

# 815 HUTCHINSON RIVER PARKWAY

The Bronx

Community Board 10

February, 2024

## Proposed Actions

- Zoning Map Amendment to to rezone from M1-2 to C8-3 in order to facilitate the conversion of portions of an existing commercial shopping center located on the Site,
- Proposed zoning text amendment to Appendix F to make a Mandatory Inclusionary Housing Area coterminous with the Project Area

## Existing Conditions

- Community District 10
- City Council District 13 - Marjorie Velázquez
- Development Site: Block 5559, Lot 7501
- Lot Area: 343,891 sf
- Existing Zoning: M1-2
- Existing Special District: n/a
- Existing Use: Shopping Center

## Proposed Development

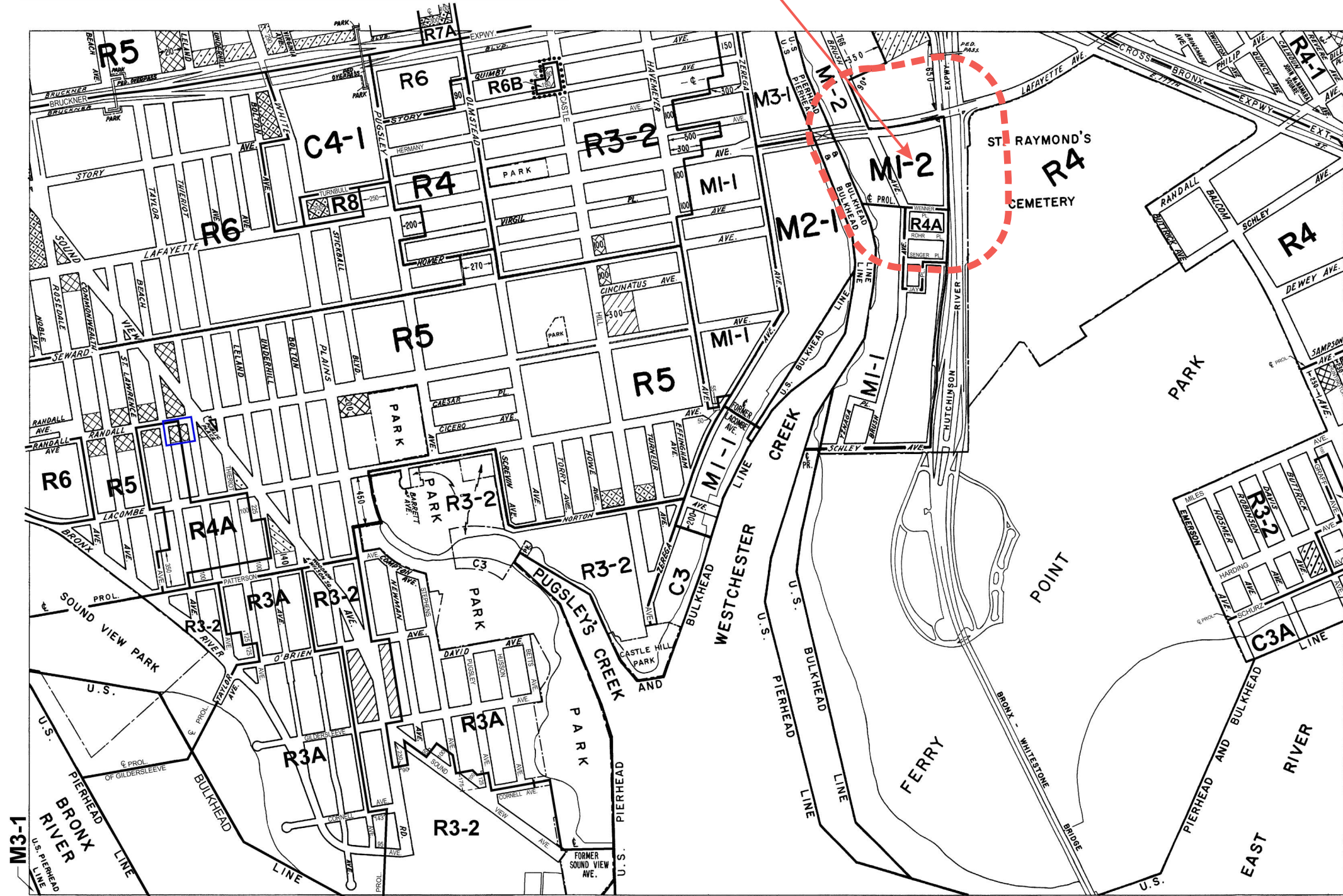
- Conversion of portions of the existing building to total 254,235 square feet of commercial space in two floors (no new construction)
- Proposed use groups: 6 & 10
- Proposed development would result in 7 retail establishments, 6 of which would be big box retail (> 10,000 sf), and 1 smaller retail establishment of less than 10,000 sf.
  - 3,186 sf of accessory storage space
  - 36,518 sf of accessory office space
- 875 parking spaces would be provided between both floors
- 3 proposed loading bays
- No height change (37 ft)







Site



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

### Effective Date(s) of Rezoning:

06-30-2021 C 190118 ZMX

### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

### MAP KEY

3d	4b	4d
6c	<b>7a</b>	7c
6d	7b	7d

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ZONING MAP 7a

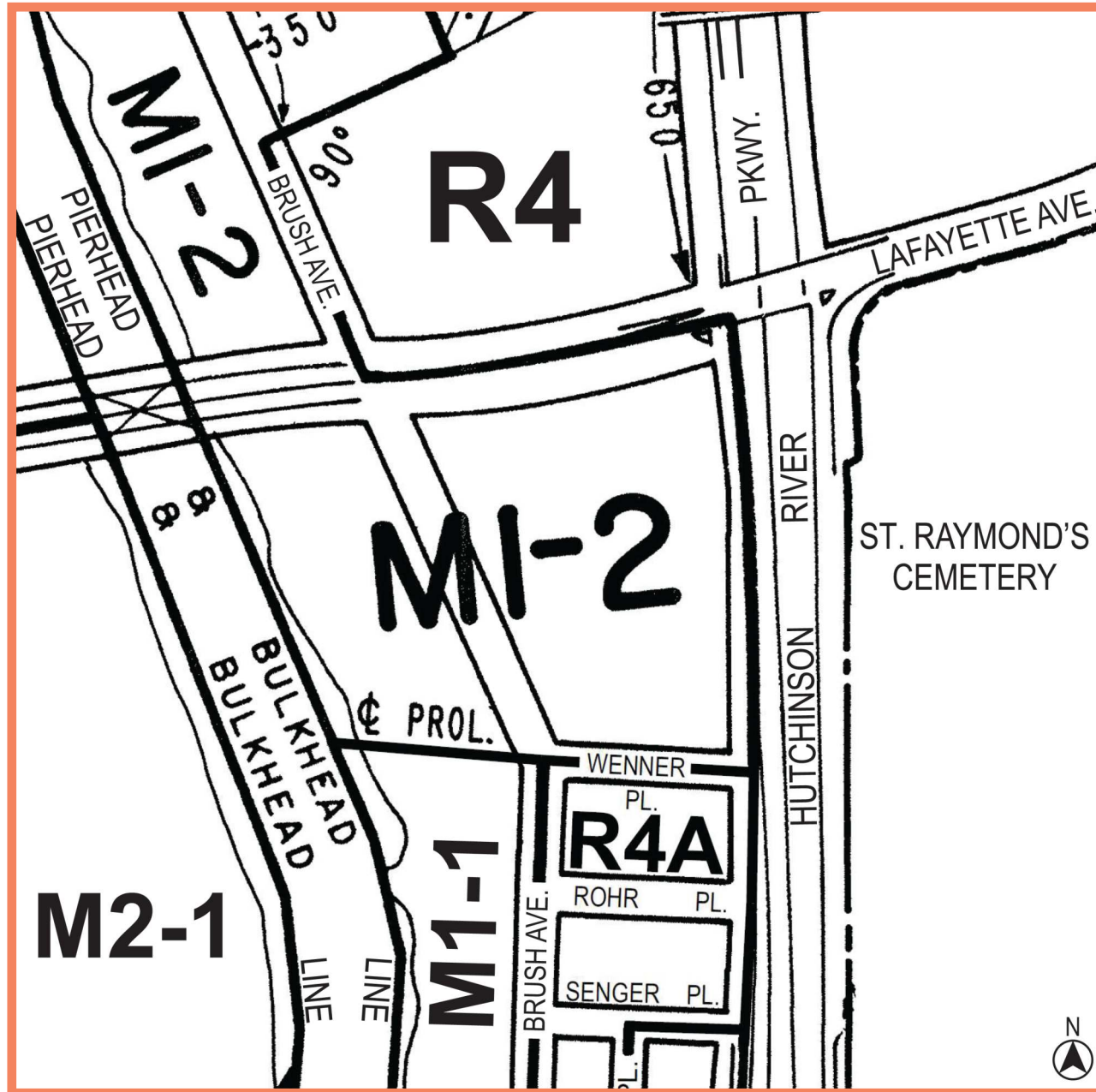
C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

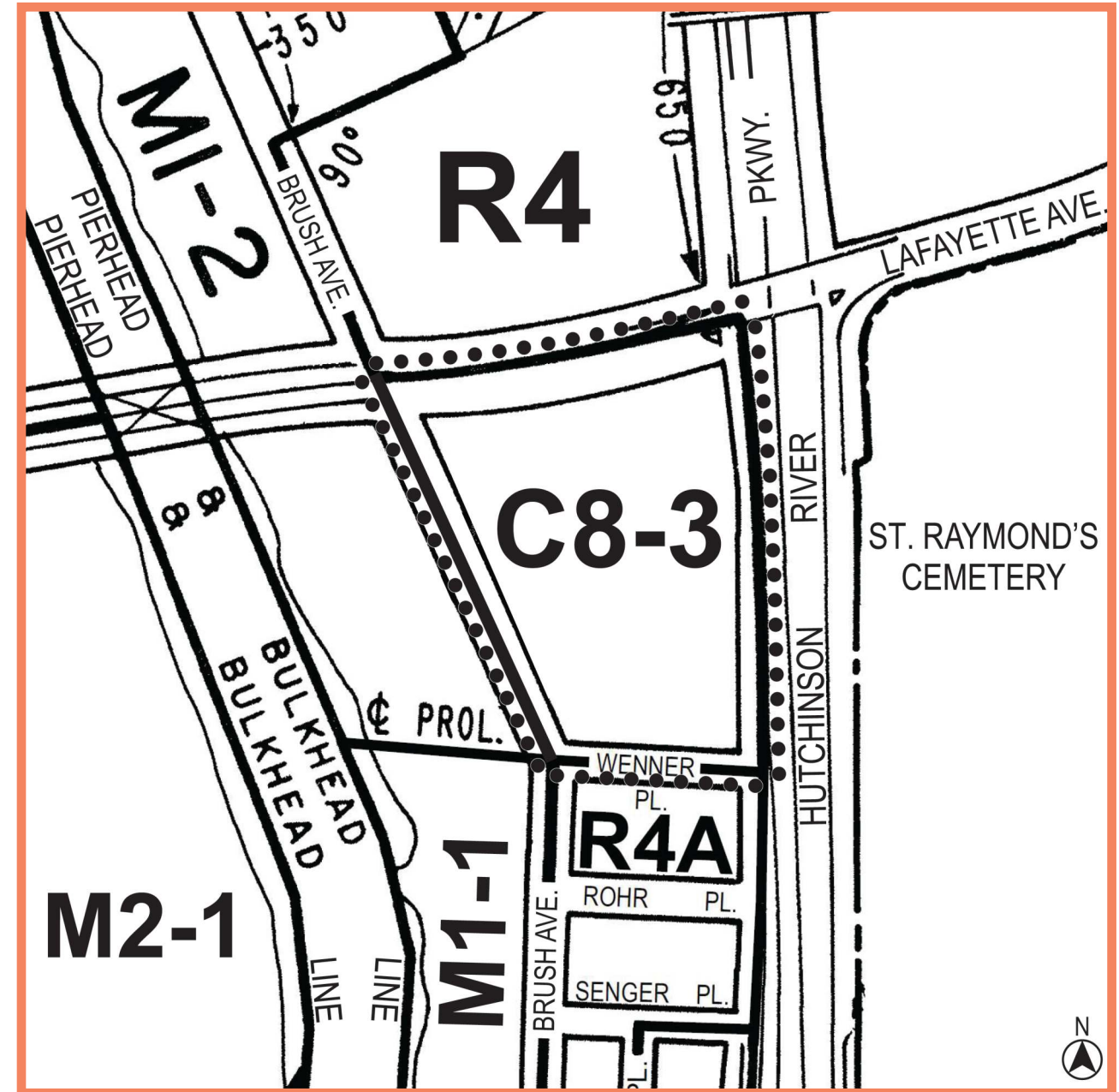
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



Existing Zoning: M1-2



Proposed Zoning: C8-3





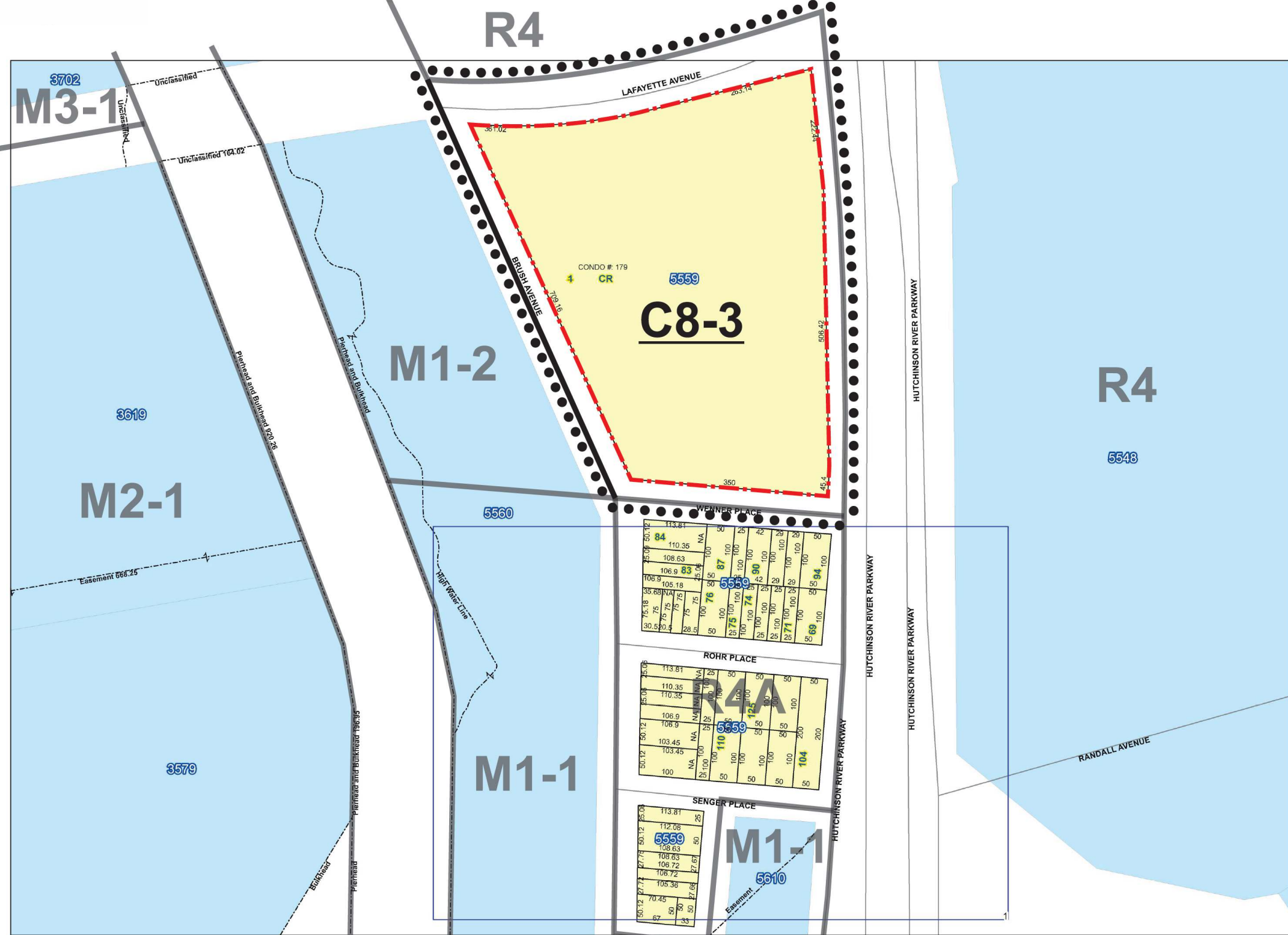
### NYC Digital Tax Map

Effective Date : 01-25-2019 08:28:33  
 End Date : Current  
 Bronx Block: 5559



#### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- M1-2 Existing Zoning District
- C8-3 Proposed Zoning District





## 815 Hutchinson River Parkway, Bronx Area Map

Block: 5559, Lot: 7501 (1001-1002)

### Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

### Existing Commercial Overlays & Zoning Districts

- |  |  |  |
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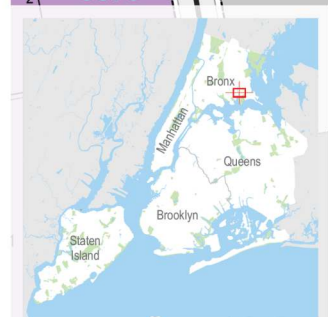
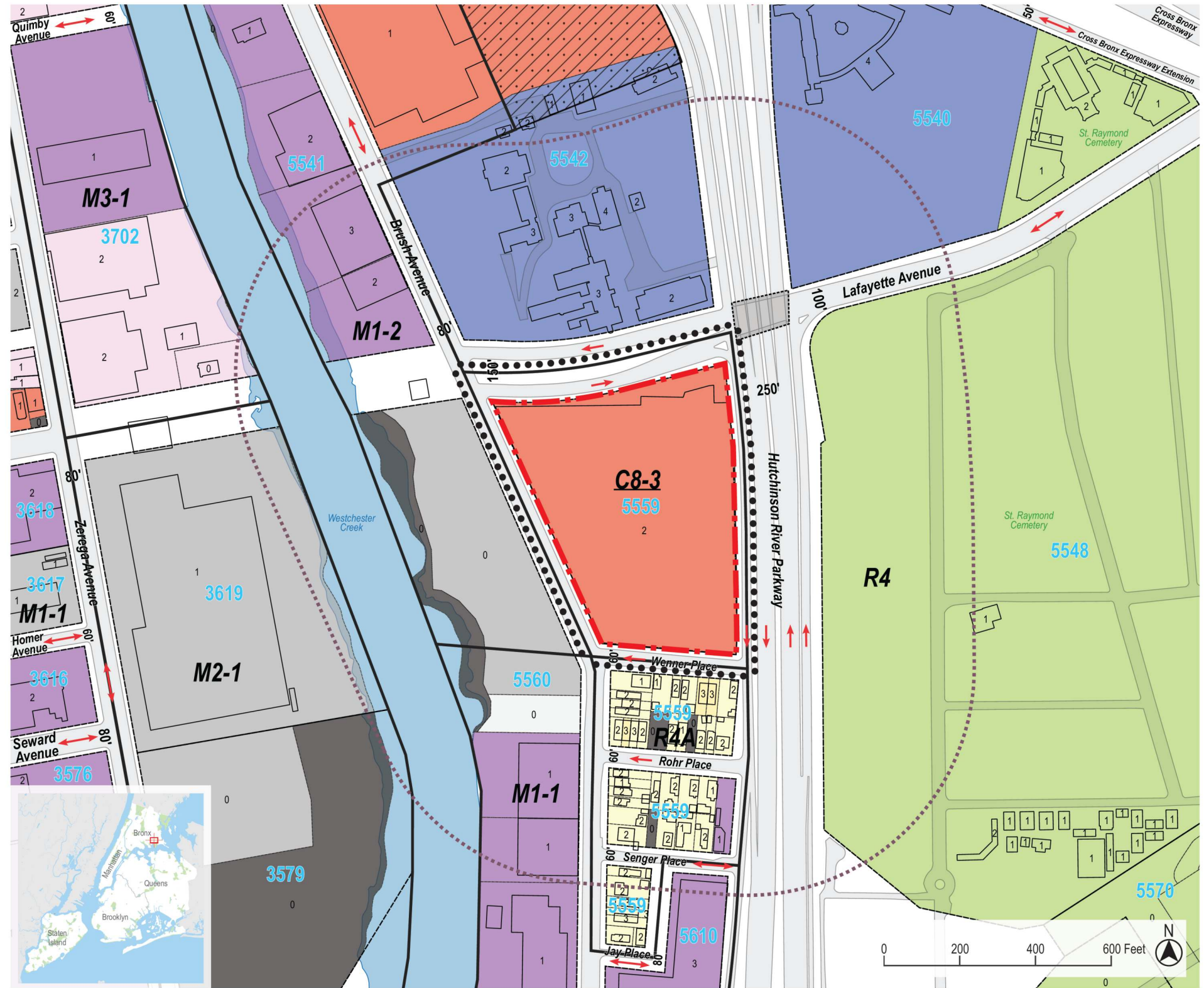
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

### Land Uses

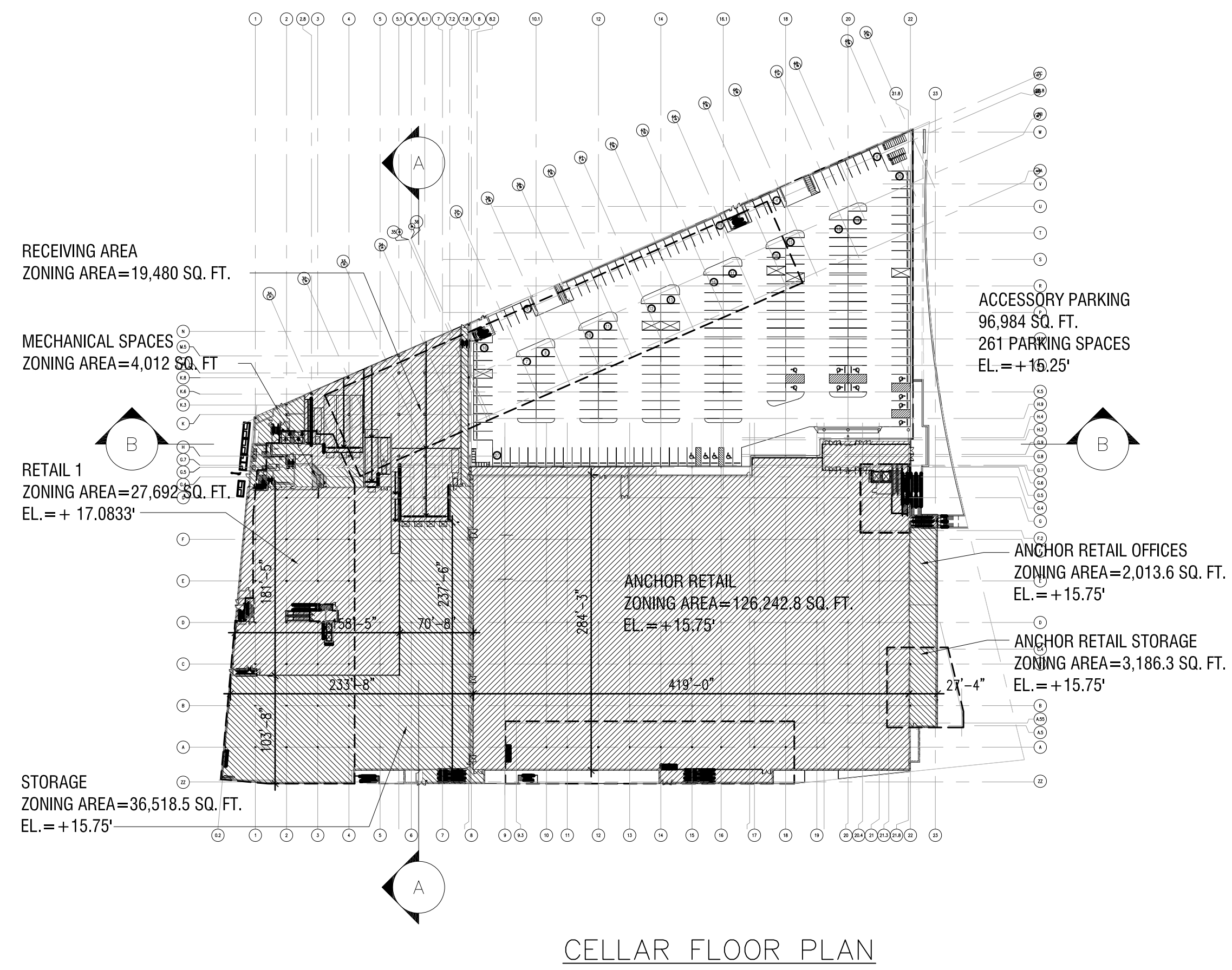
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

October 2020

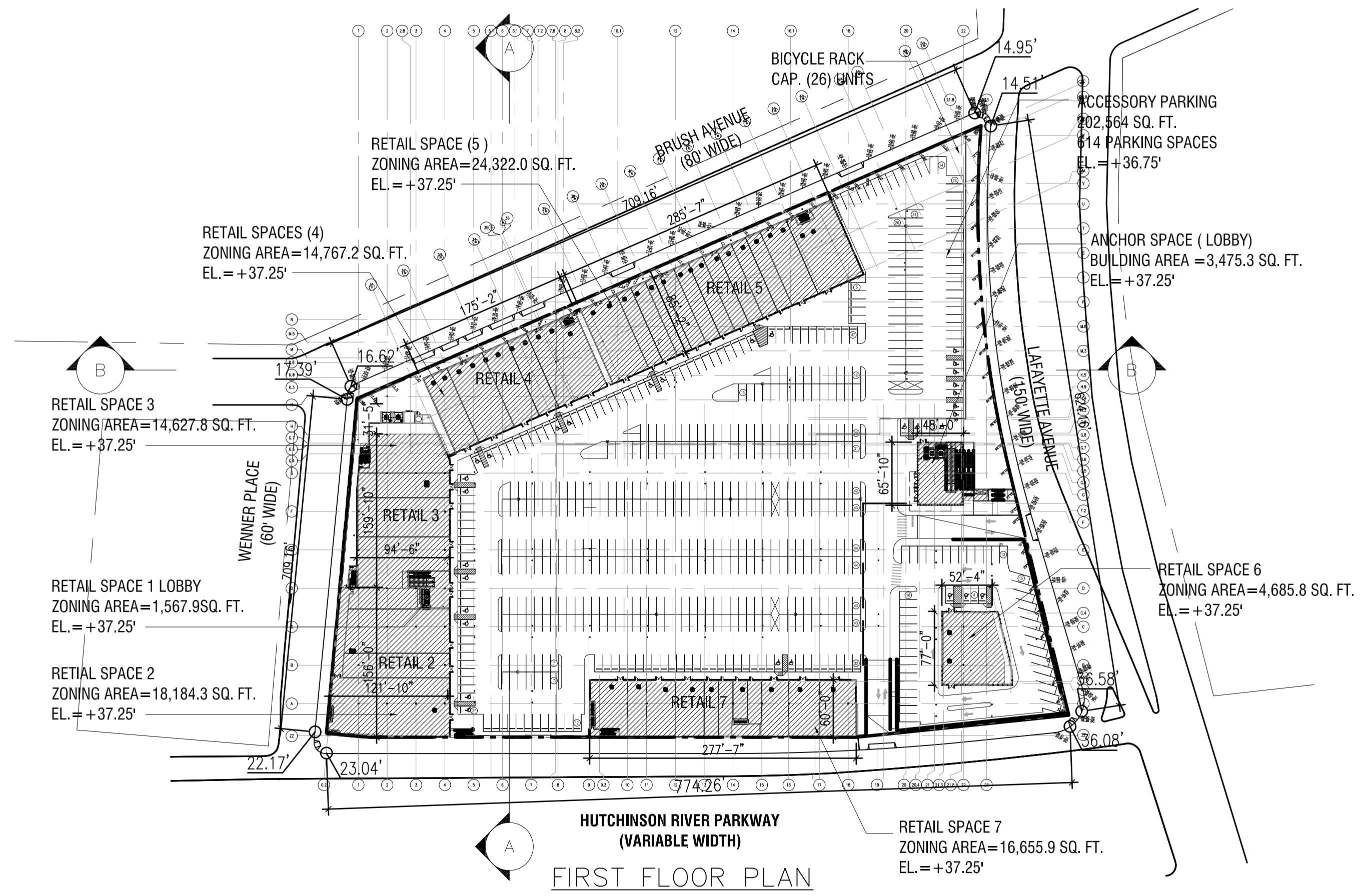
Urban Cartographics



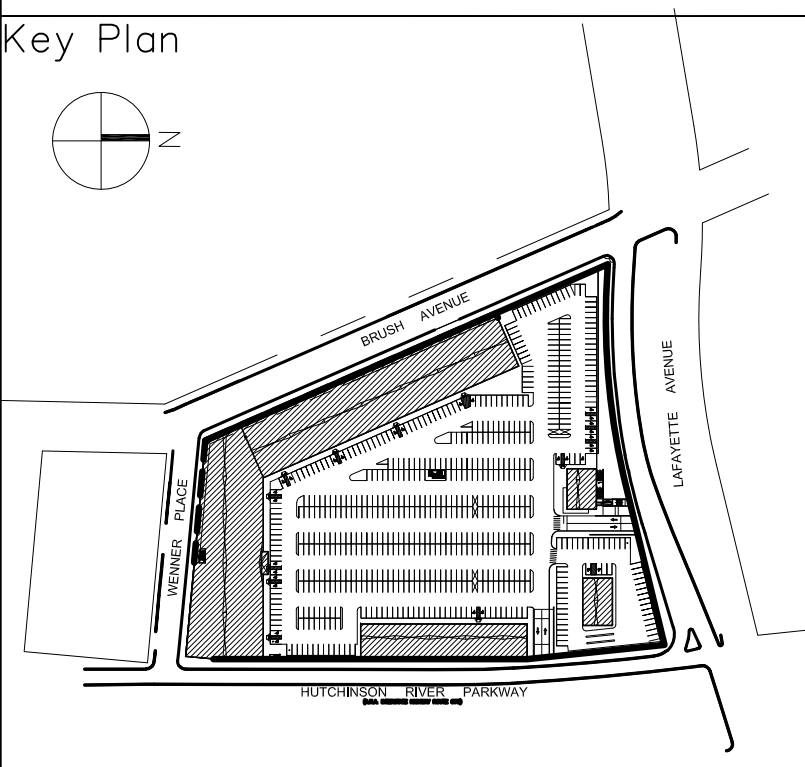
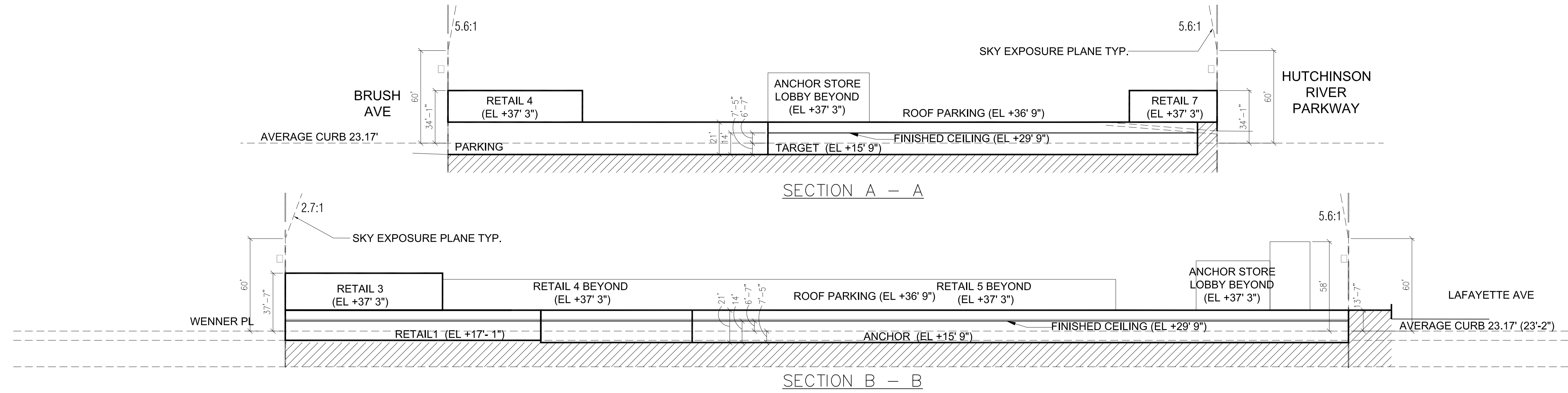




CELLAR FLOOR PLAN



FIRST FLOOR PLAN



REV.	DATE	DESCRIPTION

**1 ZONING DIAGRAMS**

USE GROUPS	Existing Zoning (M1-2)		Existing/Proposed Zoning	
	ZR Section #	M1-2	ZR Section #	Proposed Zoning (C8-3) Under MIH Zoning
				C8-3 (MIH)
<b>Maximum FAR (Total)</b>	42-10	4-14, 16, 17	32-10	4-14, 16
Residential	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	n/a	n/a
Community Facility	43-122	4.8	33-123	6.5
Commercial	43-12	2	33-122	2
Commercial and Community Facility	43-122	4.8	33-123	6.5
Manufacturing	43-12	2	n/a	n/a
<b>YARDS</b>				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25	None or 8'
Minimum Rear Yard	43-26	20'	33-26	20'
<b>HEIGHT AND SETBACKS</b>				
Minimum Base Height	43-43	n/a	33-432	n/a
Maximum Base Height	43-43	60'/4-Stories	33-432	60'/4-Stories
Maximum Building Height	43-43	Sky Exposure Plane	33-432	Sky Exposure Plane
Maximum Height of Front Wall	43-43	60'/4-Stories	33-432	60'/4-Stories
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	33-432	2.7:1 Narrow / 5.6:1 Wide
Setbacks from Narrow Streets	43-43	20'	33-432	20'
Setbacks from Wide Streets	43-43	15'	33-432	15'
<b>OPEN SPACE</b>				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
<b>LOT COVERAGE</b>				
Max. Interior Lot Coverage	n/a	n/a	n/a	n/a
Maximum Lot Coverage	n/a	n/a	n/a	n/a
<b>DENSITY</b>				
Maximum Dwelling Units	n/a	n/a	n/a	n/a
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	n/a	n/a
<b>PARKING</b>				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	36-21	By Use
Income - Restricted Housing	n/a	n/a	n/a	n/a
AIRS	n/a	n/a	n/a	n/a
Government Assisted Parking	n/a	n/a	n/a	n/a
<b>LOADING</b>				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	n/a	n/a
Bicycle Parking (AIRS)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial)	44-60	By Use	36-70	By Use

**2 ZONING ANALYSIS**

**3 PARKING ANALYSIS**

EXISTING M1-2		PROPOSED C8-3	
<b>REQUIRED PARKING</b>		<b>REQUIRED PARKING</b>	
RETAIL: 254,235 SF / 300	= 847.5 SPACES	RETAIL: 254,235 SF / 1,000	= 254.2 SPACES
STORAGE: 39,705 SF / 2000	= 19.9 SPACES	STORAGE: 39,705 SF / 2000	= 19.9 SPACES
RECEIVING: [19,480 SF - 2(5x12x50 + 5x12x33)] / 2000	= 4.8 SPACES	LOADING: AS PER REQ OF STREET LOADING BERTH CALCULATIONS	= 3 SPACES
<b>TOTAL PARKING REQUIRED</b>	872.2	<b>TOTAL PARKING REQUIRED</b>	277.1 SPACES
847.5 + 19.9 + 4.8	= 872.2	254.2 + 19.9 + 3	= 277.1 SPACES
<b>TOTAL PARKING PROVIDED</b>	875 SPACES	<b>TOTAL PARKING PROVIDED</b>	278 SPACES
614 + 261	= 875 SPACES	614 + 261	= 875 SPACES
<b>REQUIRED ACCESSORY OFF STREET LOADING BERTHS</b>		<b>REQUIRED ACCESSORY OFF STREET LOADING BERTHS</b>	
LOADING BERTH SIZE FOR COMMERCIAL: 13' X 50' (AS PER 44-581)		LOADING BERTH SIZE FOR COMMERCIAL: 13' X 12' X 14' CLEAR (AS PER 36-681)	
STORAGE: AS PER 44-52/44-54		STORAGE: 50' X 12' X 14' CLEAR (AS PER 36-62)	
STORAGE AREA: (253,872 + 39,705)/2 = 146,789 SF		STORAGE AREA: (253,872 + 39,705)/2 = 146,789 SF	
STORAGE: FIRST 8,000 NONE		STORAGE: FIRST 25,000 NONE	
NEXT 17,000 1		NEXT 15,000 1	
NEXT 15,000 1		NEXT 60,000 1	
NEXT 20,000 1		NEXT 150,000 1	
EA ADD (2) 80,000 2			
	(5)		(3)
LOADING BERTH SIZE FOR STORAGE: 13' X 33' (AS PER 44-581)		LOADING BERTH SIZE FOR STORAGE: 13' X 33' (AS PER 36-681)	
PROPOSED ACCESSORY LOADING BERTHS:		PROPOSED ACCESSORY LOADING BERTHS:	
RETAIL: 146,970 SF 5 BERTHS		RETAIL: 146,970 SF 3 BERTHS	
STORAGE: 146,970 SF 5 BERTHS		STORAGE: 146,970 SF 3 BERTHS	



**NEWMAN DESIGN**  
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PROJECT:  
**THROGS NECK SHOPPING CENTER ZONING CHANGE**  
**815 HUTCHINSON RIVER PARKWAY**  
BRONX, NEW YORK 10465

TITLE:  
**ZONING ANALYSIS**

STAMP:	DATE: 11-03-2020
	JOB #: 20-37
	DRAWN BY: JNM
	SCALE: AS NOTED
	DRAWING NO: <b>Z-001.00</b>