



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

102 Medearis Dr. Rezone
Map – 053O, Group A
Parcel – 014.00

Request: Submitted by Robinson Properties, the applicant seeks Rezone approval for 102 Medaris Drive in District 1.

Description: 102 Medaris includes a single parcel on the west side of the street at the intersection with Lebanon Road. The parcel is roughly 40,000sf and includes a brick ranch style home fronting on Lebanon Road. City sewer is in the vicinity. The applicant has not specified a particular use for this property. A summary of the land use and rezone request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
102 Medaris Robinson Properties	Thoroughfare Commercial	N/A	RS-40	CRC

Future Land Use Plan: The City's future land use map identifies the property as thoroughfare commercial. Surrounding land use classifications are thoroughfare commercial to the west, across Lebanon Road to the north and across Medaris Drive to the east. South of the property low density residential land use is found. The land use plan supports the applicant's request for CRC zoning.

Zoning: Currently 102 Medaris is zoned RS-40 and requested is CRC. Adjacent zoning includes CRC west, RS-40 south, RS-40 and CG north across Lebanon Road and CRC east across Medaris Drive.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *is agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*

4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: The Rezone request for CRC is supported by the City's Future Land Use Plan. A specific use is not determined yet.

Recommendation: Staff recommends forwarding this Rezone request for CRC at 102 Medaris Drive to the Board of Commissioners with a positive recommendation, subject to any conditions below.