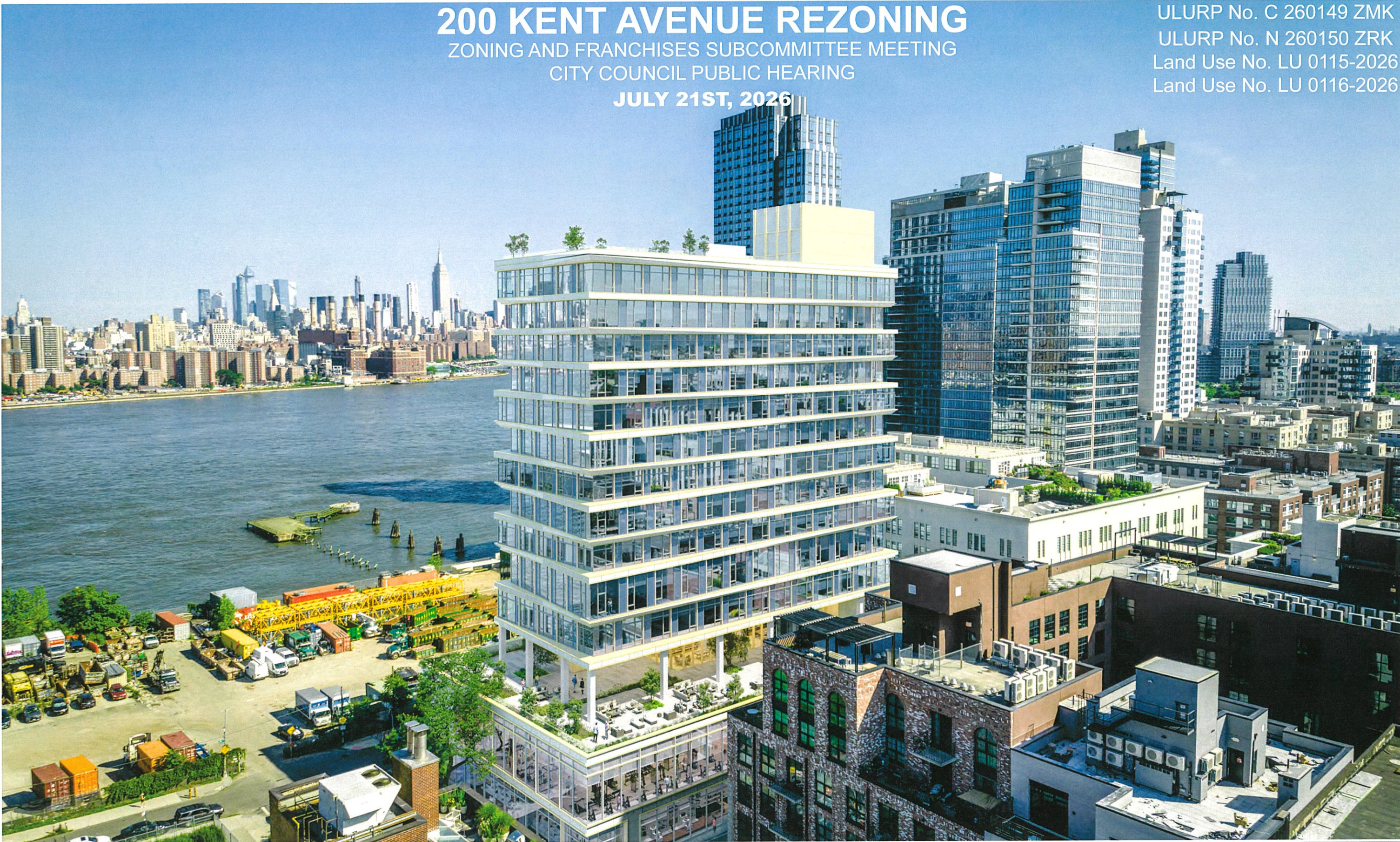


200 KENT AVENUE REZONING
ZONING AND FRANCHISES SUBCOMMITTEE MEETING
CITY COUNCIL PUBLIC HEARING
JULY 21ST, 2026

ULURP No. C 260149 ZMK
ULURP No. N 260150 ZRK
Land Use No. LU 0115-2026
Land Use No. LU 0116-2026



Proposed Actions

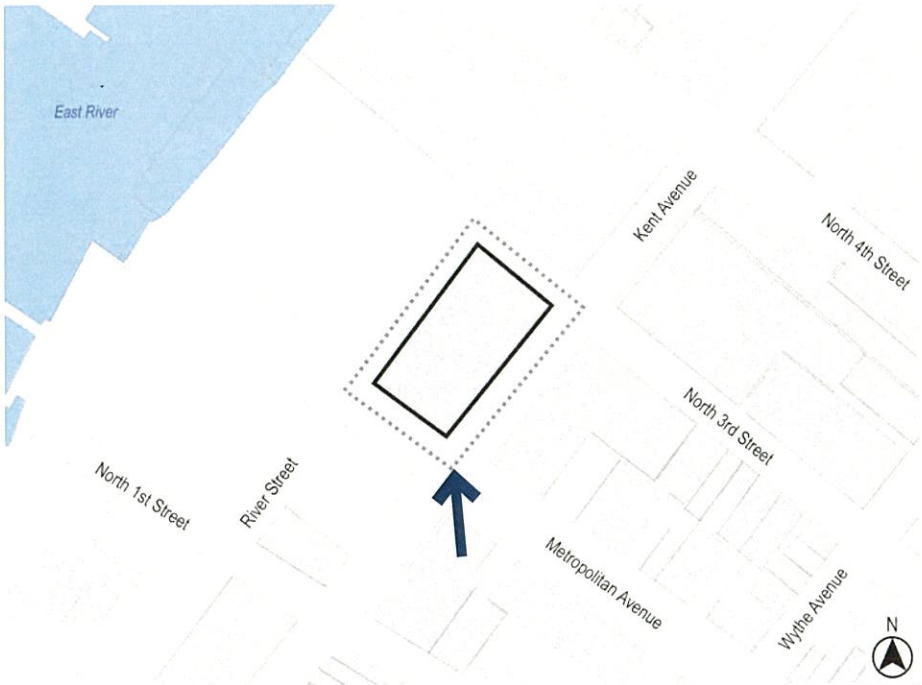
- Zoning Map Amendment: M1-4 district to a M1-4A/R7X (MX-8) district
 - Maximum Building Height – 193.75’
 - Maximum Commercial, Manufacturing and Community FAR – 5.0
 - Maximum Residential FAR – 6.0
- Zoning Text Amendment to Appendix F to establish MIH area
 - Approximately 143 Dwelling Units
 - 29-43 Affordable Units (Depending on MIH option selected)

STATUS OF ULURP PROCESS

- **Brooklyn Community Board 1 (Favorable w/ Conditions)**
- **Brooklyn Borough President (Favorable w/ Conditions)**
- **City Planning Commision (Approval)**

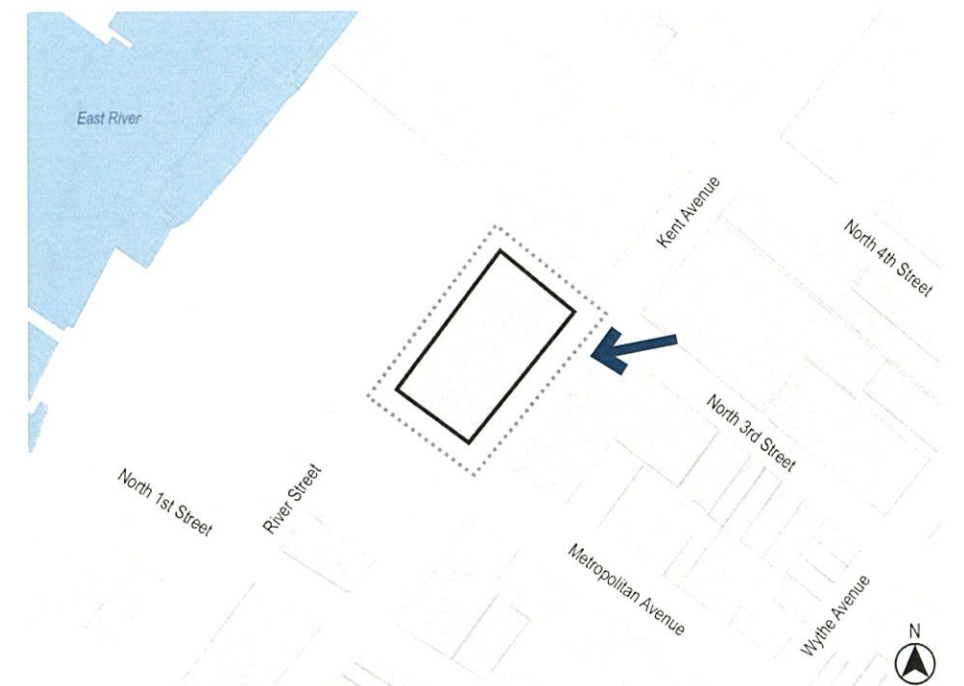


View of the Development Site facing North from the intersection of Kent Avenue and Metropolitan Avenue



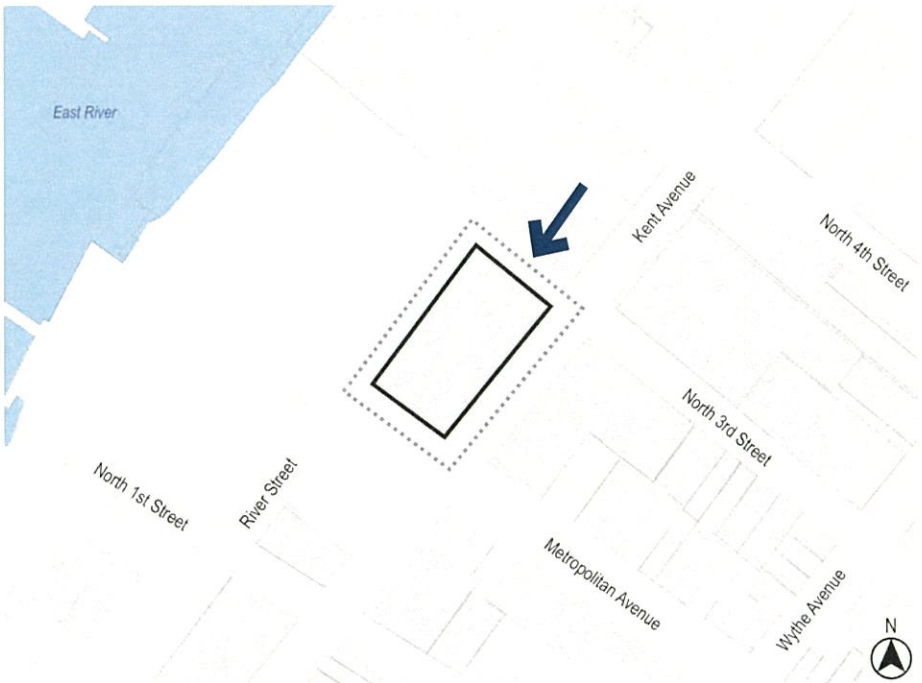


View of the Development Site facing West from Kent Avenue



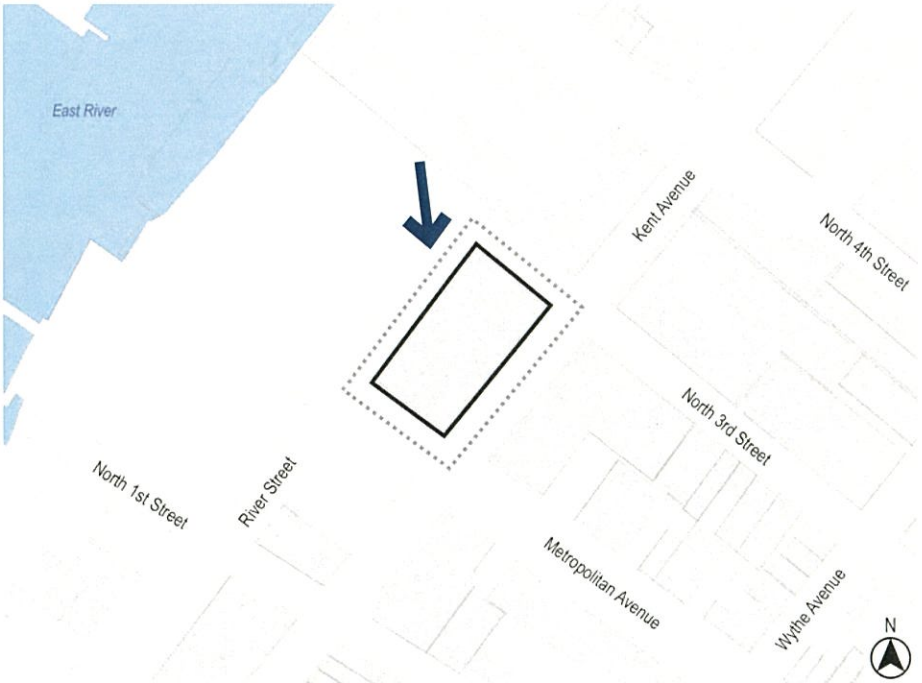


View of the Development Site facing Southwest from North 3rd Street



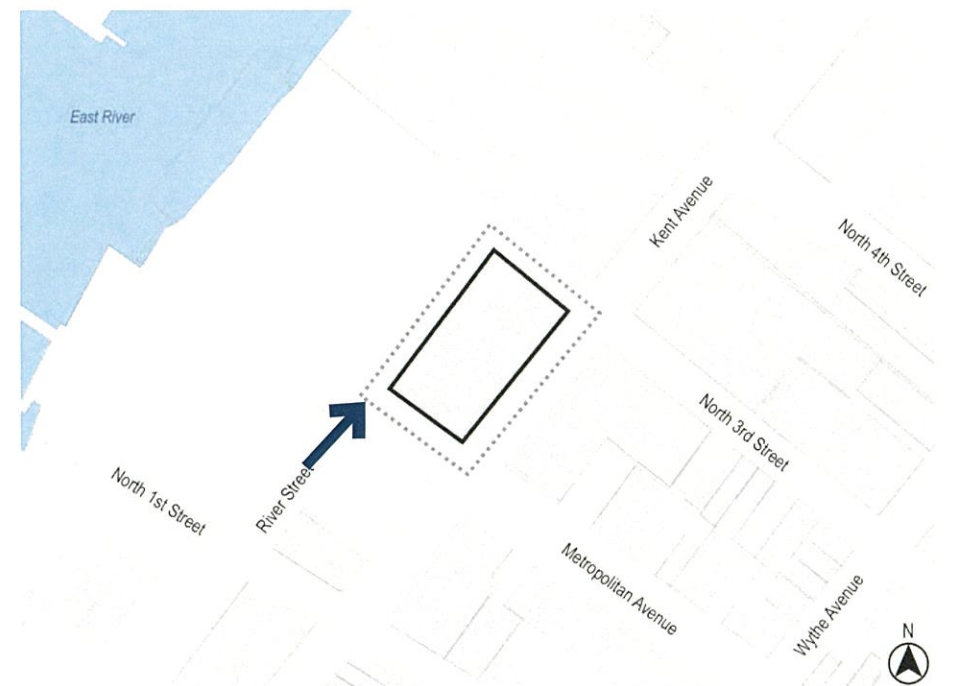


View of the Development Site facing South from River Street





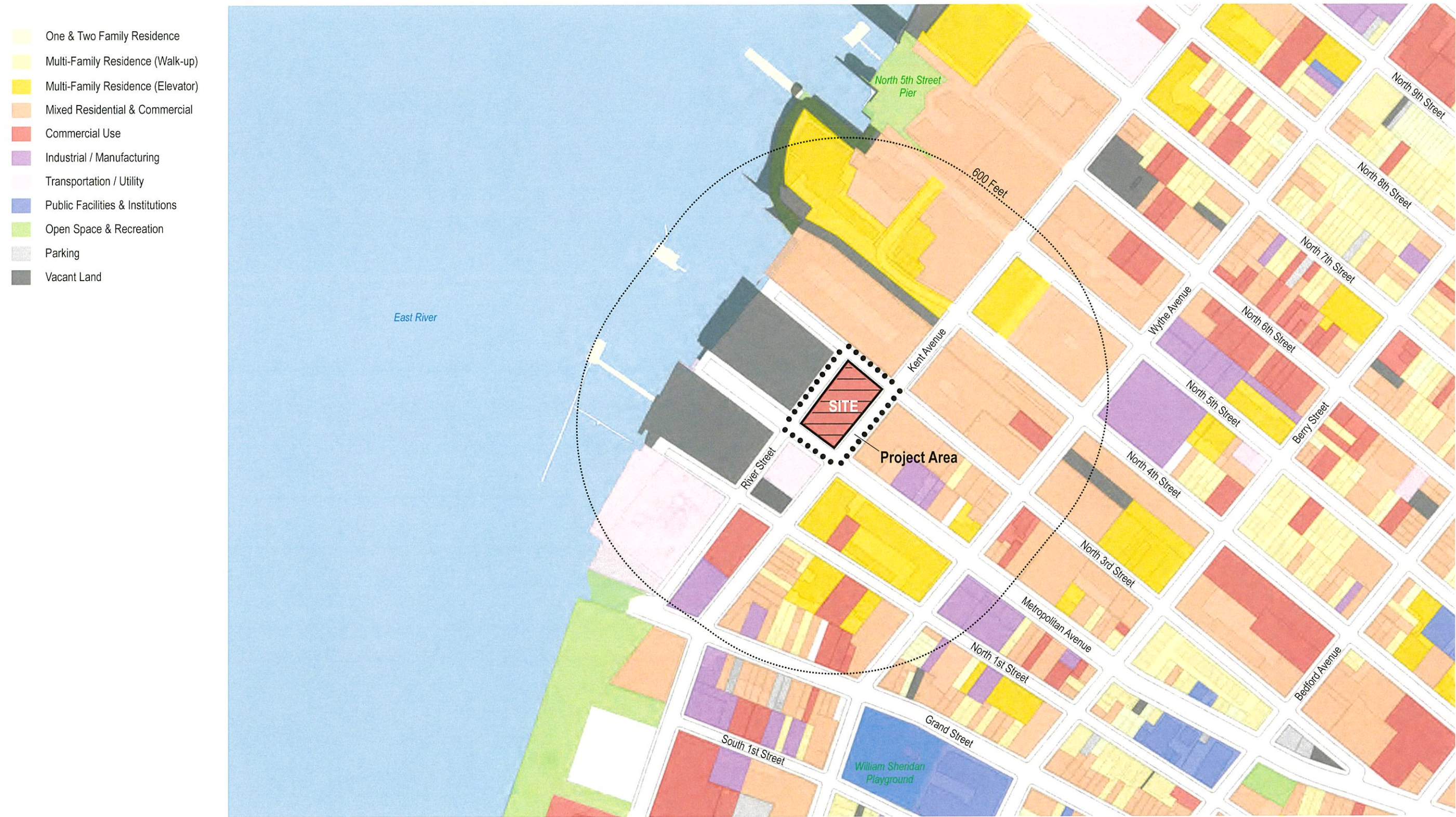
View of River Street facing Northeast from Metropolitan Avenue (Development Site at right)



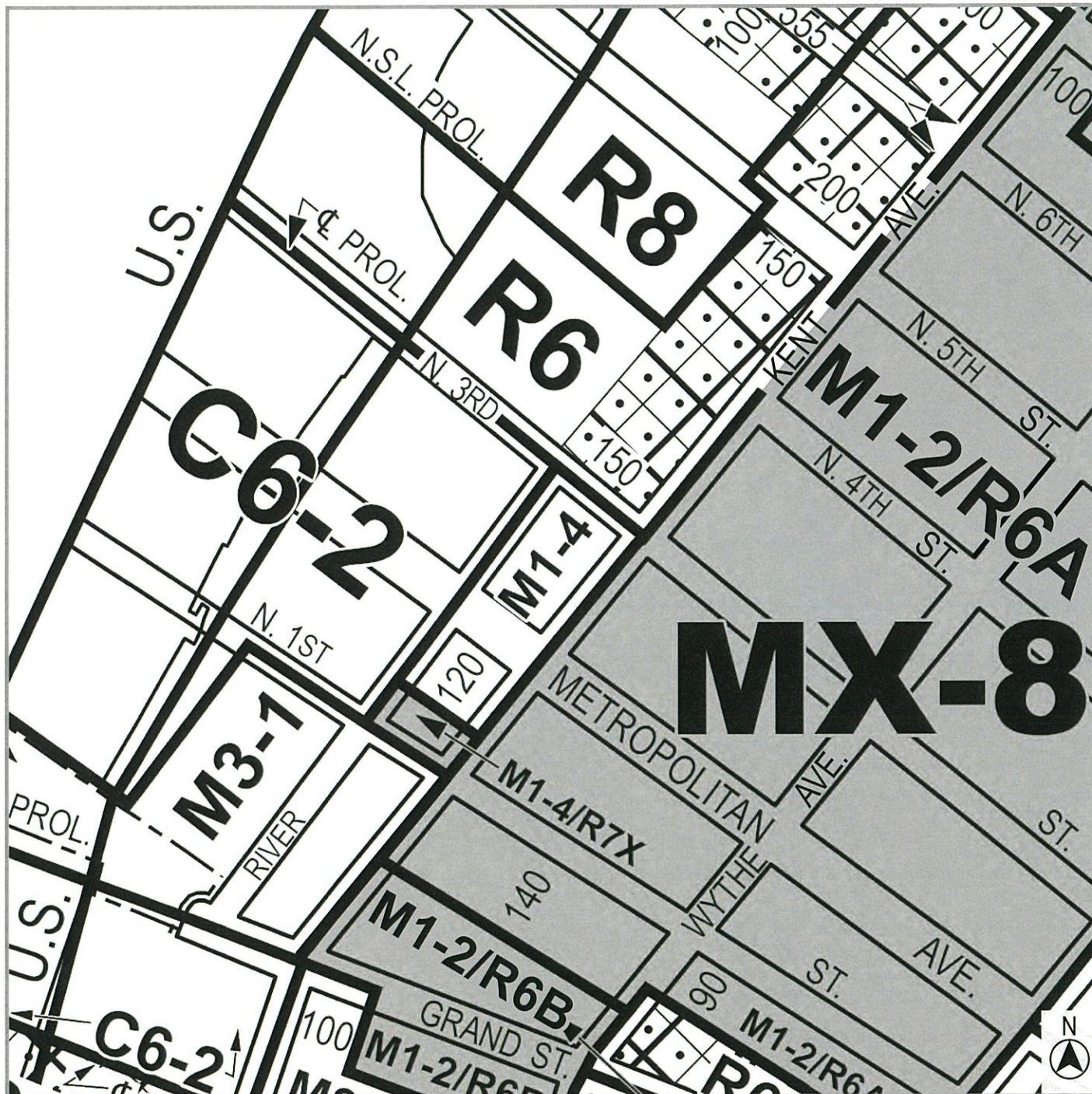


200 KENT AVENUE
ZONING AND FRANCHISES SUBCOMMITTEE MEETING
CITY COUNCIL PUBLIC HEARING

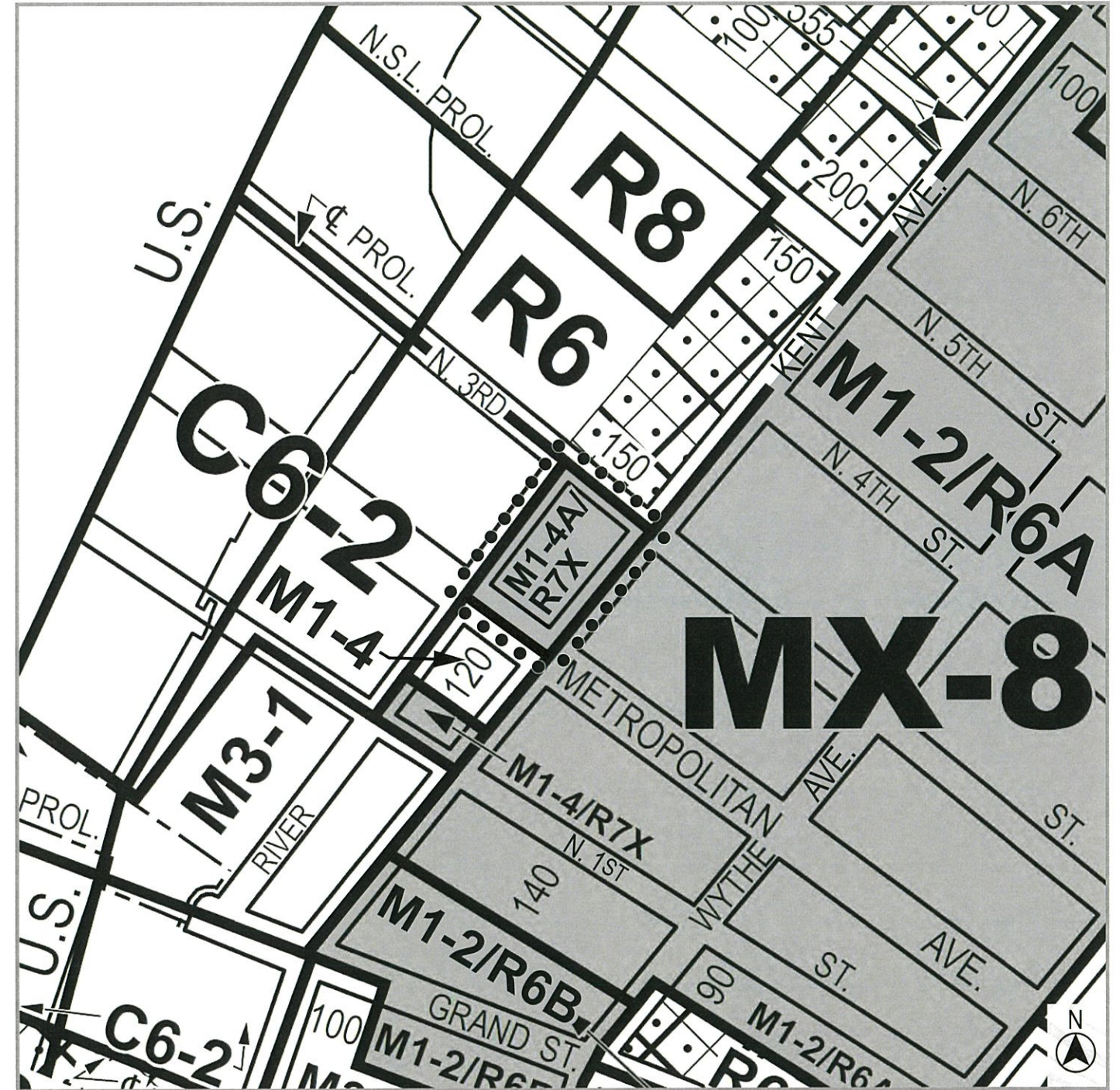
200-206 Kent Avenue, Brooklyn





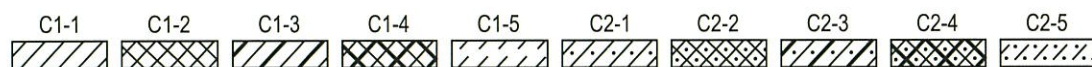


Current Zoning Map (12c)



Proposed Zoning Map (12c) - Area being rezoned is outlined with dotted lines

Rezoning from M1-4 to M1-4A/R7X (MX-8)



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.



DEVELOPMENT SITE AREA	22,585.20 SF
FLOOR AREA	
COMMERCIAL	41,982.23 ZSF
RESIDENTIAL (W/ QUALIFYING AFFORDABLE HOUSING)	93,528.97 ZSF
PARKING (43 SPACES)	0.00 ZSF
TOTAL	135,511.20 ZSF

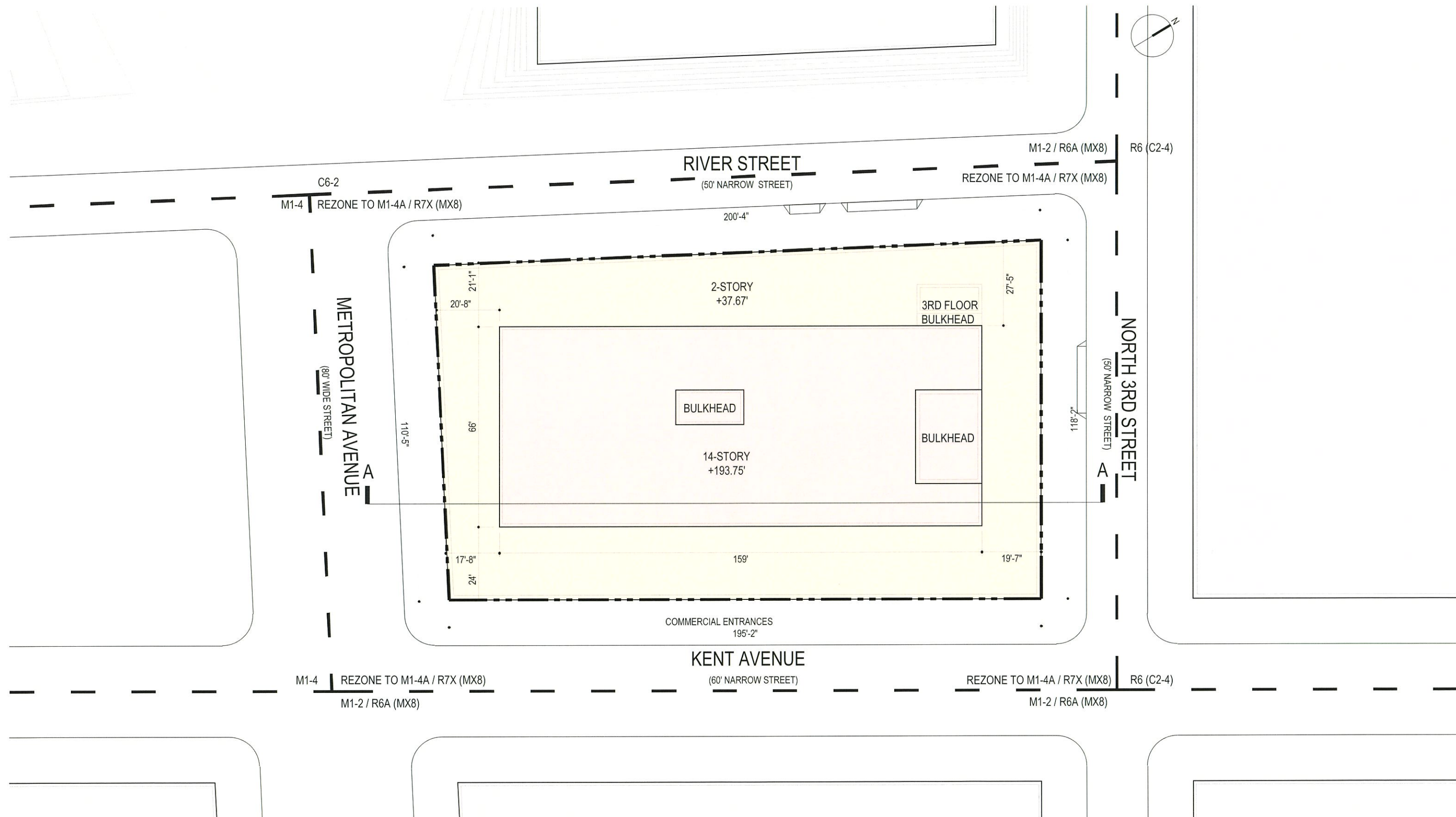






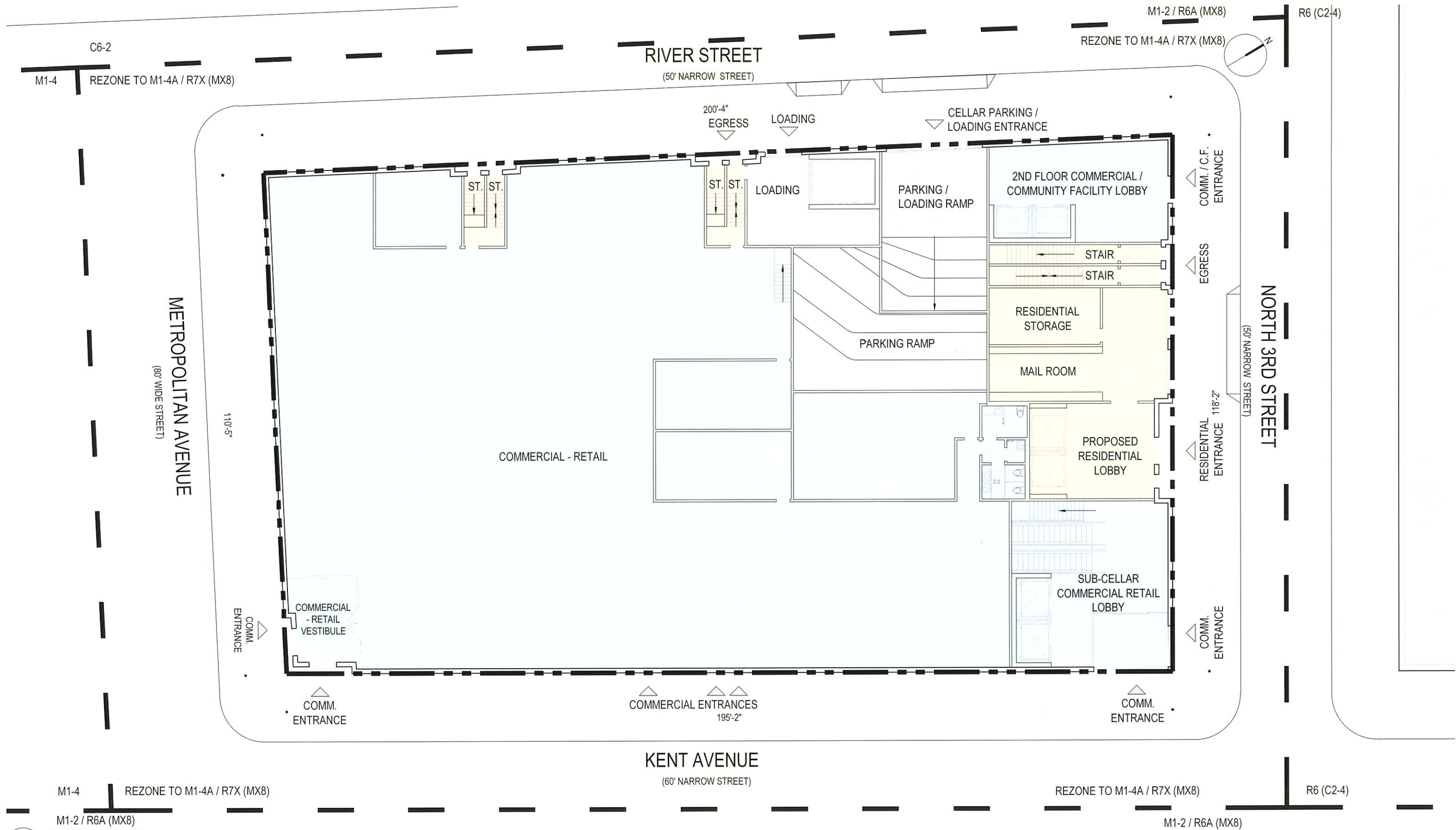


APPENDIX



1 SITE PLAN
SCALE: 1" = 30'

200 KENT AVENUE
ZONING AND FRANCHISES SUBCOMMITTEE MEETING
CITY COUNCIL PUBLIC HEARING



1 GROUND PLAN
SCALE: 1" = 20'