

Old Brooklyn Rezoning  
Phase 3

Development, Planning & Sustainability  
November 29, 2022



# Proposal

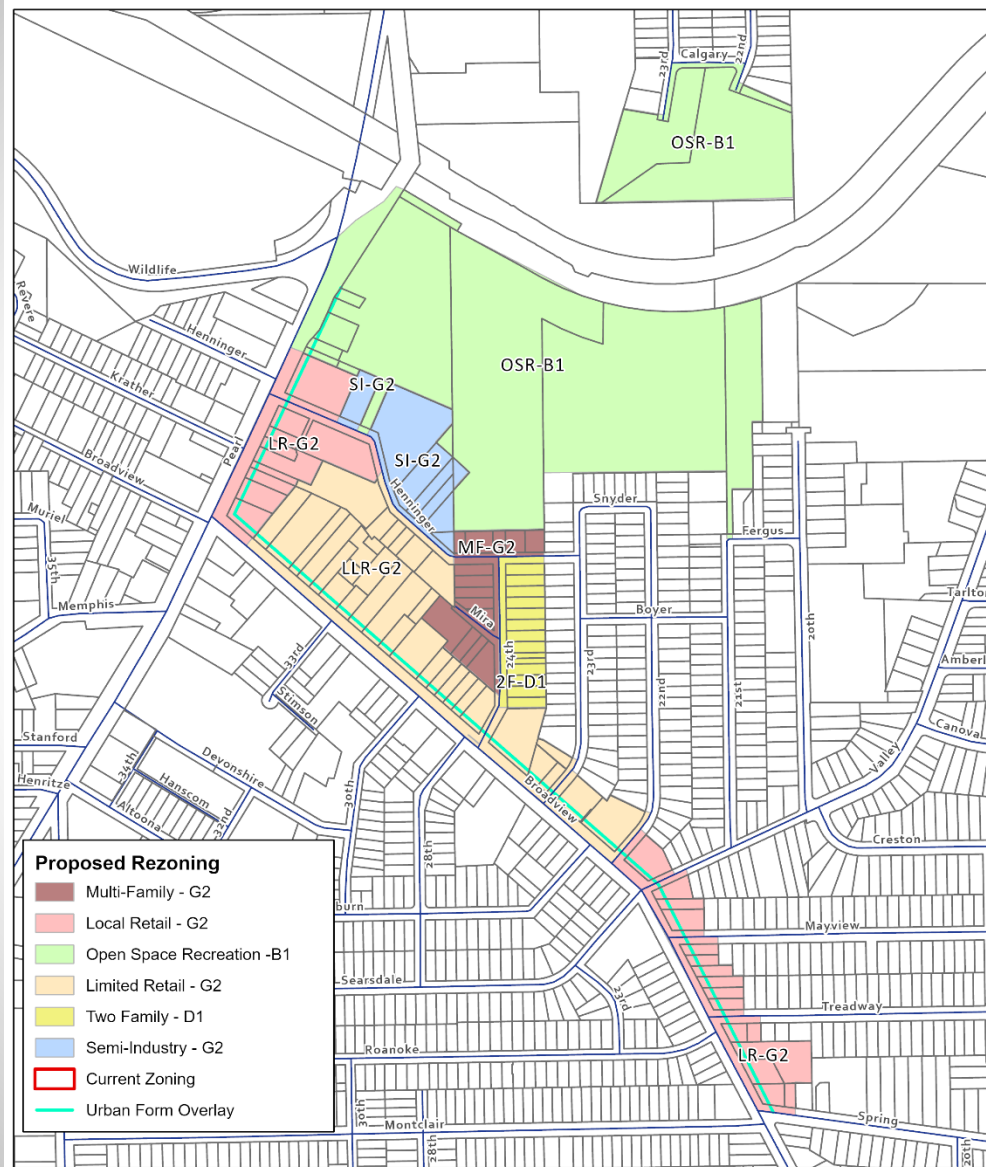
To change the Use, Area and Height Districts in parts of the Old Brooklyn Neighborhood and add the Urban Form Overlay

# Purpose

To re-align the zoning use, area, and height districts to more closely match (a) the existing neighborhood fabric; (b) promote development in line with the existing context and desired retail uses along Pearl Road and Broadview Road; (c) re-zone existing park uses to permanent green spaces.

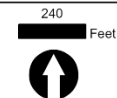


# Neighborhood Rezoning Proposal

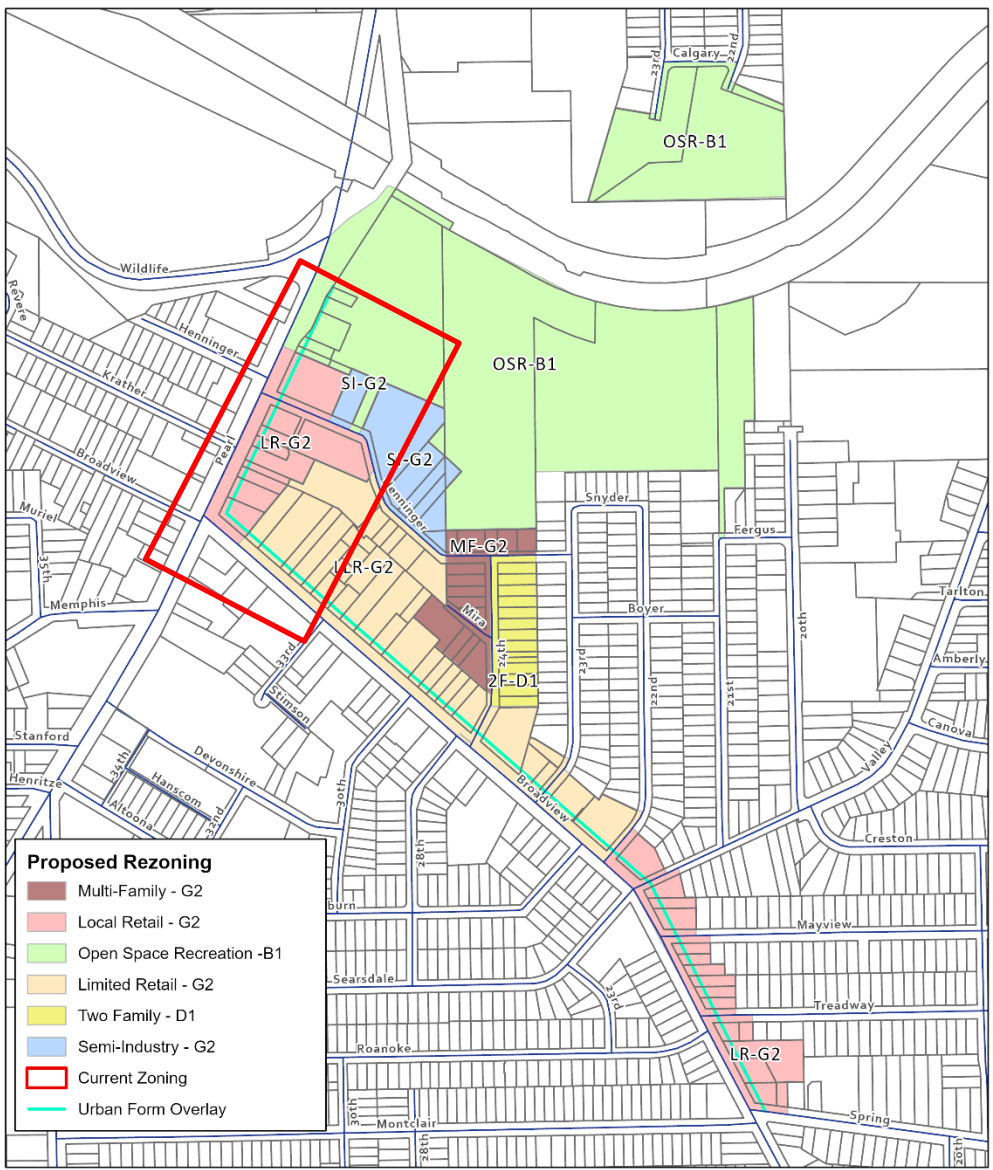


## Map Change 2623

Changing the Use, Area and Height Districts of parcels of land East of Pearl Road and North of Broadview Road and adding an Urban Form Overlay



# Neighborhood Rezoning Proposal



**Proposed Rezoning**

- Multi-Family - G2
- Local Retail - G2
- Open Space Recreation - B1
- Limited Retail - G2
- Two Family - D1
- Semi-Industry - G2
- Current Zoning
- Urban Form Overlay



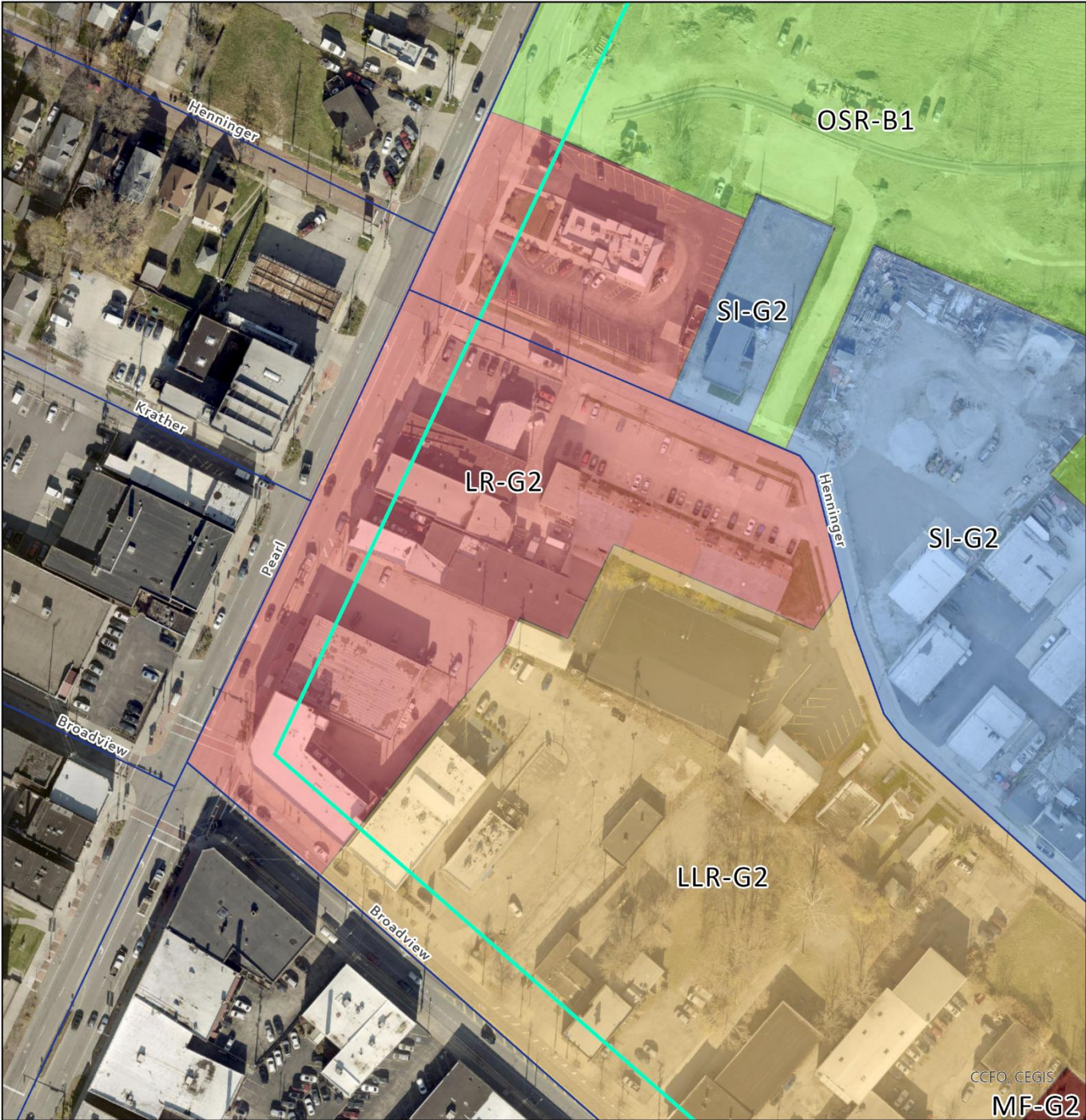
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# Neighborhood Rezoning Proposal





OSR-B1

SI-G2

LR-G2

SI-G2

LLR-G2

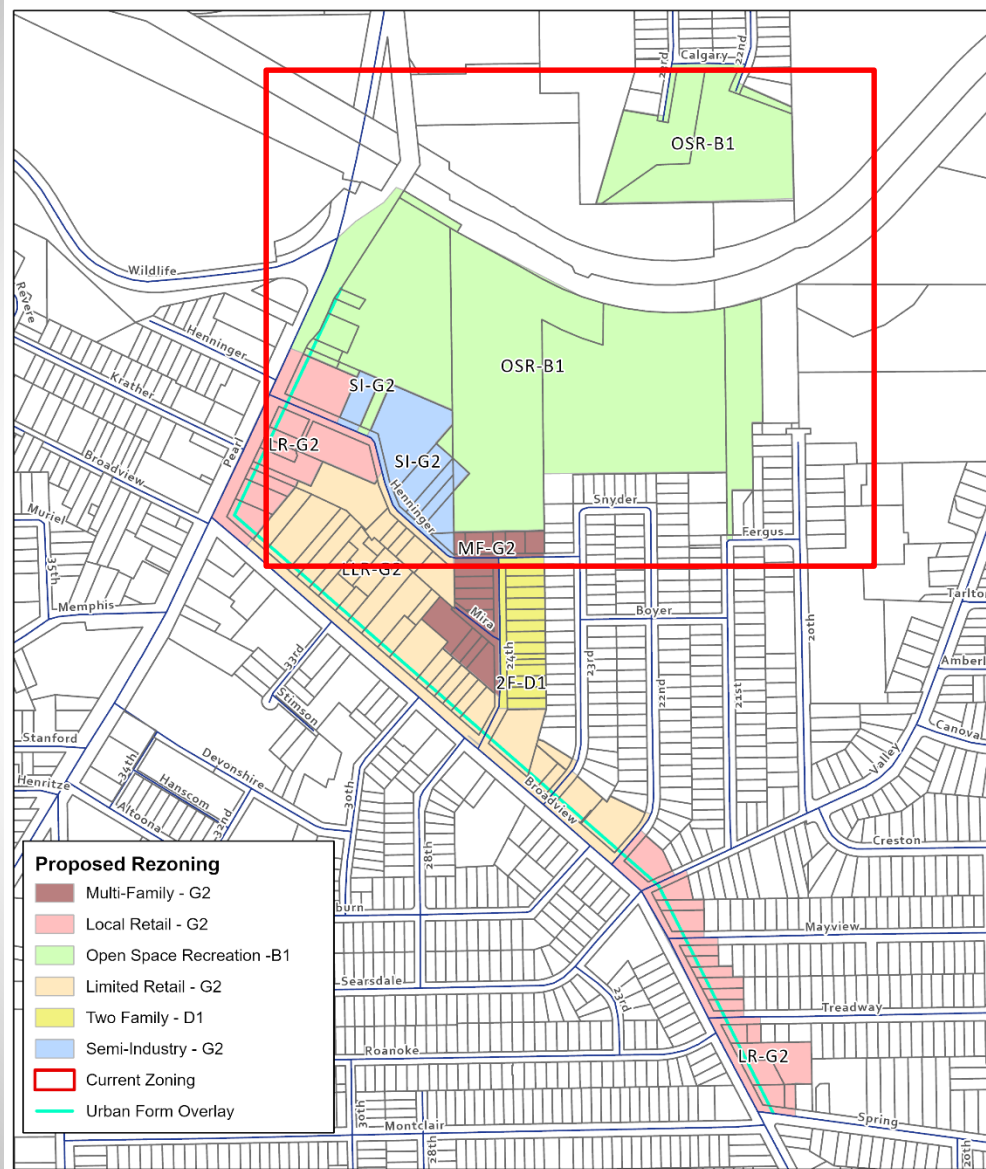
CCFO, CEGIS  
MF-G2

# Pearl, East Side, South



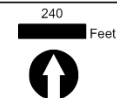


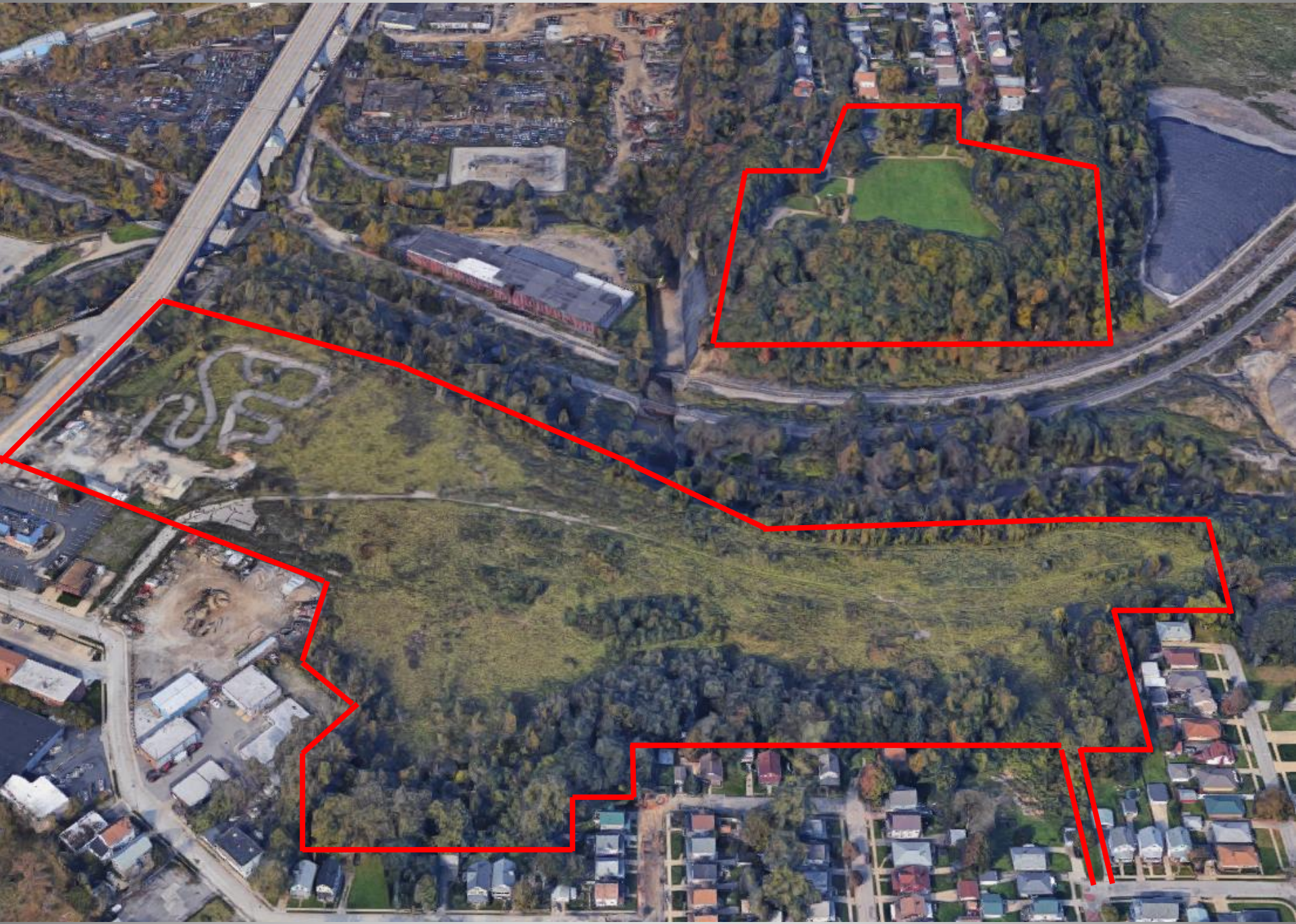
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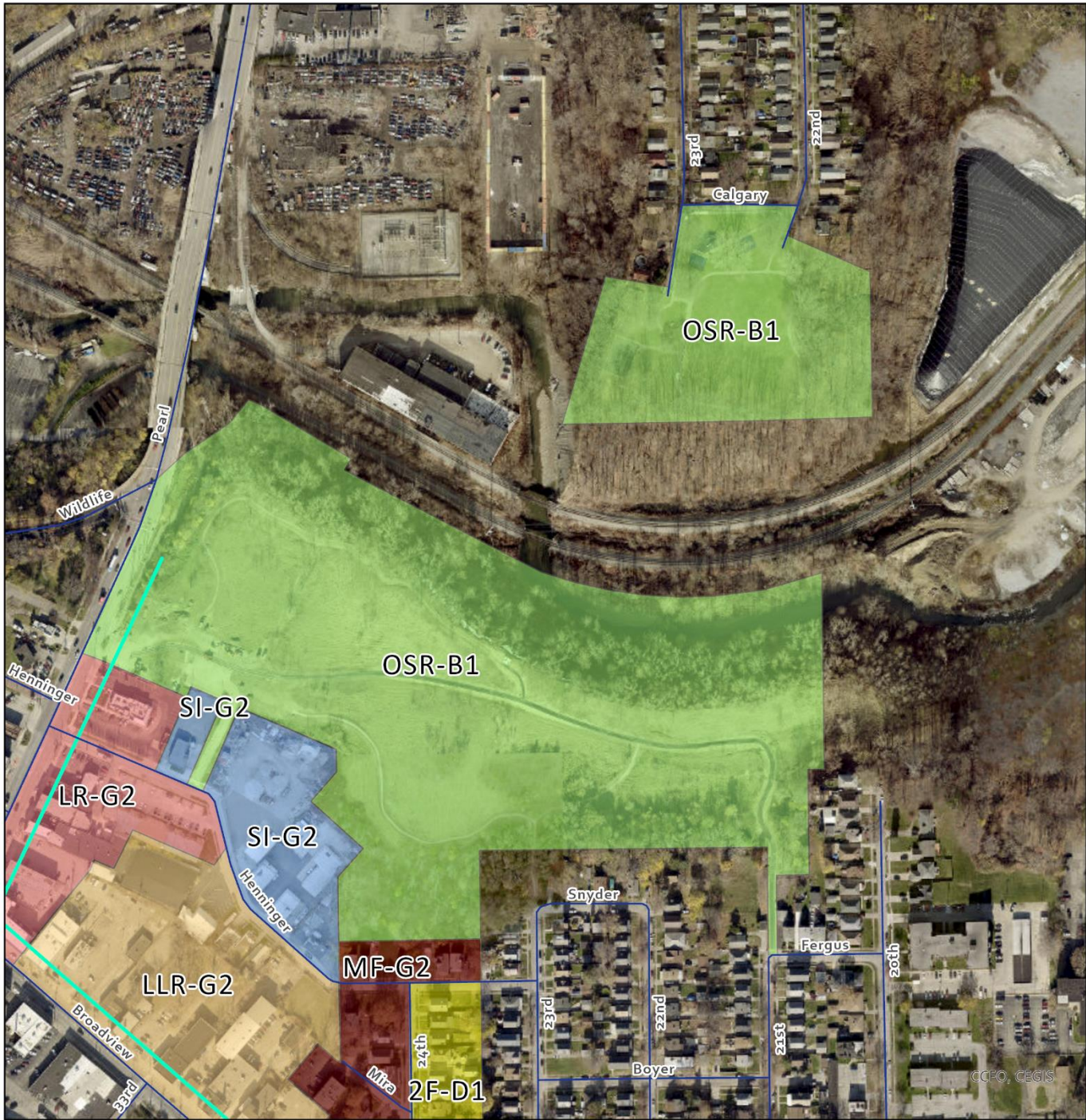


## Map Change 2623

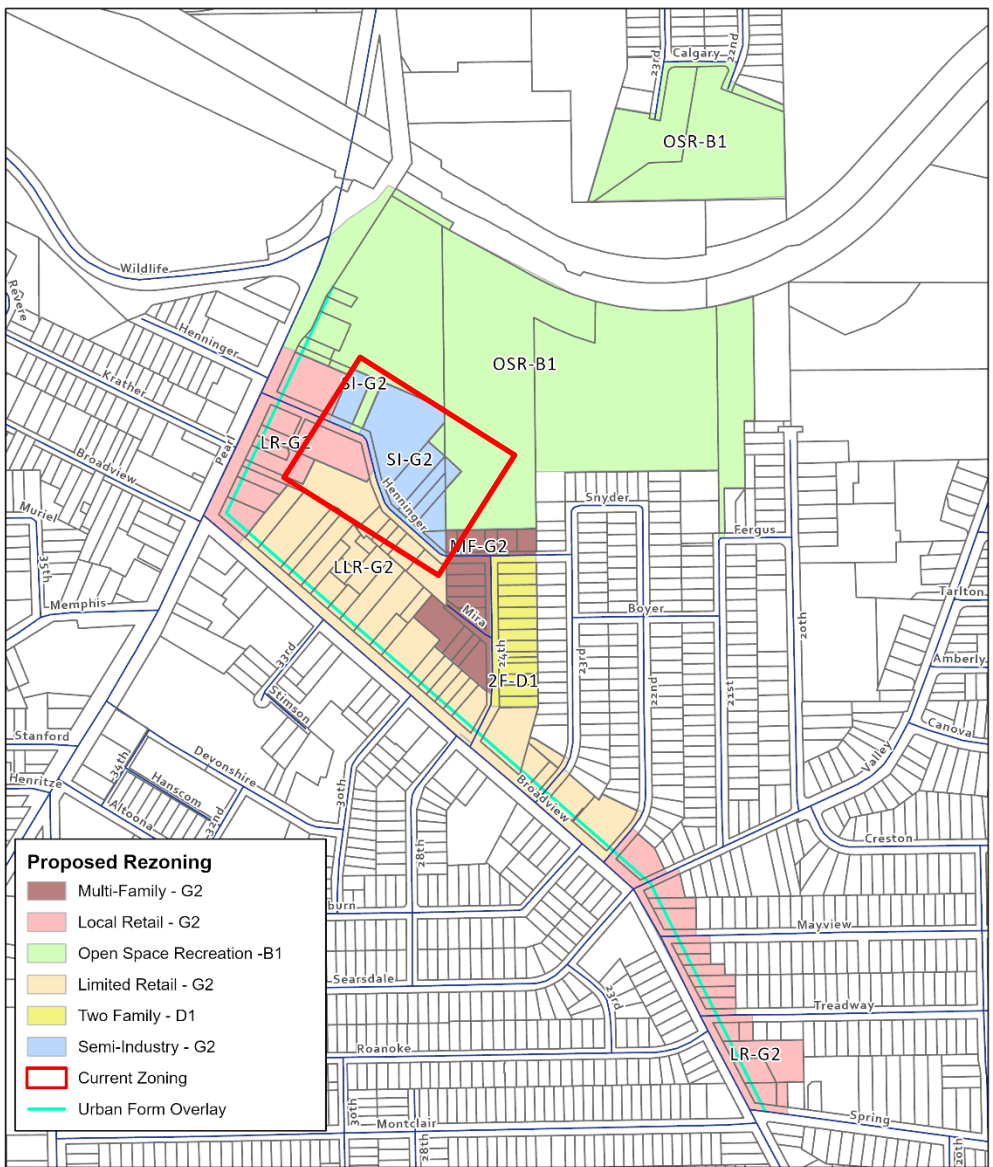
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# Neighborhood Rezoning Proposal



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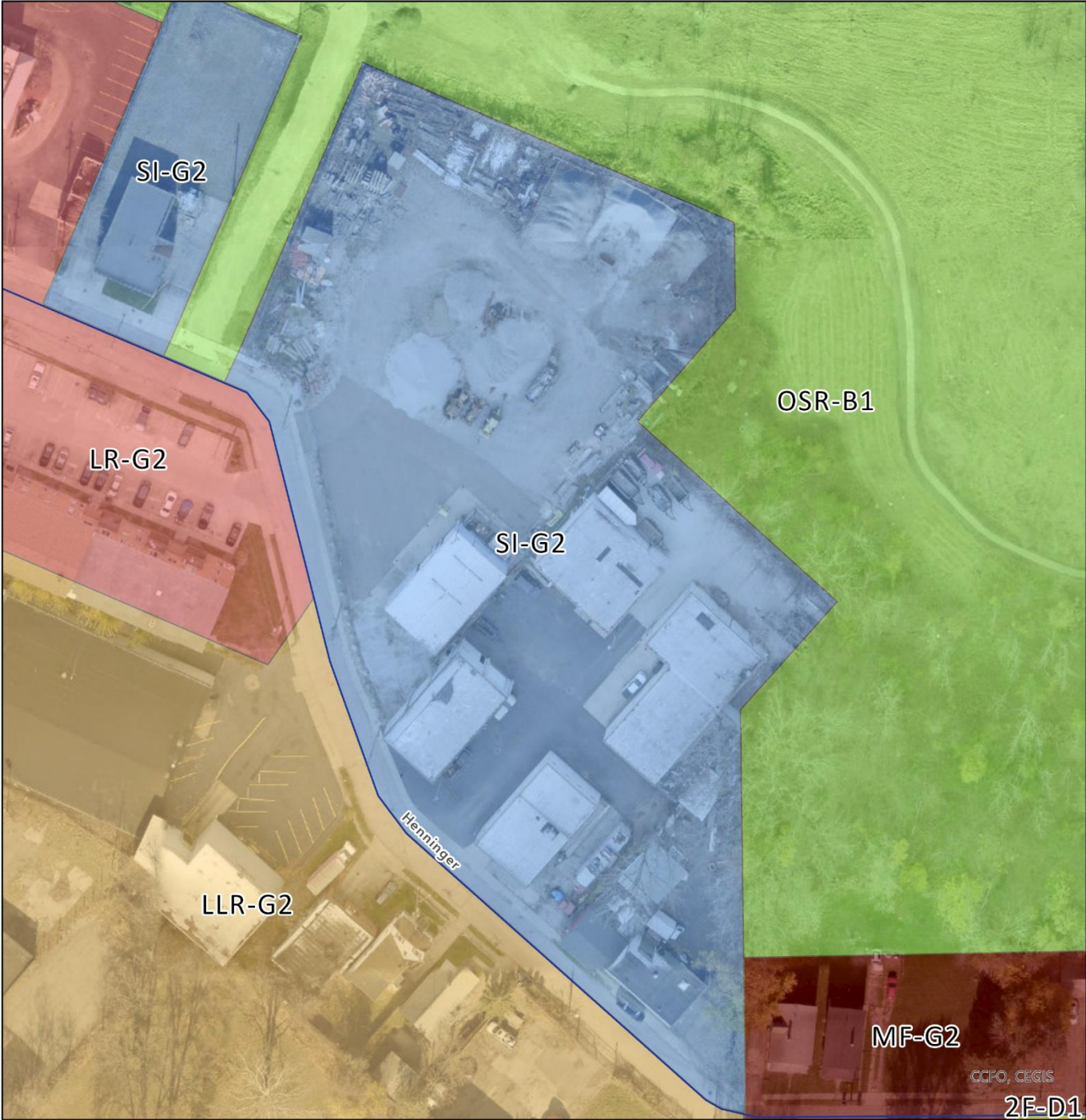
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# Henninger





SI-G2

LR-G2

SI-G2

OSR-B1

LLR-G2

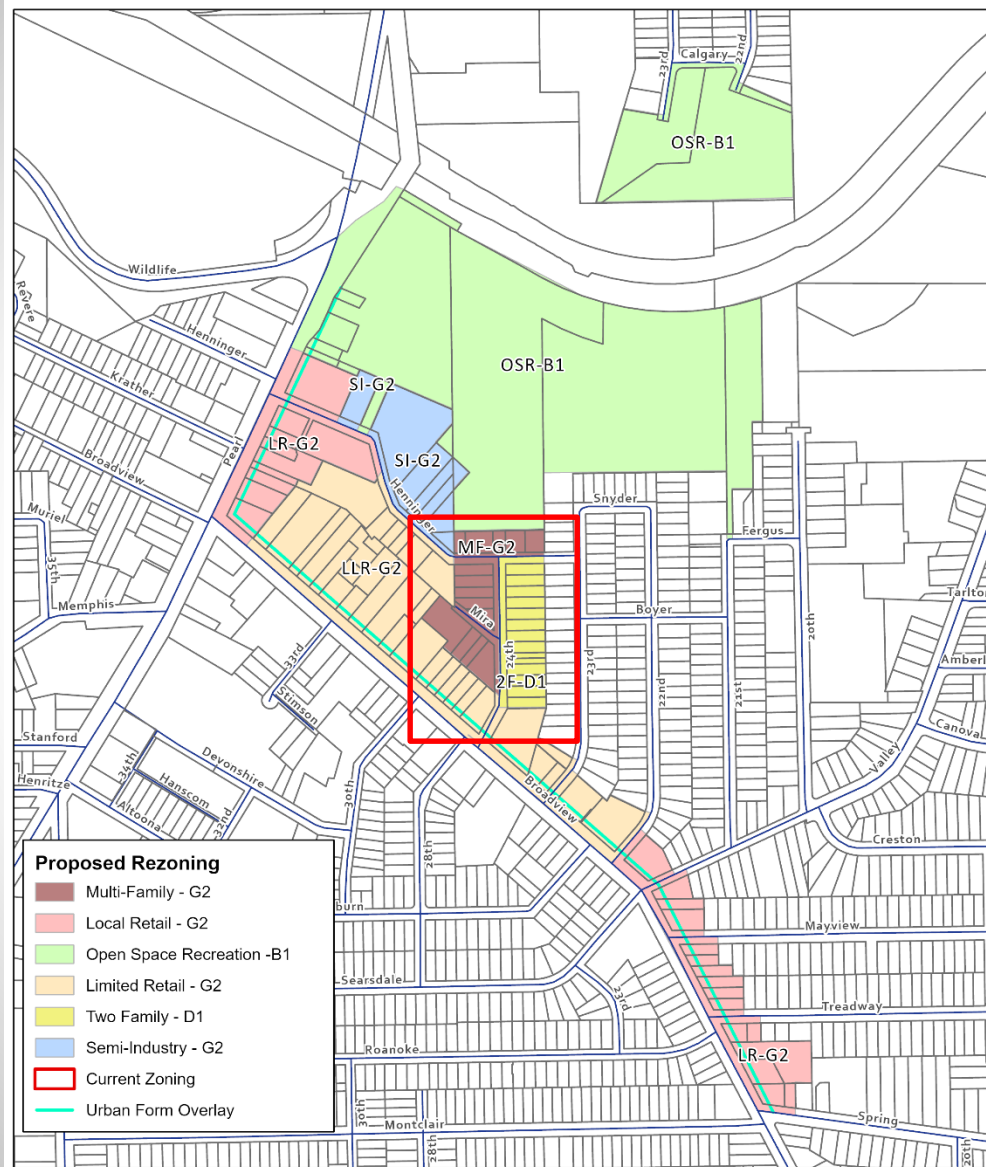
Henninger

MF-G2

CCFO, CEGIS

2F-D1

# Neighborhood Rezoning Proposal

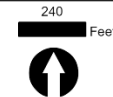


Proposed Rezoning	
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	Two Family - D1
	Semi-Industry - G2
	Current Zoning
	Urban Form Overlay

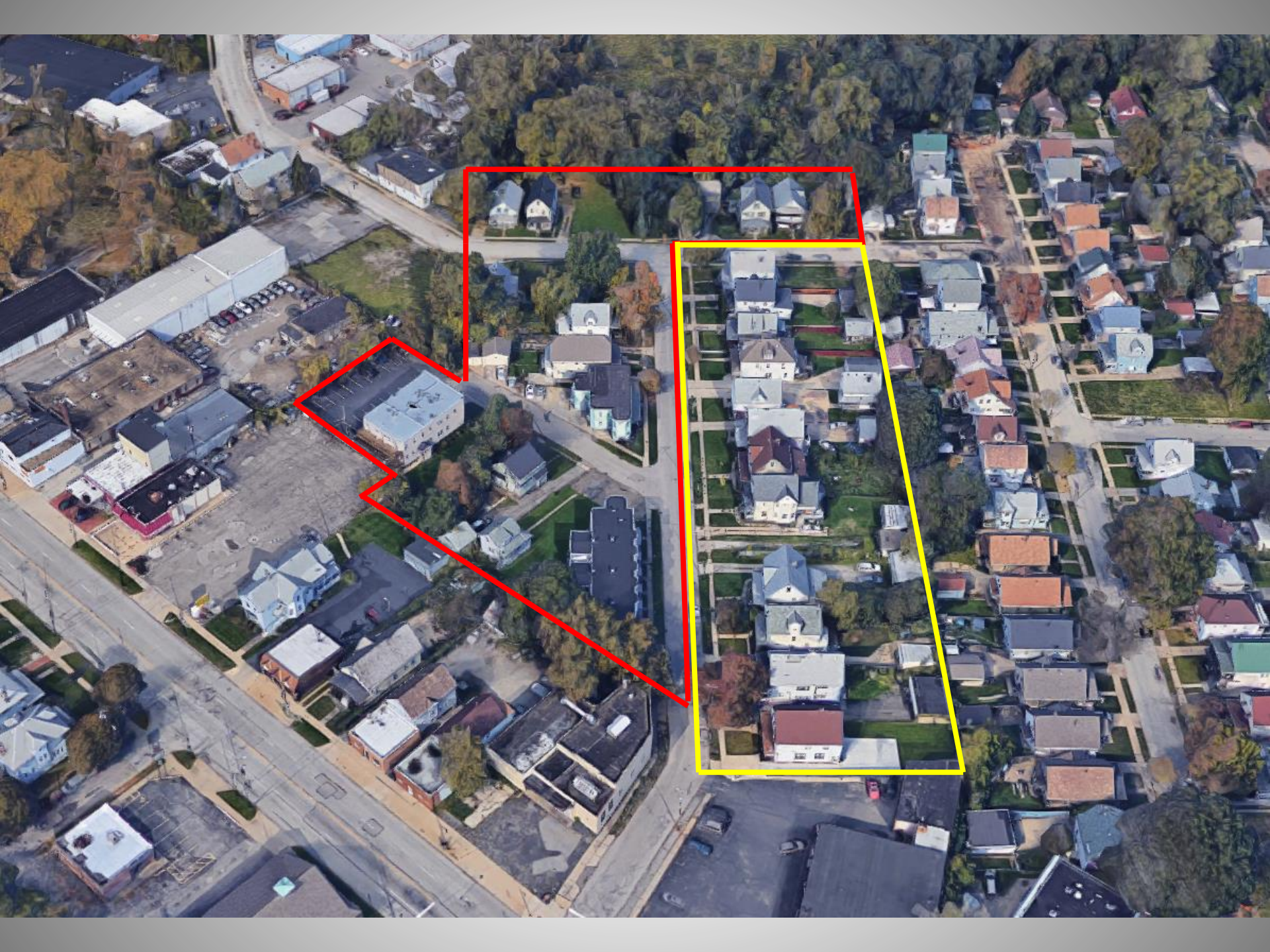


## Map Change 2623

Changing the Use, Area & Height Districts of parcels of land East of Pearl Road and North of Broadview Road and adding an Urban Form Overlay

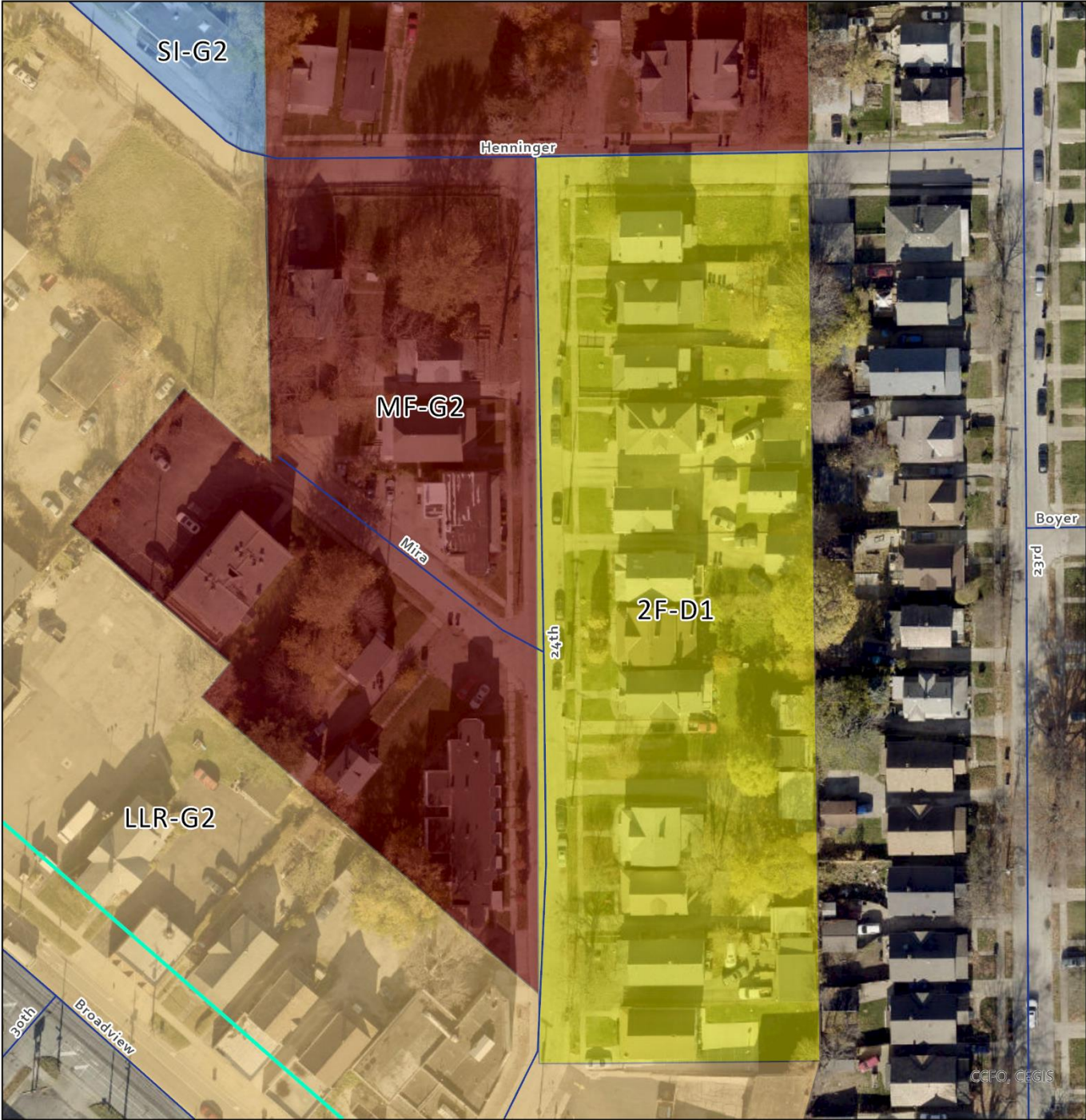






# West 24<sup>th</sup>, North





SI-G2

Henninger

MF-G2

Mra

2F-D1

24th

Boyer

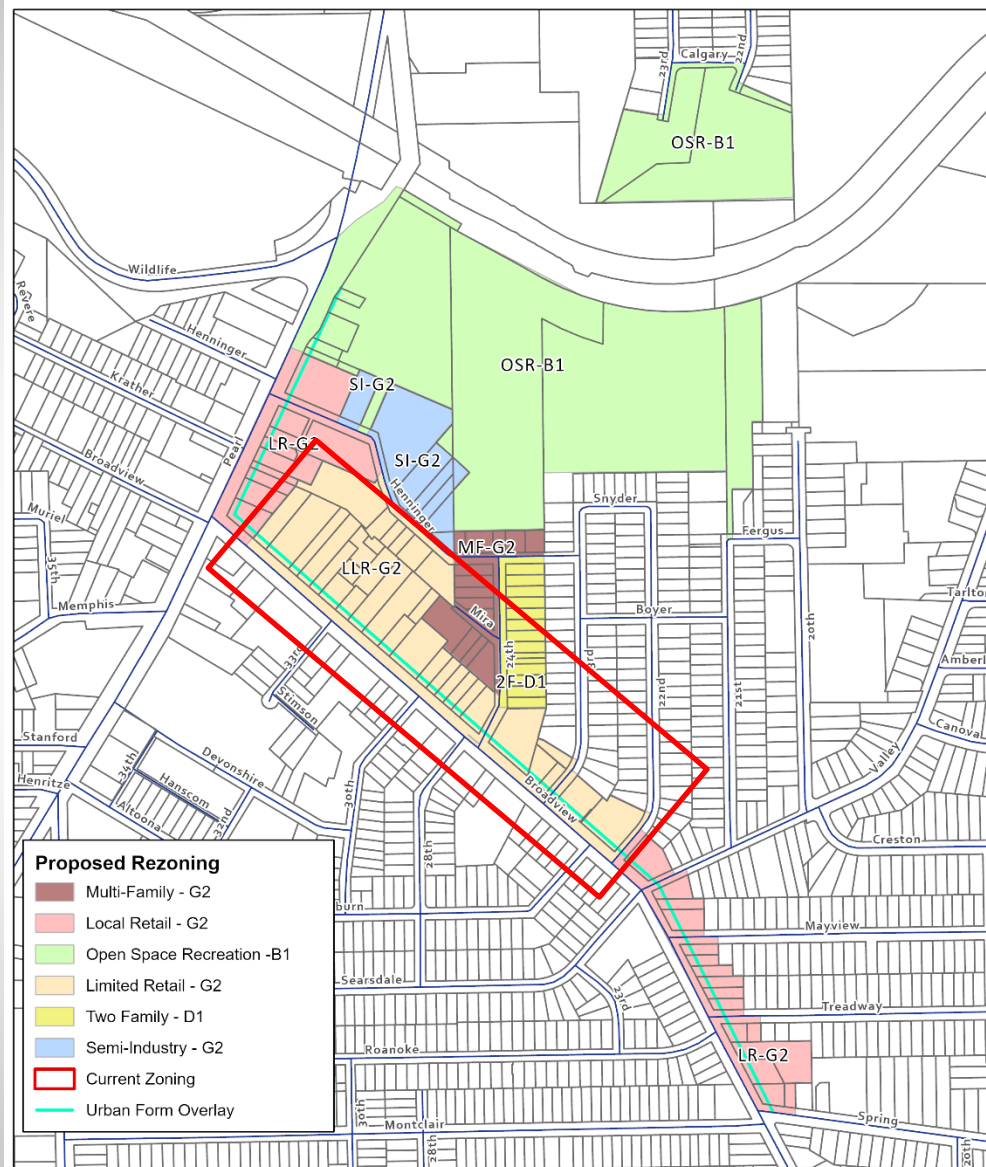
23rd

LLR-G2

30th

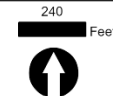
Broadview

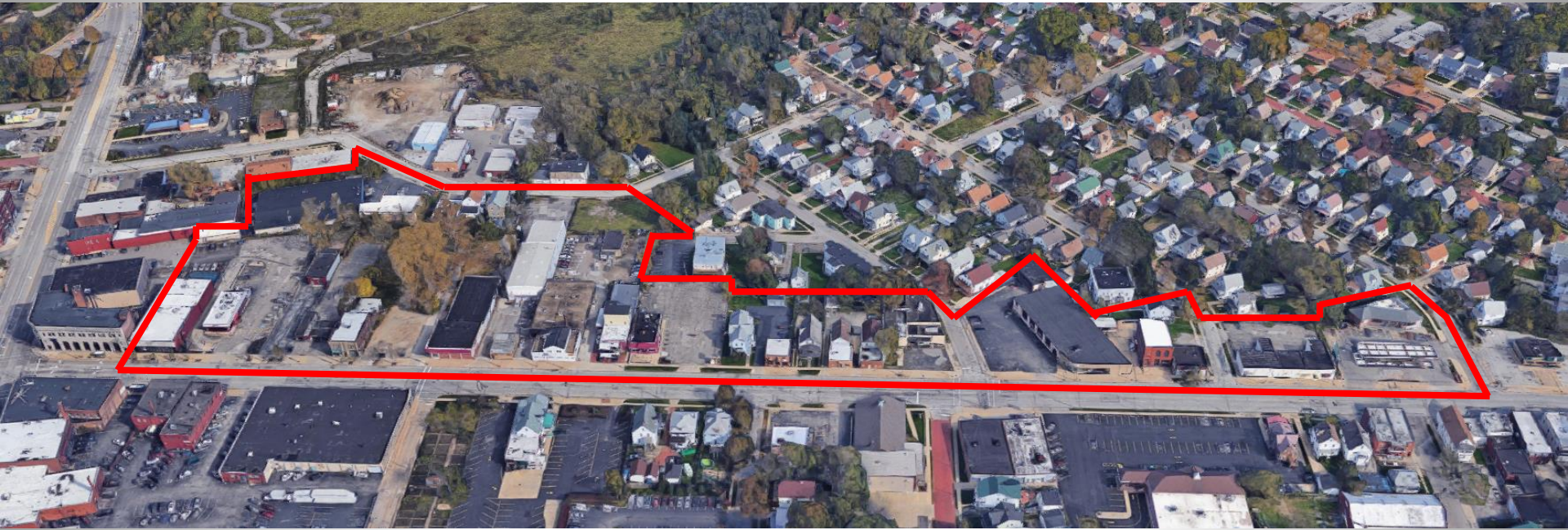
# Neighborhood Rezoning Proposal



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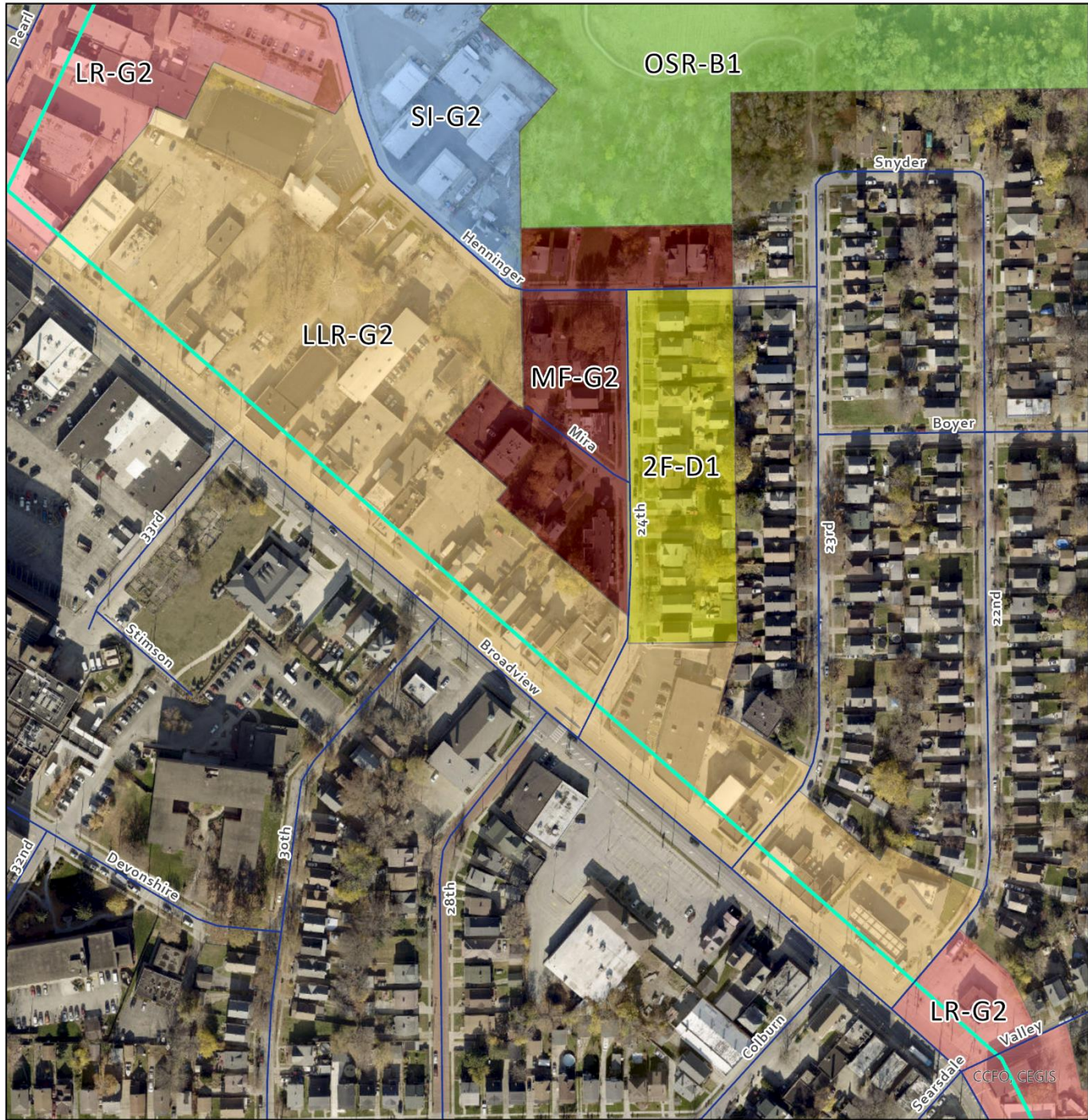
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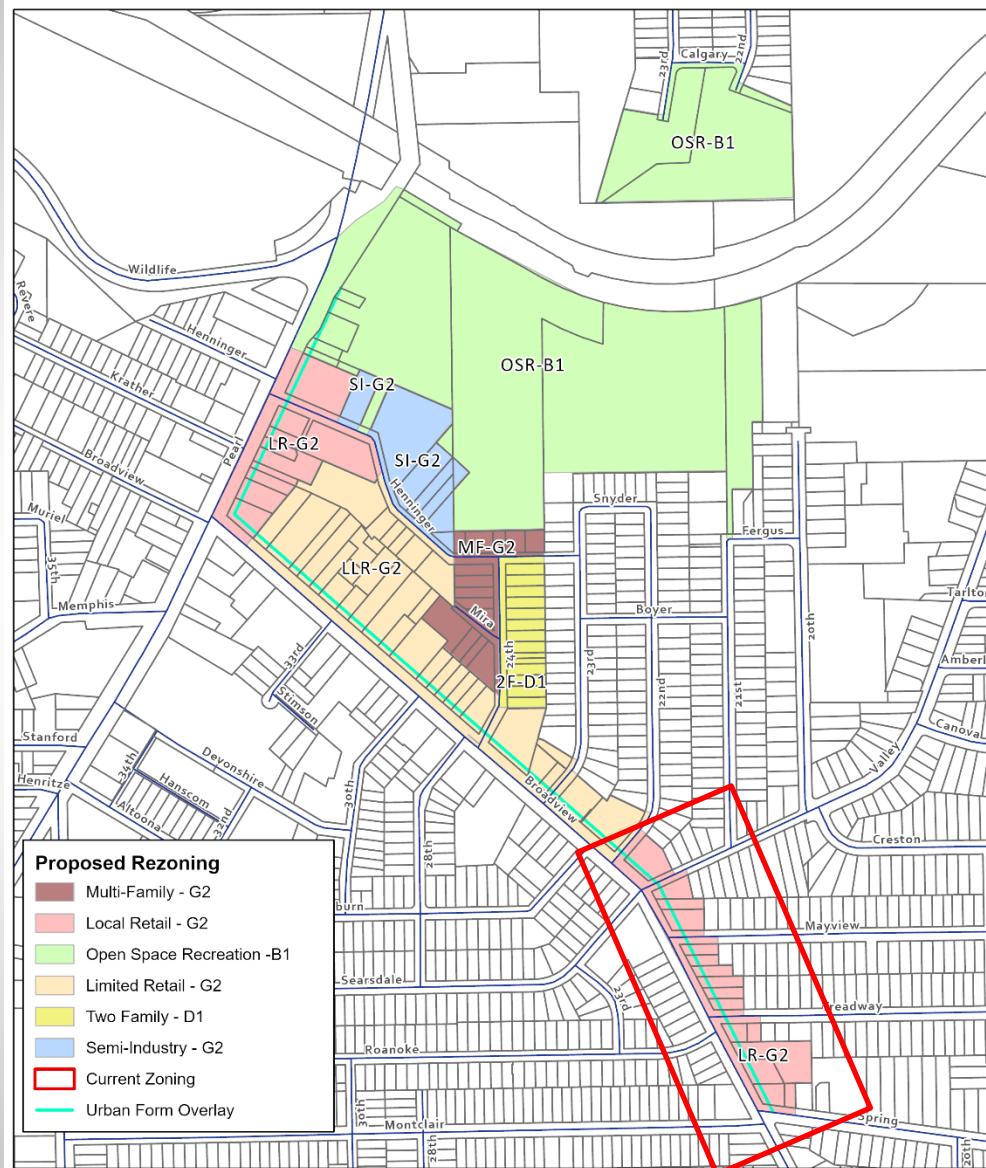


# Broadview, East Side, North





# Neighborhood Rezoning Proposal



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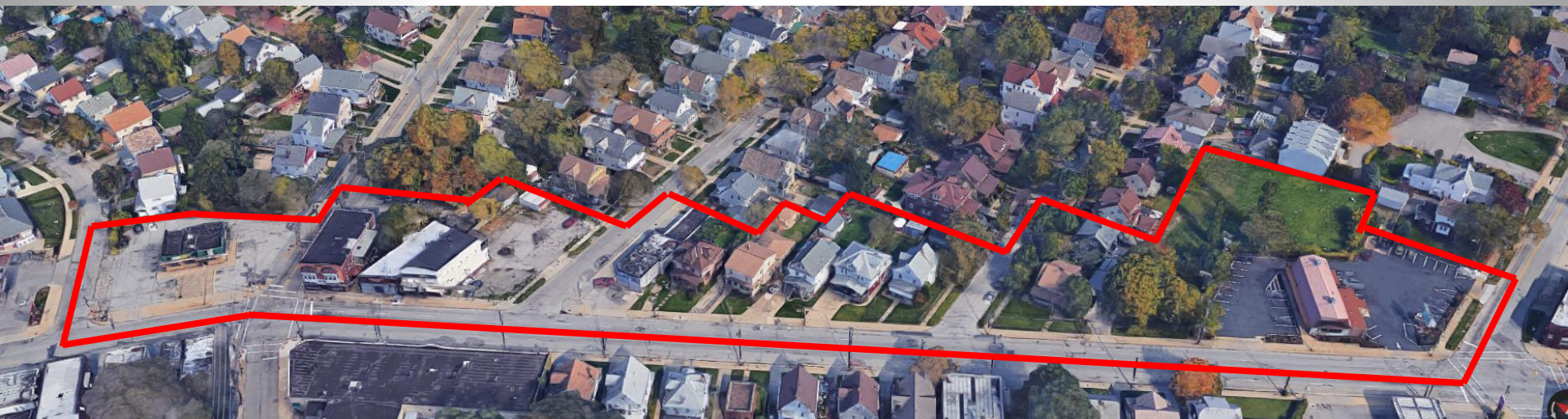


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LLR-G2

LR-G2

Colburn

22nd

22nd

Valley

Greston

Searsdale

Mayview

Broadview

23rd

Treadway

Roanoke

Spring

Montclair

CCFO, CEGIS

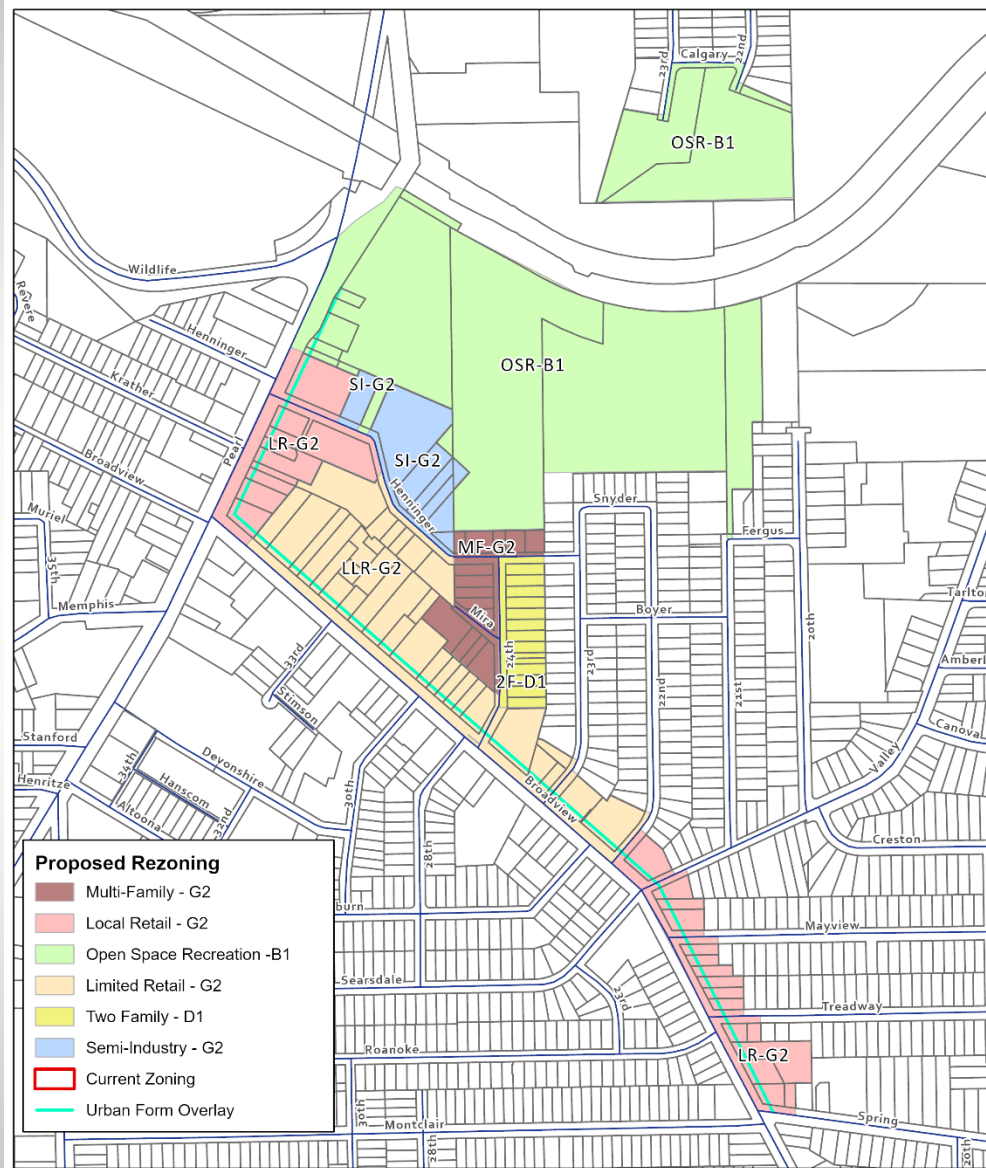
# Broadview, East Side, North



# Broadview, East Side, South



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