



ITEM 27

8612, 8614, 8616, and 8618 Neptune Rezoning

PZRZ25-00025



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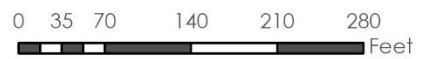


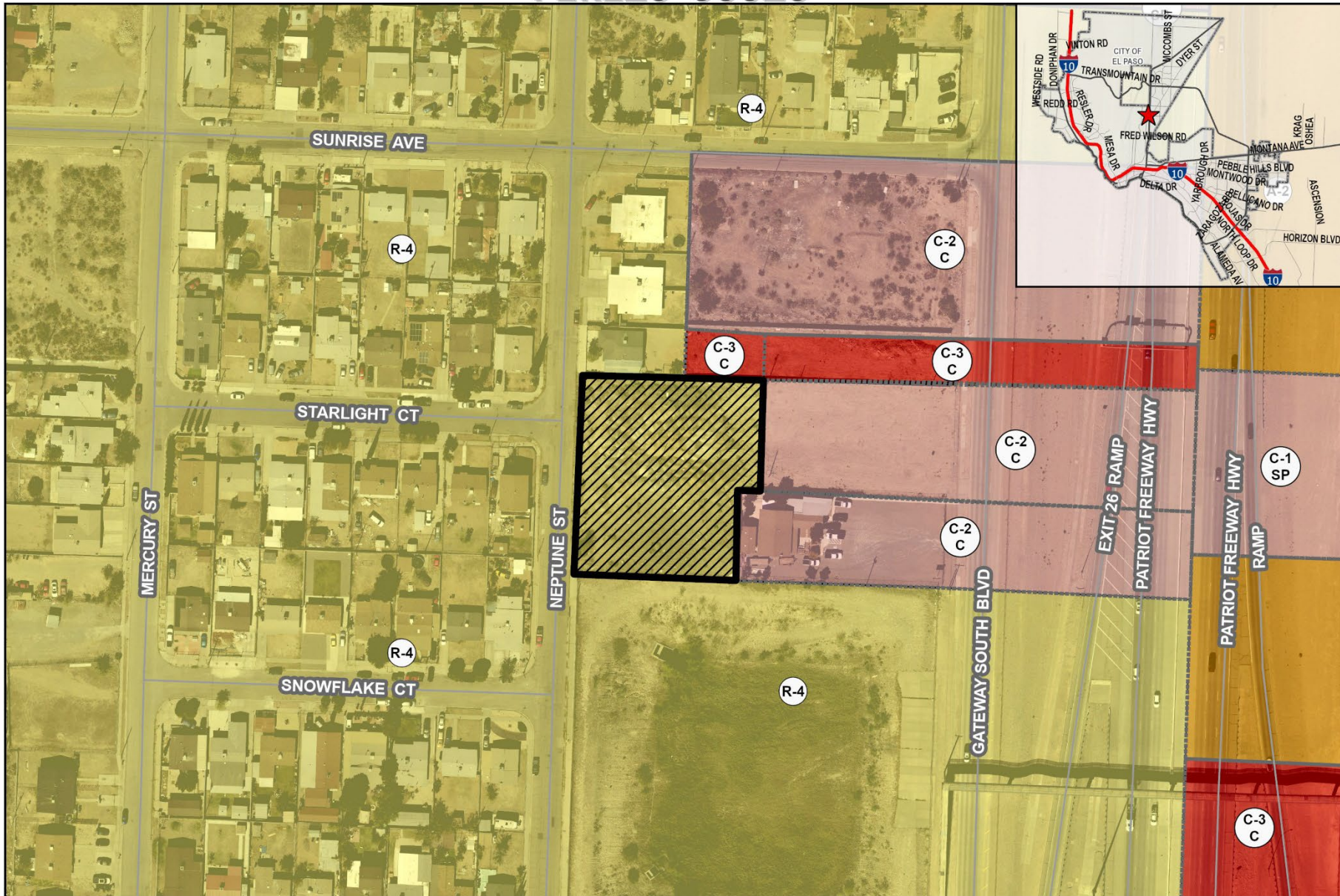
Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





Existing Zoning

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Subject Property





Future Land Use Map

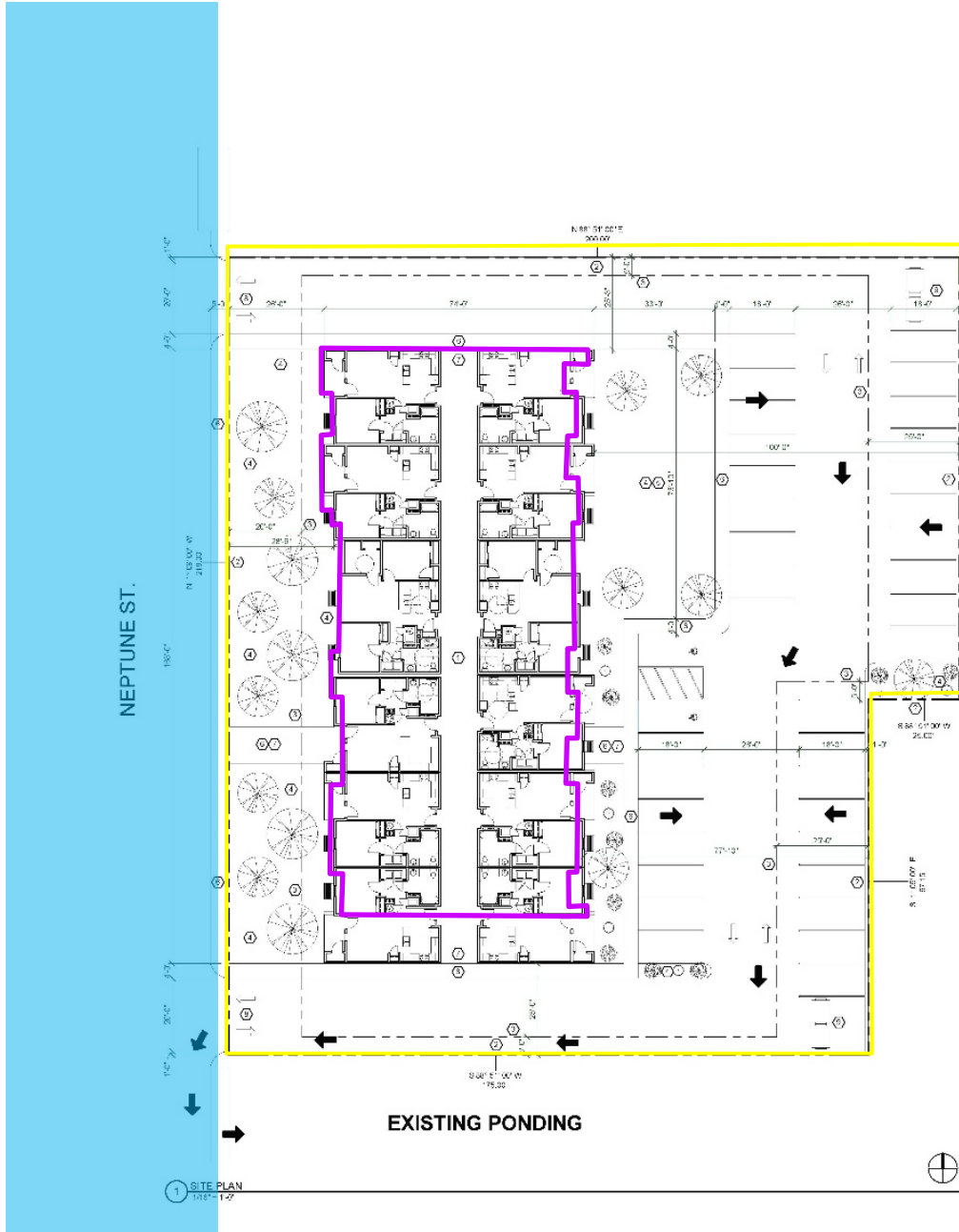
G3, Post-War: This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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Subject Property





PROJECT INFO

- LEGAL DESCRIPTION: 1 NEPTUNE SUBD
- LOT 3 (15876.86 SQ FT)
- PROPERTY TO: 644897
- CURRENT ZONING: R-4
- PROPOSED ZONING: R-2

KEYNOTES

- PROPOSED APARTMENTS (2-STORY)
- PROPERTY LINE
- SETBACK
- LANDSCAPE
- OPEN SPACE: JOG PARK, PARK
- STREETCANE
- BIPOLYSTYRENE WALKWAY/BIKEWAY
- VEHICULAR IMPASSIBILITY
- DUMPSTER RECEPTACLE

UNIT DATA

UNIT TYPE	UNIT #	S.F./UNIT
1 BEDROOM	14	704 SF
2 BEDROOM	6	843 SF
1 BR ACCESSIBLE	2	704 SF
2 BR ACCESSIBLE	1	892 SF
TOTAL UNIT AMOUNT	23	

Conceptual Plan



1 SITE PLAN
11/15/12



Subject Property

N

Surrounding Development



W



S

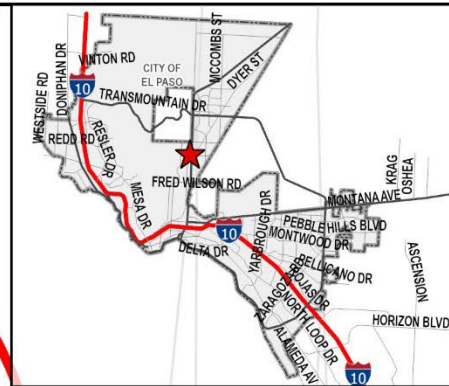


Public Input

- The applicant notified the Sunrise Neighborhood Association of the request.
- Notices were mailed to property owners within 300 feet on January 16, 2026.
- The Planning Division has not received any communications in support or opposition to the request.



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Notice Map
 45 Notices
 45 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



Recommendation

Staff and CPC (6-0) recommend **Approval with a Condition** of the rezoning request.

The condition is as follows:

- 1. That a ten-foot (10') landscaped buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the northerly property line where abutting residential zone districts or uses. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People

