



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/26/2018

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Jeff Hintz

Location: 1325 14th Street, located just east of the intersection of 14th Street and Junction Avenue, on the south side of the street.

Applicant: Tom Paschen, the Pet Parlor of Racine

Property Owner: the Pet Parlor of Racine LLC

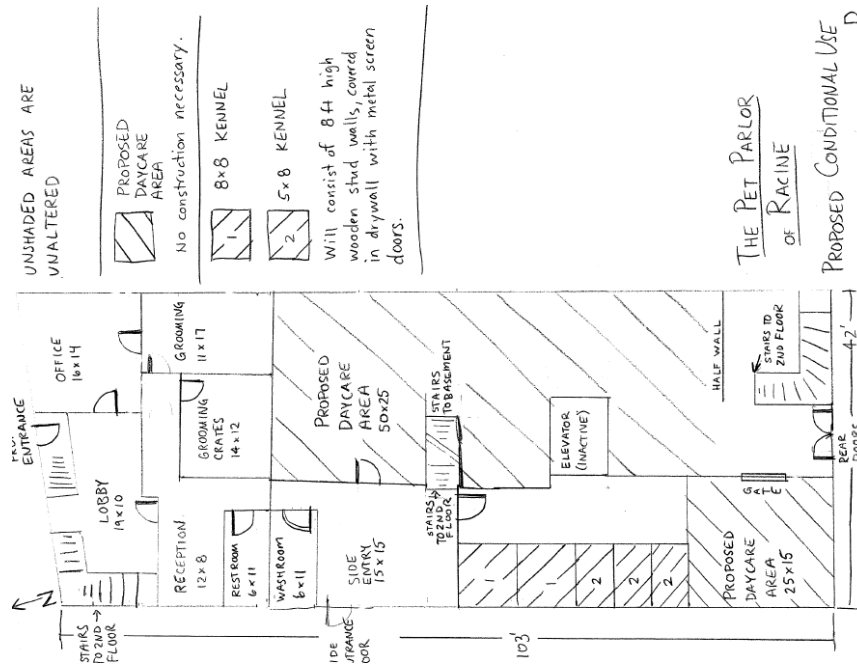
Request: Consideration of a conditional use permit to operate an Animal Kennel (enclosed) as defined in Section 114-468 of the Municipal Code, in an existing building at 1325 14th Street for property located in a B-2 Community Shopping Zone District as required in section 114-468 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to utilize the existing building at 1325 14th Street to provide a full service animal kennel. The establishment for pet day care and boarding and include five (5) animal kennels with an enclosed day care area. The animals will be kept inside the building, but will have an outdoor run area, and the business will also offer grooming and training in addition to the proposed boarding and day care operation. The business will monitor animals during the daytime hours and will also have a staff person on site in the building when animals are being kept overnight.

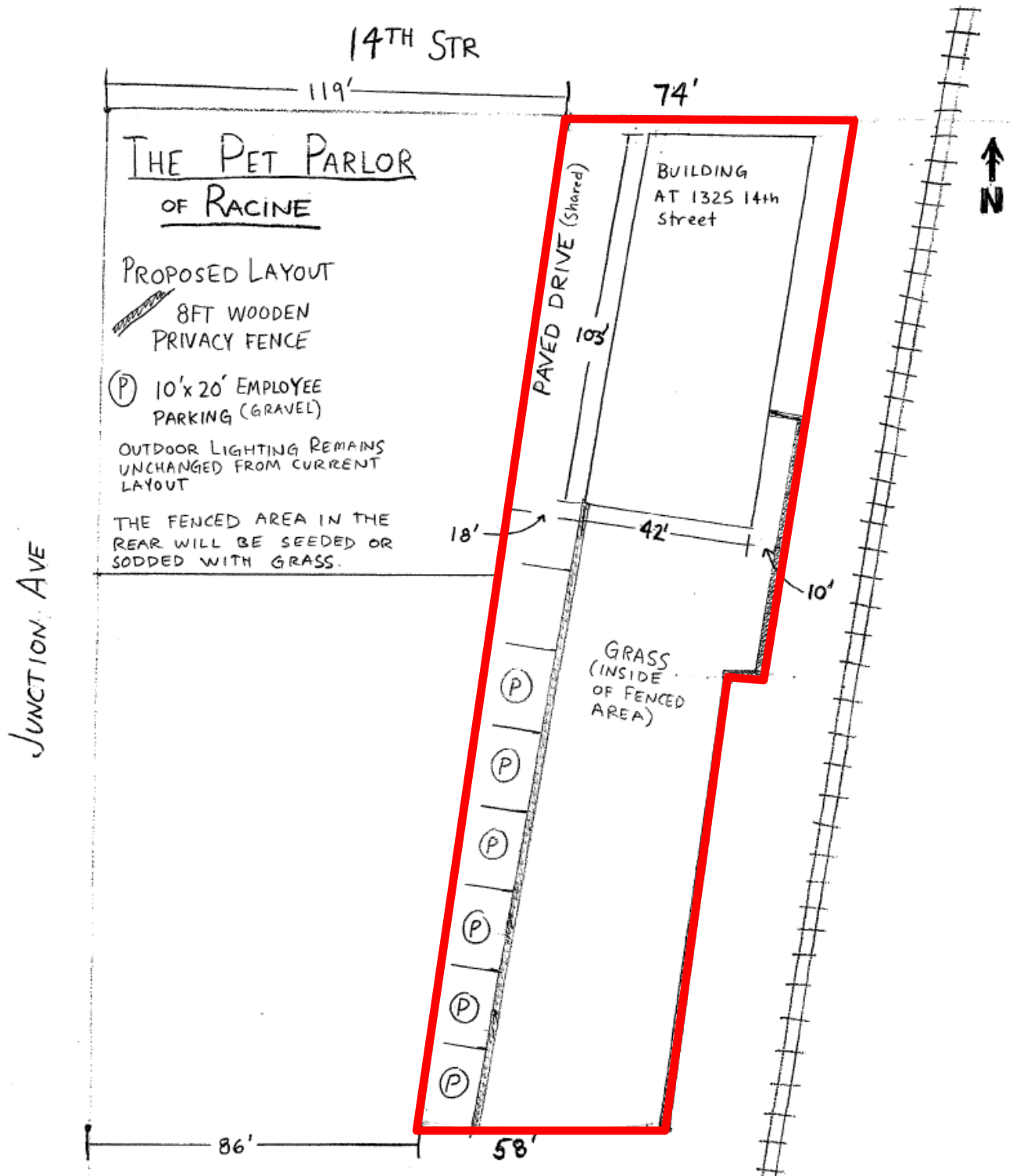
The Zoning Ordinance classifies this proposed enclosed animal kennel establishment as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



Birdseye view of the property, indicated in red (image from City Pictometry).



Proposed Building Floor Plan (north is to the left), submitted by applicant.



Proposed site plan for the property (highlighted in red), submitted by applicant.

GENERAL INFORMATION

Parcel Number: [08891001](#)

Property Size: 18,695 square feet

Comprehensive Plan Map Designation: Industrial

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The plan should encourage the redevelopment of older areas and commercial areas.
- Maintain and develop a land use pattern that strengthens the character and livability of the City’s downtown core, commercial and industrial areas, and neighborhoods.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

The [Uptown Improvement Plan](#) States that:

- Create an attractive environment for entrepreneurial people who will consider Uptown Racine as a location for their business or their residence.
- Create a market for infill and redevelopment.
- Business District that is walkable, shoppable, and pedestrian friendly.
- Improve cleanliness of storefront and sidewalk appearance. Remove handwritten and haphazard signage from windows. Keep signage simple and readable.

Corridor or Special Design District?: Uptown Corridor

Historic?: N/A

Current Zoning District: B-2 Community Shopping

Purpose of Zone District: The B2 community shopping district is intended to accommodate the needs of a much larger consumer population than is served by the neighborhood convenience district, thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping.

Proposed Zoning: No change proposed

Existing Land Use: Vacant building.

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Parking area for D&D Vacuum
East	I-2 General Industrial	Rail line and undeveloped property
South	I-2 General Industrial	Storage and contractors space
West	B-2 Community Shopping	Automobile accessories installation

Operations: The facility will be remodeled on the inside and be transformed to include interior play areas for animals, kennels, grooming space, offices and a reception area. There will be a total of five kennels for animals which are being boarded at the facility. Fencing on the property will be redone to create a rear privacy yard for the animals behind the building.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

Standard	Required	Provided
Lot Area	No minimum	18,695 square feet
Lot Frontage	30 feet	74 feet
Floor Area Ratio	4.0 maximum	.46

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

Yard	Required	Provided
Front	0 feet	2 feet
Side (west)	0 feet	16 feet
Side (east)	0 feet	12 feet
Rear	0 feet	142 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1, however this request does not include any new buildings or structural modifications to the exterior of the existing building.

Off-street parking and loading requirements (114- [Article XI](#)):

Use Type	Required	Provided
Animal Kennel	7	0
Animal Grooming	1	0
Total	8 spaces	0*

A Building of this size requires one dedicated loading space; at this time the site plan does not indicate this area. The lot has space for a loading space.

*Some reconfiguration of the parking as shown on the site plan with the application will be required. The lot does have the space on it to meet the requirements, but not in the configuration proposed by the applicant. The proposed parking area and required loading area are currently unpaved and will be

required to be paved per Section 114-1167. The applicant is showing a yard area at the rear of the property which could be reconfigured to meet parking code requirements; parallel spaces require a 24 foot length per Section 114-1150(a).

Another option would be to utilize a nearby parking lot with extra spaces meeting development requirements. Sec. 114-1148 allows businesses to share parking if the spaces are located within 500 feet of the main entrance.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): 114-743 (a) requires plant materials be kept healthy and in a growing condition. Currently some maintenance, trimming, and care for the vegetation on the site is needed. The applicant also plans on installing a yard for a dog run area, which will be seeded or have sod; either option would meet development requirements.

Sign Regulations (114-[Article X](#)): Signage has not been included with this request and was reviewed and approved through the access corridor review process for the Uptown district. A projecting sign measuring 18 square feet was approved for installation. A rendering of this signage is included below.

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
Projecting/Wall	90	18
Window signs	50% of window area	N/A
Alleyway Signage	N/A	N/A
Total	90*	18

*Total size determination would be made based on sizes and types of other signage on the lot. Once 4 or more signs are installed, the total is reduced by 20% with each subsequent sign.



Outdoor lighting, signs ([114-Sec. 742](#)): Exterior lighting exists on the building. It appears the fixtures focus light onto the property and would comply with the development requirements. The plans submitted by the applicant do not contemplate changing the lighting for this property.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The applicant proposes to store recycling and trash inside a can in the building until full. The refuse would then be transported to the Pearl Street facility for handling. The business expects to generate minimal debris. Storing waste inside the building in cans would comply with the requirements of this section as the cans would be completely screened from public view.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from the shared access driveway off 14th Street. The site plan submitted by the applicant does not contemplate any changes to access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Improvement to development standards of the parking area will require submittal and approval of a grading/drainage plan showing where the lot drains and storm sewer layout.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant proposal is not expected to impact the ability to serve this area.

Exceptions to ordinance: No exceptions are required for this proposal.

Additional Planning and Zoning Comments: Some changes to the configuration of the parking area will be required, but the lot has the space to meet all the ordinance requirements.

REQUIRED FINDINGS OF FACT:

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No Conditional Use shall be recommended by the Plan Commission unless it is found that:

- 1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.**

Staff Comments: This type of facility, with the recommended conditions, will provide an amenity to the surrounding neighborhoods. This location is easily accessible to the surrounding area and is expected to be an enhancement to the commercial corridor, not a detriment. The location near the railroad tracks, within a building and at the edge of an industrial area helps to provide a buffer between the business district and industrial development. The location of the kennels on the site plan is at the rear of the property, further isolating any sounds from the public right-of-way.

- 2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

Staff Comments: This conditional use is a proposal to reuse an existing building of a lesser intensity than what was previously allowed. This property was once zoned industrial and the particular zone district previously allowed for uses which were far more intensive. This type of business will be

much less detrimental than uses which could have previously occurred on the property. Even given the current zoning of Commercial, this proposed usage of animal day care and kenneling is expected to generate much less traffic than other commercial enterprises allowed by right in this district. As such, it is unlikely that this business will diminish or impair property values in the neighborhood. By having this building in use and occupied with a business, it is likely that values in the area may rise.

3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Staff Comments: An animal service business is something that caters to those with pets of course, but at the same time, can also attract customers to other businesses in the area. This type of use is compatible at the edge of a business corridor as it transitions into a generally industrial area. The kenneling of animals would not necessarily be compatible in a mid-block establishment, however in this instance the railroad right-of-way coupled with the fact that heading east are industrial properties, mitigate for this potential concern. Normal and orderly development is expected to continue as a result of this conditional use being granted. Adding a compatible businesses to this area may induce others to invest in their properties or to develop property which is currently vacant.

4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Staff Comments: The site plan submitted by the applicant does not propose any changes to the access, utilities or drainage for the site. The reuse of this site and existing building is not expected to impact the provision of utilities for the property or general area. The drainage plan review and any subsequent improvements are expected to address any issues which might arise from the provision of the proper parking surfacing.

5) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

Staff Comments: The site plan submitted by the applicant would need to be adjusted to account for maneuvering of vehicles on the lot. This becomes important in the likely event more than one vehicle needs to come or go at one time. The access drive is wide enough to handle this capacity, however the parking lot configuration is not. This situation can be remedied and needs to be so that people coming and going from the site do not congest the public right-of-way in front of this business.

6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city.

Staff Comments: The land use plan for the City identifies this property as Industrial. This proposed usage is consistent with the objectives of the comprehensive plan and will serve as a buffer from the industrial designated properties to the east and the mixed use properties to the west. This proposal to

reuse an existing building and renovate the space is also a proposal which is consistent with the objectives and goals of the comprehensive plan.

- 7) **The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.**

Staff Comments: With the recommended conditions, which bring the site into compliance with required development standards, it is expected that this development will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with the request and the proposed development will add to the mix of businesses in this corridor and serve the adjacent neighborhoods.

POSSIBLE ACTIONS FOR THE PLANNING COMMISSION

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- If developed as recommended in the conditions from this report, the site will function in a manner which can be complimentary to the mix of uses and businesses in the Uptown District.
- The property being maintained and in use helps to enhance the aesthetics of the area.
- Mix of businesses in the area adds to the vitality of the district and the community.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM THE PET PARLOR OF RACINE, SEEKING A CONDITIONAL USE PERMIT TO ALLOW AN ANMIMAL KENNEL (ENCLOSED) AT 1325 14th STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on September 26, 2018 be approved subject to the conditions contained herein.

- b) That the following development standards be complied with prior to occupancy unless otherwise noted:
1. Site be landscaped and maintained as required by Sec. 114-743 in accordance with plans submitted by applicant. Any changes to plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
 2. Parking area be designed and installed as to meet all requirements of Sec. 114-Article XI; alternatively, a parking agreement for a parcel within 500 feet for the required spaces may be entered into; and
 3. Provision of a loading space on the lot as required by Sec. 114-1223; and
 4. Chain link fencing be removed and wood privacy fencing proposed by applicant which meets requirements of Sec. 114- Article VII, Division 7 be installed prior to June 1, 2019; and
 5. If providing parking on the parcel, submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed no later than September 1, 2019.
- c) That if, prior to the issuance of an Occupancy Permit, required development standards listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d) If not already in existence, that a cross access agreement with the property to the west be developed and recorded with the Racine County Register of Deeds by September 1, 2019, ensuring joint access to the common drive area.
- e) That all codes and ordinances are complied with and required permits acquired.
- f) That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- g) That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

ATTACHMENTS:

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Site photos of the property and general area; and
- 6) Submittal documents ([click to view](#)).





Conditional Use Request - 1325 14th Street



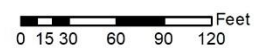


Conditional Use Request - 1325 14th Street



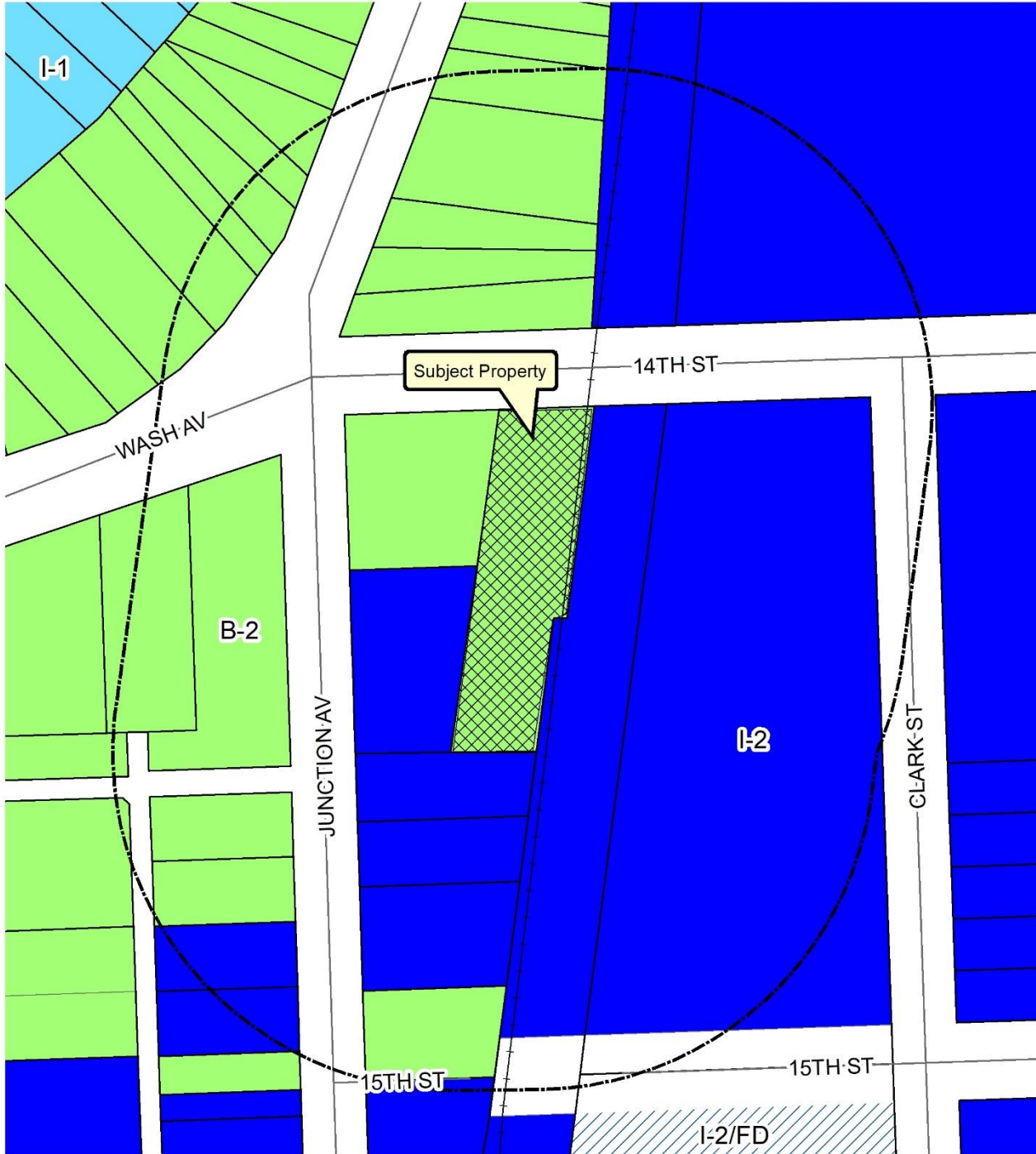
 Subject Property
 Notification Area

 Street Centerline
 Tax Parcel Boundary





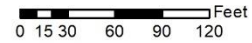
Conditional Use Request - 1325 14th Street



Zoning Designation

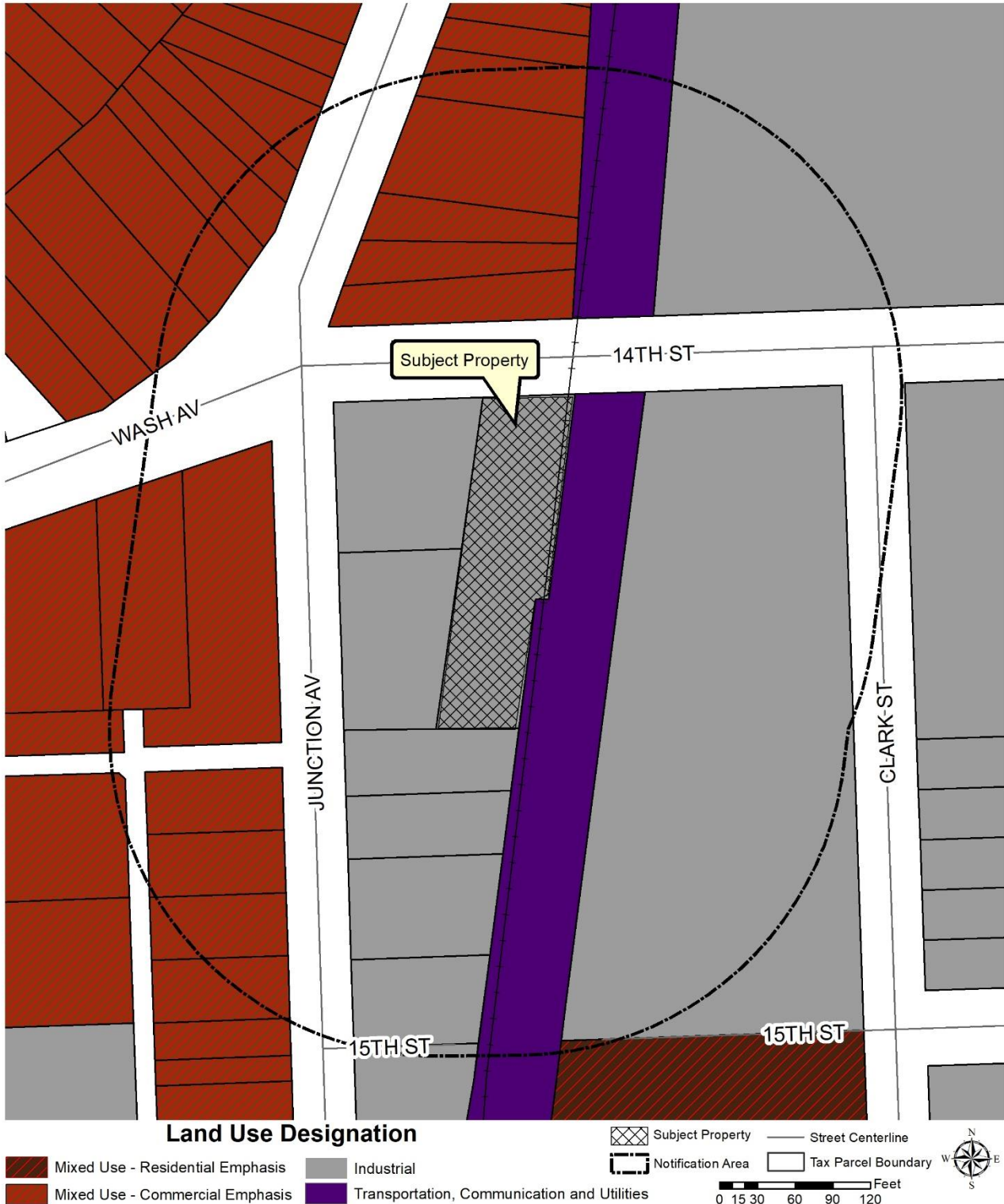
- B-2
- I-1
- I-2
- I-2/FD

- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary





Conditional Use Request - 1325 14th Street



Site Photos



Looking south at subject property from 14th Street



Looking at west from front of subject property



Looking east from subject property



Looking north from subject property



Looking east from the subject property



Looking south at the proposed parking and yard area for the business