Bellerose Rezoning - Approved!
Overview

The Department of City Planning (DCP) is proposing zoning map amendments for 22 blocks in the Bellerose neighborhood in eastern Queens, Community District 13. The rezoning, among the first of the Department's lower-density rezoning initiatives in Queens, would support and reinforce the low density character of the neighborhood and ensure that future residential development will be consistent in scale and context with the area's one- and two-family homes.
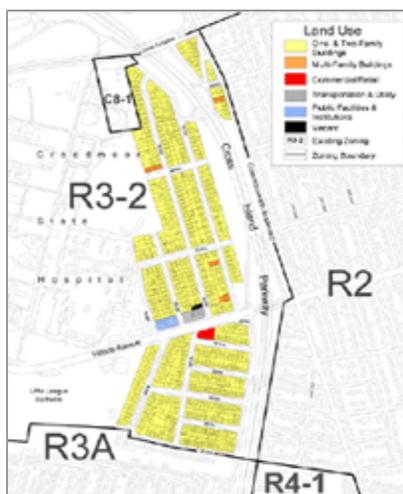
Background

The zoning changes are the result of a study undertaken by DCP at the request of the community, the Borough President's Zoning Task Force and the local council member. The proposals respond to community concerns about the changes in their neighborhood brought about by as-of-right construction of multi-family houses. Under the existing R3-2 zoning which permits all types of housing including row houses and apartment buildings, detached one-family homes have been demolished and replaced with semi-detached, two-family or multifamily structures.

Typical homes and streetscape in the proposed R3A District.

This action will be the third zoning map amendment to establish low-density contextual zoning in Bellerose. In 1989 the first contextual zoning district in Queens, R3A, was designated on 25 blocks south of the current rezoning area which had been zoned R3-2 and R4. In 1991, the section east of the Cross Island Parkway was rezoned from R3-2 to R4-1 and R3A, also to prevent out-of-context development.

Proposed Zoning Changes

The current rezoning area is located east of the Creedmoor State Hospital campus, south of Union Turnpike, west of the Cross Island Parkway and north of 87th Avenue. It is zoned R3-2, although it is typically developed with one- and two-family detached homes. Most of the homes are built on large lots on the 14 blocks north of Hillside Avenue where DCP proposes to extend an adjacent R2 zone. The homes south of Hillside Avenue are typically one-family and detached, but built on narrow lots. In this area, an R3A zone would be extended north to encompass these remaining eight blocks.

The R2 zoning district proposed for the northern part of the rezoning area would limit new residential development to one-family detached homes. The R3A zoning district would also permit only detached homes, but they can be one- or two-family structures. These new zoning districts will reinforce the one- and two-family character of the neighborhood and ensure that future development will better reflect the area's development patterns.

Existing Zoning and Land Use
📄 **View a larger image**

Proposed Zoning and Lot Widths
📄 **View a larger image**

Public Review

On March 22, 2004, the Department of City Planning certified the Uniform Land Use Review Procedure (ULURP) application for the proposed zoning map amendments (C 040344 ZMQ). This application was referred to Community Board 13 which held a public hearing on April 26, 2004 and unanimously approved the rezoning. The Queens Borough President held a public hearing on May 13, 2004 and on June 1, 2004 submitted her recommendation to the City Planning Commission in support of the rezoning. The Commission held its public hearing on June 9, 2004 and on June 23, 2004 unanimously approved the rezoning (Read the CPC Report). On July 21, 2004 the City Council adopted the Bellerose zoning changes which are now in effect.

For more information contact the Queens Office of the Department of City Planning at (718) 286-3170.

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Photos

Multi-family, semi-detached structure constructed under the existing zoning.

Out-of-context development permitted under existing R3-2 zoning

A single-family home was replaced by this four-family structure on Commonwealth Boulevard

Typical single-family development in the proposed R-2 District

Typical development in proposed R3A District near 87th Avenue.

Single-family homes on large lots in the proposed R2 District.

Related Notes

- Items accompanied by this symbol require the <u>free Adobe Acrobat Reader</u>.