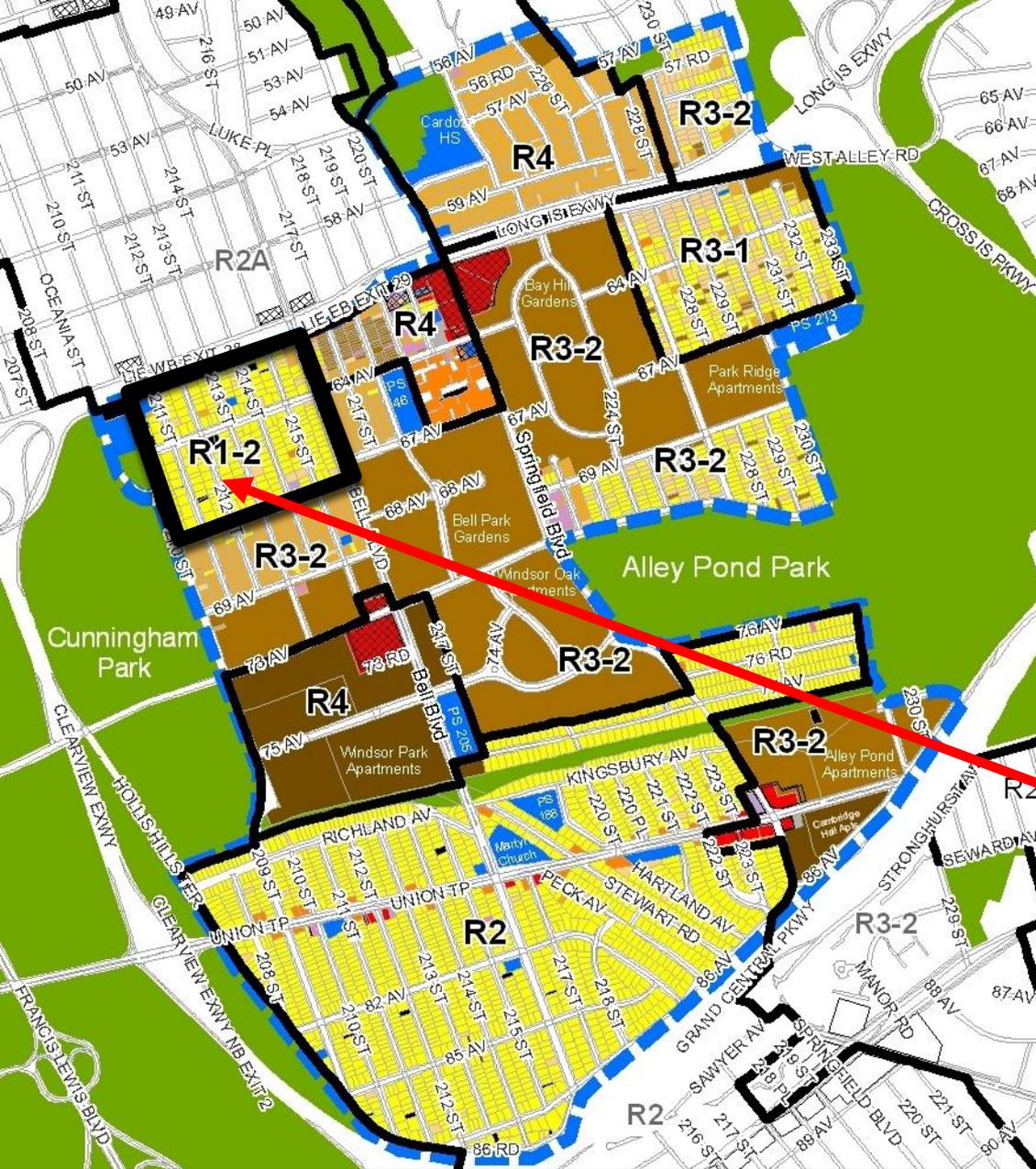
- Single Family Detached
- Two Family Detached
- 1-2 Family Semi-Detached
- 1-2 Family Attached
- Multi-Family Walk-up
- Multi-Family Elevator

- Residential/Commercial
- Commercial Offices
- Industrial Manufacturing

- Public Facilities
- Open Space
- Transportation/Utility
- Parking Facility
- Vacant Land

OAKLAND GARDENS-HOLLIS HILLS SUB AREA EXISTING ZONING & LAND USE MAP

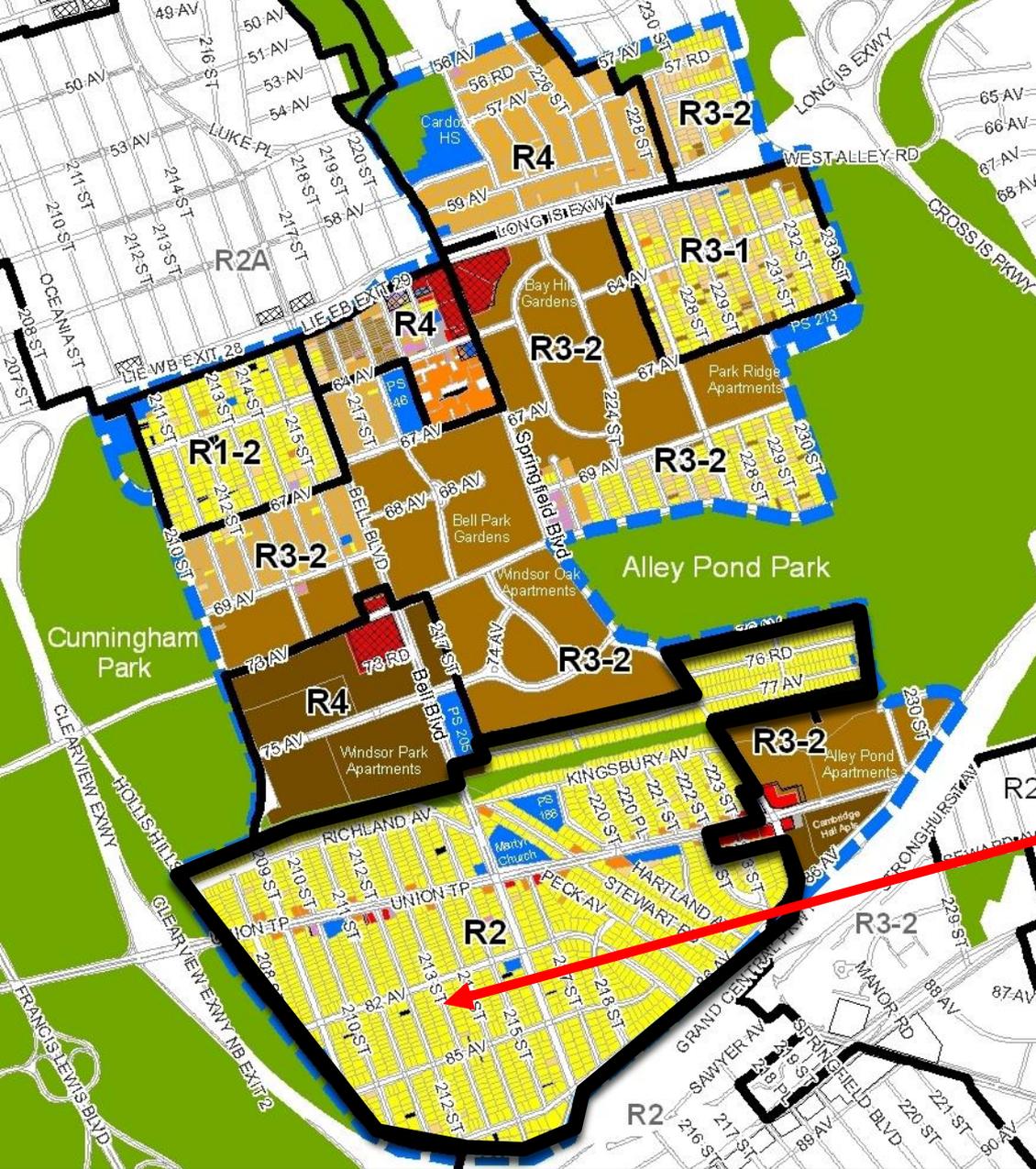




R1-2

- Single family detached
- 0.5 FAR
- Max height based on sky exposure plane
- 20' front yard minimum





R2

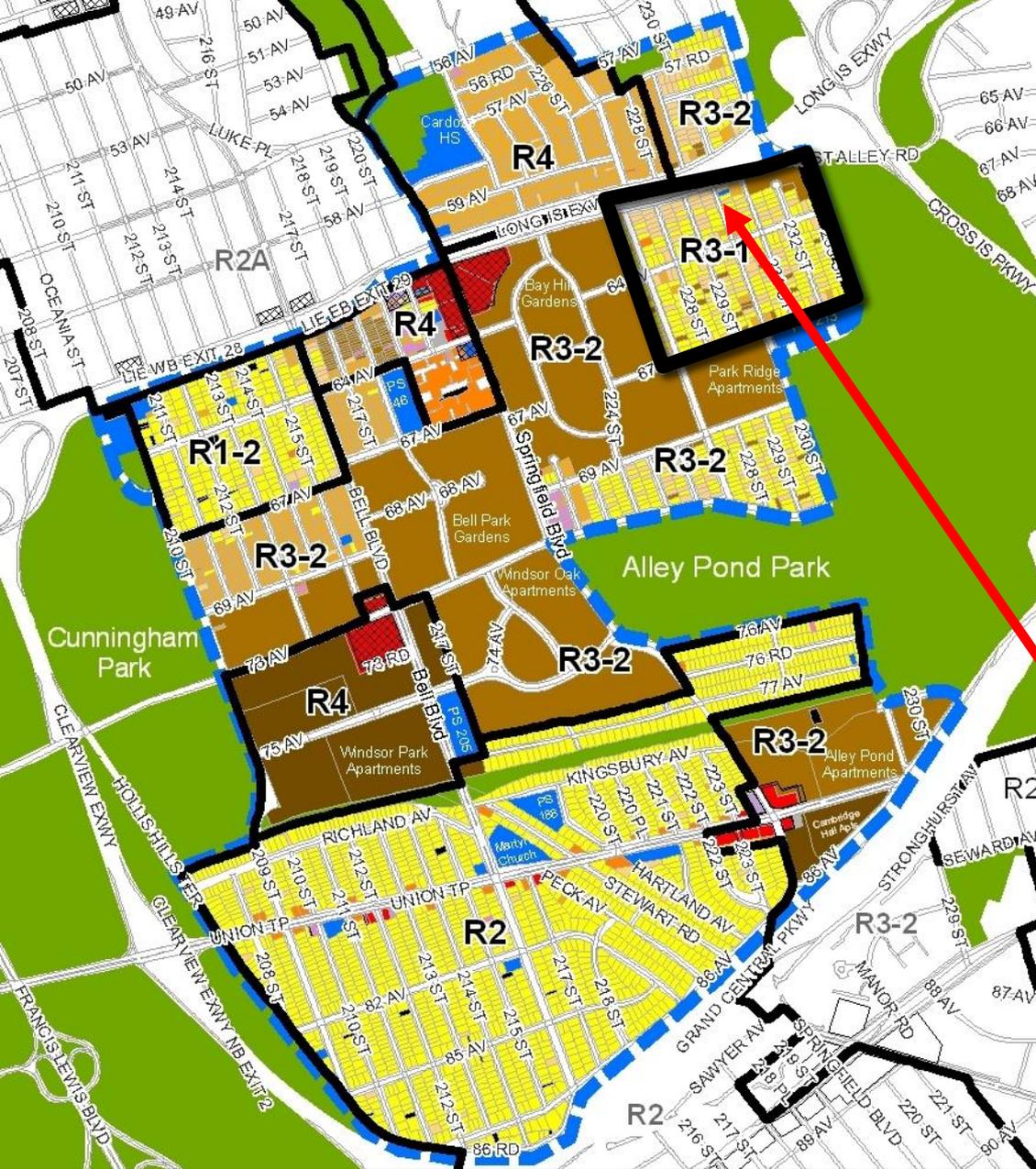
- Single family detached
- 0.5 FAR
- Max height based on sky exposure plane
- 15' front yard minimum



OAKLAND GARDENS-HOLLIS HILLS SUB AREA

Existing R2

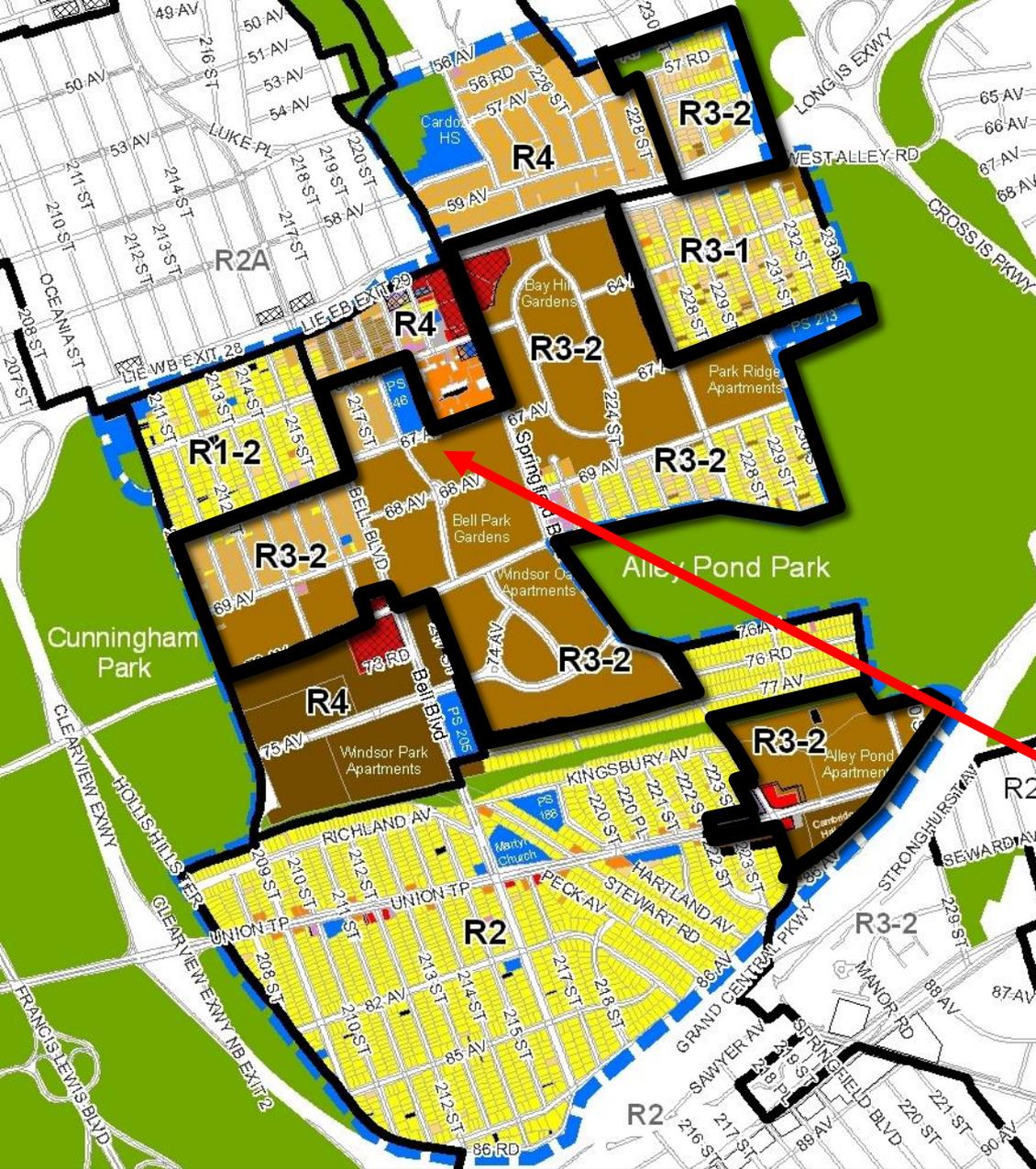




R3-1

- 1 & 2 family detached & semi detached
- 0.6 maximum FAR
- 21 maximum perimeter wall height
- 35' maximum height
- 15' front yard minimum

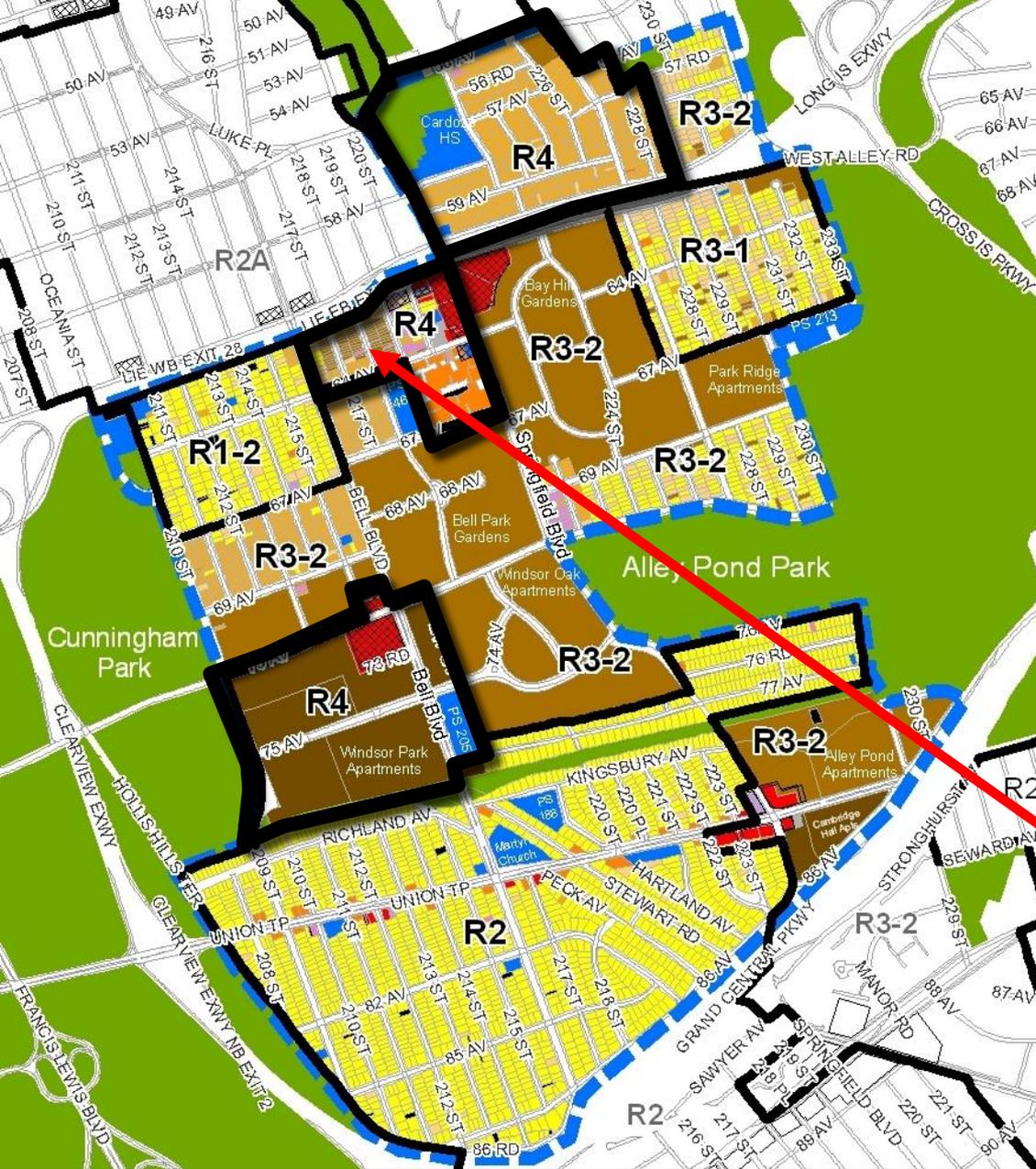




R3-2

- All housing types allowed
- 0.6 maximum FAR
- 21' maximum perimeter wall height
- 35' maximum height
- 15 feet front yard minimum





R4

- All housing types allowed
- 0.9 maximum FAR
- 25' maximum perimeter wall height
- 35' maximum height
- 10 feet front yard minimum



OAKLAND GARDENS-HOLLIS HILLS SUB AREA
Existing R4



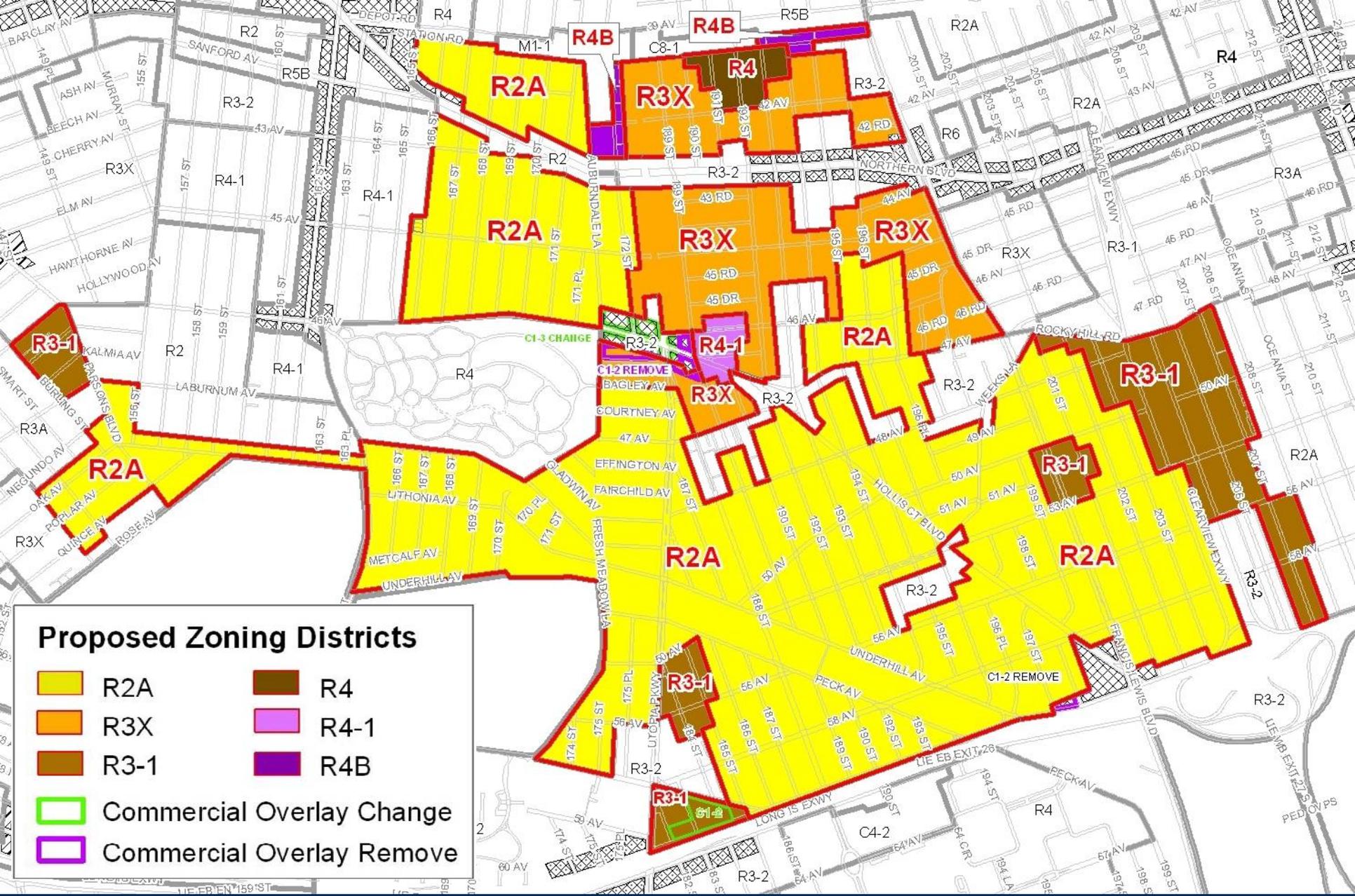
ZONING RECOMMENDATIONS



REZONING OBJECTIVES

- Prevent out-of-character development and more closely reflect 1- and 2- family building patterns
- Provide limited density increase on primary corridors including Springfield and Bell Boulevards.
- Update commercial overlays to prevent commercial intrusion into residential blocks.

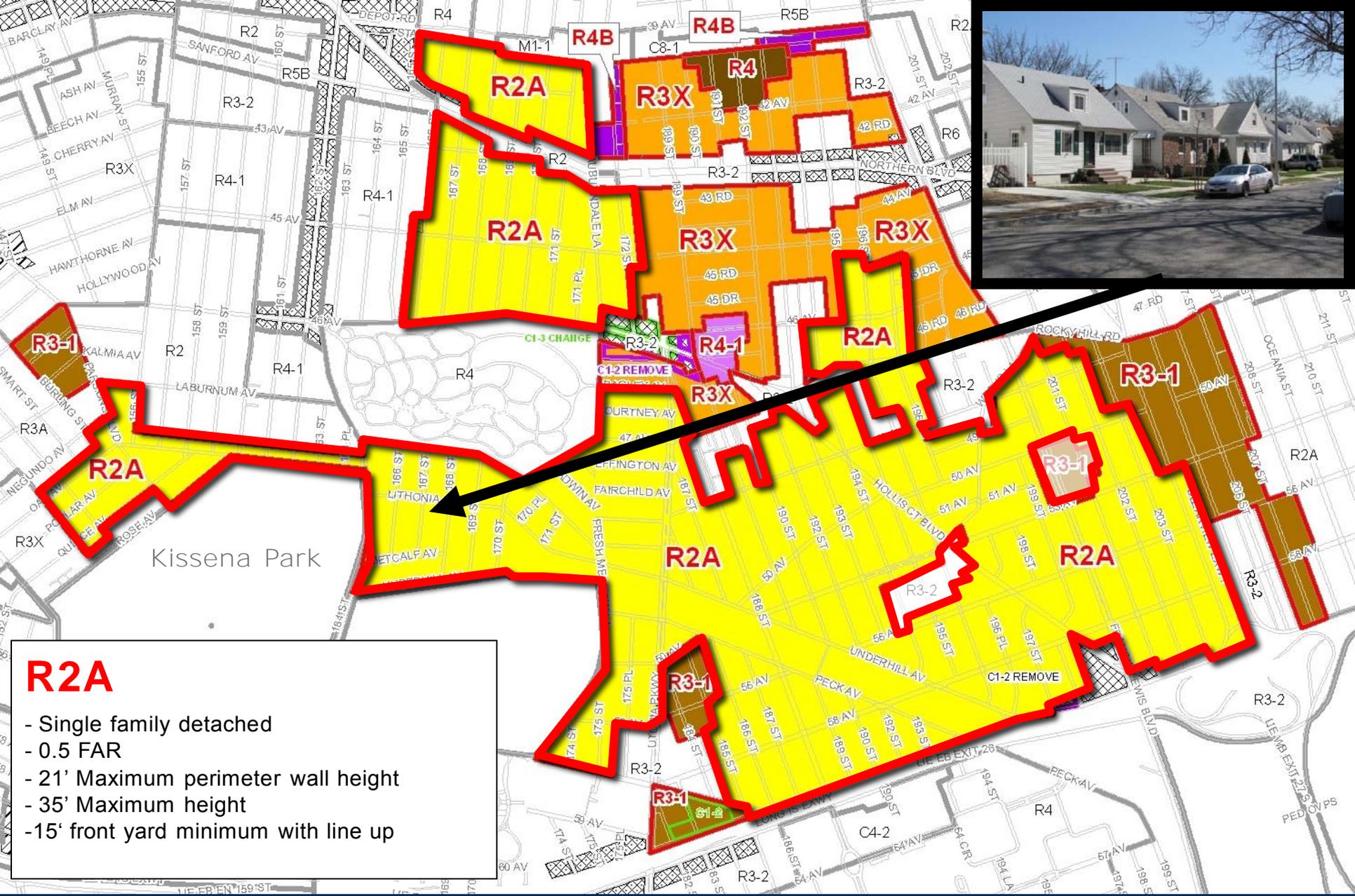




Proposed Zoning Districts

- R2A
- R3X
- R3-1
- R4
- R4-1
- R4B
- Commercial Overlay Change
- Commercial Overlay Remove

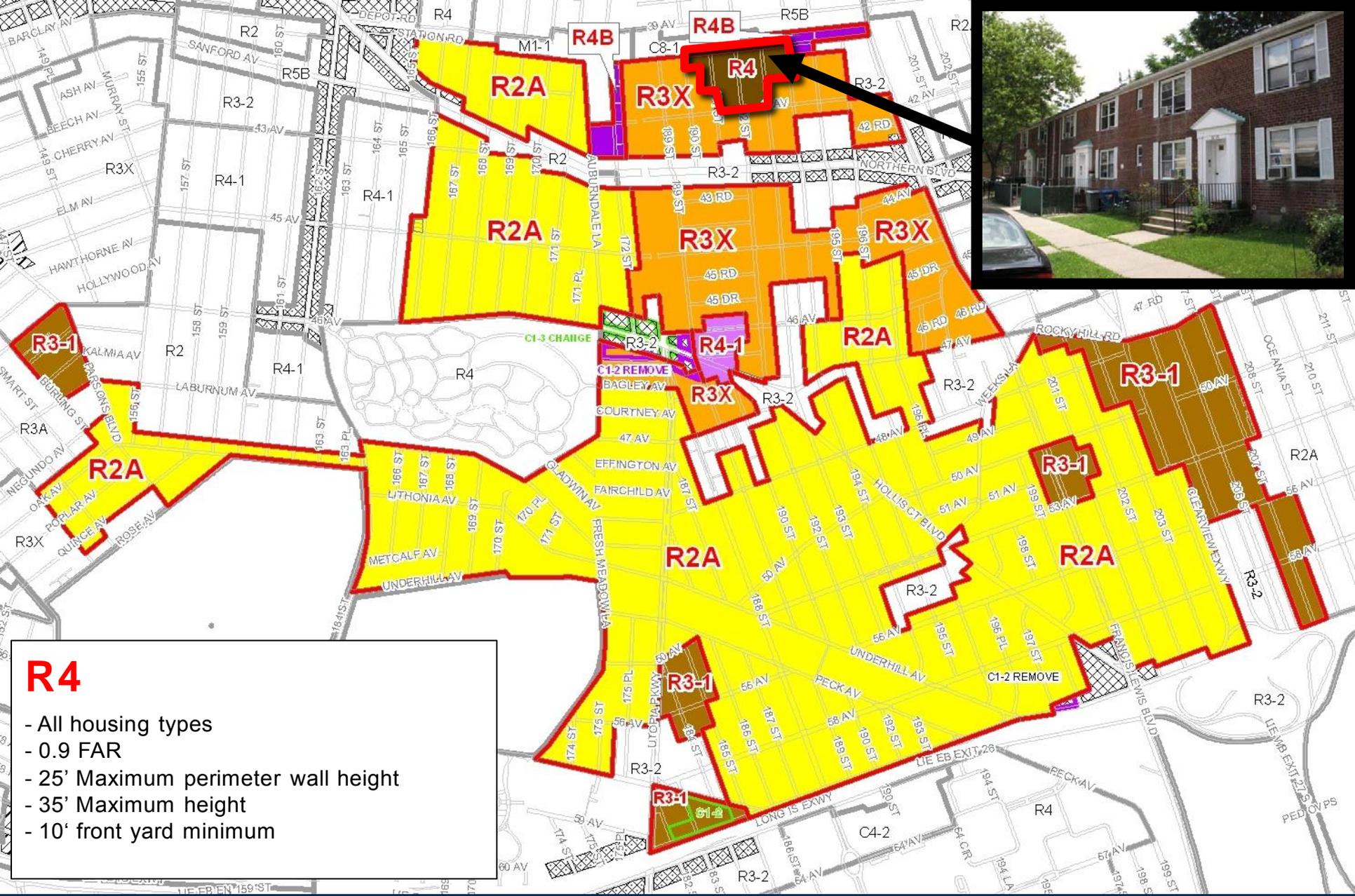




- R2A**
- Single family detached
 - 0.5 FAR
 - 21' Maximum perimeter wall height
 - 35' Maximum height
 - 15' front yard minimum with line up

**AUBURNDALE SUB AREA
PROPOSED R2A**



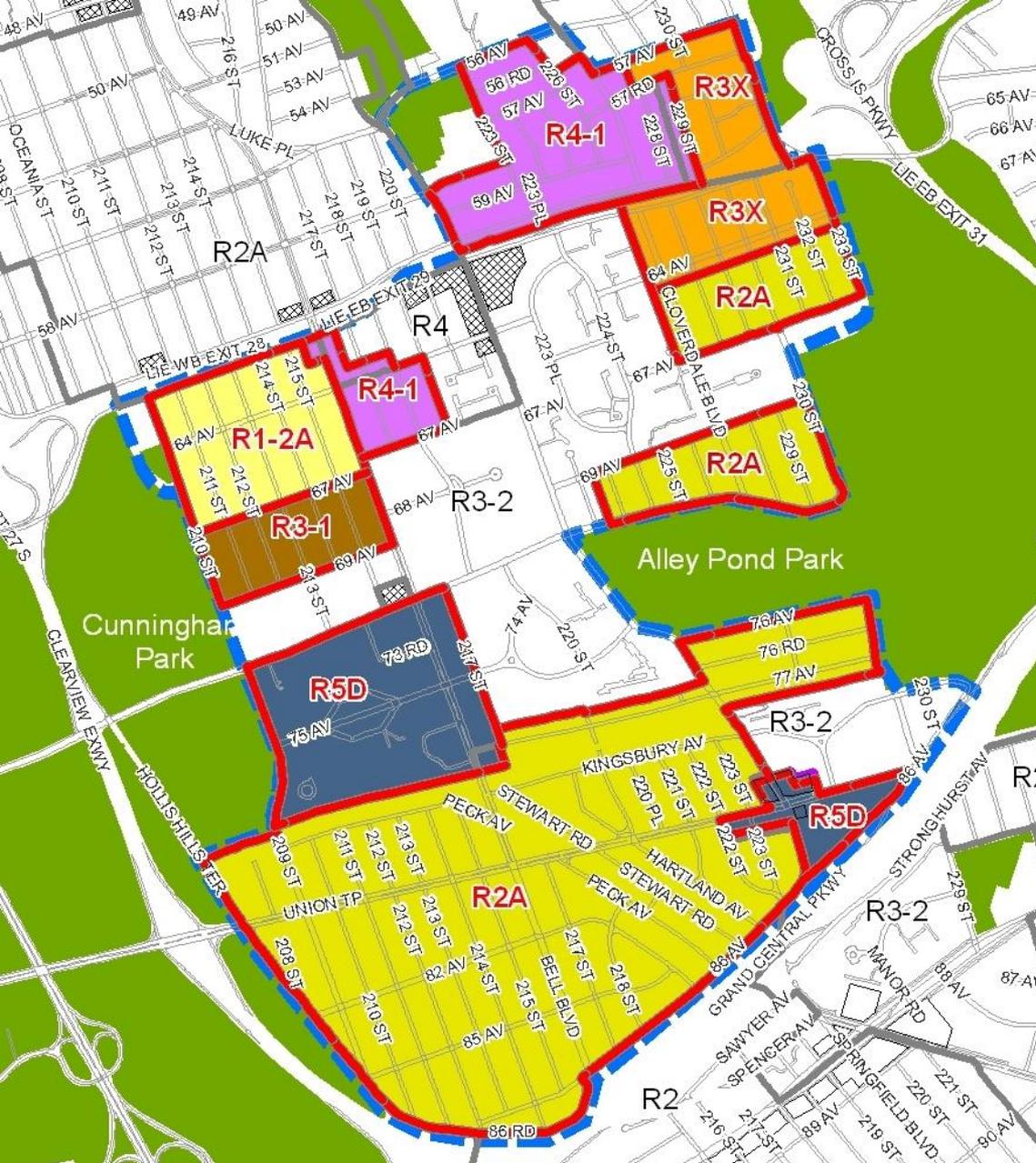


R4

- All housing types
- 0.9 FAR
- 25' Maximum perimeter wall height
- 35' Maximum height
- 10' front yard minimum

**AUBURNDALE SUB AREA
PROPOSED R4-1**



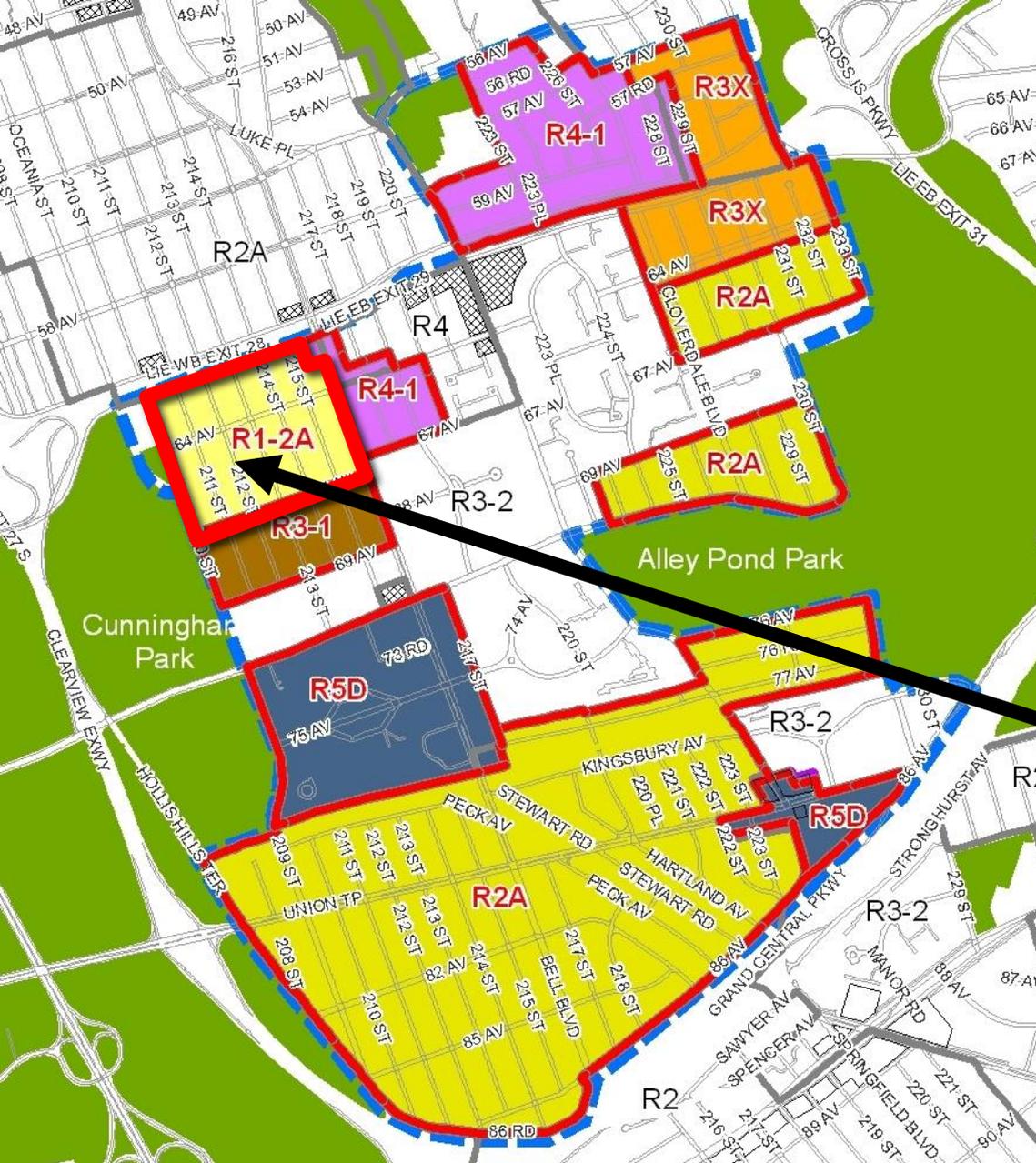


Proposed Zoning Districts

	R1-2A
	R2A
	R3X
	R3-1
	R4-1
	R5D

OAKLAND GARDENS/HOLLIS HILLS SUB AREA PROPOSED ZONING RECOMMENDATIONS

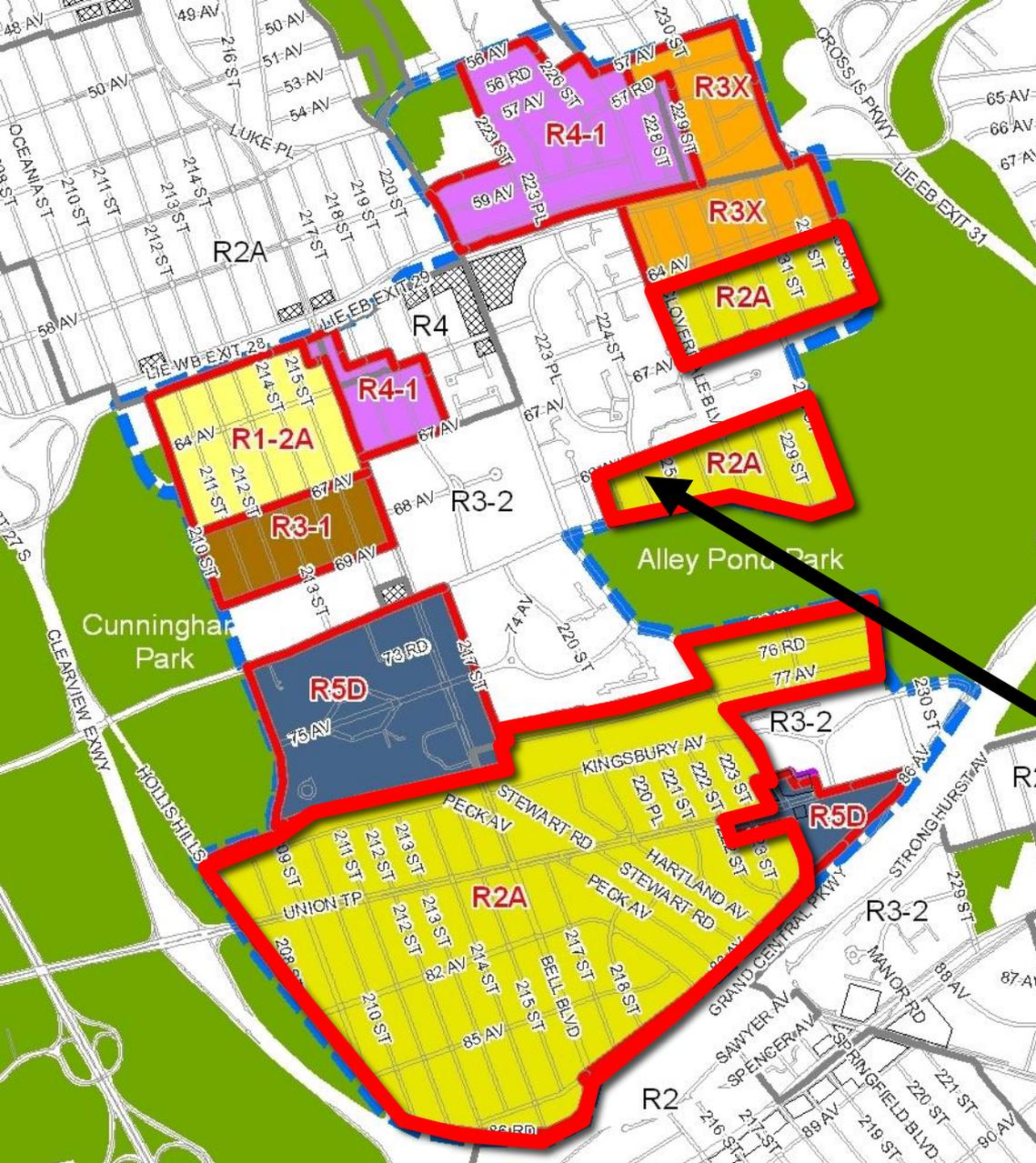




R1-2A

- Single family detached
- 0.5 FAR
- 25' Maximum perimeter wall
- 35' Maximum height
- 20' front yard minimum with line up



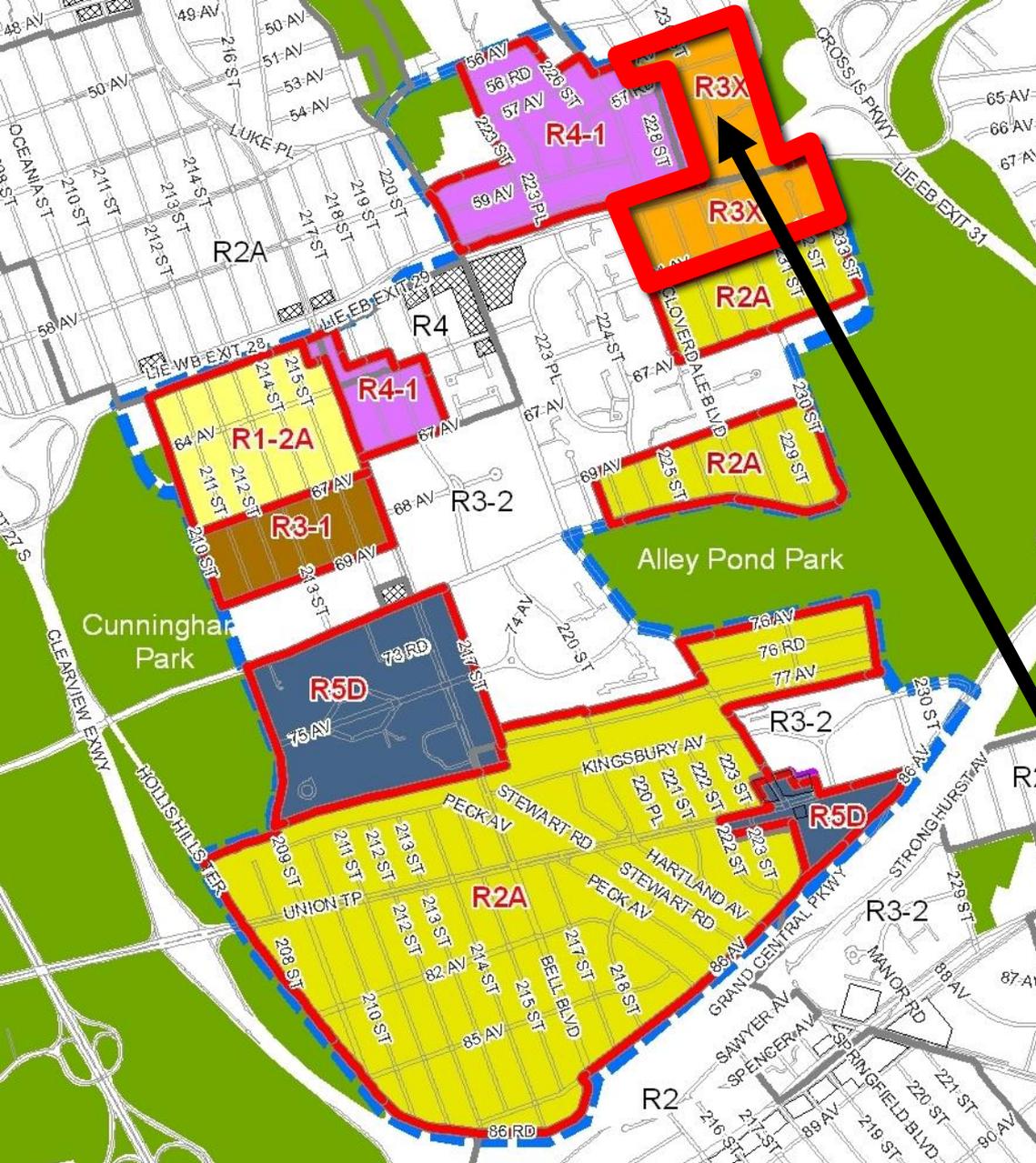


- ## R2A
- Single family detached
 - 0.5 FAR
 - 21' Maximum perimeter wall
 - 35' Maximum height
 - 15' front yard minimum



OAKLAND GARDENS-HOLLIS HILLS SUB AREA PROPOSED R2A





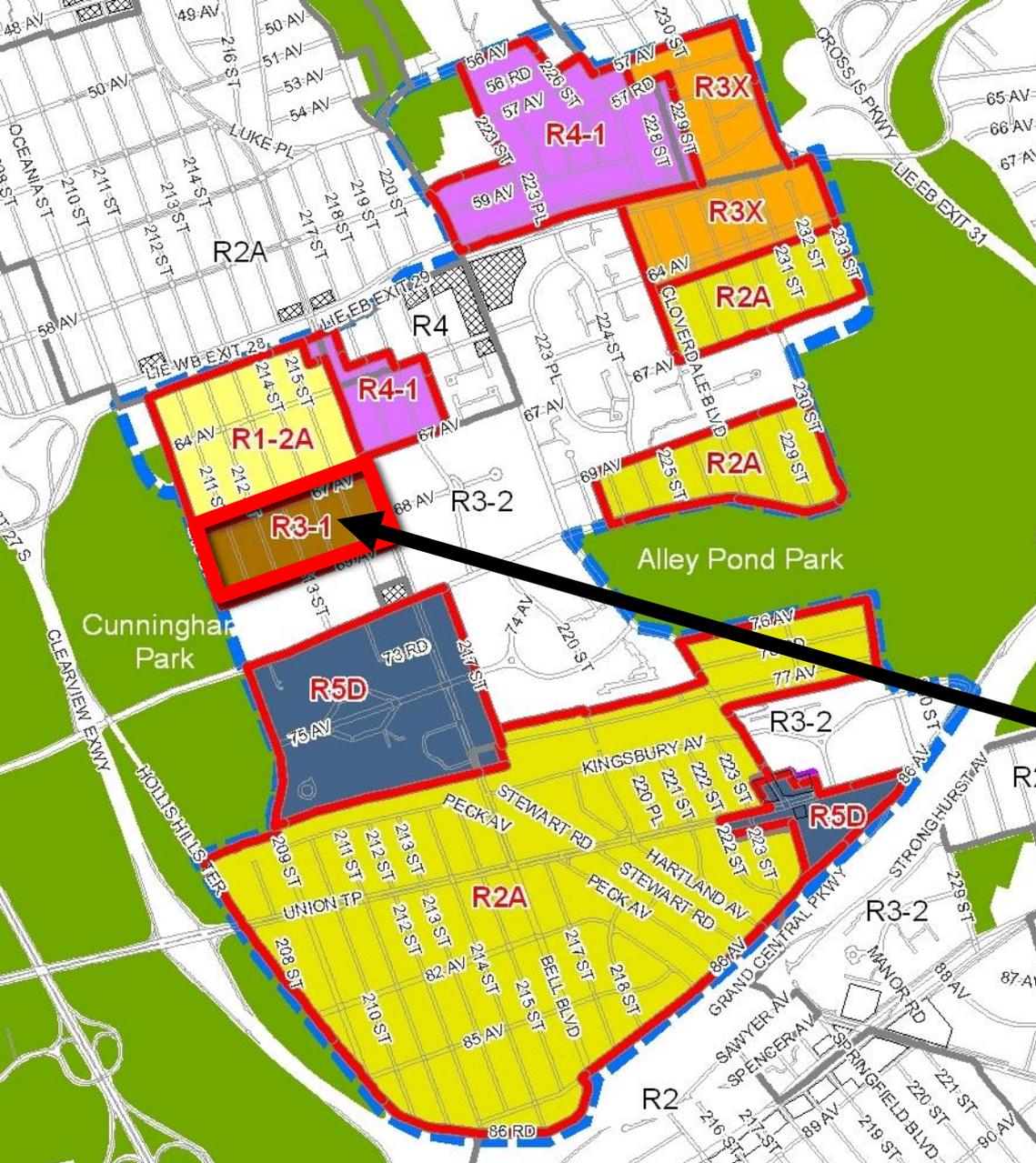
R3X

- 1 & 2 family detached
- 0.6 FAR
- 21' Maximum perimeter wall
- 35' Maximum height
- 10' front yard minimum with line up



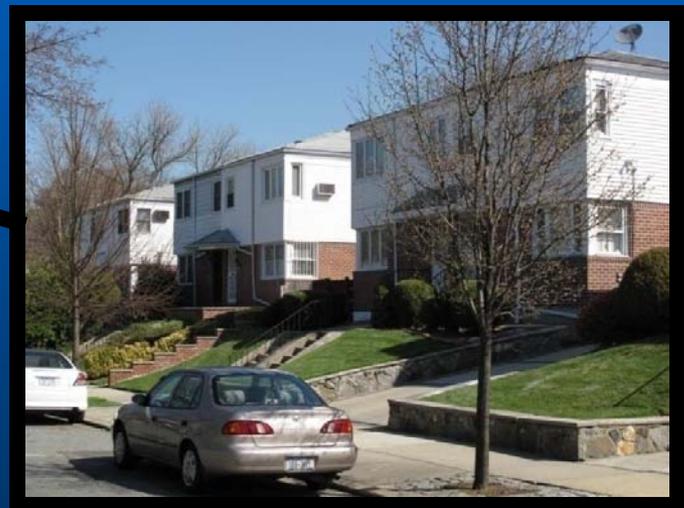
OAKLAND GARDENS-HOLLIS HILLS SUB AREA PROPOSED R3X





R3-1

- 1 & 2 Family detached & semi-detached
- 0.6 FAR
- 21' Maximum perimeter wall
- 35' Maximum height
- 15' front yard minimum



OAKLAND GARDENS-HOLLIS HILLS SUB AREA PROPOSED R3-1





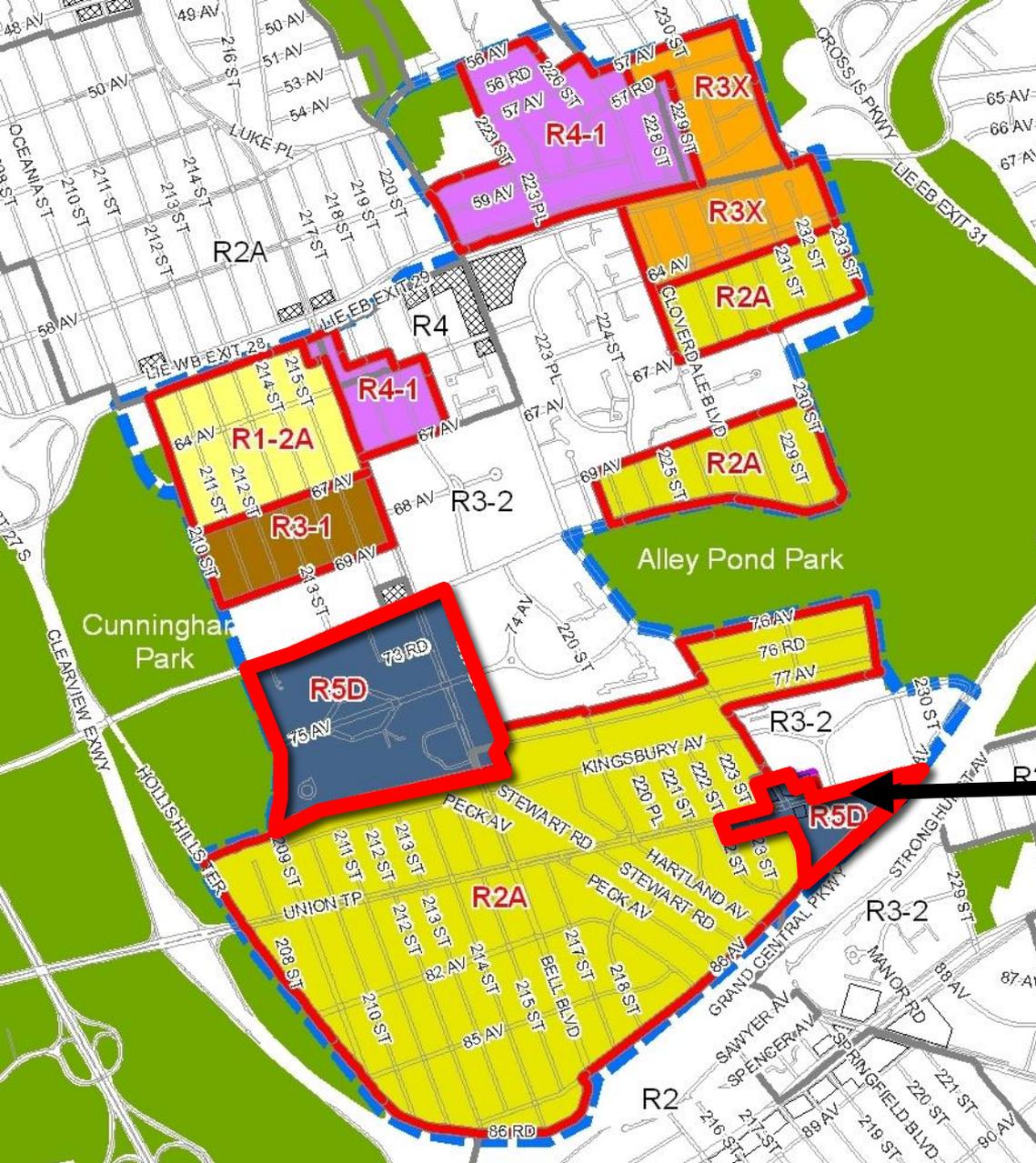
R4-1

- 1 & 2 Family detached & Semi-detached
- 0.9 FAR
- 25' Maximum perimeter wall
- 35' Maximum height
- 10' front yard minimum with line up



OAKLAND GARDENS-HOLLIS HILLS SUB AREA PROPOSED R4-1





R5D

- All housing types
- 2.0 FAR
- 40' Maximum height
- 5' front yard minimum

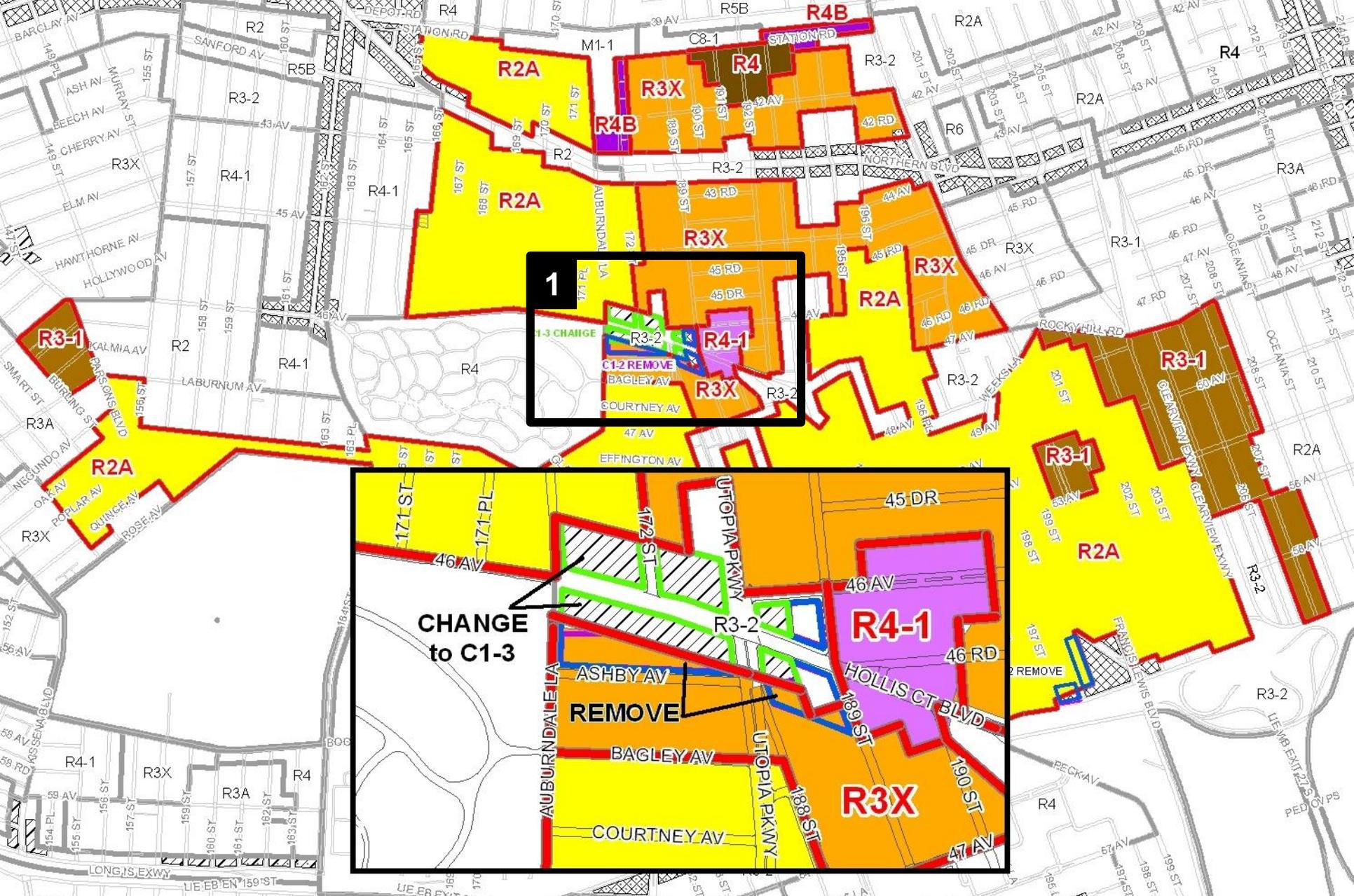


**OAKLAND GARDENS-HOLLIS HILLS SUB AREA
PROPOSED R5D**



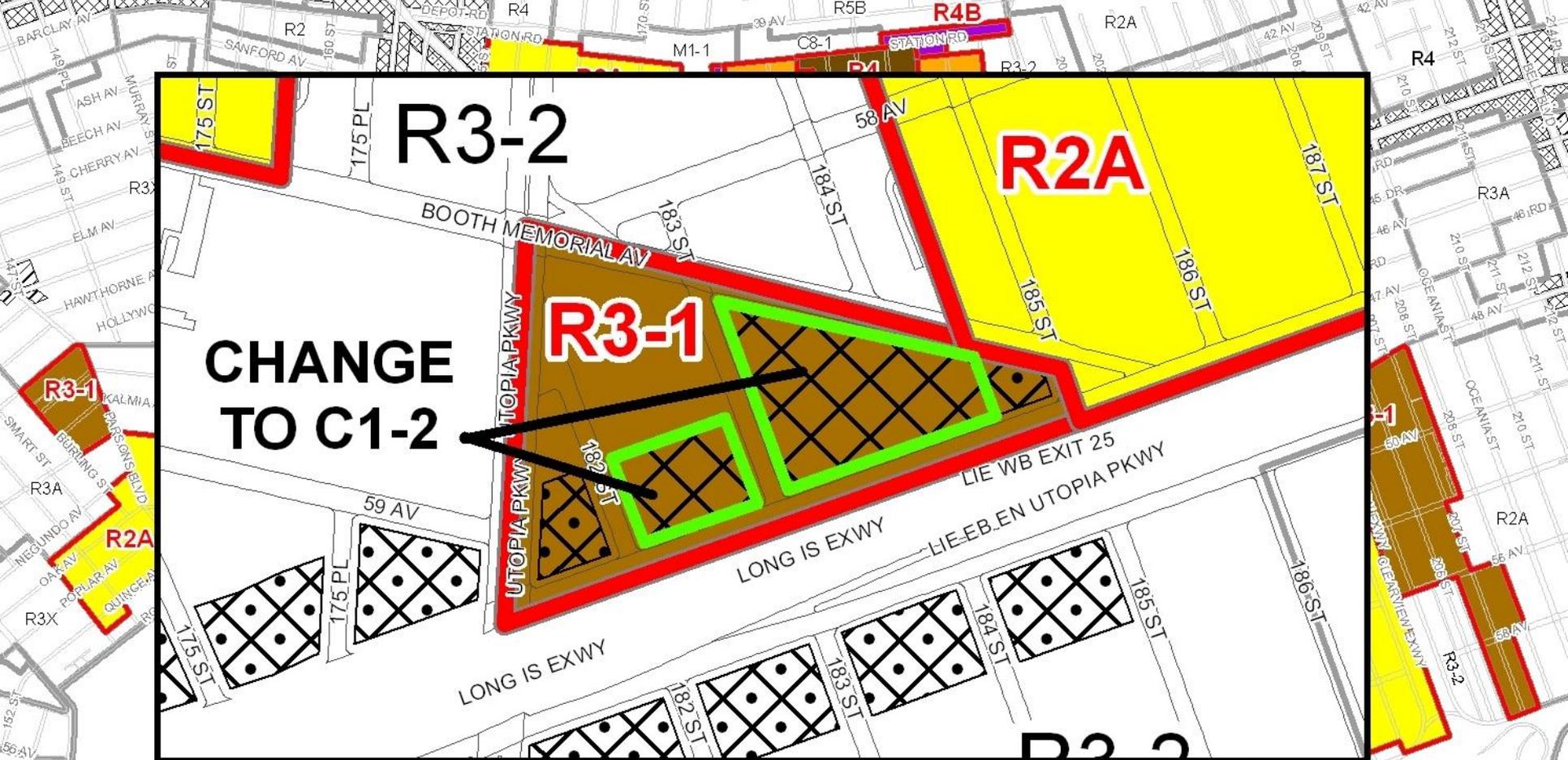
COMMERCIAL OVERLAYS





**AUBURNDALE SUB AREA
COMMERCIAL OVERLAY CHANGE & REMOVAL**





**CHANGE
TO C1-2**

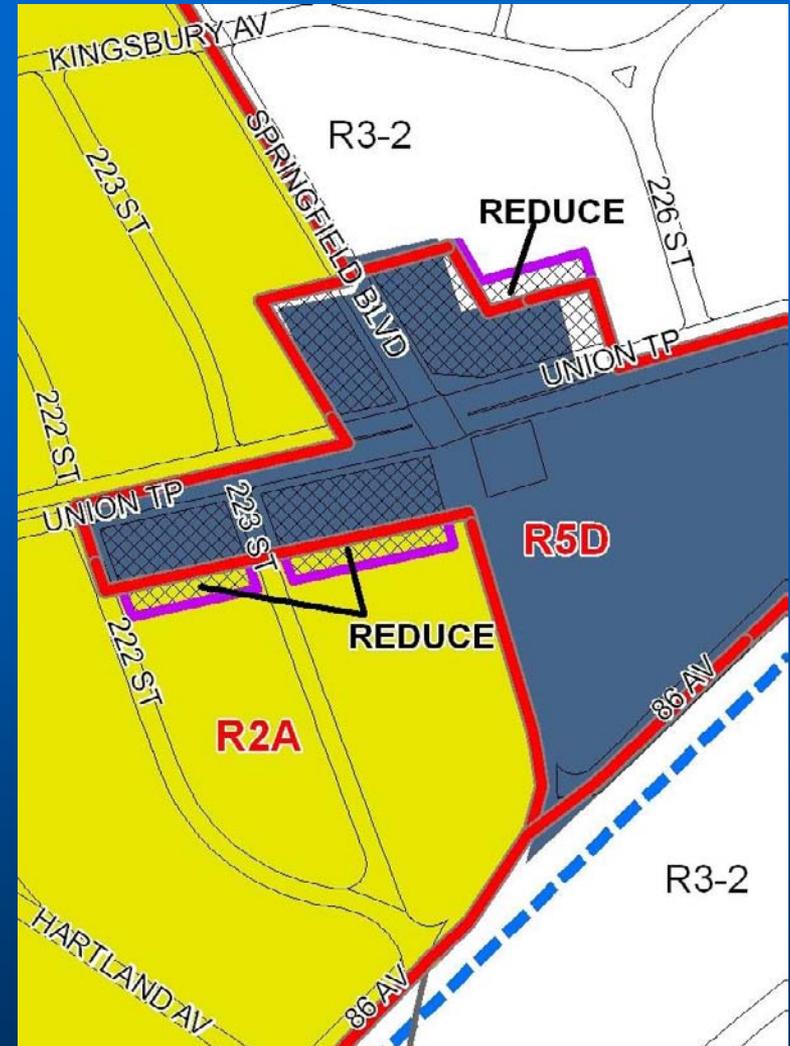
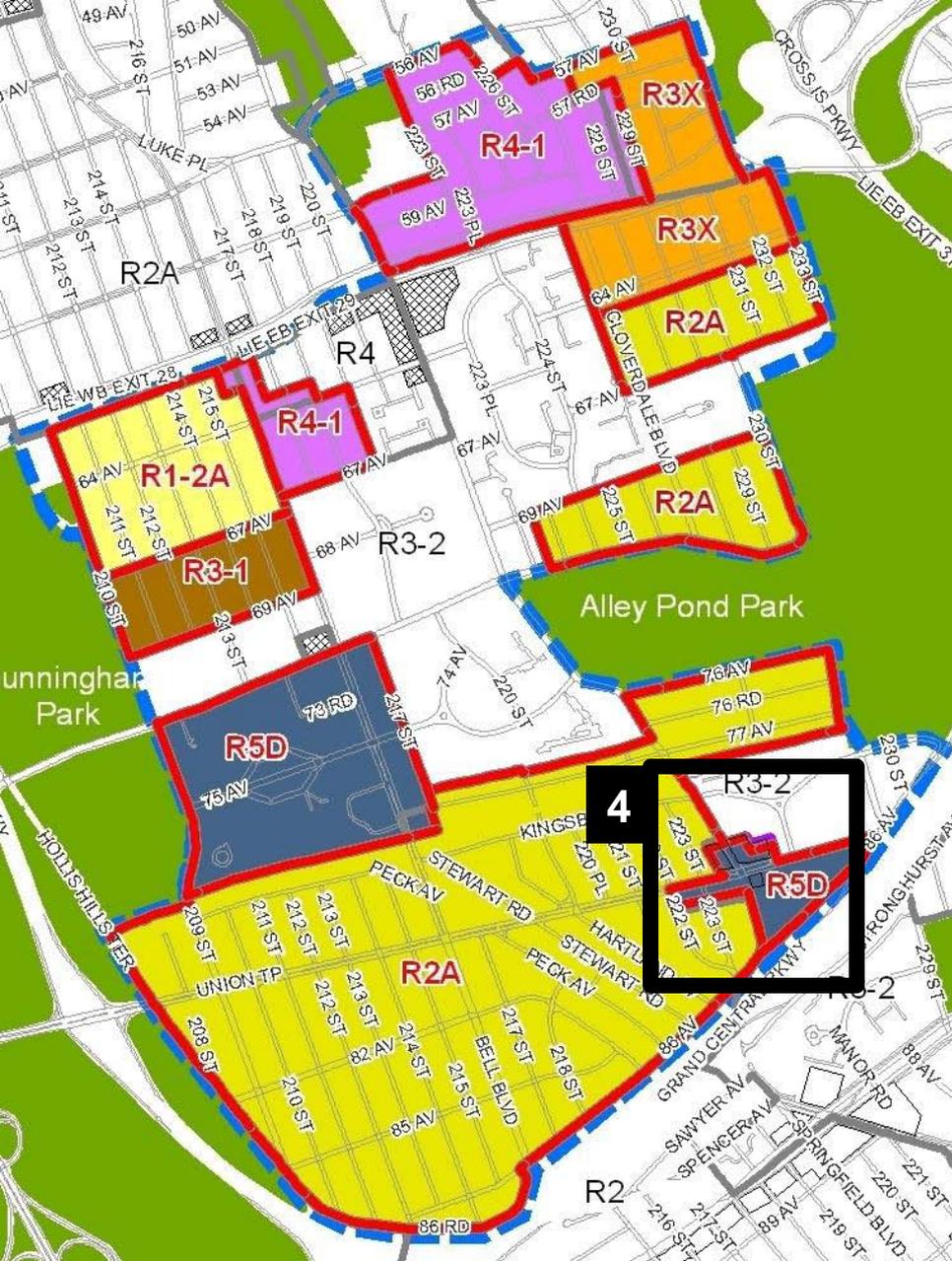
R3-2

R2A

R3-1

3





**OAKLAND GARDENS HOLLIS HILLS SUB AREA
COMMERCIAL OVERLAYS REMOVAL**



Auburndale-Oakland Gardens-Hollis Hills Rezoning

- Prevent out-of-character development and more closely reflect 1- and 2- family building patterns
- Provide limited density increase on primary corridors including Springfield and Bell Boulevards.
- Update commercial overlays to prevent commercial intrusion into residential blocks.

