

PROPOSED ZONING TEXT AMENDMENT: M1 HOTEL SPECIAL PERMIT

Brooklyn Community Board 9 Land Use Committee Meeting
November 14, 2017



Proposal Timeline



- Study of hotel and tourism industries. Proposal development and EAS
- Borough Board outreach: October 3, 2017
- Scoping meeting: October 26, 2017
- Target for referral to Community Boards

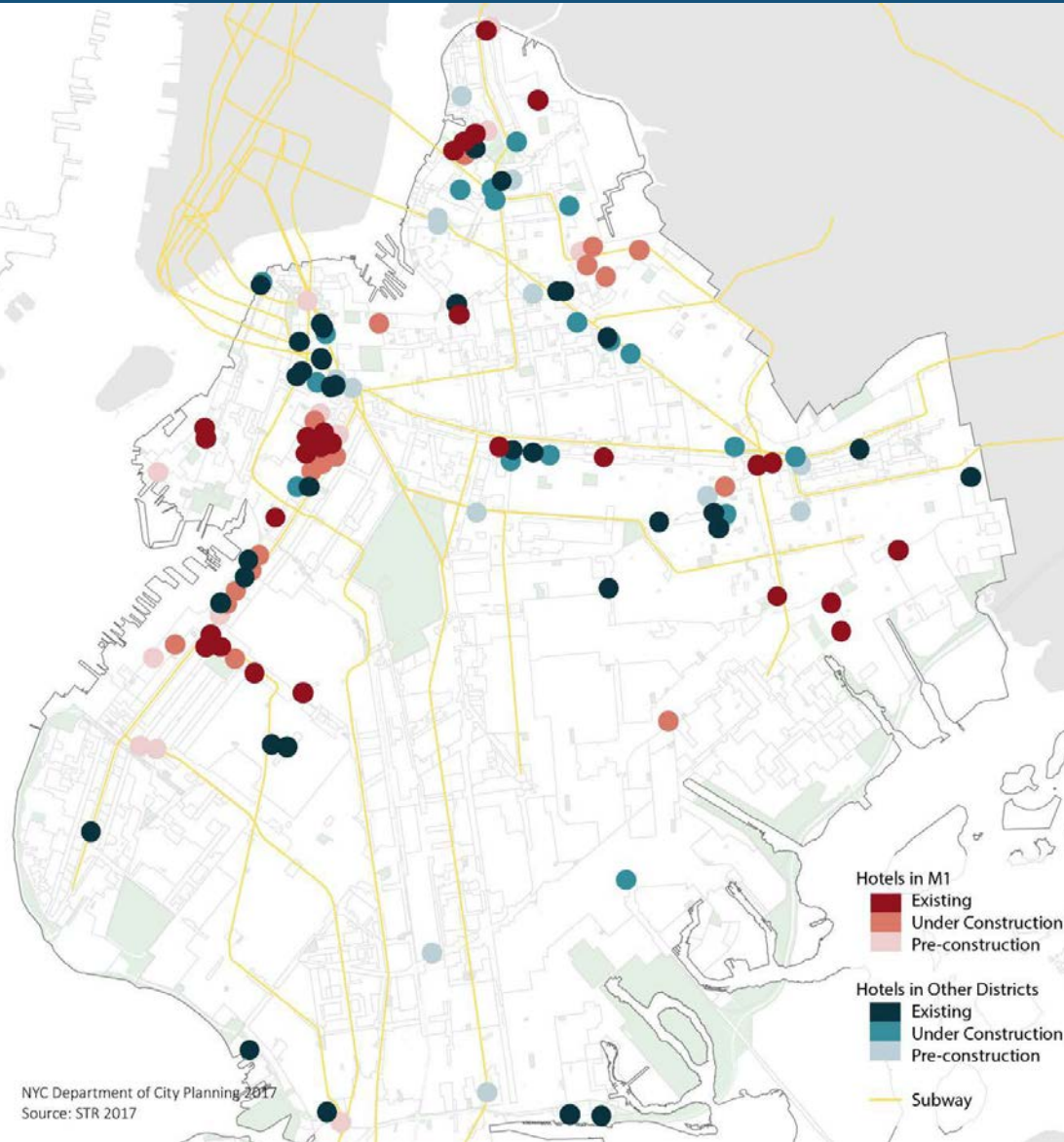
- Environmental Review
- Internally developing city proposal
- Draft text will be sent out to CB's before ULURP

Proposed M1 Hotel Zoning Text Amendment



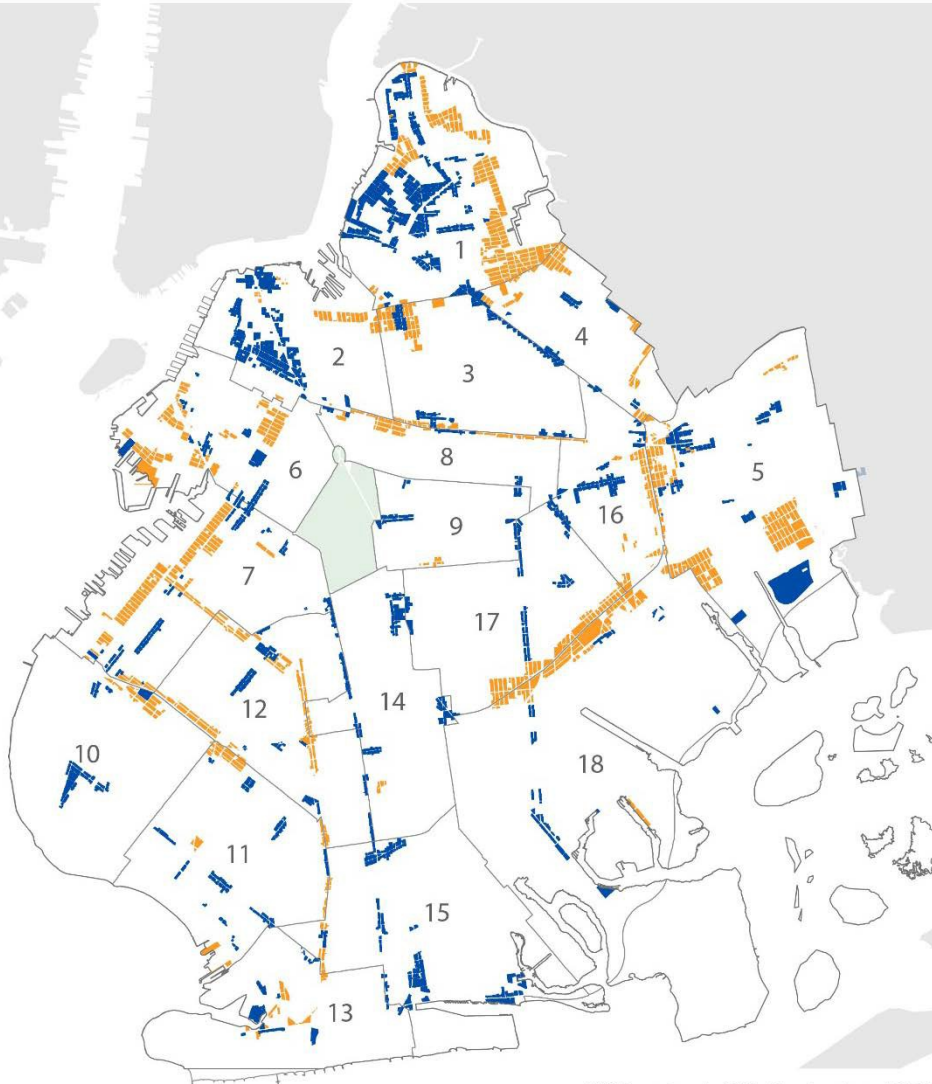
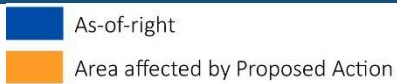
- DCP is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins and boatels in M1 districts.
- Ensure that hotels are built only on appropriate sites, minimizing conflicts in industrial areas and achieving a balanced mix of uses in mixed-use areas.
- Applicable to all M1 districts, excluding MX or paired M1/R districts, except for:
 - Airport property and areas adjacent to airports.
 - Areas with existing hotel special permit provisions.
- Rules for transient hotels that are temporary housing for the homeless will not change, meaning that homeless facilities will continue to be permitted as-of-right in M1 districts.

Hotel Development in Brooklyn



- Has become its own destination, with various demand drivers.
- As of 2017, Brooklyn has 6000 rooms: 3rd largest inventory of the five boroughs.
- Advent of full-service upscale hotels.
- Almost 40% of room inventory is in M1 districts.

Affected M1 Districts: Brooklyn



NYC Department of City Planning August 2017

Currently, hotels are permitted as-of-right in:

- C4, C5, C6 & C8 districts
- certain C1 & C2 districts
- M1, MX & paired M1/R districts.

The map shows where, according to the proposal, hotel development would be permitted as-of-right and where it would be subject to Special Permit.

Community Board 9 Affected Areas

Areas affected by the proposed M1 Hotel Zoning Text Amendment

Borough and Community Board: 309

- Area not affected by proposal: Hotel development remains as-of-right
- Area affected by proposal: proposed CPC Special Permit
- Unaffected areas: publicly-owned and other fully tax-exempt properties, and infrastructure (hotel development unlikely)



Visit our webpage

<https://www1.nyc.gov/site/planning/plans/m1-hotel-text/m1-hotel-text.page>

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M1 Hotel Text Amendment

The NYC Department of City Planning proposes a zoning text amendment to require a CPC Special Permit for new hotels within M1 districts, to achieve of a balanced mix of uses and jobs in neighborhoods and ensure that sufficient opportunities to support industrial, commercial, residential and institutional growth remain.

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