

2023-1136F



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# **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**

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**City Commission: April 4, 2024**

# Site Location: 605 & 621 SE Depot Avenue



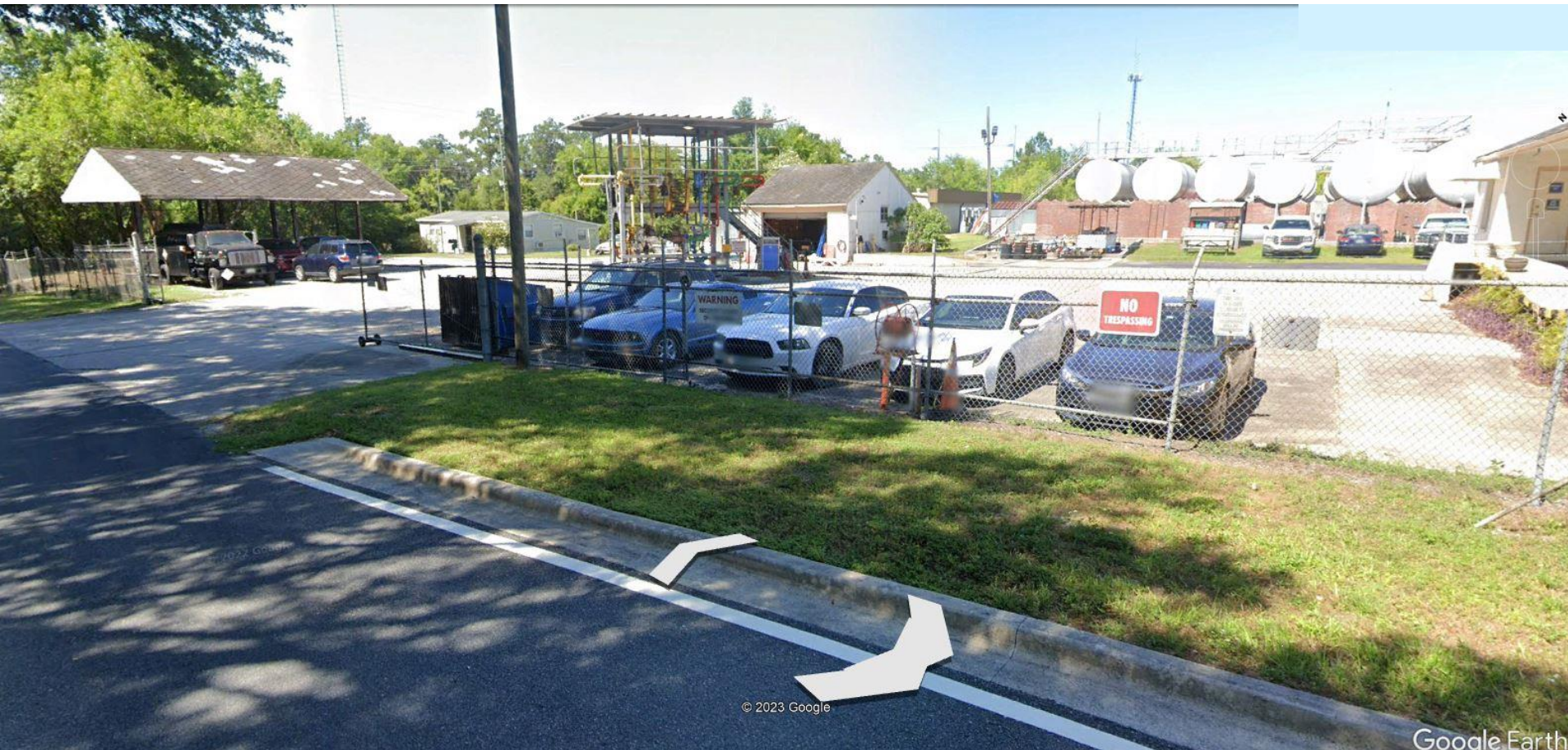


# Existing Street View along South Side of Depot Avenue





# Existing View along East Side of SE 7<sup>th</sup> Street



# Requests

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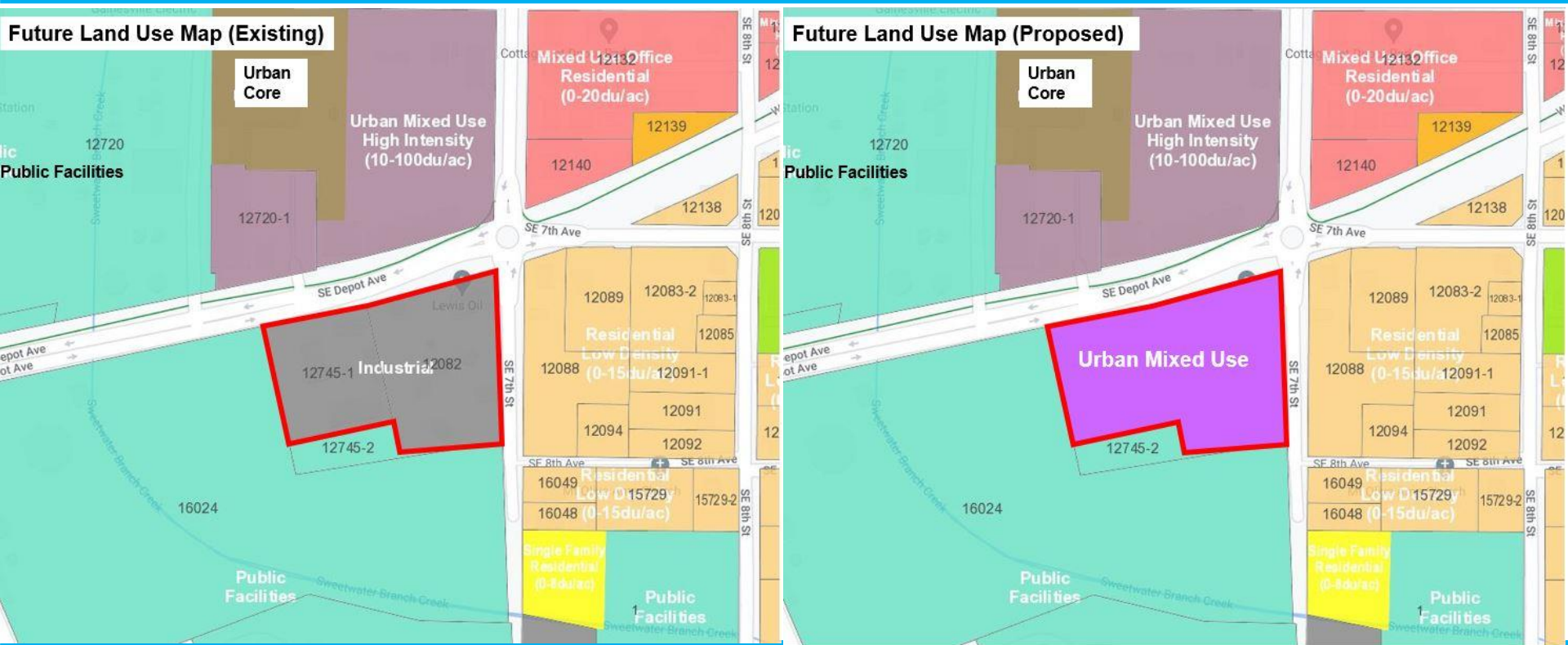
## 1. Land Use Map Change

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

## 2. Rezoning

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

# Proposed Land Use Map Change

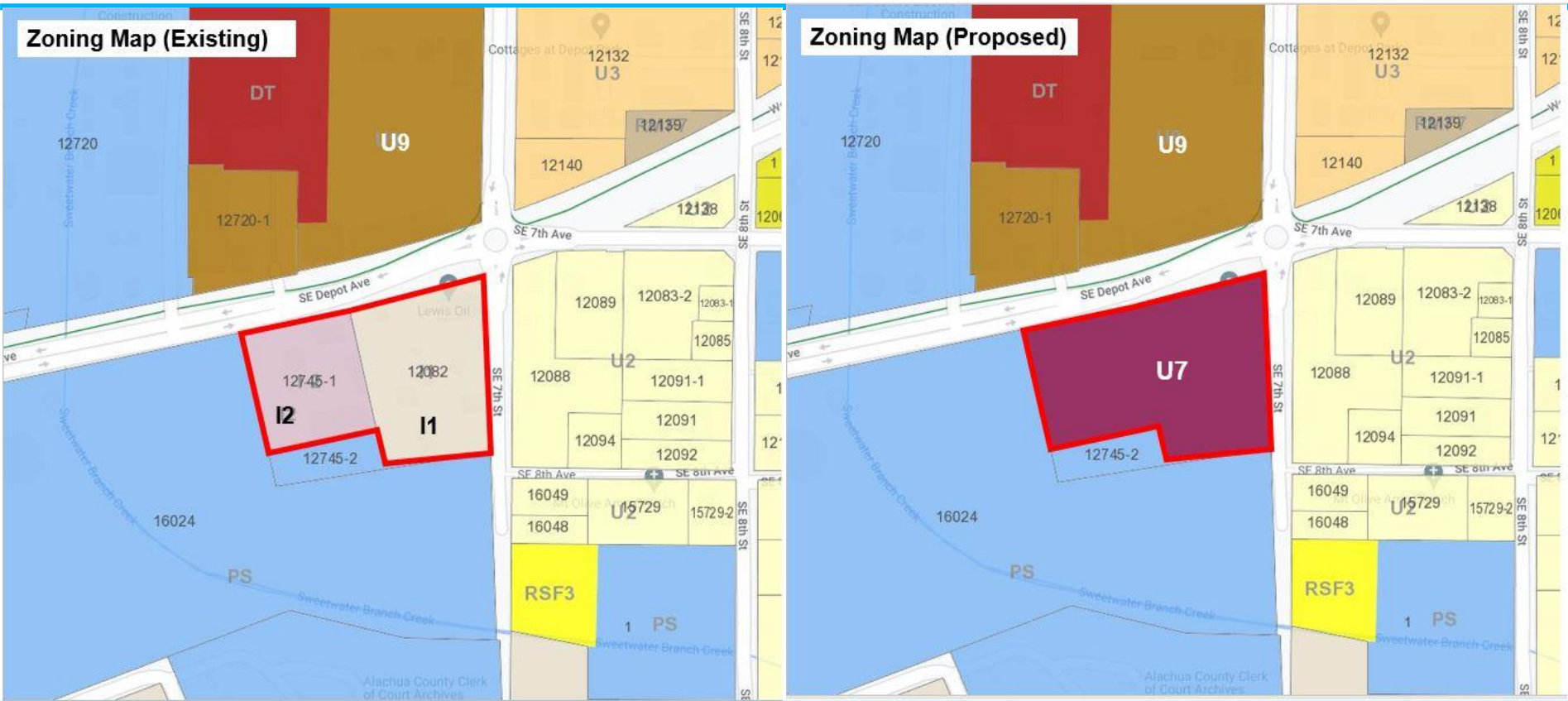


## Proposed Land Use Map Change:

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



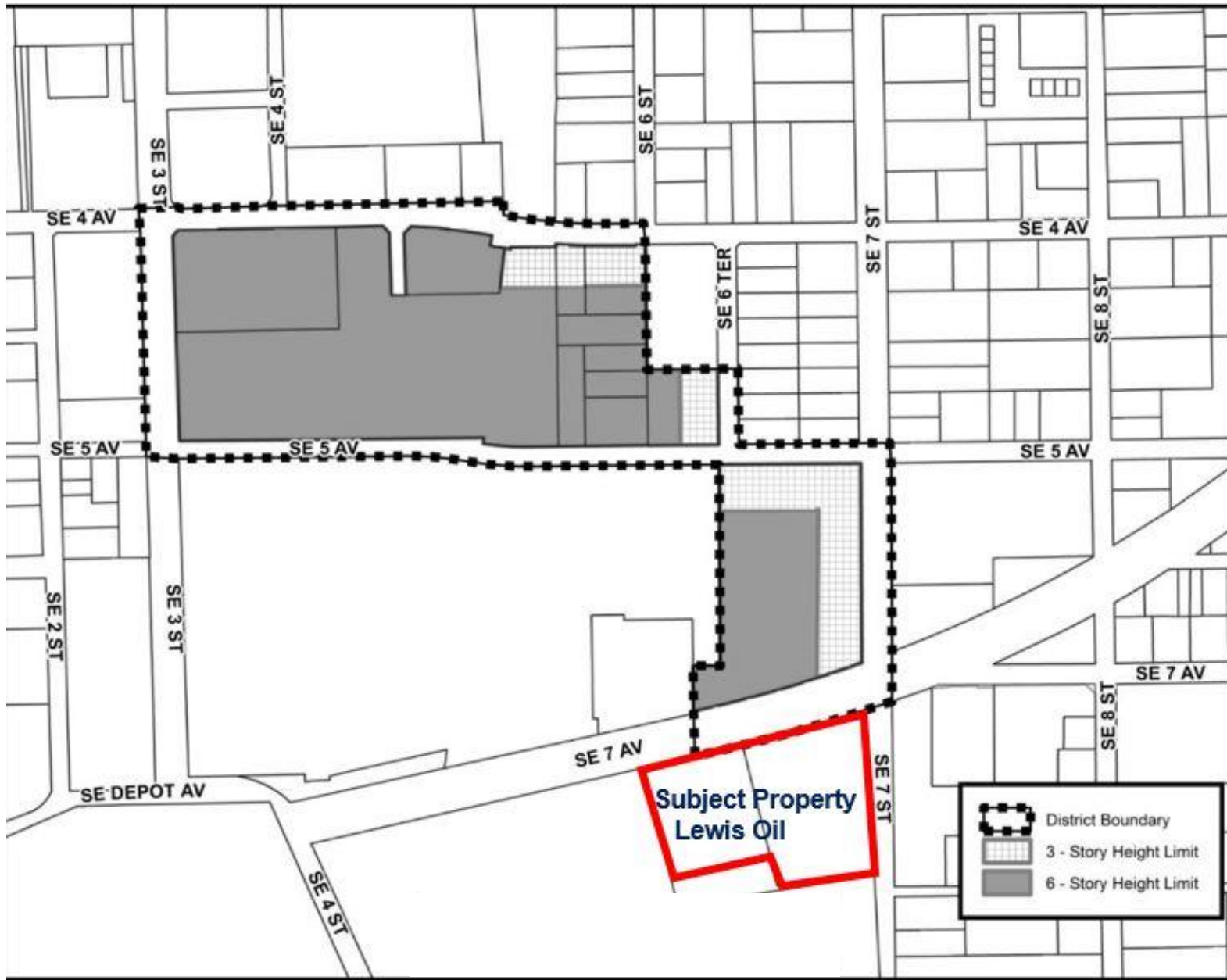
# Proposed Zoning Map Change



## Proposed Zoning Map Change:

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



# Existing Power District

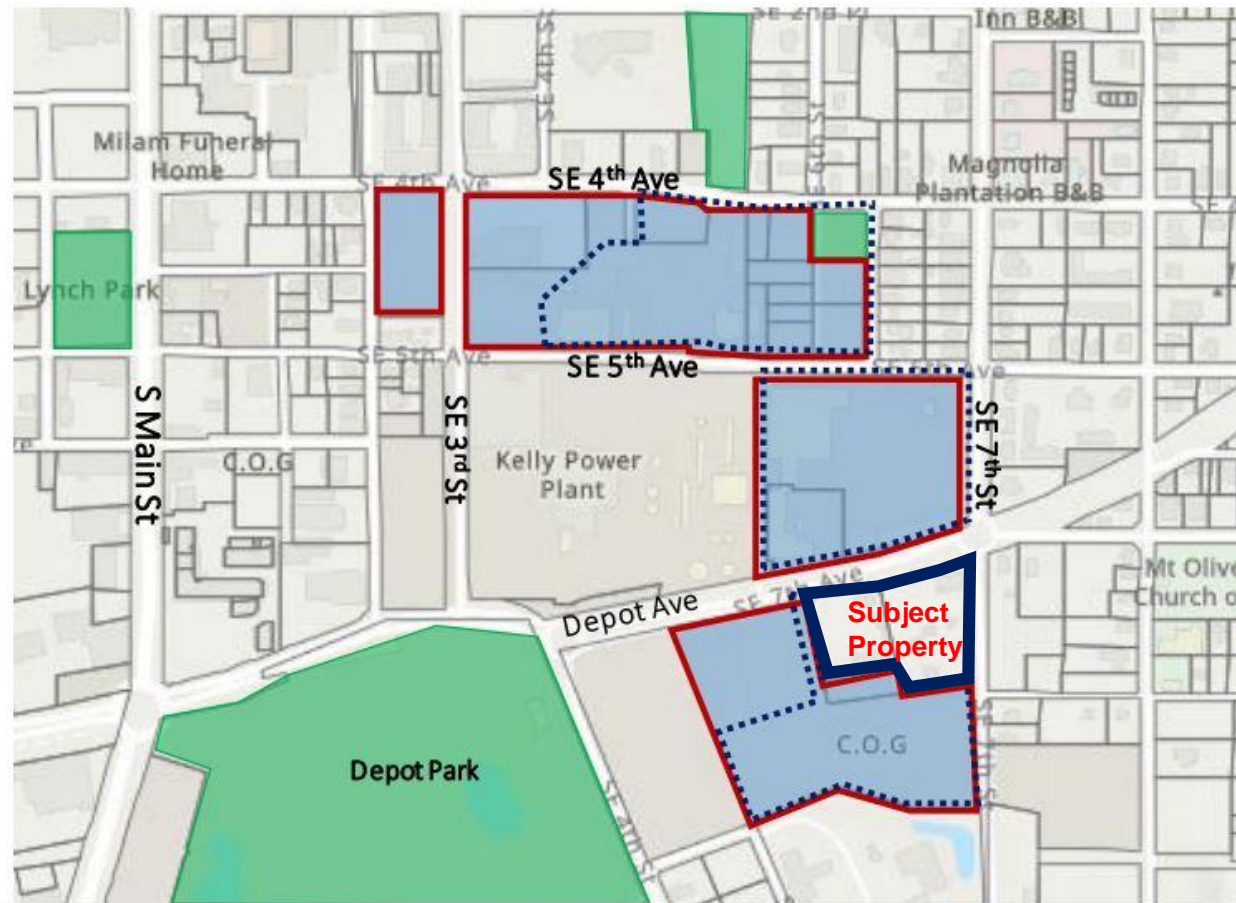




# Proposed Power District Expansion

## 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

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## *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

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## *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

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