



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 10/10/2018

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: 6000 21st Street, located 300 feet west from the intersection of 21st Street and South Green Bay Road, on the north side of the street.

Applicant: Sekao Inc.

Property Owner: Sekao Inc.

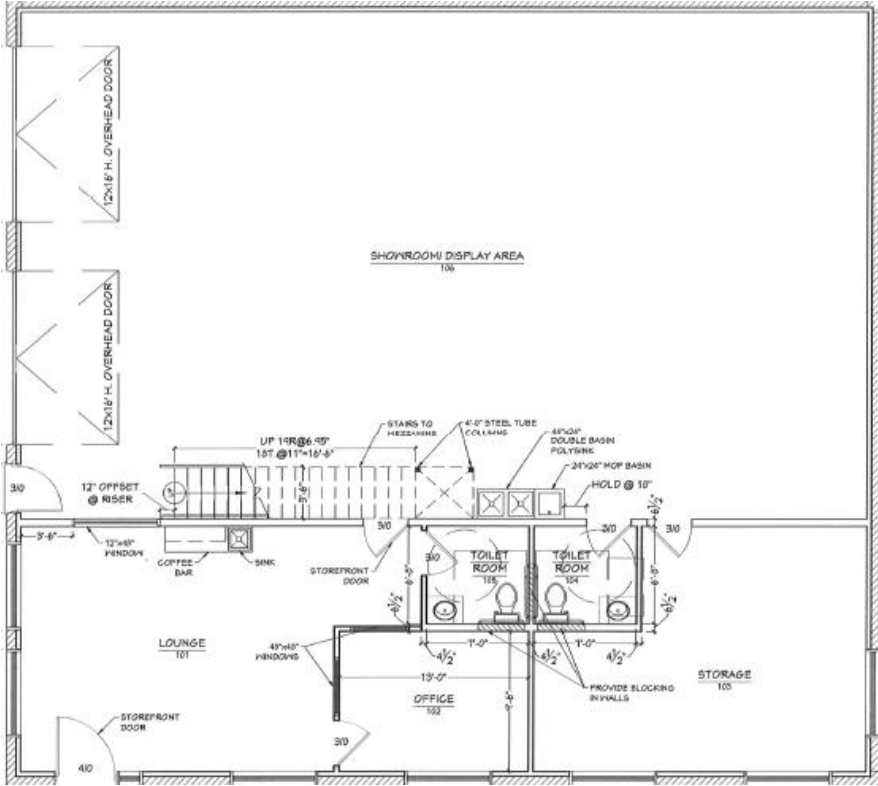
Request: Consideration of a conditional use permit to operate a garage for the storage and servicing of motor vehicles with automobile vehicles sales, in a building which has not yet been constructed at 6000 21st Street for property located in a B-2 Community Shopping Zone District as required in section 114-468 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to construct a building and develop the lot at 6000 21st Street. The business would be called Citi Auto Sales and sell approximately 200 vehicles per year and have a detailing shop on the property. Vehicles needing mechanical repairs would be serviced elsewhere prior to sale. The business has proposed operating hours of Monday thru Friday from 8am-6pm and on Saturday from 8am-4pm.

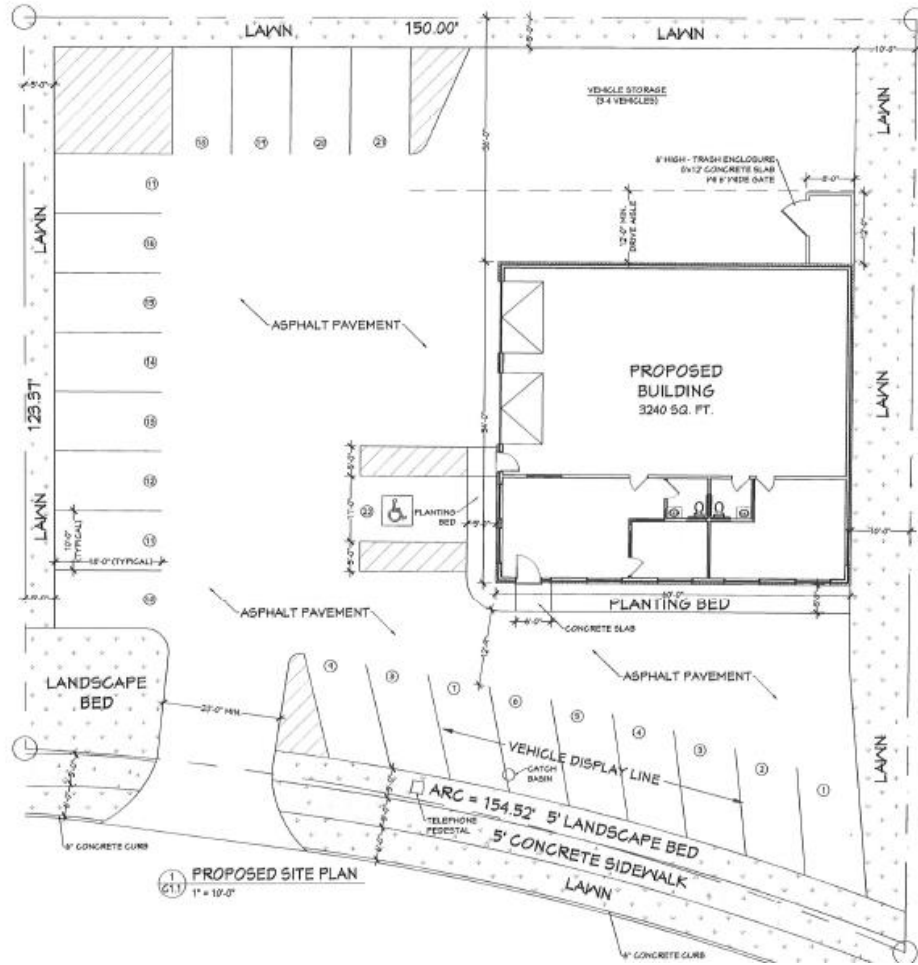
The Zoning Ordinance classifies this proposed garage for the storage and servicing of motor vehicles with automobile vehicles sales as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



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



Proposed Building Floor Plan (north is to the left), submitted by applicant.



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



Building rendering showing the west and south façades.

GENERAL INFORMATION

Parcel Number: [23926003](#)

Property Size: 20,500 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.
- 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?: 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: Undeveloped parcel.

Surrounding Zoning and Land Uses:

North	Village of Mount Pleasant	Multi-unit dwellings
East	B-2 Community Shopping	Quick Lube oil change operation
South	B-2 Community Shopping	Shopping center
West	B-2 Community Shopping	Automobile repair facility

Operations: The business would sell approximately 200 vehicles per year and have a detailing shop on the property. Vehicles needing mechanical repairs would be serviced elsewhere prior to sale. The business has proposed operating hours of Monday thru Friday from 8am-6pm and on Saturday from 8am-4pm

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	20,500 square feet
Lot Frontage	30 feet	155 feet
Floor Area Ratio	4.0 maximum	.16

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

Yard	Required	Provided
Front	0 feet	38 feet
Side (west)	0 feet	80 feet
Side (east)	0 feet	10 feet
Rear	6 feet	36 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.11; as part of the City’s Joint Plan Review Team, it was recommended that a concrete or stone sill between the different colored blocks be installed. The CMU block needs to be a textured block and use colors integral to the block and not painted on.

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

Use Type	Required	Provided
Auto sales and repair (detailing)	16	21
Total	16 spaces	21*

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.

*The spaces are shown on the plan as 18 feet deep, but are required to be 19. The maneuvering room will still meet all requirements with this change.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): A landscaping plan was not submitted, but areas for landscaping have been indicated on the plan. Sec. 114-470 requires a transitional yard of 6 feet on the northern property line as the adjacent zoning is residential. Screening is also required along northern lot line and can be a fence or densely planted compact hedge.

Sign Regulations (114-[Article X](#)): Signage has not been included with this request; any signage needs to follow the sizing guidelines set forth below.

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
Projecting/Wall	154	0
Window signs	50% of window area	N/A
Alleyway Signage	N/A	N/A
Total	154*	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](#)): No outdoor lighting is shown on the site on the submitted plans. Prior to any lighting being installed, plans and specifications need to be submitted and approved by City Development Department.

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; details of the screening method have not yet been provided. Chain link fencing with privacy slats would not achieve this requirement.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is proposed to occur from a driveway off of 21st Street. The proposed driveway is wide enough to accommodate two way traffic coming into and out of the site.

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 do run through the site; no permanent structures can be built within 10 feet of this main. The main needs to be shown on the site plan to confirm the building is at least 10 feet away.

Exceptions to ordinance: No exceptions are required for this proposal.

Additional Planning and Zoning Comments: Some minor changes to the site plan are necessary prior to construction review, however the building will generally be in the location shown on the plans. The details and specification for lighting and landscaping can be reviewed by City Development Staff for ordinance compliance as the development progresses.

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: All utilities are available at this site and the development of this parcel is not anticipated to impact the ability to serve other development in the general area. There are utilities which need to be avoided on the site, but the applicant has proposed a development which avoids these easements. Showing the easements on the site plan is one of the required changes to the submittal.

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 establishment has provided more parking than is actually required and the proposed driveway will accommodate for two-way traffic to access the site. Additionally, State highway 31 is just east of the site and is designed to handle large volumes of traffic. The demand generated by this establishment is not anticipated to congest public streets.

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. Additional information is needed to ensure compliance with all development requirements, but the site has the capacity to meet all development standards

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.
- 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 CONDITIONAL USE PERMIT TO ALLOW A GARAGE FOR THE STORAGE AND SERVICING OF MOTOR VEHICLES WITH AUTOMOBILE VEHICLES SALES AT 6000 21ST STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on October 10, 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. Plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
 2. A transitional yard of no less than 6 feet be installed along the northern 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. Specifications for trash enclosure required by Sec. 114-740 as shown on the site plans be submitted to and approved by City Development prior to installation. Privacy slats in a chain link fence shall not be utilized on the enclosure; and
 4. Specifications for lighting fixtures be submitted to and approved by City Development Department as required by Sec. 114-742; and
 5. 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.
 6. A site plan showing all easements on the property be submitted to the City Joint Plan Review Team prior to the issuance of a building permit. The building shall be at least 10 feet from the existing water main.

- 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 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 all codes and ordinances are complied with and required permits acquired.
- g) 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.
- h) 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 - 6000 21st Street



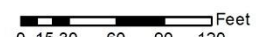


Conditional Use Request - 6000 21st Street



 Subject Property
 Notification Area

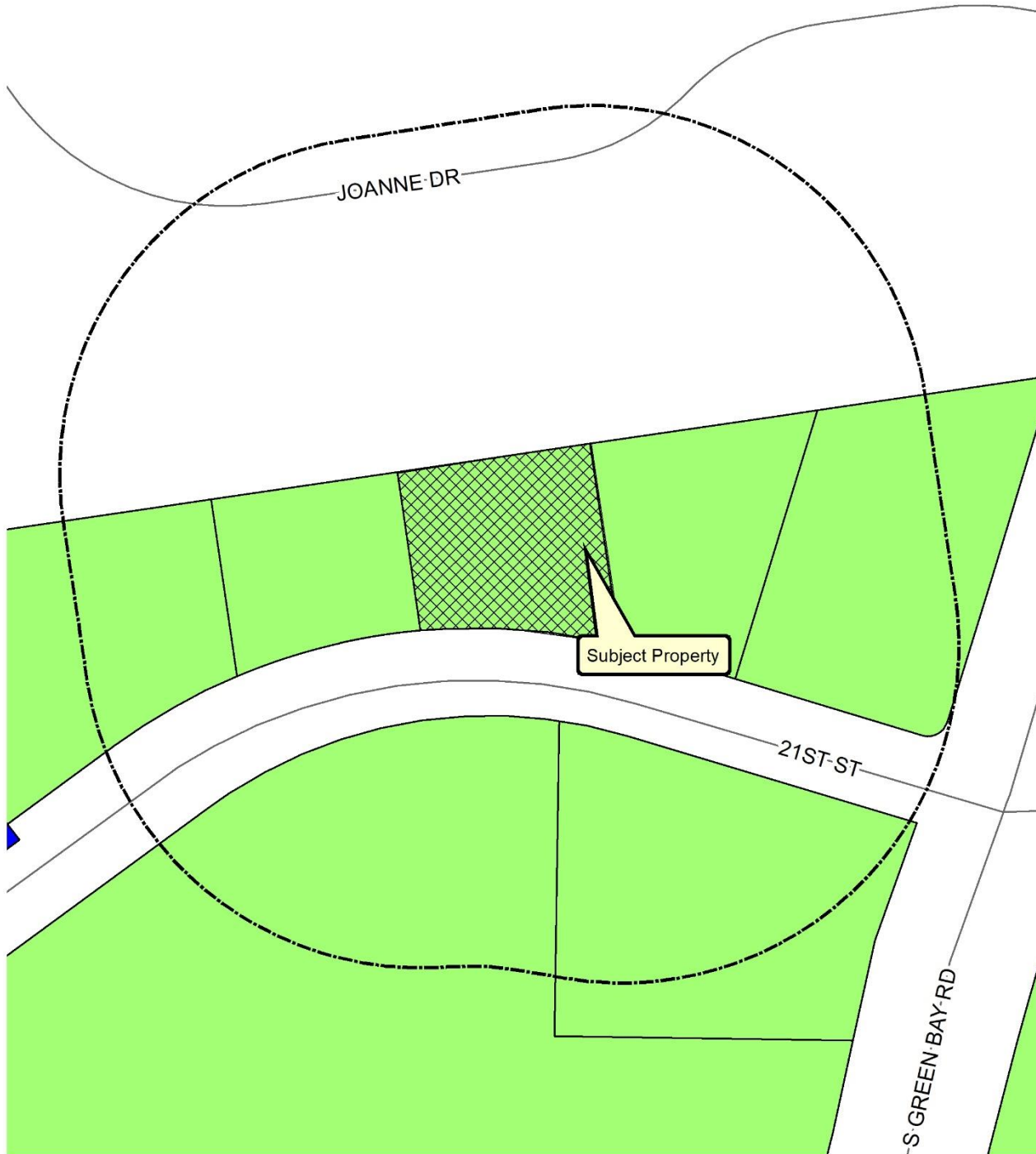
 Street Centerline
 Tax Parcel Boundary

 Feet
0 15 30 60 90 120





Conditional Use Request - 6000 21st Street



Zoning Designation

 B-2  I-2

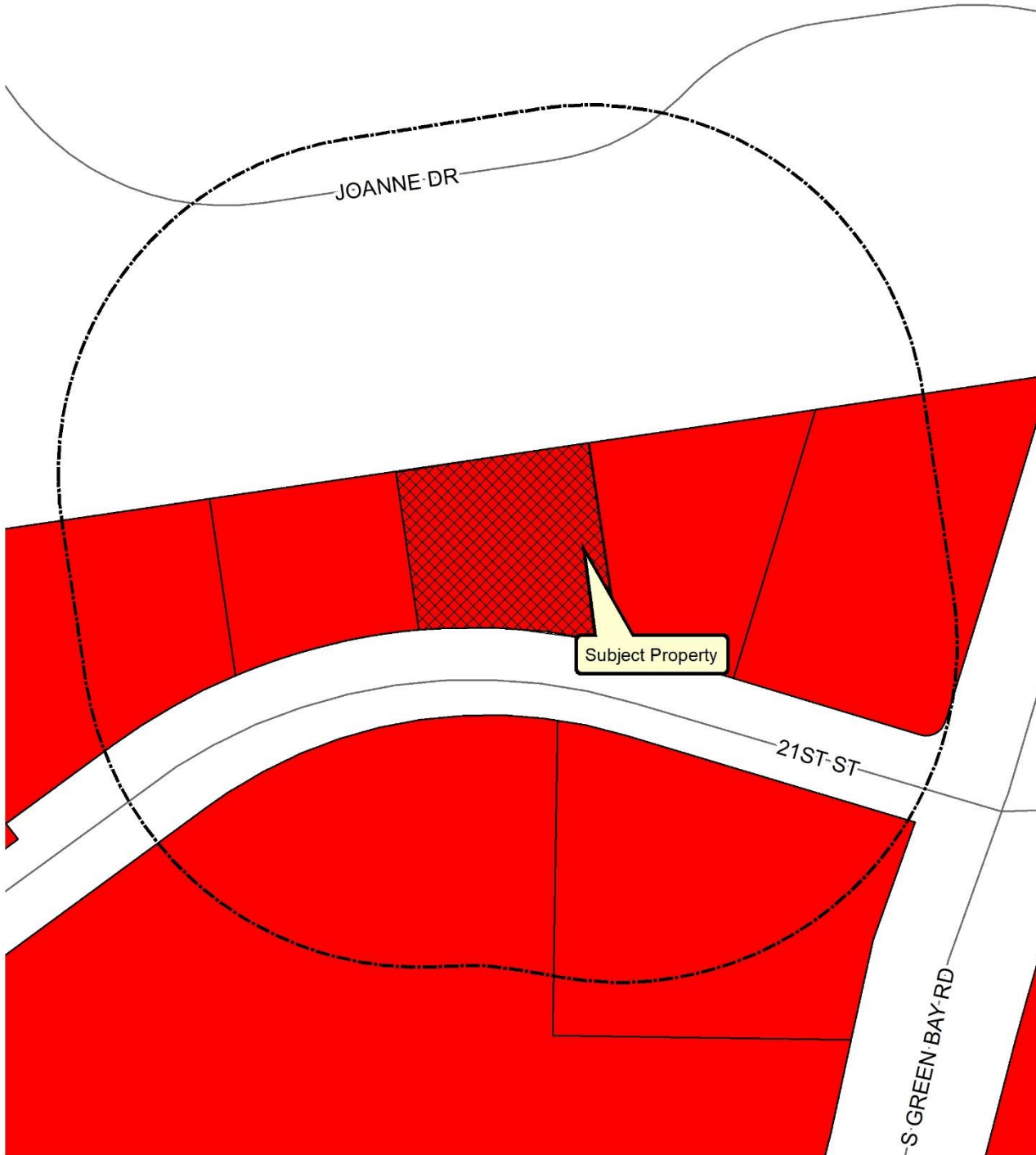
 Subject Property  Notification Area
 Street Centerline  Tax Parcel Boundary

0 15 30 60 90 120 Feet



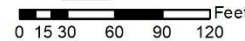


Conditional Use Request - 6000 21st Street



Land Use Designation

 Commercial



Site Photos



Looking north at subject property from 21st Street



Looking at west from front of subject property



Looking east from subject property



Looking east from south side of 21st Street



Looking south from the subject property



Looking south towards shopping center from subject property