



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/14/2019

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: 6000 & 6006 21st Street

Applicant: Sekao Inc.

Property Owner: Dan Oakes

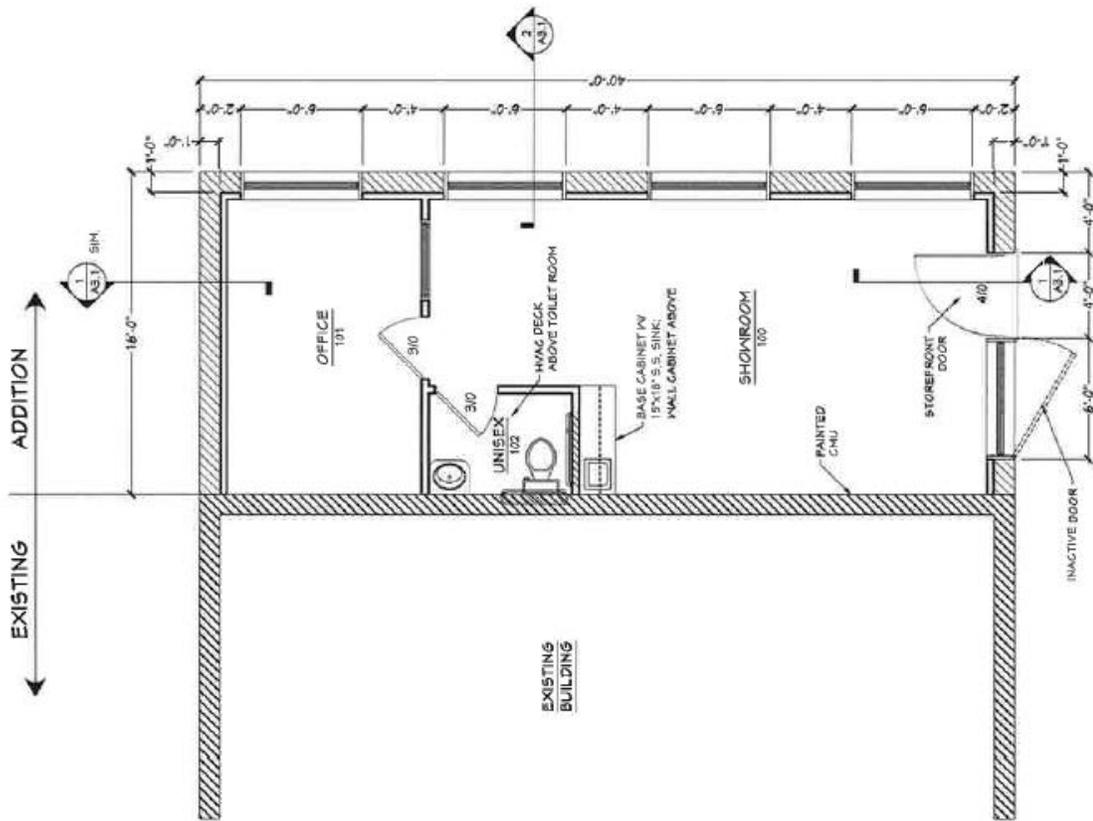
Request: Consideration of a conditional use permit amendment to add used automobile sales to the current use of automobile service at the property at 6006 21st Street, which will include an accessory parking lot at 6000 21st Street for property located in a B-2 Community Shopping Zone District as required in section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to build an addition to the existing structure on 6006 21st Street to create a small show room and an office space for the sale of used automobiles. They also seek to use the neighboring lot at 6000 21st Street as a parking lot for the use of automobile sales. The plan currently is to join the lots into a single tax parcel.

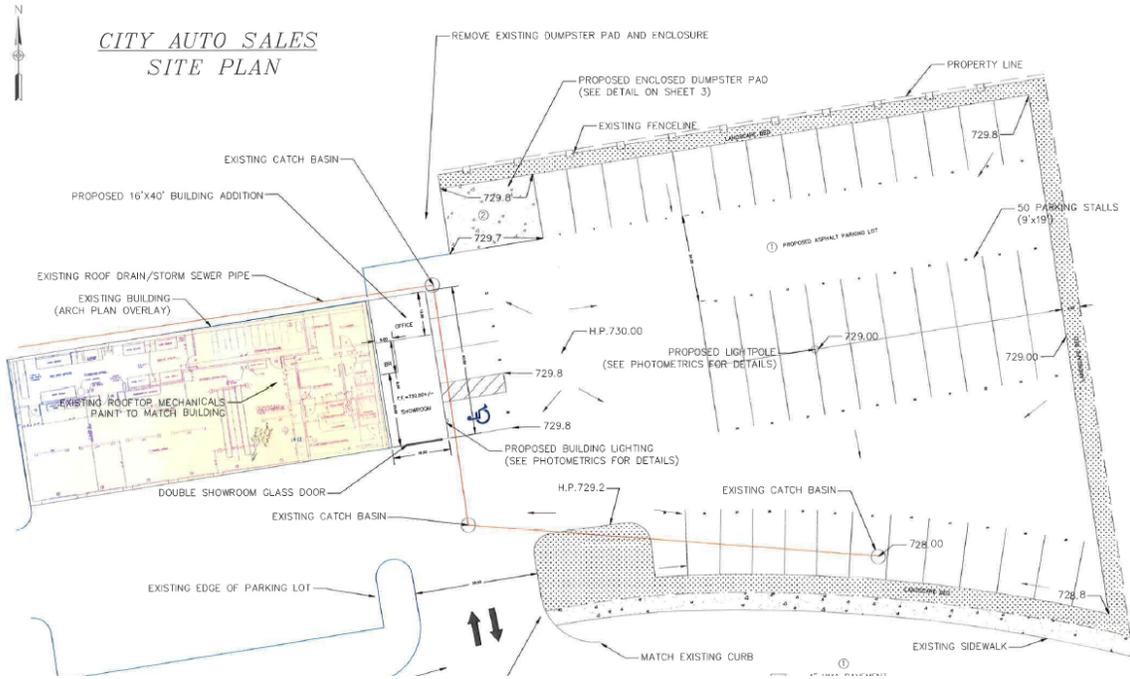
The Zoning Ordinance classifies automobile sales as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



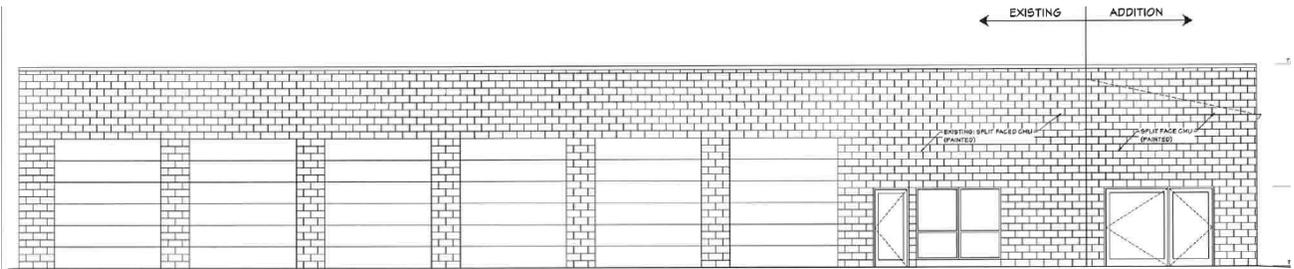
Birdseye view of the property, indicated in red (image from City Pictometry).



Proposed Addition (6006 21st Street), submitted by applicant.



Proposed Site Plan (6000 & 6006 21st Street), submitted by applicant.



Proposed Building Rendering, submitted by applicant.



Existing Building, submitted by applicant.

GENERAL INFORMATION

Parcel Number: [23926004](#) & [23926003](#)

Property Size: 38,816 square feet

Comprehensive Plan Map Designation: Commercial

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.

Corridor or Special Design District?: N/A

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: Automobile Servicing Station

Surrounding Zoning and Land Uses:

North	Village of Mt. Pleasant	Multi-unit Residential
East	B-2 Community Shopping	Oil Change
South	B-2 Community Shopping	Shopping Center
West	B-2 Community Shopping	Vacant

Operations: For the proposed new use 40 cars would be ready for sale; the business plans on selling 15 cars a month which would be 200 per year. The hours of operation would be Monday to Friday 8-6, Saturday 8-4 and closed on Sunday.

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	0 square feet	38,186 square feet
Lot Frontage	30 feet	300 feet
Floor Area Ratio	2.0 maximum	.12

Building design standards (114-Secs. [735.5](#) & [736](#)): The existing building as well as the proposed addition complies with the requirements of 114.735.5.b.1

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

Use Type	Required	Provided
Auto Maintenance	29	29
Auto Sales	13	13
Total	42	67 (25 extra spaces)*

The building is not large enough to require a dedicated loading space.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): 114-734 (a) requires screening along the northern property boundary because the adjacent lots are residentially zoned. Proposed arbor vitae trees need to be planted 7 feet on center and 5 feet in height when planted to provide an adequate screen. Autumn blaze maples need to be swapped out for another species as required by the City Forester.

Sign Regulations (114-[Article X](#)): The property has 3 signs that measure 174.715 sq. ft. in area. The site can have up to 4 signs that are 300 sq. ft. in area.

Outdoor lighting, signs ([114-Sec. 742](#)): Exterior lights exist on the building. It appears the existing fixtures focus light onto the property and would comply with the development requirements. The plans submitted by the applicant includes two new lighting fixtures one on the side of the new addition and a new light pole that is 15' tall.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The proposed trash enclosure complies with development standards for location and materials.

Engineering, Utilities and Access:

Access ([114-1151](#)): Existing access is off of 21st Street utilizing a shared driveway which was adjusted from the original plans to accommodate best practices in access management.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The new parking lot will increase the impervious surface enough to require a storm water plan.

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:

Additional Planning and Zoning Comments:

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 establishment of this business will not be detrimental to the surrounding development of this area. The proposed usage of the business is less intense from a traffic and noise generation standpoint than the adjacent businesses. Compliance with all development standards will ensure this property is developed in a manner which is not detrimental to the surrounding developments and neighborhood. This area is home to regional and community oriented land uses which one would not expect to find at this scale adjacent to lower intensity residential development. The residential development to the north is likely to see more intensive traffic counts than the proposed conditional use.

- 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: The proposed hours and intensity of this operation are consistent with those of the surrounding development. Remaining closed on Sundays is actually less intensive than many of the surrounding land uses. This property will serve as a detailing location and is not expected to generate noise typically associated with this type of operation. The business will function more similarly to that of an office with some customer visits, than that of an automobile servicing shop. This business is not expected to diminish or impair property values in the surrounding neighborhood. The development of this parcel will show continued investment in the area and its viability as a regional commercial center.

- 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: The surrounding properties are developed as automobile oriented businesses, being a servicing facility garage and a quick oil change facility. The area is a regional commercial hub and this type of business is typical of development patterns in commercial hubs of a regional scale. The surrounding area will still maintain the ability to develop in a normal and orderly fashion as a regional commercial hub with the establishment of this conditional use.

- 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. It should be noted the current access point will be wider, but the two businesses will share the existing driveway.

- 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 applicant is not contemplating any changes to the access to this site. The lot is sized appropriately to accommodate the proposed mix of uses on it and the single access point aligns with best practices in access management principles. The site and access are designed to accommodate commercial development and have been designed in a manner which is sufficient to bring visitors to and from this site safely and efficiently.

- 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 parcel as commercial. This development is a commercial use and meets that intent. The design of the facility also complies with goals of the comprehensive plan related to quality of development and ensuring development is compatible with the existing built environment. The area is generally lacking an automobile dealership and this type of use can serve as an amenity and draw to a commercial corridor.

- 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: This development proposal will not require any deviations from development standards to be constructed on the site.

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.
5. Defer with a continuance of the public hearing to a date certain.

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.
- Mix of businesses in the area shows continued investment and viability of the regional commercial hub.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM SEKAO INC, SEEKING A MAJOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW A GARAGE FOR THE STORAGE AND SERVICING OF MOTOR VEHICLES WITH AUTOMOBILE VEHICLES SALES AT 6006 21st STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on August 14, 2019 be approved subject to the conditions contained herein.
- b) That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. The street trees required by Sec. 102-58(b) depicted on the landscaping plan as autumn blaze maple, be changed to another species and approved by the City forester prior to installation.
 2. The proposed arbor vitae trees depicted on the landscaping plan be planted 7 feet apart instead of 10 feet apart to meet the screening requirements of Sec. 114-1168 and be at least 5 feet in height at the time of planting.
 3. Approval of a drainage plan and installation of improvements for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer.
- c) That if, prior to the issuance of an Occupancy Permit, required site improvements 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.

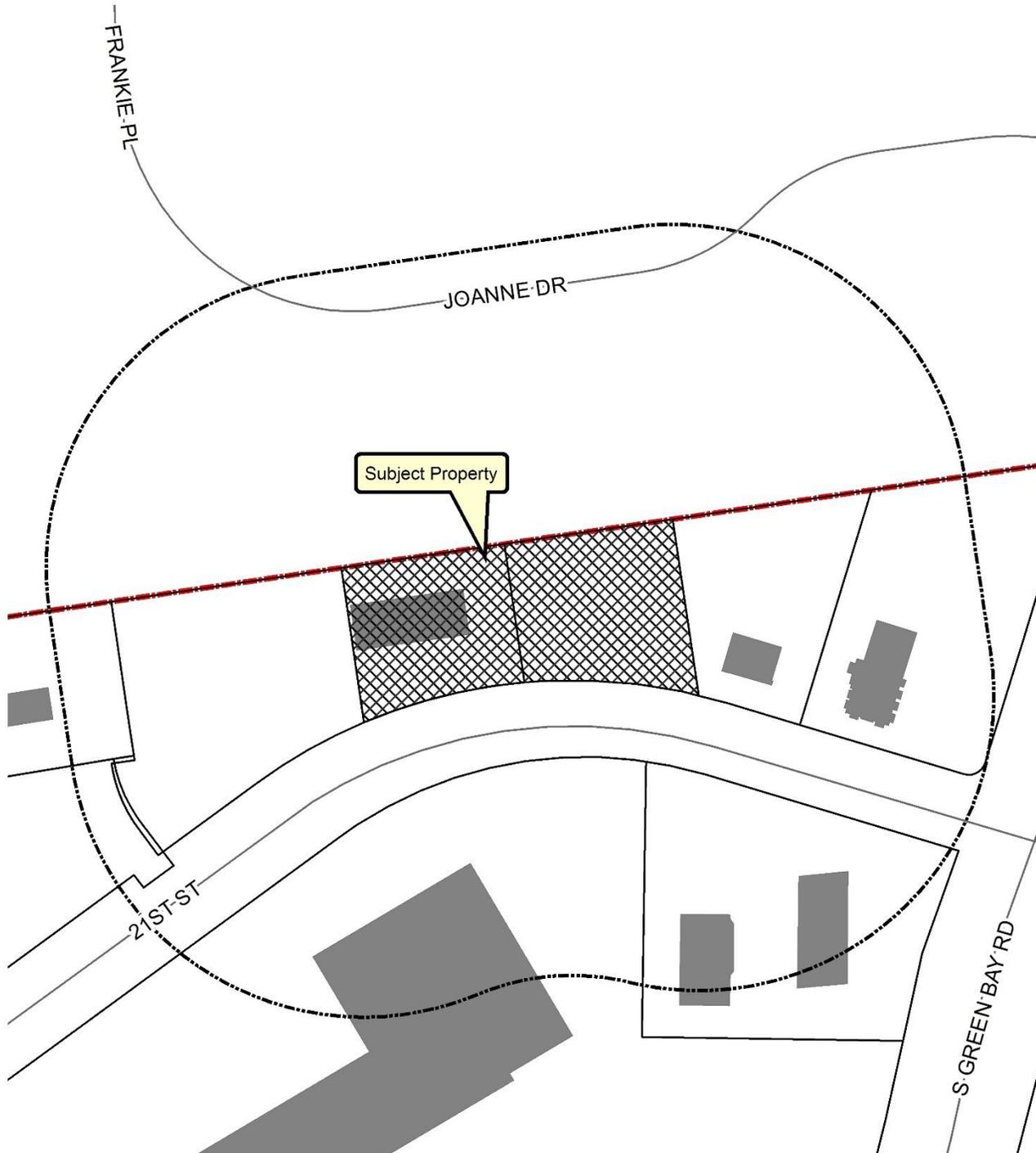
- d) That hours of operation are Sunday from 9:45 AM- 3:00 PM, Mondays from 6:00 PM to 8:00 PM, Wednesday 6:30 PM-9:00 PM, Monday from 10:00 AM-1:00 PM, Tuesdays from 10:00 AM – 3:00 PM, Wednesdays from 2:00 PM – 5:00 PM, Thursday and Friday from 10:00 AM – 3:00 PM, Tuesday and Thursday from 9:00 AM – 10:00 AM and Saturdays from 1:00 PM-5:00 PM.
- e) That sales of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or vehicles with more than two axles.
- f) That no unscreened outdoor storage of materials and goods occur on the site.
- g) That vehicles be located on paved surfaces at all times.
- h) That all codes and ordinances are complied with and required permits acquired.
- i) 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.
- j) That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

ATTACHMENTS:

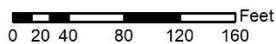
- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Site photos of the property and general area; and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



Conditional Use Amendment - 6000 21st Street and 6006 21st Street



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

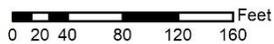




Conditional Use Amendment - 6000 21st Street and 6006 21st Street

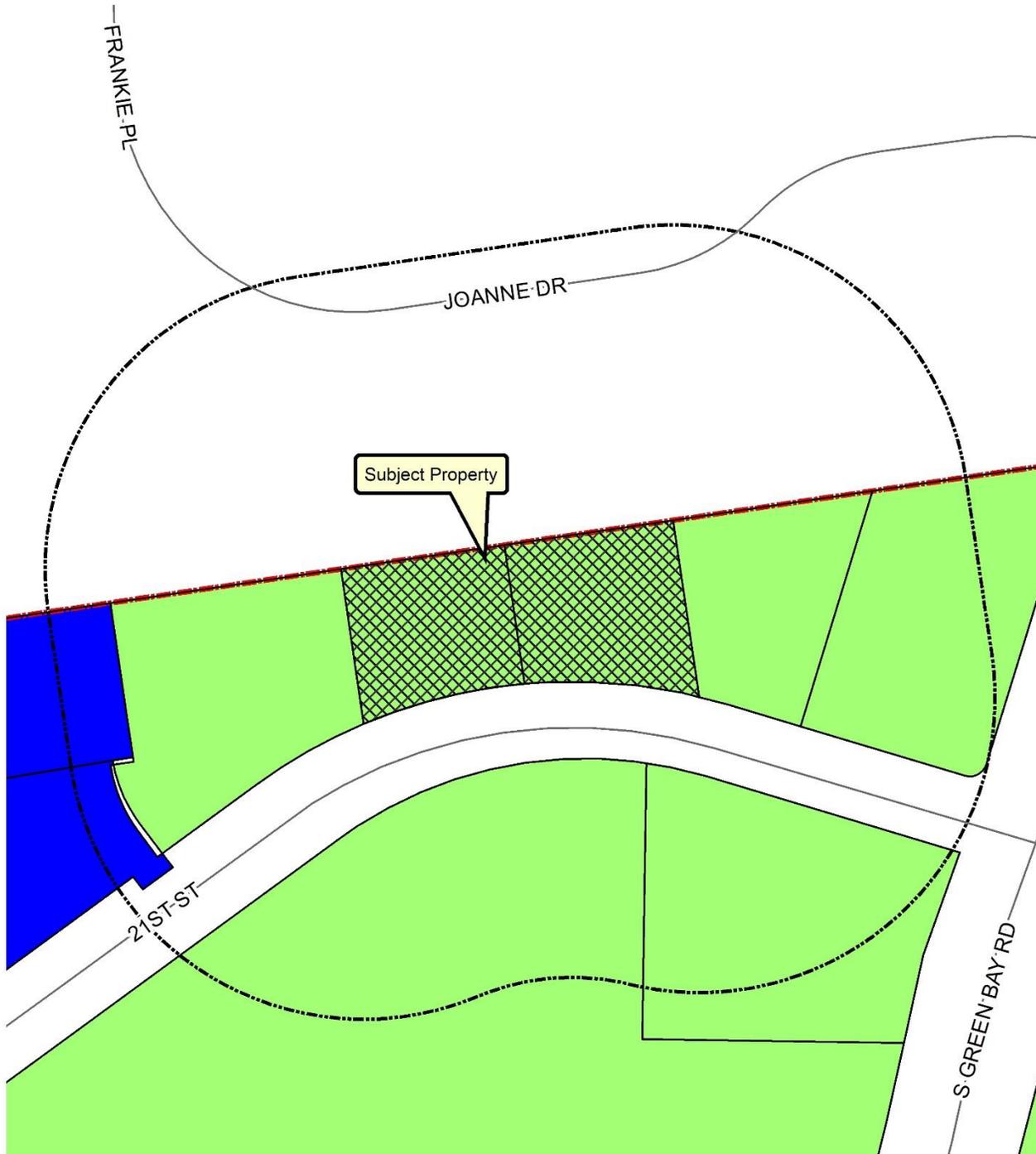


- Subject Property
- Tax Parcel Boundary
- Notification Area
- Street Centerline





Conditional Use Amendment - 6000 21st Street and 6006 21st Street



Zoning

 B-2  I-2

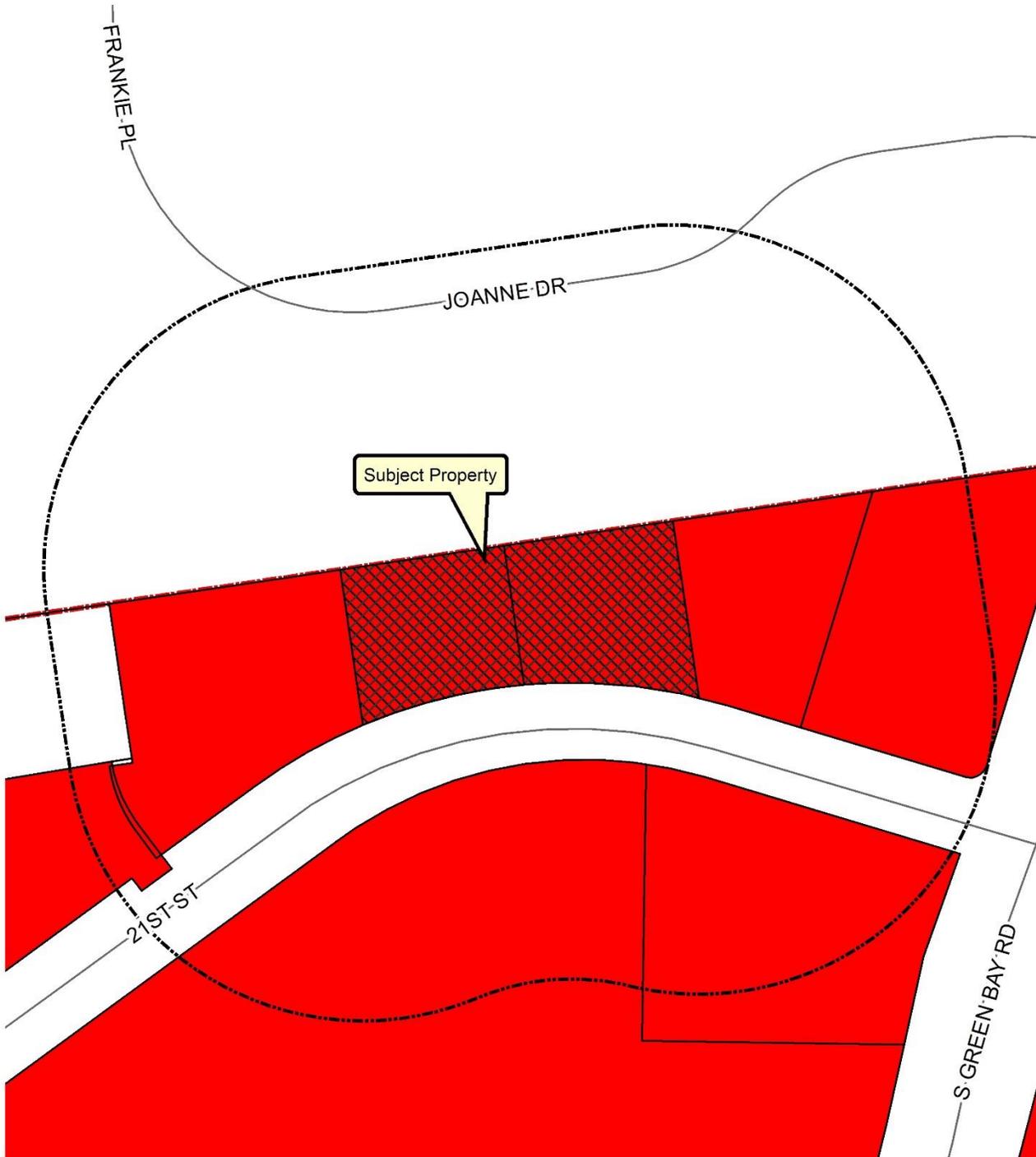
 Subject Property  Notification Area
 Tax Parcel Boundary  Street Centerline

0 20 40 80 120 160 Feet





Conditional Use Amendment - 6000 21st Street and 6006 21st Street



Land Use Classification

 Commercial

 Subject Property  Tax Parcel Boundary
 Notification Area  Street Centerline

 Feet
0 20 40 80 120 160



Site Photos



Looking north at the subject property where vehicles would be parked for sale



Looking west at the existing auto repair establishment where addition would occur



Looking east from subject property towards S. Green Bay Road



Looking at rear of the existing automobile repair establishment



Looking at west end of existing auto repair business on the property



Looking east from existing auto repair business on the lot