



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/1/2022

To: Mayor and Planning, Heritage, and Design Commission

From: City Development Department, Division of Planning and Redevelopment

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

Case Manager: Jeff Hintz

Location: 1101 Grove Ave

Applicant: F.I.N.A.O. Inc.

Property Owner: Vicken Baklayan

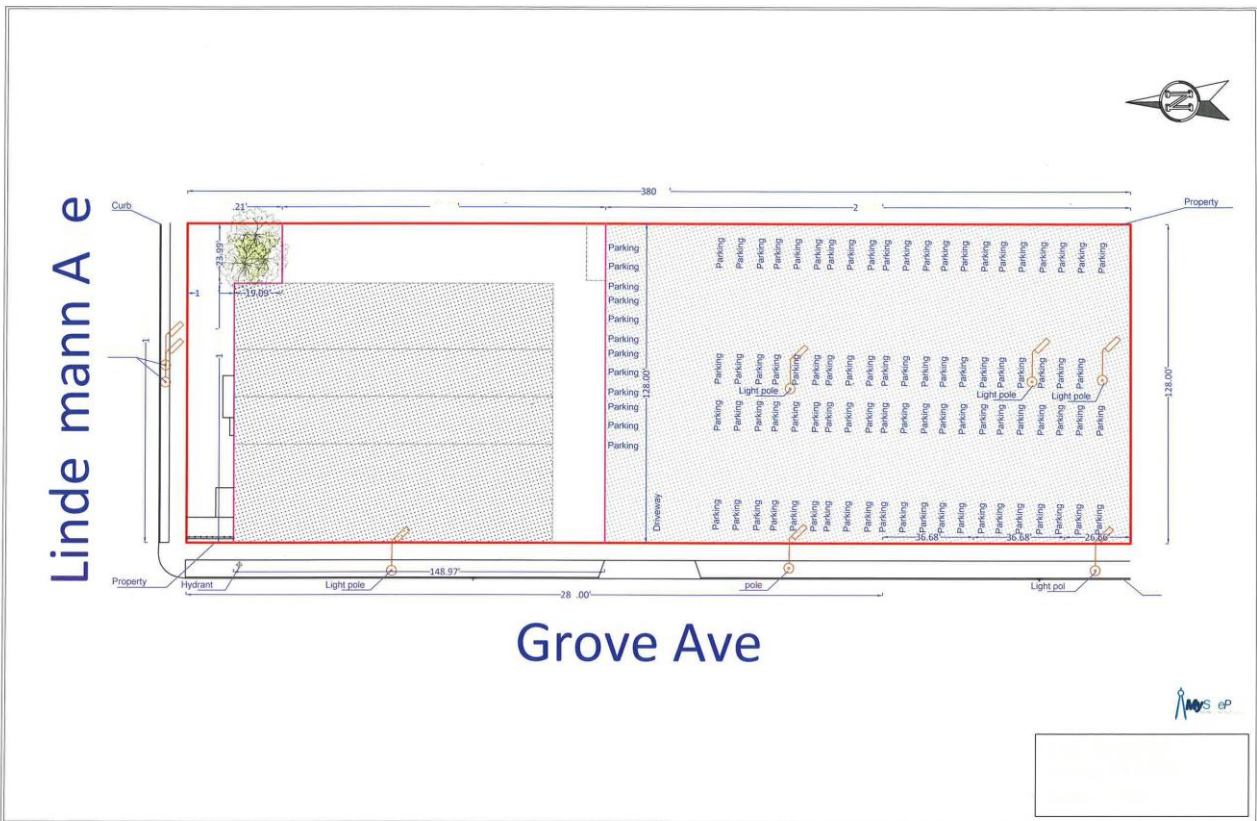
Request: Consideration of a request for a conditional use permit to operate class 1 noncommercial type use, at 1101 Grove Avenue, as allowed by Sec. 114-468 of the Municipal Code. The property is zoned B-2 Community Shopping District.

BACKGROUND AND SUMMARY: The facility is currently vacant, the proposed use will offer after school programs, education development, an activity center, a library and a food pantry. Monday, Tuesday, Thursday and Friday they proposed to be open from 7 am – 1 pm and on Wednesday they propose to operate from 7 am to 6 pm.

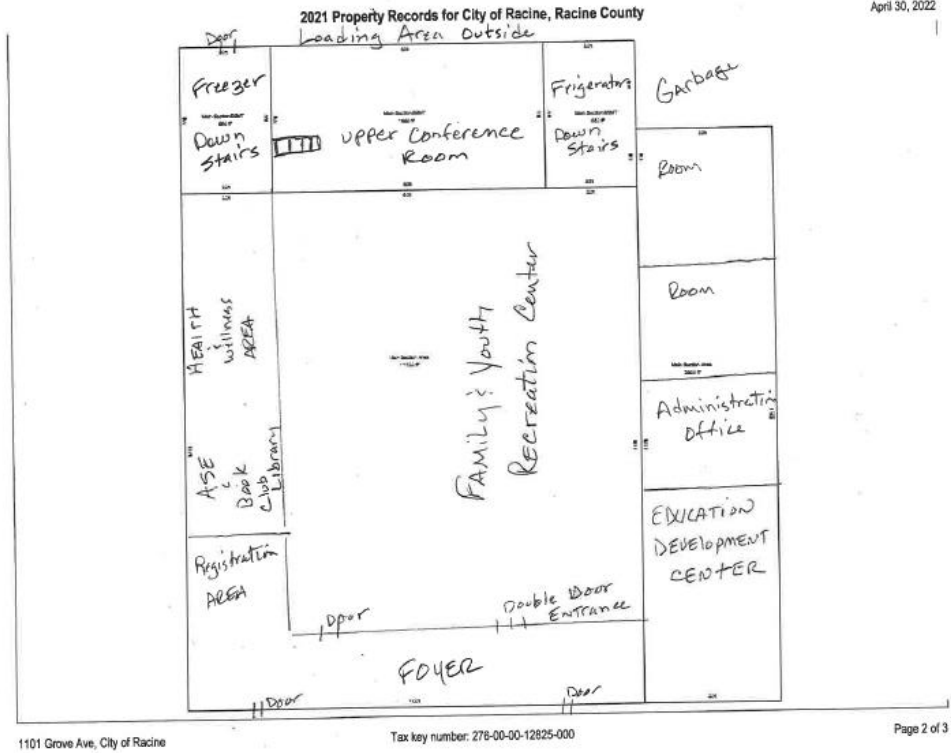
The Zoning Ordinance classifies this as a class 1 non-commercial type use permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-56).



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



Proposed Site Plan



Proposed floor plan

GENERAL INFORMATION

Parcel Number: 12825000

Property Size: 45,955.8 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.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District?: West Racine

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

Surrounding Zoning and Land Uses:

North	B-1 Neighborhood Convenience	Church/Adult Daycare
East	B-2 Community Shopping	CVS
South	B-2 Community Shopping	Restaurant/Barber Shop
West	B-2 Community Shopping	Barber Shop

Operations: The facility is currently vacant, the proposed use will offer after school programs, education development, an activity center, a library and a food pantry. Monday, Tuesday, Thursday and Friday they proposed to be open from 7 am – 1 pm and on Wednesday they propose to operate from 7 am to 6 pm.

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	NA	45955.8 sq ft
Lot Frontage	30 feet	128 feet
Floor Area Ratio	4.0 maximum	.45

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	200 feet
Side (West)	0 feet	0 feet
Side (East)	0 feet	0 feet
Rear (North)	0 feet	10 feet

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

Off-street parking and loading requirements (114- [Article XI](#)) The use is being considered similar to storage and warehousing which requires 2 parking spaces for each 3 employees. They have stated they would have a max of employees which would require 4 spaces.

Use Type	Required	Provided
Charitable/Philanthropic	39	
Total	39	68

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Sec. 114-734 requires that any use which is adjacent to a residential zoning district be screened. The site is surrounded by properties that are zoned commercial and does not require any screening.

Sign Regulations (114-[Article X](#)): A photo was submitted showing where signage would be, but it is not detailed enough to review for size, compliance with regulations or completeness.

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
Projecting/Wall	300 square feet	N/A
Total	300 square feet	N/A

Outdoor lighting, signs ([114-Sec. 742](#)): The plans show light poles throughout the parking lot that are properly angled to face down toward the parking lots and not onto neighboring lots.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The submitted plans do not show an area for the storage of trash. If there is an outside dumpster it would need to be screened from view with a solid fences.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are multiple access points to the site from Grove Avenue and West Boulevard.

Surface drainage ([114-739](#) & Consult Engineering Dept.): There are no proposed changes to the pavement on the site. Existing conditions should drain properly.

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

Exceptions to ordinance: No exceptions are requested.

Additional Planning and Zoning Comments: Staff received inquiries related to the operations and functionality of the site which the application as currently submitted did not address. Prior to rendering a recommendation for or against, additional information is needed to fully review this proposal.

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: THAT THE ITEM BE DEFERRED TO OBTAIN MORE INFORMATION FROM THE APPLICANT ABOUT THE PROPOSAL.

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).

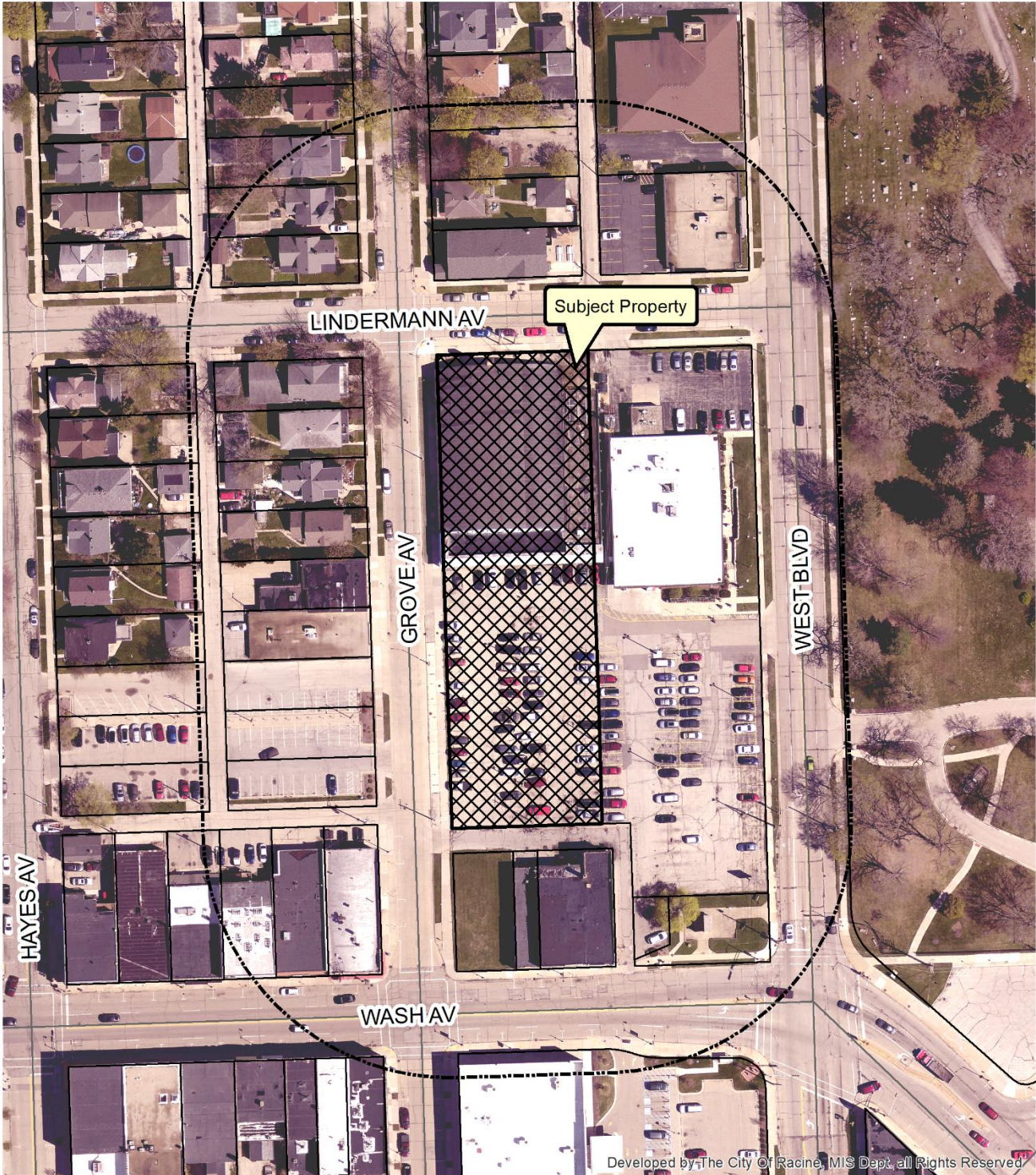


Conditional Use Request - 1101 Grove Avenue

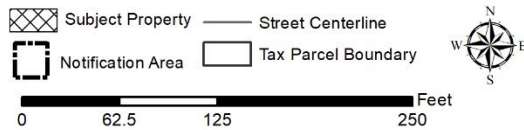




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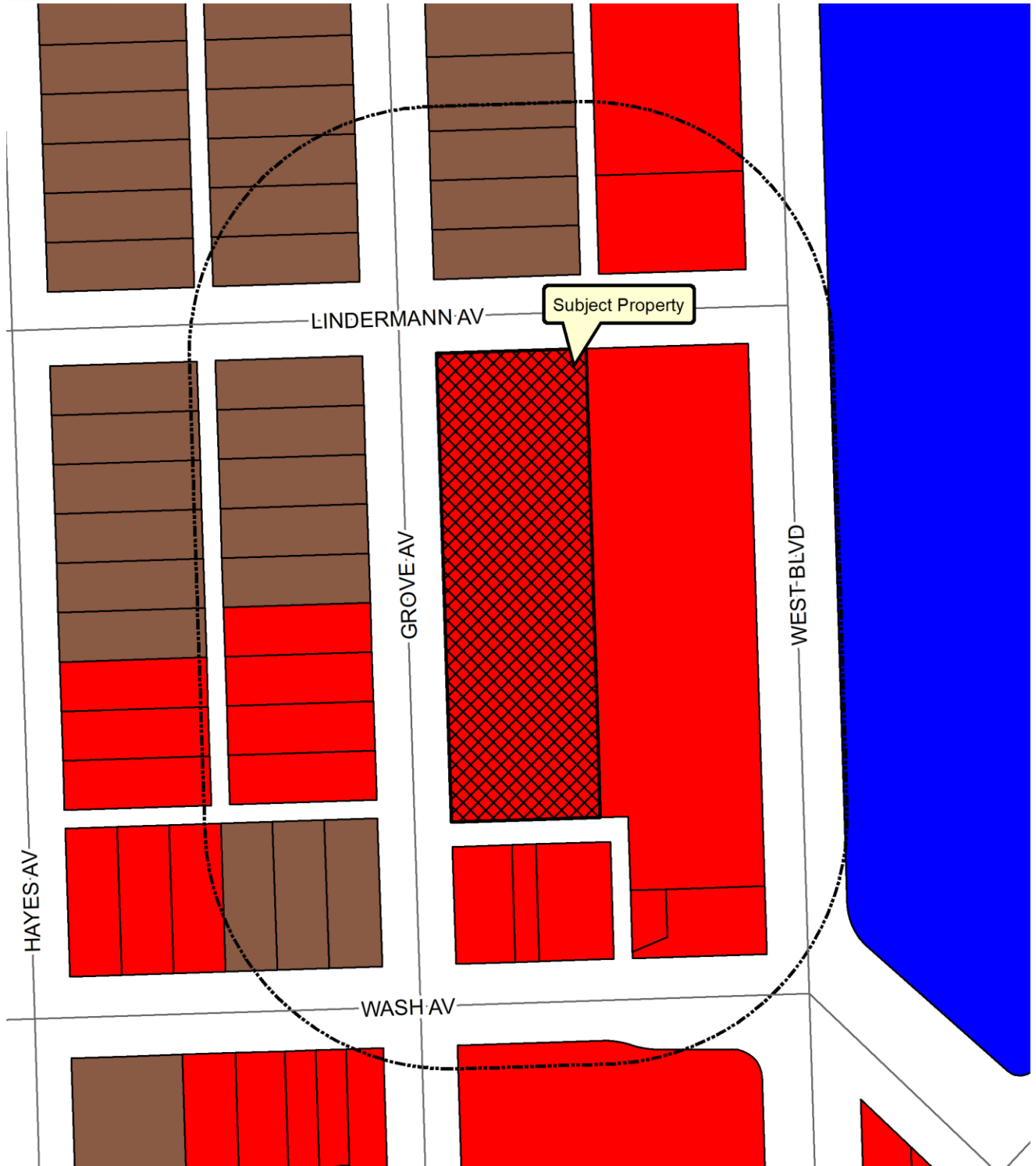


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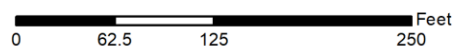
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Land Use Designation

- Commercial
- High Density Residential
- Governmental and Institutional

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



Site Photos



North at the site



Looking South



Looking Northeast at site



Looking south at the building



Looking at property across the street to the north



Looking down East side of building