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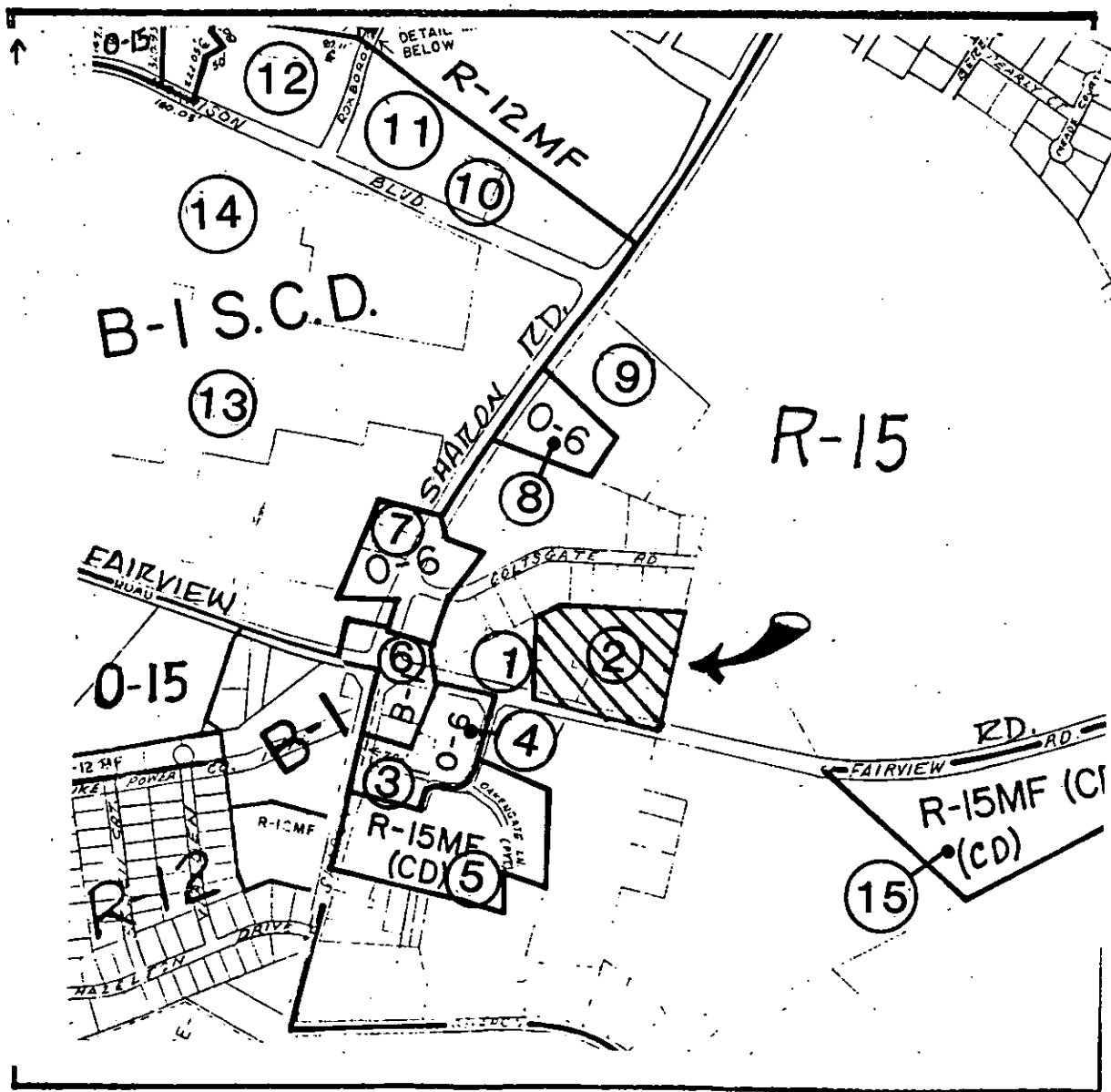
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PETITIONER First Colony Corp.

PETITION NO. 83-37 HEARING DATE June 20, 1983

ZONING CLASSIFICATION, EXISTING O-6(CD) REQUESTED Site Plan Amendment

LOCATION A 6.519 acre site located on the north side of Fairview Road
about 530 feet east of Sharon Road.



ZONING MAP NO. 27

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



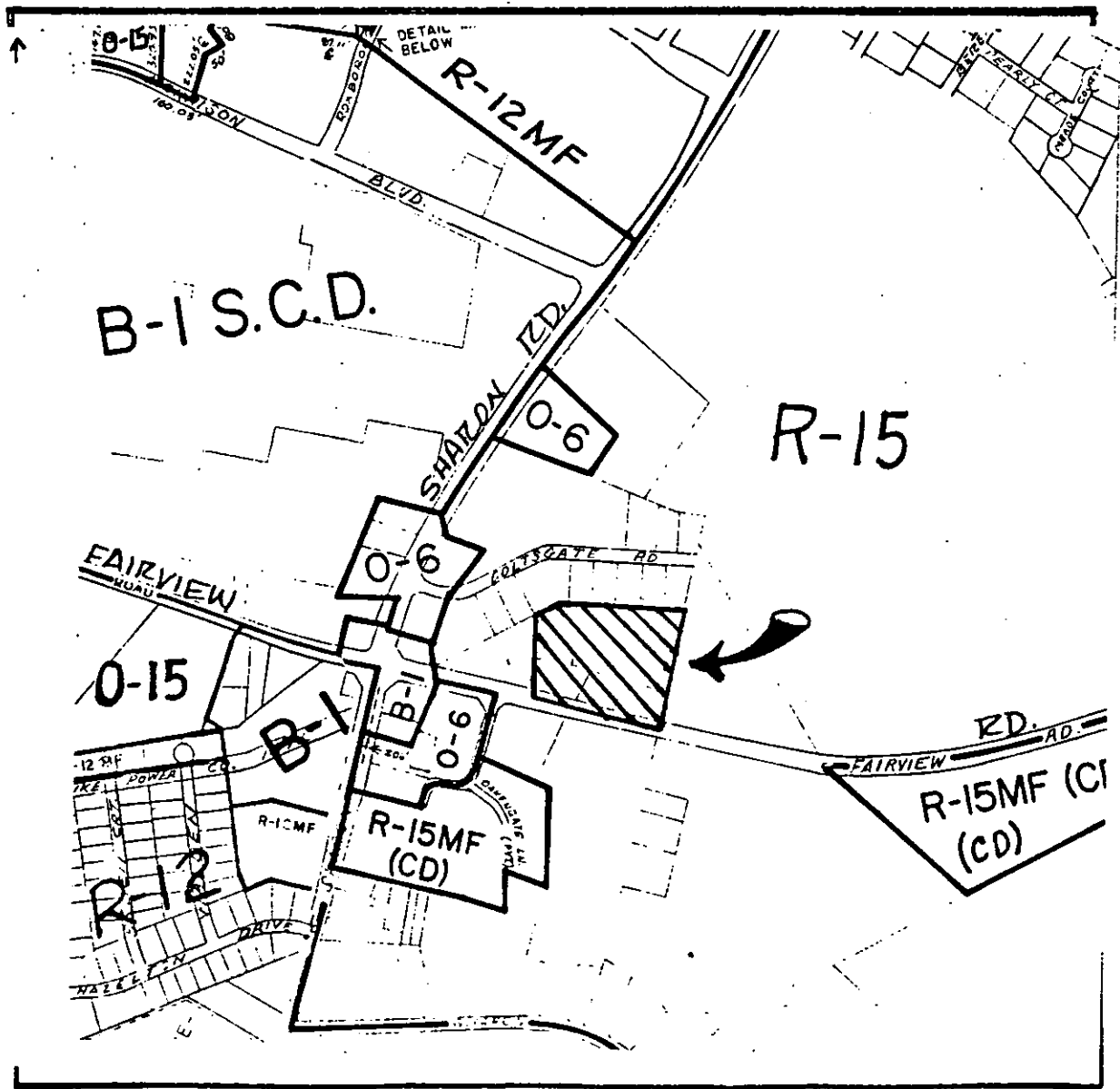


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3. The size, shape and height of the buildings will create a very harmonious building environment on the site. Once implemented the site will have a residential-like atmosphere.
4. This site plan represents a more positive site design approach. The office condominium arrangement will not visually impact Fairview Road as the two large buildings now approved for the site would. This type of arrangement will also make for a nice transition in terms of development intensity as it moves away from the Sharon/Fairview intersection.
5. Current policies for property east of the site indicate a preference for high density multi-family. Recent study by Planning staff did re-examine their policies in light of development pressures for some non-residential uses, however. No action has been taken to change approved policy. In any event the implementation of this plan will provide a very desirable streetscape environment along Fairview that should serve as a guideline to future development proposals for frontage property along Fairview.
6. Based on the above it is believed that this site plan amendment represents a very worthwhile change and should be encouraged.