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## College Point - Department of City Planning

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### College Point Rezoning - **Approved** Overview

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Victorian-era detached homes on  
123rd Street



Detached frame residences on 6th  
Avenue



Single-family detached homes on  
9th Avenue

#### Overview

The Department of City Planning proposes zoning map changes for all or portions of 161 blocks in College Point, Community District 7, Queens. College Point is located on the North Shore of Queens, a peninsula surrounded by Flushing Bay to the west, the East River on the north and Powell's Cove on the northeast. The landward boundaries of the rezoning area are defined generally by 130th Street on the east and 28th Avenue on the south.



The proposed rezoning area is predominately developed with one- and two-family detached residences, whereas much of the area's existing zoning allows attached, multifamily development. Under the proposal, existing zoning designations would be changed from general residential districts that allow a broad range of housing types including attached and multifamily buildings to lower density and contextual zoning districts that would limit development to detached or semi-detached, one- or two-family buildings. The proposed residential zoning will more closely match the established residential building types and density of the community.

College Point grew into a bustling small town during the 19th century, taking advantage of its ample waterfront for manufacturing, recreational and residential uses. Inland areas were developed with blocks of wood-frame and masonry detached residences fronting on relatively narrow streets, with retail and service

activities located primarily along College Point Boulevard, the town's main street. Marsh land to the south of the town isolated the peninsula from Queens for much of its development history, although Long Island Rail Road service ran to the town until the 1930's. Twentieth century residential development has been more suburban in nature, although recent trends have seen increasing replacement of older, detached buildings with semi-detached and attached developments.

The proposed rezoning would preserve the existing neighborhood scale and character with lower density contextual districts. These districts would ensure that new development would be more consistent with traditional, predominantly detached building types. Also, several blocks currently zoned for manufacturing would be changed to residential districts to reflect their predominant character. The proposed zoning for College Point Boulevard would encourage mixed-use buildings and reinforce its 'main street' role in the community. Existing commercial overlays would be changed to slightly reduce parking requirements to match existing development patterns on the boulevard. Additionally, commercial overlays would be removed from two block fronts on 18th Avenue that have mainly residential uses and an overlay would be added to one block front on 14th Avenue to reflect existing commercial uses.


### **Public Review**

On June 20, 2005, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application for the College Point Rezoning to begin the formal public review. Community Board 7 held a public hearing in response to the proposal on June 27th and recommended approval. The Queens Borough President recommended approval of the application on July 14, 2005 without modification. On August 10, 2005 the City Planning Commission held a public hearing and approved the rezoning with a modification on September 12, 2005. The Commission's modification retained the existing R3A zoning district on the northerly block front of 9th Avenue east of College Place and on the westerly block front of College Place south of 9th Avenue. (Read the [CPC Report](#)). On September 28, 2005, the City Council adopted the zoning changes, and they now are in effect.

 [View a color map illustrating the adopted zoning map change.](#)

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