

**AGENDA
ZONING COMMITTEE MEETING**

**July 3, 2025
1:30 p.m., Phoenix Building, 3rd Floor Conference Room**

I. POSTPONED ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-25-00007: ANDERSON CAMPUS RENTAL PROPERTIES, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1D) zone and a Townhouse Residential (R-1T) zone to a Medium Density Residential (R-4) zone, for 0.431 net (0.498 gross) acres for properties located at 119 Burley Avenue, 122 Simpson Avenue, 1104 Fern Avenue, and a portion of 109 Simpson Avenue. The applicant is also requesting a variance to reduce the VUA perimeter buffer from 8' to 3' at the rear of 122 Simpson Avenue.

PLN-MJDP-25-00026: SOUTH BROADWAY PLACE AND LYNN GROVE ADDITION

- b. **PLN-MAR-25-00008: RD PROPERTY GROUP, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Commercial Center (B-6P) zone and to remove existing conditional zoning restrictions within the property's Neighborhood Business (B-1) zone, for 32.30 net (34.28 gross) acres for property located at 1811 Winchester Road (a portion of). The applicant is also requesting a variance to increase the maximum VUA between a building and a street from 60' to 110'.

PLN-MJDP-25-00027: PATCHEN WILKES, UNIT 2

- c. **PLN-MAR-25-00009: ON THE BLOCK, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone to for 0.0402 net (0.0993 gross) acres for the property located at 400 Chestnut Street. The applicant is also requesting a variance to reduce the required property perimeter landscaping from 15' to 0'.

PLN-MJDP-25-00028: ON THE BLOCK, LLC PROPERTY

II. STAFF ITEMS

III. NEXT MEETING DATE - Thursday, August 7, 2025, 1:30 p.m.

IV. ADJOURNMENT