



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 11/14/2018

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: 1010 St. Patrick St.

Applicant: Howard Fleming, Pastor

Agent: Butterfield, Rudie & Seitz

Property Owner: DELIVERANCE CRUSADERS CHURCH INC

Request: Consideration of a conditional use permit to continue and expand operations of a Religious Institution, classified as a Class 1 non-commercial type use on the ground floor of an existing building at 1010 St. Patrick Street, in a B-2 Community Shopping Zone District as required in section 114-468 of the Municipal Code.

BACKGROUND AND SUMMARY: The project calls for expansion of the existing building footprint; a fellowship hall for gathering and meeting, totaling approximately 2,700 square feet, will be added to the northern end of the building. When finished the building will total just over 4,900 sq. ft.

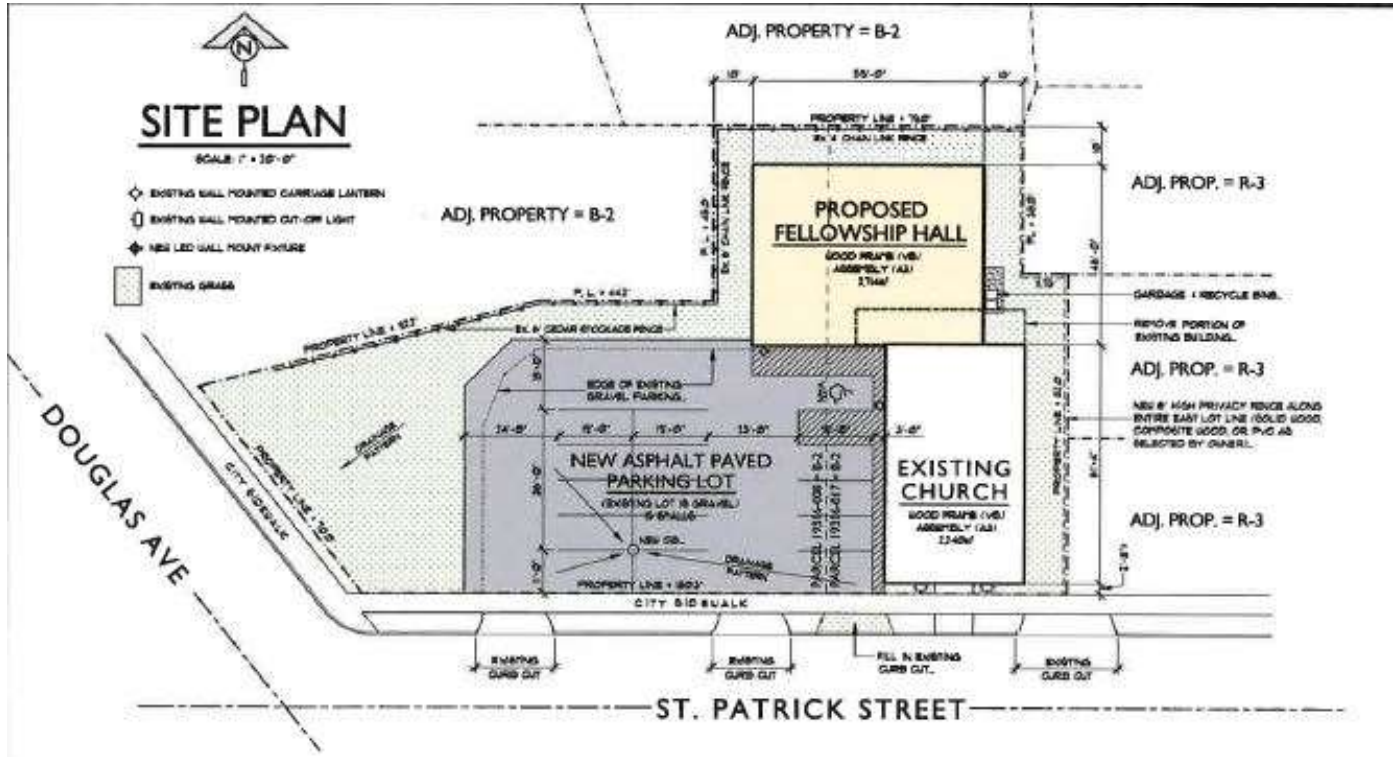
The Zoning Ordinance classifies this proposed religious institution as a Class 1 non-commercial-type use, defined in Section 114-1, as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



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



Proposed Building Floor Plan (north is up), submitted by applicant.



Proposed site plan for the property), submitted by applicant.



Building rendering showing the west and south façades.

GENERAL INFORMATION

Parcel Number: [19316008](#)

Property Size: 18,273 square feet

Comprehensive Plan Map Designation: Mixed Use – Commercial Emphasis

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.
- Continue to administer architectural design guidelines that preserve the aesthetics that contribute to the City’s character.
- New development should be designed so it is compatible with established development.

Corridor or Special Design District?: Douglas Avenue Corridor

The [Douglas Avenue Design Guidelines](#) (South Design District) state that:

- Whenever possible, locate large parking areas to the side or rear of buildings.
- Screen parking areas with a dense hedge, decorative fencing, or other form of street wall having a setback found elsewhere within a well-established block face.

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: Religious institution.

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Multi-unit dwellings
East	R-3 Limited General Residence	Single unit residences
South	B-2 Community Shopping	Candy Store & Appliance Store
West	B-2 Community Shopping	Bar/tavern

Operations: There are no planned changes to the operations. Currently day time office hours and evening programs with bible study and prayer programs are offered by the facility to fulfill the requirement that the establishment function more closely to that of a business in this business district.

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	18,273 square feet
Lot Frontage	30 feet	180
Floor Area Ratio	4.0 maximum	.27

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

Yard	Required	Provided
Front	0 feet	2 feet
Side (west)	0 feet	10 feet
Side (east)	6 feet	10 feet
Rear	0 feet	10 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The new addition will be constructed of composite clapboard siding and masonry veneer. This masonry veneer needs to be installed from grade, up to eight feet in height on all facades of the addition.

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

Use Type	Required	Provided
Churches, chapels, temples, synagogues	14	15
Total	14	15

A Building of this size does not require a dedicated loading space; the area in the lot which is a drive aisle will function as the loading space. A five to six foot wide landscaped area is required in the parking area along St. Patrick Street, adjacent to the sidewalk.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): A landscaping plan with specifications of plantings was not submitted, Sec. 114-470 requires a transitional yard of 6 feet on the eastern property line as the adjacent zoning is residential. Screening is also required along the eastern lot line and can be a fence

or densely planted compact hedge. A five to six foot wide landscaped area is required in the parking area along St. Patrick Street, adjacent to the sidewalk.

Sign Regulations (114-[Article X](#)): Signage has not been included with this request; any signage needs to follow the sizing guidelines set forth below. All signage would also be reviewed through the Douglas Avenue Access Corridor process, as this property falls within that boundary.

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
Projecting/Wall	180	0
Window signs	50% of window area	N/A
Alleyway Signage	N/A	N/A
Total	180*	0

*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](#)): Two existing light fixtures are shown on the existing structure and one new wall mounted LED fixture is shown on the addition. With its distance from the lot street, its size, and orientation the new fixture is expected to comply with development requirements to focus light onto the subject property and not onto adjacent properties.

Rubbish and trash storage (114-[Article V](#) & [114-740](#)): The applicant has proposed a location on the site plan for the storage of trash and rubbish; the location on the lot conceals the bins from public view and with the installation of the required screening to the east, the requirements for screening have been met.

Engineering, Utilities and Access:

Access (114-[1151](#)): Vehicular access to the site is proposed to occur from two driveways off of St. Patrick St. The proposed driveways are not wide enough to accommodate two way traffic coming into and out of the site, so one should be used for entry and another for exit.

Surface drainage (114-[739](#) & Consult Engineering Dept.): Improvement of the lot 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): Utilities are existing. There are two new bathrooms planned, but the existing utilities to the site are anticipated to be adequate to handle this change.

Exceptions to ordinance:

Additional Planning and Zoning Comments: Some minor changes are necessary to ensure compliance with development standards. Overall this site plan and development proposal will show

investment into the area and if developed with recommended conditions, the site will brought into compliance with development regulations.

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: The expansion of this institution is not anticipated to endanger public health, safety or morals. The addition of the fellowship hall on the existing religious institution and other related improvements to the property ensure that the development is not detrimental to surrounding development. Improving the site to meet all development regulations will ensure the site functions in a manner which is harmonious with approved plans and standards for the Douglas Avenue Corridor.

- 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 institution continuing its usage of the property and adding a fellowship hall is not expected to be injurious to surrounding properties or the enjoyment of them. This usage is not one which is believed to generate high volumes of traffic, noise or other adverse impacts on the surrounding area. There are permitted uses in the Zone District which would likely generate much more traffic and noise than the contemplated usage of the property by the applicant. The recommended conditions in this report ensure development standards are being met and the improvements on the property will help to show investment in the area; as a result of the improvements, the property values in the area are not expected to be impaired or diminished.

- 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: If developed in accordance with the conditions in this report and to all other development standards, this project will not impede normal and orderly development in this district or general area. The property will generally function like a commercial operation and offers services which keep the property activated and functioning more like an office with occasional customers. This use has occupied the property for some time and this contemplated expansion is harmonious with Douglas Avenue design guidelines and other development in this Zone District.

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. As a result of the paving of the parking area, a connection to the storm sewer will be required; details of the lot grading and connection to the storm sewer need to be shown on a drainage plan. The continued use and expansion of this site is not expected to impact the provision of utilities for the property or general area.

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 access drives will accommodate a one way traffic flow through the site. Signage and pavement markings indicating the path of travel will alleviate backups and minimize congestion in the streets. The use itself is not expected to generate large volumes of traffic during weekday business hours. While there is some traffic to the site, it is expected to be much less in volume than other uses which are permitted in the district.

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

Staff Comments: This general area is envisioned as Mixed Use – Commercial Emphasis in the land use portion of the comprehensive plan. The site does have yard area which can be purposed with another use if desired by the applicant and the general area is home to a variety of commercial uses including restaurants, offices, a school and various other retailing operations. The mix of uses being sought in the general area by the plan is being achieved; the expansion of this institution adds to the overall mix of uses in the area.

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: The proposal does not require exceptions from development regulations to be developed. The recommended conditions ensure that all development regulations are achieved as a result of this expansion and that the site is brought into conformance with all development requirements.

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:

- The proposed design of the facility is complimentary to the surrounding development and will fit with the aesthetics of the area.
- Bringing this site into compliance with development standards will show investment in this area is consistent and predictable, as well as in compliance with existing design guidelines.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM DELIVERANCE CRUSADERS CHURCH, SEEKING A CONDITIONAL USE PERMIT TO CONTINUE AND EXPAND OPERATIONS OF A RELIGIOUS INSTITUTION AT 1010 SAINT PATRICK STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on November 14, 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. 114-735 in accordance with a plan to be submitted by applicant. Plan shall address headlight screening from streets, buffer yard to the east of existing buildings, and open yard area at the intersection of Douglas Avenue and Saint Patrick Street, and landscaping along St. Patrick Street. Plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by July 1, 2019; and
 2. A transitional yard of no less than 6 feet be installed along the eastern lot line and wall, fence, or densely planted compact hedge , not less than five feet nor more than eight feet in height along the lot line as required in Sec. 114-470; and
 3. Masonry finish as proposed by applicant be installed a total of eight feet above grade on all facades of the addition, as required by Sec. 735.5; and

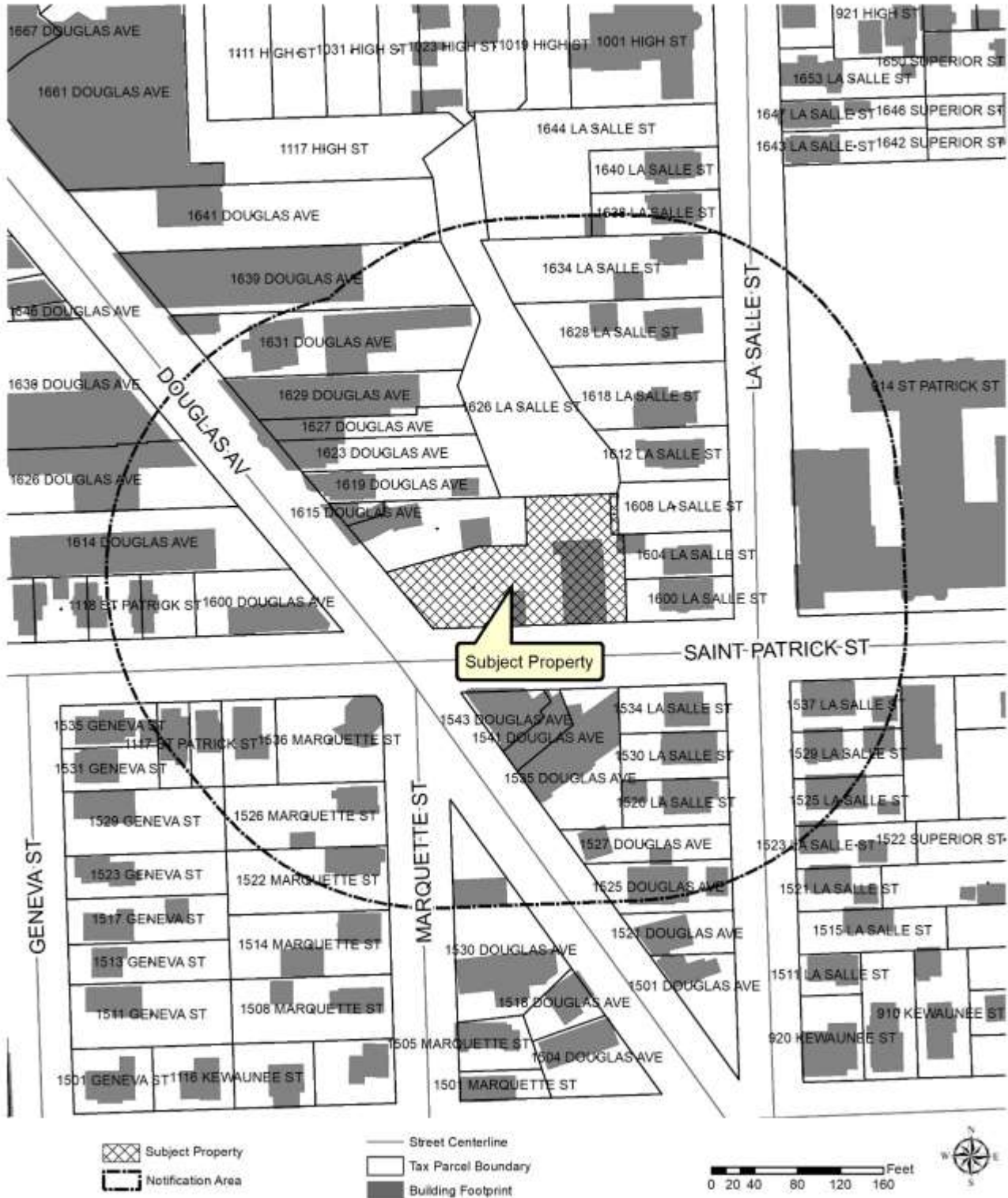
4. Submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed prior to occupancy; and
 5. Signage and pavement markings be installed at each entrance indicating the direction of traffic flow as to avoid congestion on streets and provide for optimal vehicular flow.
- 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) All changes to plans as required from the Joint Plan Review Team project review letter occur.
 - 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](#)).

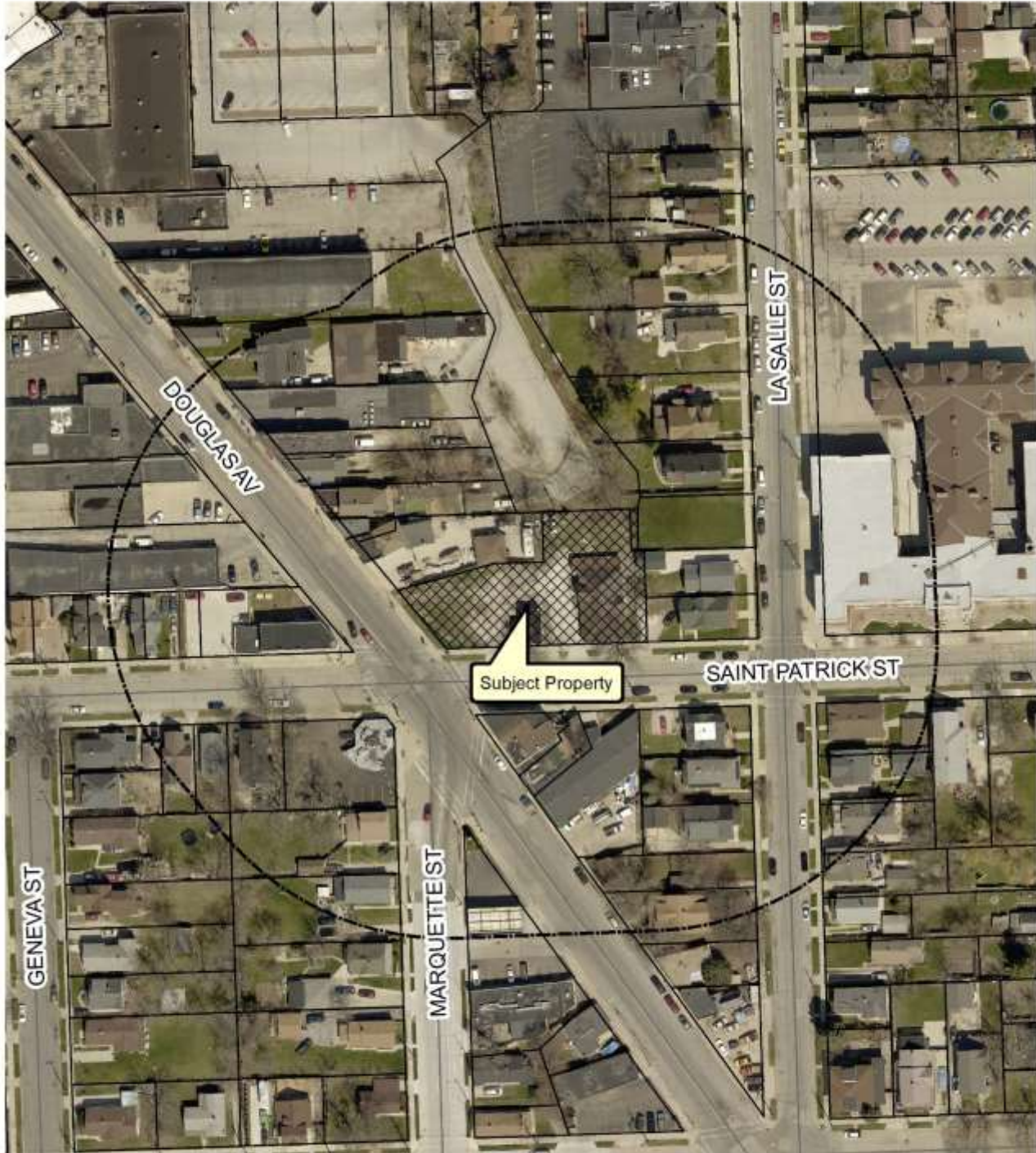




Conditional Use Request - 1010 Saint Patrick Street





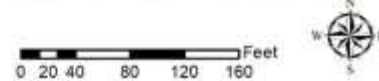


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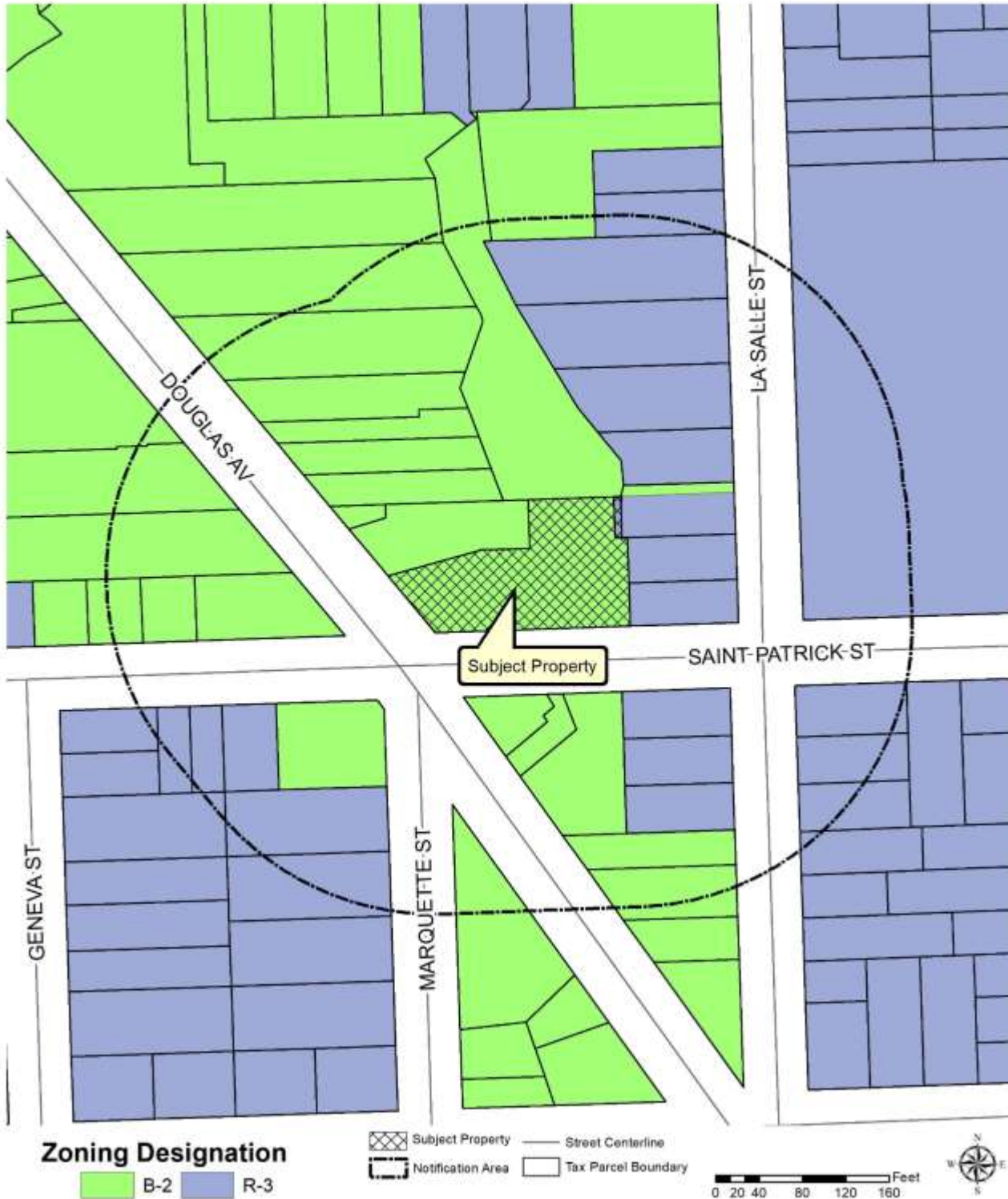
 Subject Property
 Notification Area

 Street Centerline
 Tax Parcel Boundary





Conditional Use Request - 1010 Saint Patrick Street





Conditional Use Request - 1010 Saint Patrick Street



Site Photos



Looking north at the existing structure from St. Patrick Street



Looking north at proposed parking area from St. Patrick St.



Looking west down St. Patrick St.



Looking east down St. Patrick St.



Looking south east from the subject property.



Looking south towards shopping center from subject property

Site Photos



Looking north at the existing structure from St. Patrick Street



Looking north at proposed parking area from St. Patrick St.



Looking west down St. Patrick St.



Looking east down St. Patrick St.