

**AGENDA
ZONING COMMITTEE MEETING**

**November 2, 2023
1:30 p.m., Phoenix Building, 3rd Floor Conference Room**

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-23-00018: JOYLAND CROSSING, LLC**– a petition for a zone map amendment from a Highway Service Business (B-3) zone and Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone, for 5.24 net (7.71 gross) acres for properties located at 2200 Old Paris Road and 2324 Paris Pike.

PLN-MJDP-23-00054: JONES/COTTRELL PROPERTY AND JOYLAND CROSSING, LLC PROPERTY (JOYLAND CROSSING APARTMENTS)

- b. **PLN-MAR-23-00019: BLACK SOIL: OUR BETTER NATURE, LLC**– a petition for a zone map amendment from an Two-Family Residential (R-2) zone to a Neighborhood Business (B-1) zone, for 0.15 net (0.17 gross) acres, for properties located at 760 and 762 Florence Avenue. This application has a variance request to reduce the required property perimeter landscaping from 15 feet to 0 feet.

PLN-MJDP-23-00070: GALBRAITH SUBDIVISION, LOTS 19 & 20

- c. **PLN-MAR-23-00020: BOTTS/CRAVENS HOMEBUILDERS @ PARADISE, LLC**– a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Townhouse Residential (R-1T) zone, for 2.53 gross and net acres for property located at 766 Paradise Lane.

PLN-MJDP-23-00066: PLEASANT RIDGE SUBDIVISION, LOT 127 (CAREFREE VILLAGE)

II. POSTPONED ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-23-00016: STAVROFF LAND & DEVELOPMENT, INC** – a petition for a zone map amendment from a Medium Density Residential (R-4) zone to a Downtown Frame Business (B-2A) zone, for 2.143 net (2.633 gross) acres for property located at 201, 207, 209, 211, 215, 221, 225, 227, 231, and 235 E. Maxwell Street, and 245, 247, and 251 Stone Avenue.

PLN-MJDP-23-00062: LYNDHURST SUBDIVISION

III. POSTPONED ITEMS – ZONING ORDINANCE TEXT AMENDMENTS

- a. **PLN-ZOTA-23-00006: AMENDMENT TO ARTICLES 1, 3, 8, 9, 12, AND 17 TO IMPLEMENT THE COMPREHENSIVE PLAN** – a text amendment to the Zoning Ordinance to modernize the R-2, R-4, and R-5 zones and provide clear delineation between the B-1 and B-3 zones. The text also proposes density bonuses for affordable housing, creates a new Corridor Node (CN) zone for compact and walkable development, and updates related definitions.

IV. STAFF ITEMS

V. NEXT MEETING DATE - Thursday, December 7, 2023, 1:30 p.m.

VI. ADJOURNMENT