

2023-1136F



Lewis Oil Small-Scale Land Use Map Amendment & Rezoning 605 & 621 SE Depot Avenue

Tax Parcels: 12745-001-000 & 12082-000-0000

**Petitions LD23-139 LUC & LD23-140 ZON
Ordinances 2023-1135 & 2023-1136**

City Commission: April 4, 2024

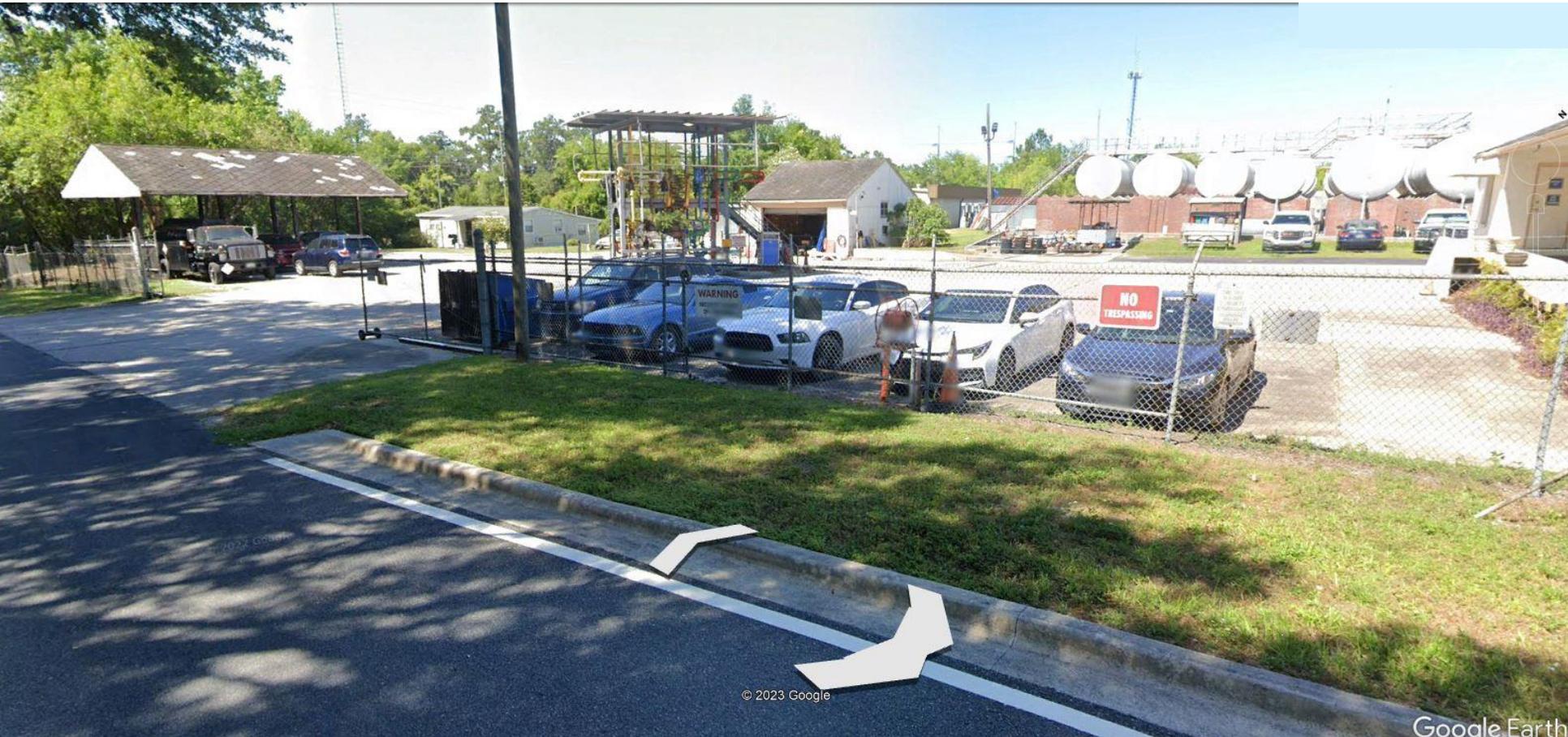
Site Location: 605 & 621 SE Depot Avenue



Existing Street View along South Side of Depot Avenue



Existing View along East Side of SE 7th Street



Requests

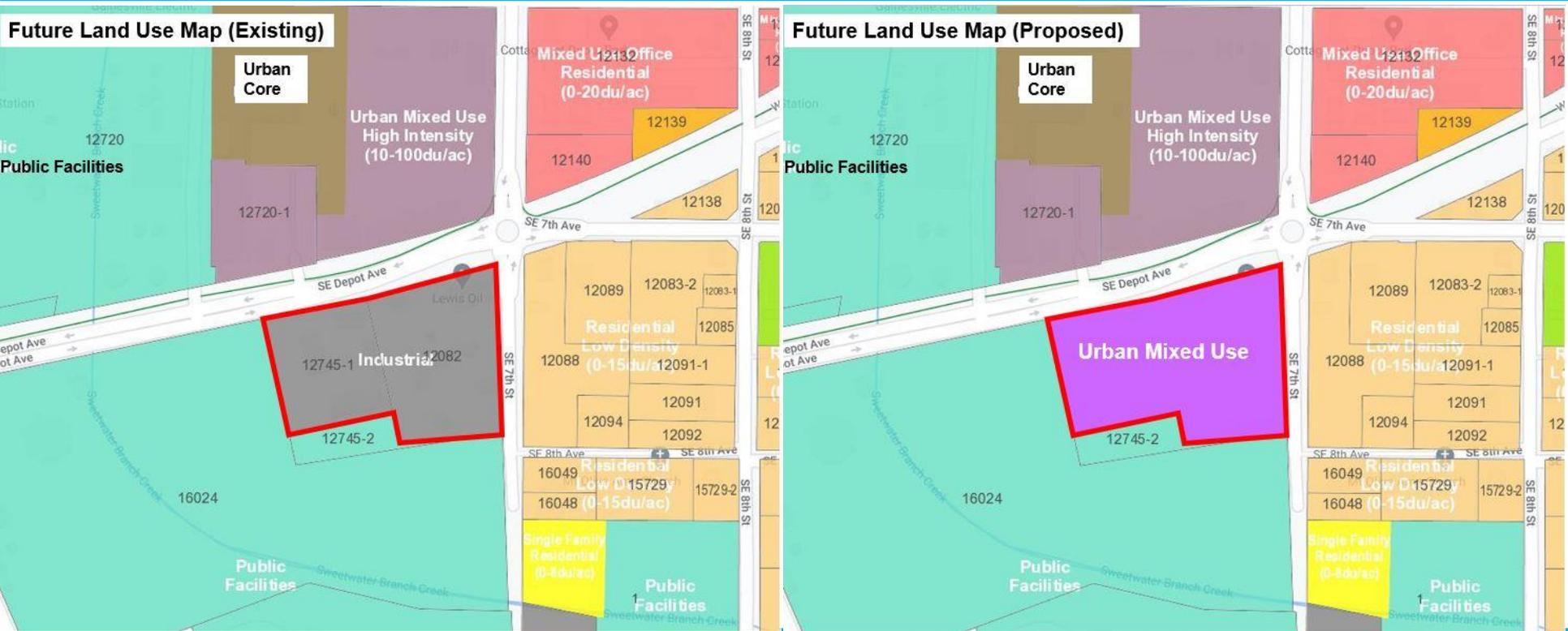
1. Land Use Map Change

- Industrial (IND) to Urban Mixed Use (UMU)

2. Rezoning

- Industrial (I-1 & I-2) to Urban 7 (U7)

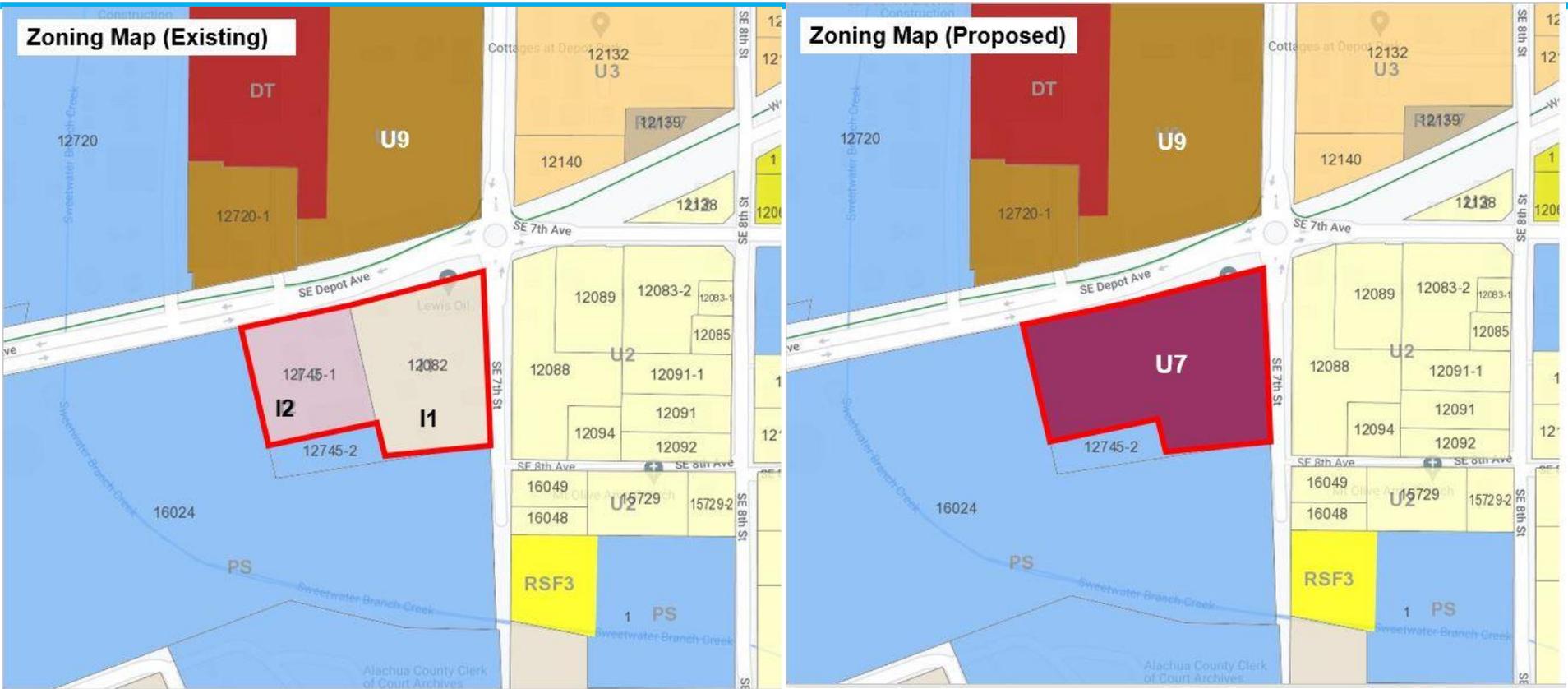
Proposed Land Use Map Change



Proposed Land Use Map Change:

- From: Industrial (2.57 Ac. +/-)
- To: Urban Mixed Use (UMU) (2.57 Ac. +/-)

Proposed Zoning Map Change



Proposed Zoning Map Change:

- From: I1 & I2 (2.57 Ac. +/-)
- To: U7 (2.57 Ac. +/-)

Proposed Power District Expansion

Power District: 2023 Scope

-  Power District area, 2013 (~17 acres)
-  Power District area, 2023 (~24 acres)



Source: June 8, 2023 PowerPoint Presentation to the General Policy Committee

Justification

- **Site no longer needed for petroleum distribution & storage**
- **Ideal site for redevelopment**
- **Mixed use land use designation more compatible with the surrounding area than the current industrial use**
- **Adjacent to UMU land use designations to the north & transect zoning to the north, northeast, and east established in 2017**
- **Existing urban, developed area with public facilities available**

Consistency with the Comprehensive Plan

FLUE Goal 2

Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

- **Proposed land use change will:**
 - **Facilitate redevelopment on the parcel (expanded uses with UMU)**
 - **Support transportation choice due to existing sidewalk, Depot Avenue Rail Trail, & nearby transit facilities**
 - **Promote more compatible development**

Consistency with the Comprehensive Plan

FLUE Objective 1.5

Discourage the proliferation of urban sprawl.

- **Discourages urban sprawl by promoting site redevelopment where there are existing public services and facilities**
- **Existing developed site that is no longer needed for industrial use**
- **Less than 1/4 mile to the Rosa Parks Transit Transfer Station for transportation choice**

Transportation Mobility Features Near the Lewis Oil Site



Meets the 10 Rezoning Review Criteria

- **Proposed U7 compatible with surrounding existing development (improved compatibility)**
- **Proposed U7 zoning district is suitable for a mix of uses**
- **Proposed U7 is more compatible with surrounding transect zoning to the north and east**
- **Mixed use is more appropriate use than industrial in this area**
- **Adjacent to an area where transect zoning was placed in 2017; ongoing City actions on the Power District**
- **Rezoning would allow a mix of uses that could serve the neighboring area and add additional housing units**
- **Changes in the character of the area based on 2017 citywide rezoning; City considering expansion of the Power District**
- **Consistent with the Comprehensive Plan redevelopment & infill goals**
- **Public hearings, reports presented to the Plan Board**
- **Logical extension of a T-Zone consistent with City's plans for the area**

Summary

- **Application: Consistent with Comprehensive Plan and Land Development Regulations**
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**