



## **CITY PLANNING COMMISSION**

July 23, 2003/Calendar No. 24

N 030334 ZRX

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**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-7) in Morrisania, Community Board 3, The Bronx.

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This application for an amendment of the New York City Zoning Resolution was filed by the Department of City Planning on February 28, 2003. The proposed text amendment would create a Special Mixed Use District MX-7: Morrisania, The Bronx. The proposed MX (R7-2/M1-1) district would be mapped as part of the related mapping amendment (C 030333 ZMX) in the Morrisania section of The Bronx.

### **RELATED ACTIONS**

In addition to the amendment of the Zoning Resolution which is subject to this report, the following application is being considered concurrently with this application:

C 030333 ZMX      Amendment to the Zoning Map, Sections 3d and 6c, to map an  
MX (R7-2/M1-1) district in a 13-block area in the Morrisania section of  
The Bronx.

### **BACKGROUND**

A text amendment to Section 123-90 (Special Mixed Use Districts Specified) is proposed to create a new Special Mixed Use District MX-7: Morrisania. The proposed MX (M-1/R7-2) mixed-use district would permit the coexistence of manufacturing, commercial, residential and

community facility uses. It allows for new residential development, while allowing existing manufacturing and commercial uses to remain and grow and would also bring existing residential uses into conformance.

A full background discussion and description appears in the report on the related application for amendment of the Zoning Map (C 030333 ZMX).

### **ENVIRONMENTAL REVIEW**

This application (N 030334 ZRX), in conjunction with the application for the related action (C 030333 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 03DCP046X. The lead is the City Planning Commission.

A summary of the environmental review appears in the report on the related application for the amendment to Zoning Map, Sections 3d and 6c (C 030333 ZMX).

### **UNIFORM LAND USE REVIEW**

This application (N 030334 ZRX) was duly referred to Community Board 3 and the Borough President for information and review in accordance with the procedure for referring non-ULURP matters, in conjunction with the related zoning map change (C 030333 ZMX), in accordance with

Article 3 of the Uniforms Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 3 held a public hearing on this and the related application (C 030333 ZMX) on April 29, 2003 and on that same date adopted a resolution recommending approval of the application by a vote of 21 to 0 with no abstentions.

A summary of the vote of Community Board 3 appears in the report of the related application, for the amendment to Zoning Map, Sections 3d and 6c (C 030333 ZMX).

### **Borough President Recommendation**

This application (N 030334 ZRX) along with the related application (C 030333 ZMX) was considered by the Borough President, who issued a recommendation approving the application on June 4, 2003.

A summary of the Borough President's recommendation appears in the report of the related application for the amendment to the Zoning Map, Sections 3d and 6c (C 030333 ZMX).

### **City Planning Commission Public Hearing**

On June 4, 2003 (Calendar No. 2), the City Planning Commission scheduled June 18, 2003, for a public hearing on this application (N 030334 ZRX). The hearing was duly held on June 18, 2003 (Calendar No. 6), in conjunction with the public hearing on the application for the related action

(C 030333 ZMX).

There were two speakers, as described in the report on the related application for amendment of the Zoning Map (C 030333 ZMX), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed text amendment that would create a Special Mixed Use District (MX-7): Morrisania, The Bronx, in the Zoning Resolution is appropriate.

A full consideration and further reasons for approving this application, appear in the report on the related application for amendment of the Zoning Map (C 030333 ZMX).

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 201 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 amended, is further amended as follows:

Matter underlined is new, to be added;  
Matter in ~~Strikeout~~ is old, to be deleted;  
Matter within # # is defined in Section 12-10;

\* \* \* indicate where unchanged text appears in the Zoning Resolution

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

\* \* \*

#Special Mixed Use District#-7: Morrisania, The Bronx

The #Special Mixed Use District#-7 is established in Morrisania in The Bronx as indicated on the #zoning maps#.

The above resolution (N 030334 ZRX), duly adopted by the City Planning Commission on July 23, 2003 (Calendar No. 24), 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.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,**  
**ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY, ALEXANDER GARVIN,**  
**JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS,**  
**JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners**