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Petition # _____

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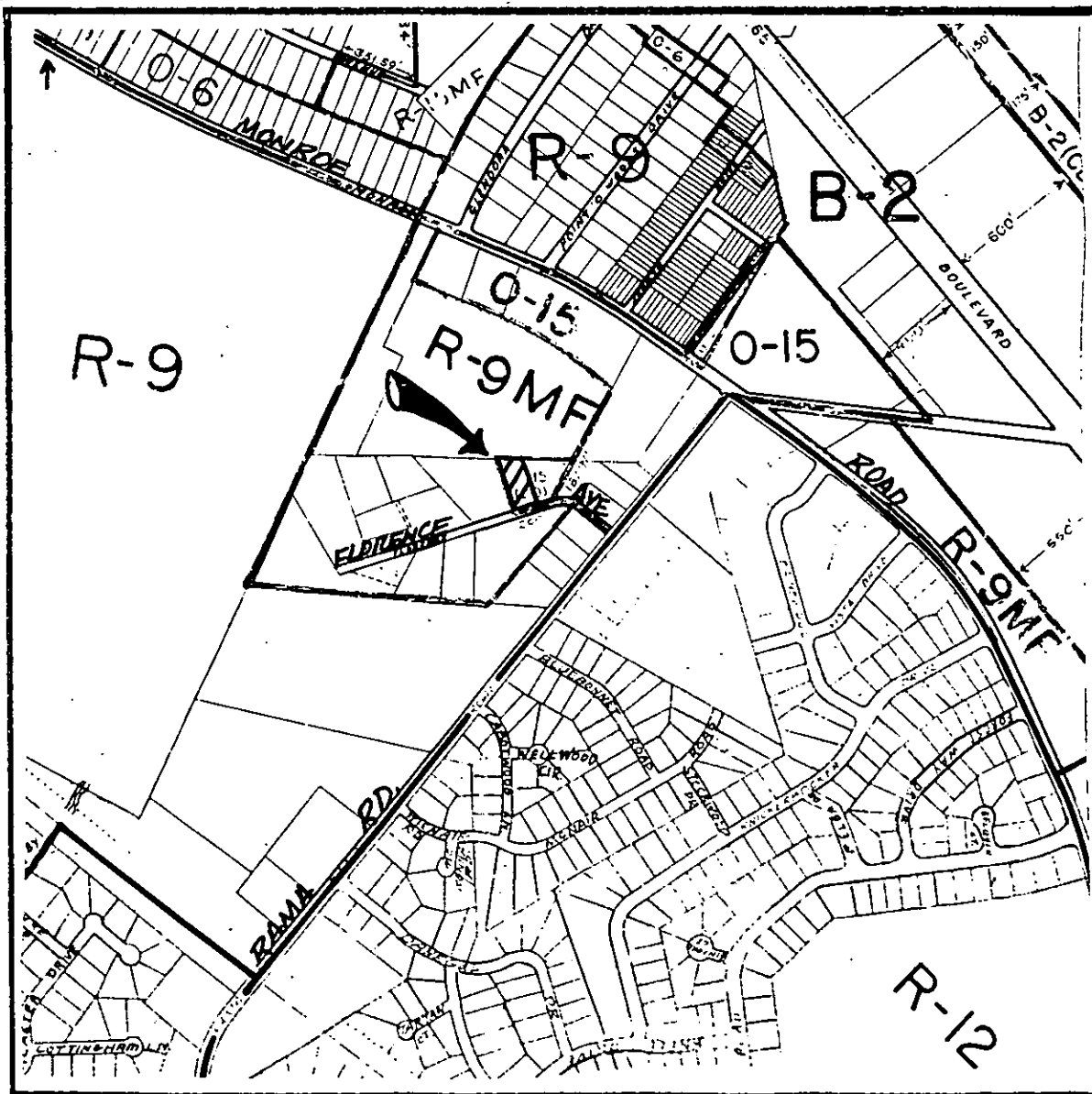
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PETITIONER Mrs. Julia M. Freeland

PETITION NO. 83-35 HEARING DATE June 20, 1983

ZONING CLASSIFICATION, EXISTING O-15(CD) REQUESTED R-9MF(CD)

LOCATION A 22,468 square foot lot at 6015 Florence Avenue,
off Rama Road.



ZONING MAP NO. 23

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



2. The conditional plan now approved for the site calls for one office building to overlap a property line separating Mrs. Freeland's property and the adjoining property. That portion of the conditional plan has never been implemented. The petitioner, in an effort to develop the property, wants to rezone the site back to multi-family purposes and, thus, remove any condition that requires the joint participation by the adjacent property owner to develop the parcel.
3. Rezoning the property to R-9MF(CD) creates no adverse zoning or land use relationships. Multi-family zoning adjoins the site on three sides and the Lemon Tree Apartments and Meadow Oaks Apartments are also adjoining the site.
4. Therefore the proposal is compatible with overall patterns and general planning objectives for the area.
5. It should be noted that this petition was originally heard at public hearing in June, 1983. At that time there was some concern about the effect of this rezoning on the adjacent parcel since they were combined together under a single conditional plan. However, since that time there has been a rezoning petition (84-30 by Michael Bernath) filed and heard at public hearing which will enable that lot to be developed pursuant to that petition.
6. Further, this rezoning combined with rezoning petition 84-30 by Michael Bernath, should once and for all resolve the development problems that have plagued this property since 1977.
7. This rezoning (and the Bernath rezoning) will result in a concept for land use relationship that was originally envisioned by the 1977 rezoning.
8. Based on the above, the Planning Commission recommends that the petition be approved.

Staff Opinion

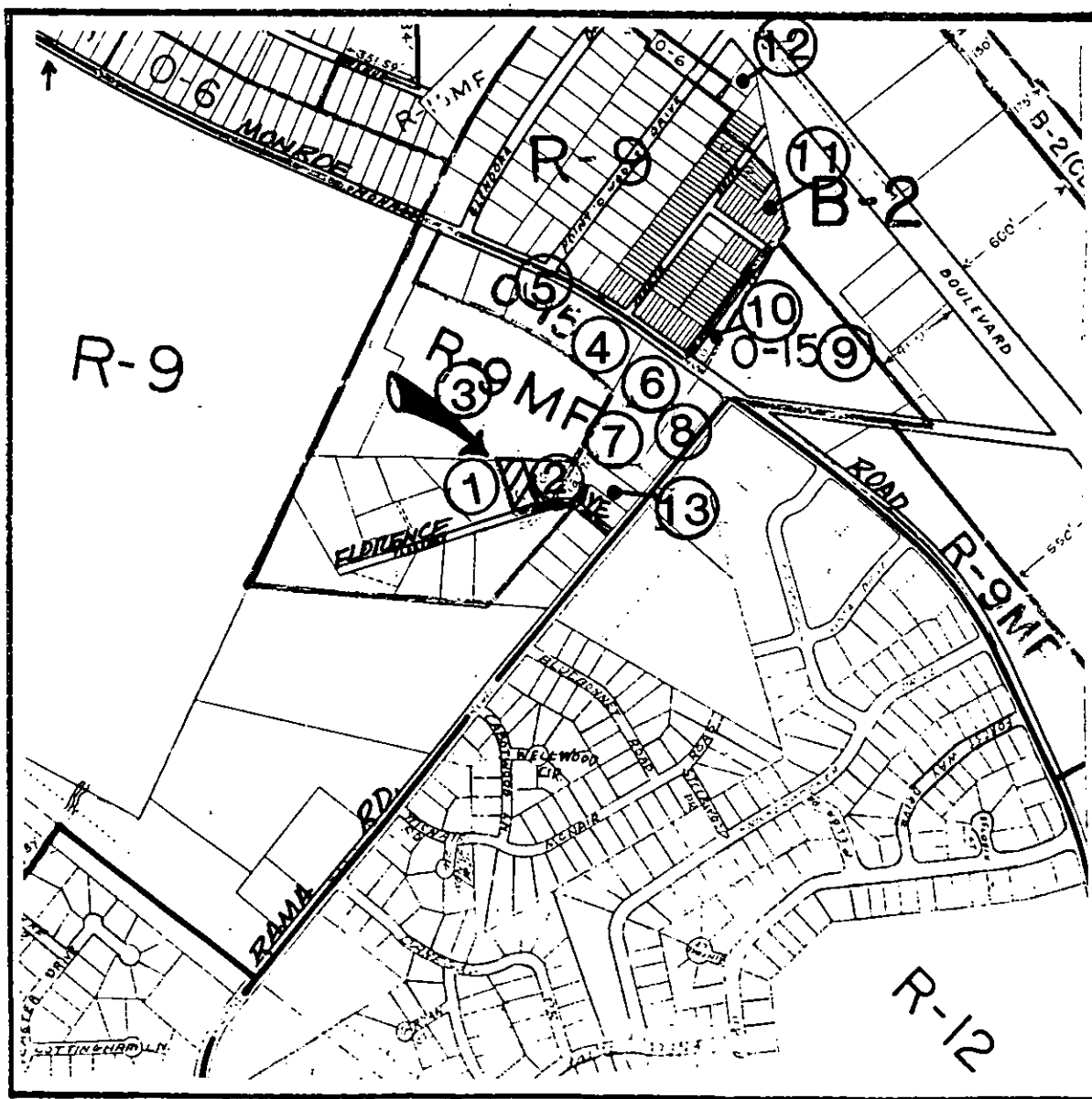
Planning staff agreed with the Planning Commission.

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