

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

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AGENDA ITEM NUMBER: 1039-17

APPLICANT NAME: Joshua Jeffers, President, J. Jeffers & Co.

AGENT NAME:

ADDRESS OF PROPERTY IN QUESTION: 1701 & 1700 Packard Ave.

CURRENT / MOST RECENT USE: Warehousing and sales

PROPOSED USE: Add residential component

CURRENT ZONING: I-2 General Industrial

PROPOSED ZONING: I-2 with a FD Flex development Overlay

ATTACHMENTS:

SUMMARY: The City of Racine Plan Commission has received an application from Joshua Jeffers of Jeffers & Co. seeking to rezone the property at 1701 Packard Ave. (including portions of 1700 Packard Ave.) to include the FD Flex Development Overlay District designation.

Through the Flex Development Use Supplement, the rezoning will facilitate the continued use of the property for non-disruptive and/or passive industrial type uses as well as commercial type uses which are compatible with a proposed residential development containing: townhomes; 1, 2 & 3 bedroom and studio apartments; and related amenities and facilities.

The property will retain its underlying I-2 General Industrial zoning classification. Through the drafting of the companion use supplement for the Flex designation, we will be stripping away industrial uses that could be problematic in such close proximity to a residential development. The understanding of the current use of warehousing and sales of office furniture and components would fit in as non-problematic and thus is proposed to be allowed to continue. In this type of request, typically we strip away uses such are foundries, metal fabrication and stamping, refining, salvage yards, auto repair, materials processing, etc. Warehousing and non-vehicle cold storage would continue to be allowed (no chemicals, or flammable, or toxic liquids).

DENSITY (114-Article V: Article VII, Div. 5&8)

In general, the R-4 General Residence standards will be applied. R-4 zoning allows a floor area ratio of 2.5 (meaning the building's floor area can equal 2.5 times the lot area). The proposed development represents a floor area ratio of 1.88 when applying the R-4 standard.

SETBACKS (114-Article V: Article VII, Div. 6)

Existing: lot line to lot line.

DRAINAGE (114-739 & Consult Engineering Dept.)

Upgrades will most likely be necessary. Applicant will be working with the City Engineering Department to determine necessary upgrades.

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Upgrades will most likely be necessary. Applicant will be working with the City's Sewer and Water Utilities to determine necessary upgrades.

ARCHITECTURE (114-Secs. 735.3 & 736)

Property is eligible for listing on the National Register of Historic Places. Preservation standards expressed in the City's historic preservation ordinance will be applied to the building's exterior. Interior renovation is to be carried out in a manner that preserves the most of its historic fabric.

The applicant is applying for Historic Tax credits to help finance the project.

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: Accommodations are being made to secure 142 surface parking spaces. The parking ordinance requires 1.5 spaces per dwelling unit. Currently, 74 dwelling units are proposed thus requiring 148 parking spaces. As this project will be processed as a conditional use permit (CUP) via the Flex designation, a parking exception can be considered.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7) Detailed plans will be required as part of the CUP review. Initial plans indicate an awareness of the City's landscaping requirements, addressing the buffering of neighboring residential uses.

SIGNAGE (114-Article X) No signage is indicated as this time. Submittal of proposed signage will be needed for City review and approval as part of the CUP.

EXTERIOR LIGHTING (114-Sec. 742) No exterior lighting is indicated at this time. Submittal of proposed lighting details will be needed for City review and approval as part of the CUP.

FIRE/POLICE (Consult Fire, Police, and Building Depts.) Plans forwarded for their review and comment.

OUTSIDE STORAGE (114-Article V & 114-740) None indicated at this time.

OPERATIONS

HOURS: As part of the CUP process, more details will be needed on the retail component of the project and the amenity area.

NUMBER OF EMPLOYEES: FULL-TIME: TBD **PART-TIME:** TBD

ZONING CHANGE (Sec. 114-82. - Findings of fact)

Based on, but not limited to, the following matters.

1. Existing use of the property within the general area of the property in question. **The existing use of property in the area is mixed. To the north the uses are residential. To the east, south and west the uses are, or will be, industrial.**
2. Zoning classification of property within the general vicinity of the property in question. **I-2 General Industrial zoning exist to the east, south and west. R-3 Limited General Residence zoning exists to the northwest, north and northeast.**
3. Suitability of the property in question to uses permitted under the existing zoning classification. **Current zoning is suitable for current use.**
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification. **The trend in the City is for the conversion of similar historic industrial facilities to transition to mixed use and/or residential developments. Most recently, the previously approved Ajax- veterans housing on Clark Street. Other earlier conversions include the Riverbend Loft development, the Mitchell Wagon Loft apartments, and the Olsen/Driver apartments.**
5. The objectives of the current Land Use Plan for the City of Racine. **The current land use plan anticipates some level of industrial use to continue at this location. The Flex development designation allows the industrial use to continue. As the development fully transitions to a residential development, the Land Use plan can be amended to reflect the change.**
6. The amendment would, or would not, be detrimental to the public interest, **the proposed use is not detrimental to the public interest in that: 1) the project serves to protect a historic property; 2) the project helps to promote housing alternatives within the City; 3) the project is well situated to bus routes, places of employment, and job training.**
AND...

The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest.

POSSIBLE ACTIONS

DEFER:

APPROVE: APPROVAL RECOMMENDED. SEE BELOW FOR FULL RECOMMENDATION.

DENY:

RECEIVE AND FILE:

RECOMMENDATION

RECOMMEND THAT THE COMMON COUNCIL CREATE AN ORDINANCE AND SET A PUBLIC HEARING DATE, AND THAT STAFF PREPARE A USE SUPPLEMENT FOR CONSIDERATION.