



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/3/2022

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 jeff.hintz@cityofracine.org

Case Manager: Steven Madsen

Location: 2320 Douglas Avenue

Applicant: Kirit Patel on behalf of George Rosen

Property Owner: Ghs Racine, Inc.

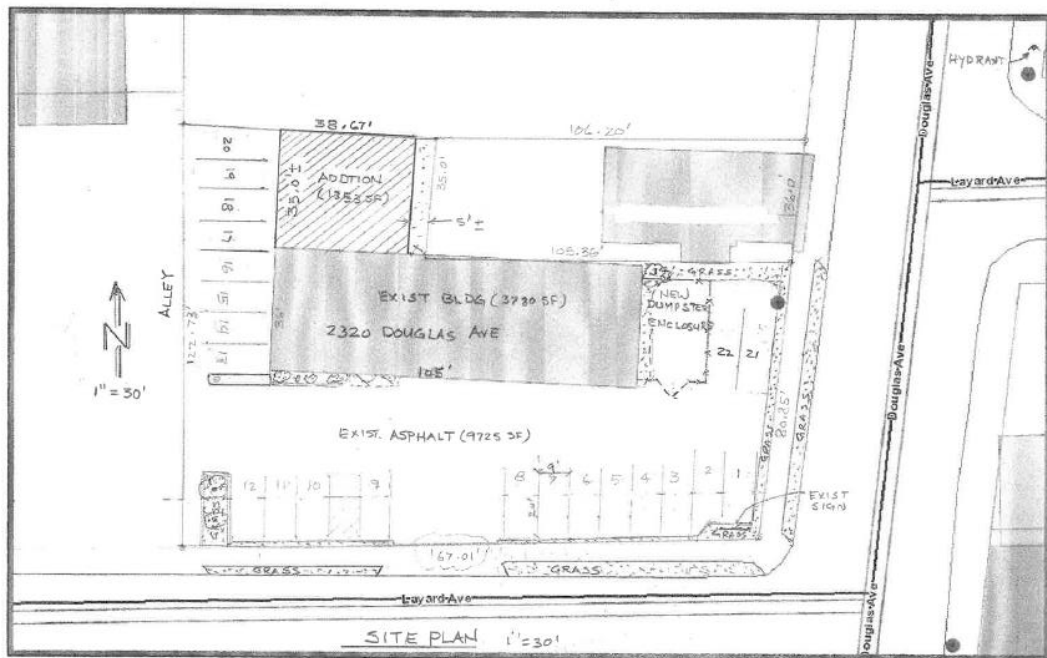
Request: Consideration of a minor amendment to a conditional use permit to put an addition onto the existing building at 2320 Douglas Ave located in a B-2 Community Shopping Zone District as allowed in Section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The building addition will be 1353 square feet and be to the rear of the existing building. It will have garage doors and be used as a new service area. Access to this addition exists through an existing access easement on the property.

The Zoning Ordinance classifies auto repair as permissible in the B-2 Community Shopping Zone District if it meets certain criteria upon the issuance of a conditional use permit (114-468).

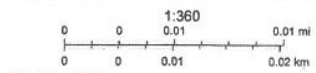


Birdseye view of the property, indicated in red, (north is down) (image from City Pictometry)



March 11, 2022

- Street Light Manhole
- WE Energies Poles
- Electrical Cable
- Abandoned Electrical Cable
- Lights
- Abandoned Electrical Conduit
- Control Cabinet
- Electrical Conduit
- Abandoned Electrical Conduit
- Roads
- Centerline
- Alley



City of Racine - Symbol

AmGIS WebApp Builder

Proposed floorplan (north is up), submitted by applicant.

GENERAL INFORMATION

Parcel Number: 20958006

Property Size: 16,980 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.
- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and that utilize existing public utilities and services.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District?: Douglas Avenue 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: Auto repair shop

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Auto Repair
East	B-1 Neighborhood Convenience	Office Space
South	B-3 General Commercial	Restaurant
West	I-2 General Industrial	Auto Repair

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are no changes planned to the building floor area or exterior as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	16,980 square feet
Lot Frontage	30 feet	167 feet
Floor Area Ratio	2.0 maximum	.302

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-570.

Yard	Required	Provided
Front (South)	0 feet	42 feet
Side (West)	0 feet	24 feet
Side (East)	0 feet	40 feet
Rear (North)	0 feet	0 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The composition of the building is existing and no changes are planned. The building does comply with zoning ordinance requirements related to design.

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

Use Type	Required	Provided
Auto Repair	32	
Total	32	33

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are a few grass areas on the existing lot that will remain. Since all the uses around it are commercial there are no required transitional yards.

Outdoor lighting, signs ([114-Sec. 742](#)): The lighting on the property complies with the requirement that lighting be arranged, shielded and oriented in a manner which does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): A new location is proposed for a trash enclosure. No materials for the trash enclosure have been submitted. The trash enclosure will have to be properly screened from view with a solid fence.

Engineering, Utilities and Access:

Access ([114-1151](#)): Ingress and egress are from Layard Avenue and an access easement no changes are planned.

Surface drainage ([114-739](#) & Consult Engineering Dept.): A storm water management plan will not be required for this addition.

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

Exceptions to ordinance: No exceptions are required for a ground floor dwelling unit to be added to this building.

Additional Planning and Zoning Comments: N/A

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 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 block where this building exists has had multiple car repair related businesses occupy it for decades. The new addition will allow the existing business to expand and improve the use of the property. The expansion occurring to the rear where other similar uses exist and should not cause the use to become detrimental to adjacent properties/uses.

- 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 use occupies the interior of the block and those adjacent properties will be the ones most impacted by this addition. These uses also happen to be mostly other auto focused businesses that should not be detrimentally impacted by this expansion, especially when considering the work will be done inside a building. The additional bays being proposed seek to keep the expansion of this business inside, which is anticipated to be non-injurious to adjacent properties.

- 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 area is mostly developed. The site itself is surrounded by other auto repair uses and should not impede any development or improvements these businesses would make. The proposed expansion conforms with all applicable rules and regulations of the zoning ordinance, which exist to create conditions and an environment where normal and orderly development can occur.

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

Staff Comments: All utilities, access and drainage are existing and the new expansion and based on the plans from the applicant, does not require any new facilities or access points to be provided.

- 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 ingress egress point onto the property exists off Layard Avenue and an access easement runs across most of the block from when it was split with a Certified Survey Map. The addition should cause no issues with the established ingress egress of the site as no changes are planned.

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

Staff Comments: The Comprehensive Plan calls for a land use pattern which strengthens the character and livability of the City's downtown core, commercial and industrial areas. This proposed use will help a property improve on its existing commercial use.

- 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: No exceptions are required for this building addition. The applicable sections of the zoning ordinance as they relate to this development are being met as required.

POSSIBLE ACTIONS FOR THE PLANNING HERITAGE AND DESIGN 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 RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM KIRIT PATEL REPRESENTING GEORGE ROSEN, SEEKING A MINOR AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING ADDITION AT 2320 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on August 3, 2022 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the type of material to be used to screen the trash enclosure be submitted and approved by Planning Division staff before permits are issued.
- d) That no minor changes be made from the conditions of this permit without approval of the Planning Heritage and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- e) That this conditional use permit is subject to Planning Heritage and Design Commission review for compliance with the listed conditions.

ATTACHMENTS:

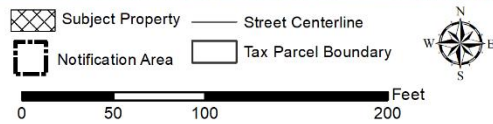
- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Site photos of the property and general area; and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



Minor Amendment Request - 2320 Douglas Avenue

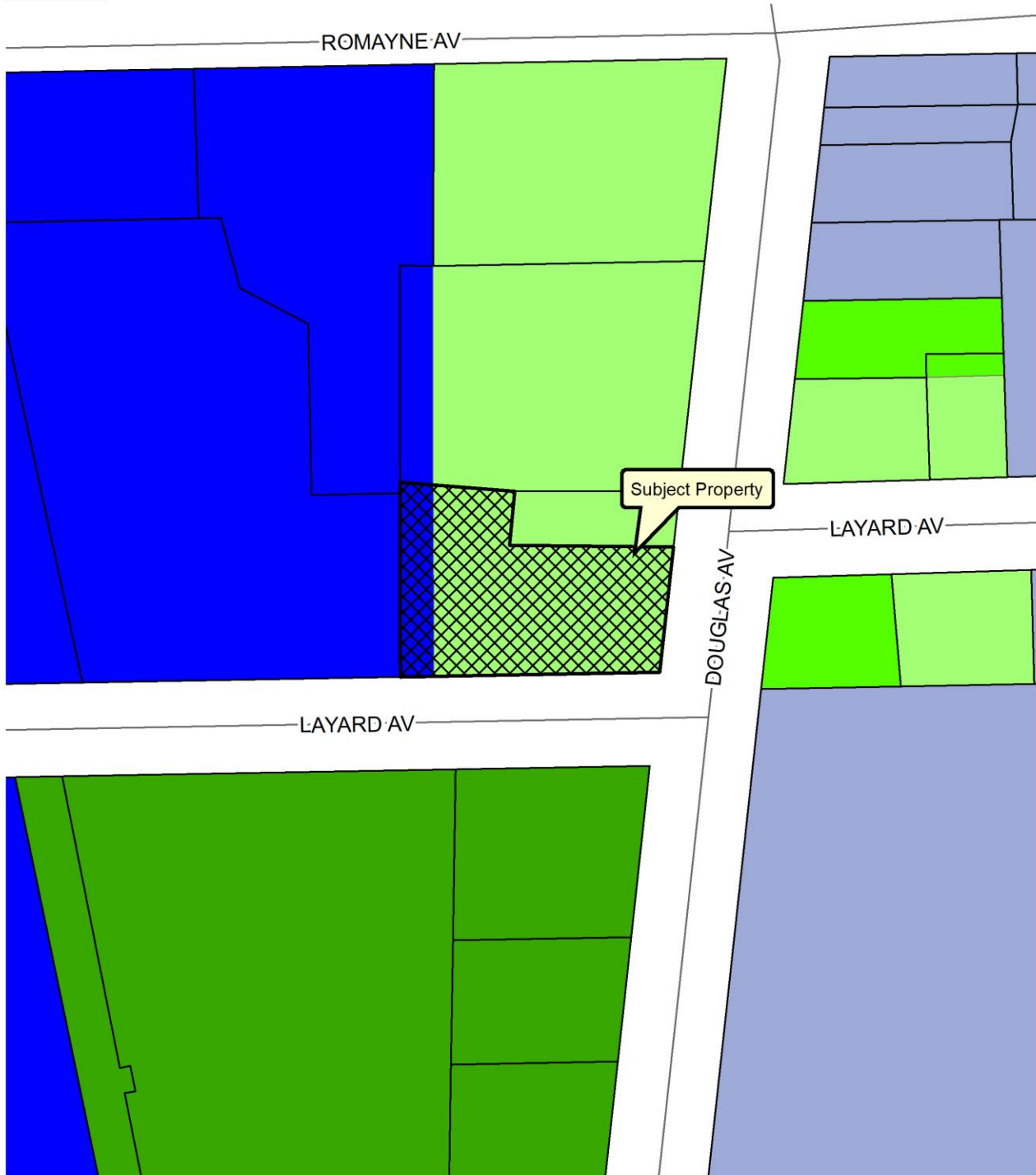


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Minor Amendment Request - 2320 Douglas Avenue



Zoning Designation

- B-2 (light green)
- B-3 (dark green)
- R-3 (light blue)
- B-1 (light green)
- I-2 (blue)

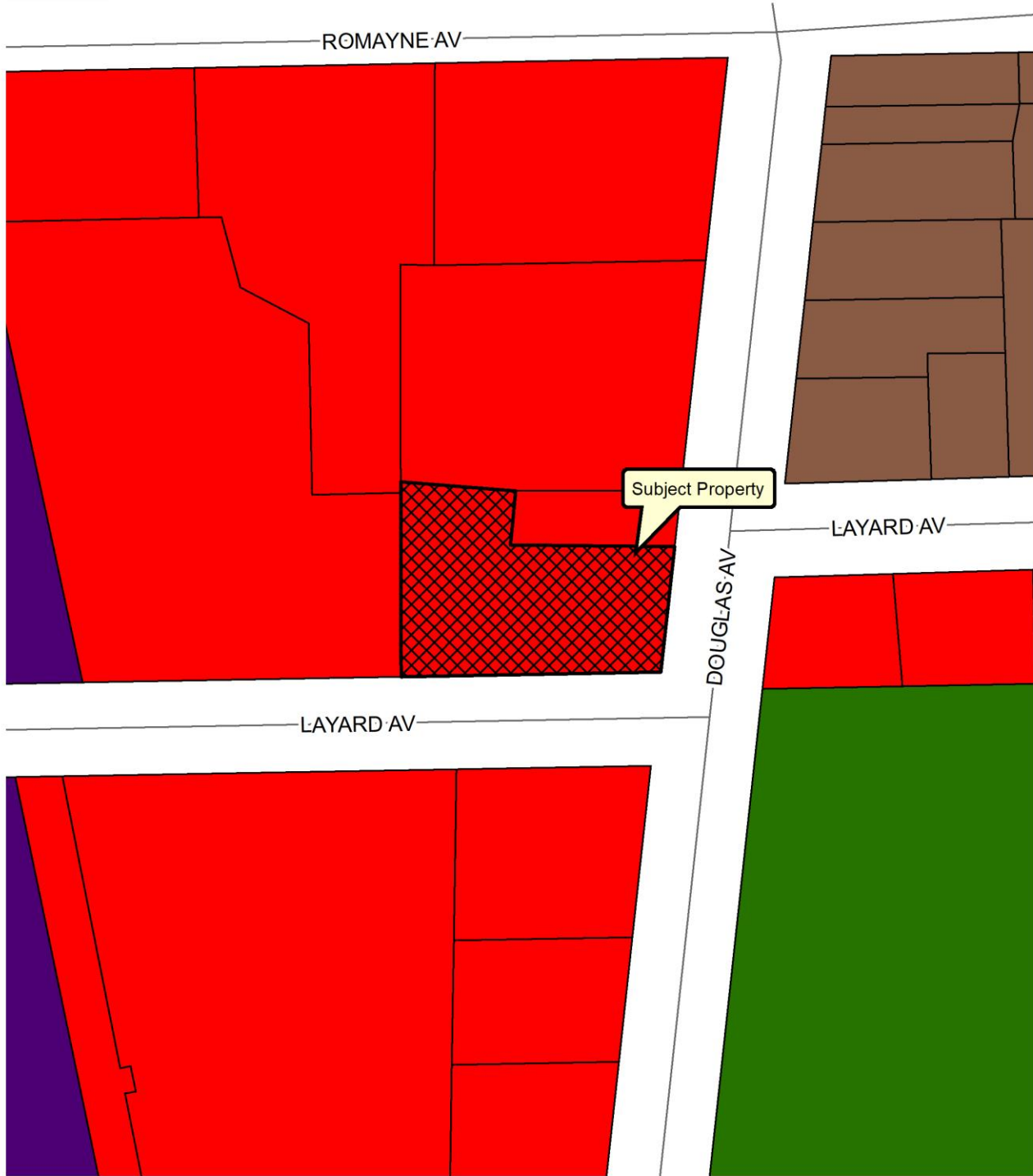
Legend for map symbols:

- Subject Property (cross-hatch pattern)
- Notification Area (dashed line)
- Street Centerline (solid line)
- Tax Parcel Boundary (thin solid line)

Scale: 0 50 100 200 Feet



Minor Amendment Request - 2320 Douglas Avenue



Land Use Designation

- Commercial
- Recreational
- High Density Residential
- Transportation, Communication and Utilities

Subject Property Street Centerline
Notification Area Tax Parcel Boundary

Site Photos



North East at existing building



Looking North West at existing building



Looking South down Douglas Avenue



Looking West down Layard Avenue



Looking North down Douglas Avenue



Looking South East at rear of building
(where addition will go)