



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 1/23/2023

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: 1626 Douglas Avenue

Applicant: L-A Tires, LLC represented by Eriberto Malacara

Property Owner: Luis Alberto Bautista Yanez

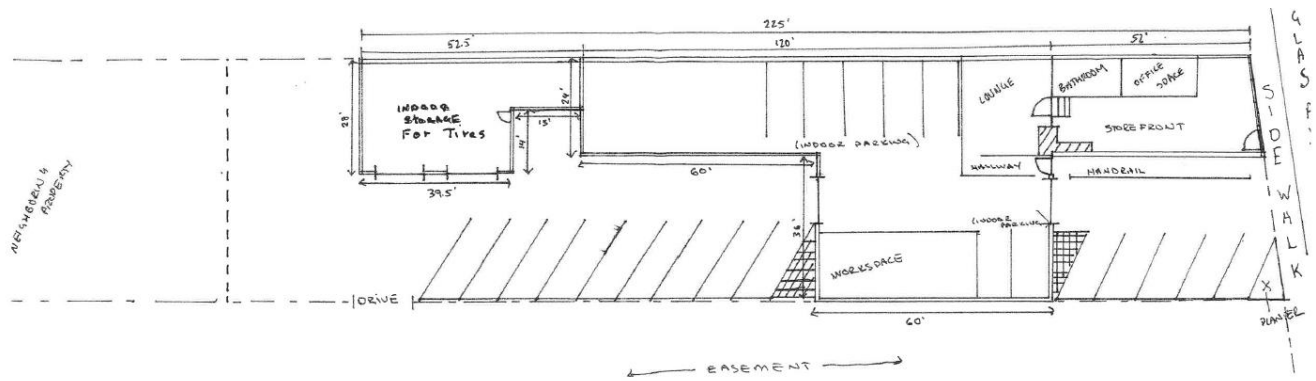
Request: Consideration of a conditional use permit to operate an auto mechanics repair shop located in a B-2 Community Shopping Zone District as allowed in Section [114-488](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The proposal is to conduct mechanic work as well as tire repair and used tire sales. The hours of operation will be 8 a.m. to 5 p.m. Monday thru Friday and Saturday 8 a.m. to 3:30 p.m. The reason for the request is that the business needs space to expand from their existing location at 1304 Douglas.

The Zoning Ordinance classifies auto mechanic as conditional use permits in the B-2 Community Shopping Zone District if the location and operation meet the criteria specified in the ordinance (114-468).



Birdseye view of the property, indicated in blue



Site and floor plan for the proposed use.

GENERAL INFORMATION

Parcel Number: 19514000

Property Size: 16,822.872 square feet

Comprehensive Plan Map Designation: Mixed Use - Commercial Emphasis

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- 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 B-2 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/Drop off Site

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Day care center
East	B-2 Community Shopping	Printing Services
South	B-2 Community Shopping	Vacant
West	R-3 Limited General Residence	Single unit dwellings

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The new building complies with all bulk and lot standards.

Standard	Required	Provided
Lot Area	No minimum	16,882.872 square feet
Lot Frontage	30 feet	80 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 114-470.

Yard	Required	Provided
Front (East)	0 feet	0 feet
Side (North)	0 feet	0 feet
Side (South)	0 feet	0 feet
Rear (West)	0 feet	50 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The design of the building complies with the design standards required by the code.

Sign Regulations (114-[Article X](#)): There is not currently a detailed sign plan. Any signage would need to follow the sizing and other requirements outlined below:

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.	Maximum Height	Proposed Height
Projecting/Wall/Freestanding	124 sq. feet	0	15 feet	0 feet
Total				

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

Use Type	Required	Provided
Mechanic Shop	0*	
Total	0*	19

*Since the building has been used for this use previously they are not required to provide any additional parking beyond what already exists.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The site is almost entirely built out and there are no planned changes.

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 that does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): There are currently no plans for any outdoor storage. Any outdoor storage would have to be screened.

Engineering, Utilities and Access:

Access ([114-1151](#)): Ingress and egress are from a single drive entrance off of Douglas Avenue. There are no proposed changes to the ingress and egress of the site and it should be adequate.

Surface drainage ([114-739](#) & Consult Engineering Dept.): No changes are currently planned if the property were to be repaved it would need a storm water management plan.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): No changes to the building are planned and the use will be similar to those of the past, so there should be no issues with utilities.

Exceptions to ordinance: No exceptions are required for the electronic signage to be installed where the existing changeable copy sign is installed.

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 property was used for a similar use in the past and the building is already set up for this type of use. Allowing for another similar use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

- 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 has been in this location for many years and is located in the Douglas commercial corridor. Approving a similar use for this building should fit the general use of the district and not cause any issues. The use operates with lesser traffic generation and intensity than uses allowed by this zone district, and as noted, the

- 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 almost completely developed. The building has also historically been used for similar uses. The establishment of this conditional use should in no way impede normal or orderly development and improvement.

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

Staff Comments: All utilities are already existing to the building and should be adequate.

- 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: Ingress and egress will remain unchanged and should be adequate.

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

Staff Comments: The current land use plan encourages 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 service. Putting this property back into use will help with these goals.

- 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: 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 ERIBERTO MALACARA AGENT FOR THE L-A TIRES, LLC SEEKING A CONDITIONAL USE PERMIT TO OPERATE A MECHANIC SHOP AT 1626 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on January 23, 2023 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That a signage plan detailing the exact size and design of proposed signage be approved by Planning Division staff before a sign permit is issued.
- d) That proper screening be placed in accordance with Sec. 114-470.
- e) That no tires, car parts or cars waiting for repair be stored outside.
- f) That no major changes be made from the conditions of this permit without the approval of the Planning Heritage and Design Commission.
- g) 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).



Conditional Use Request - 1626 Douglas Avenue

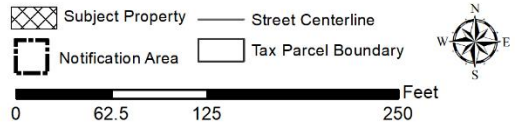




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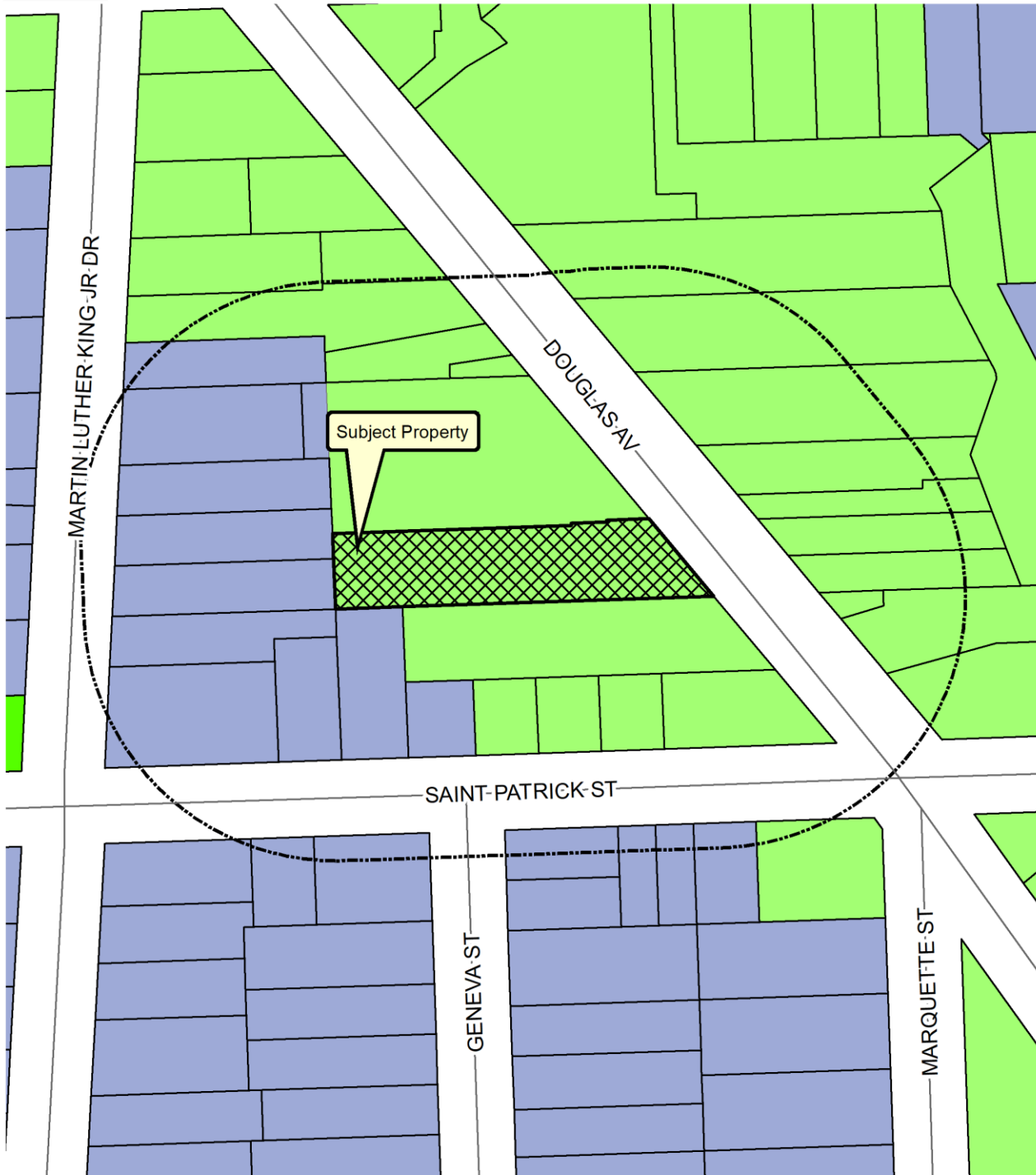


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Conditional Use Request - 1626 Douglas Avenue



Zoning Designation

- B-2
- R-3

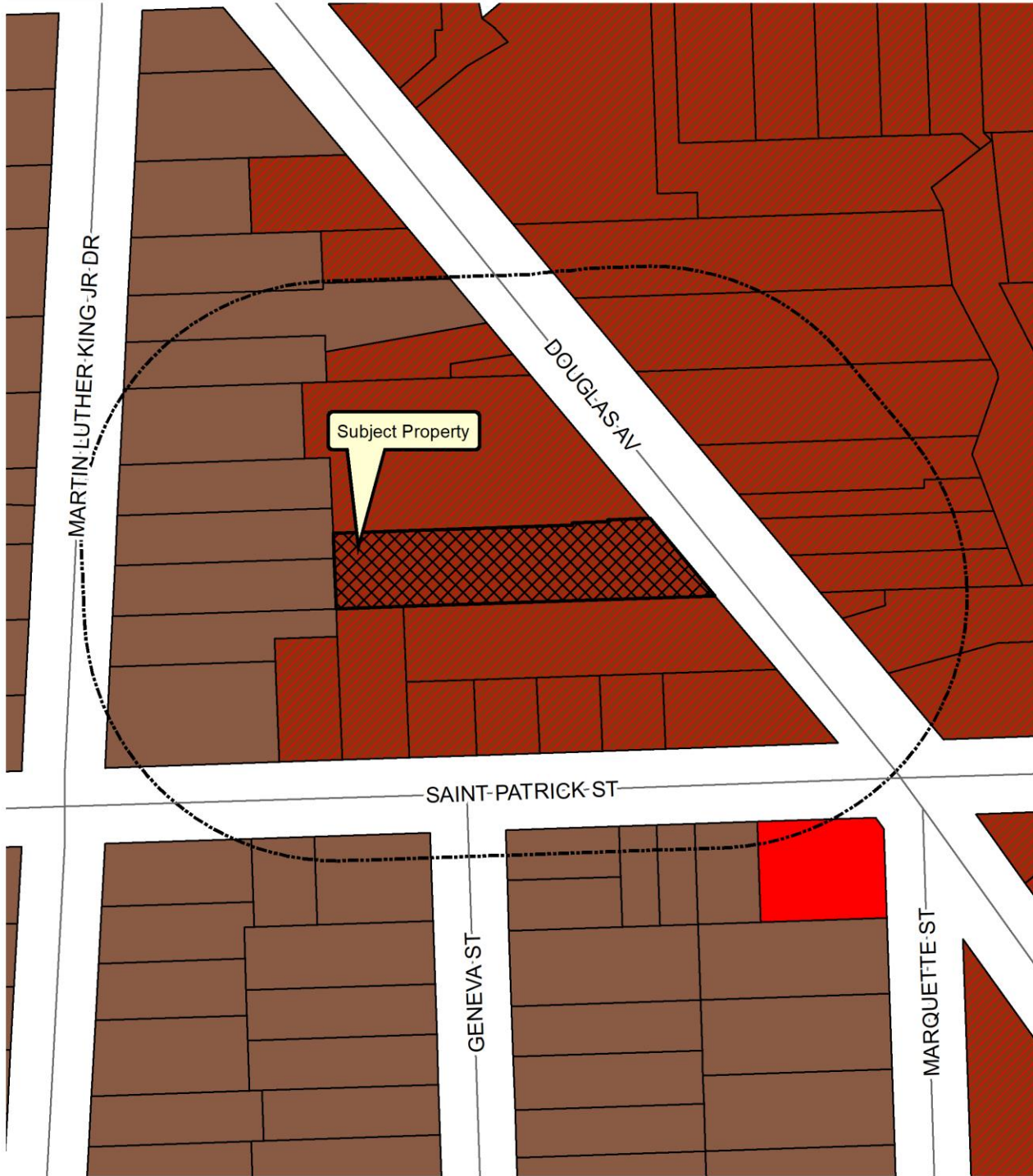
Legend:

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

0 62.5 125 250 Feet



Conditional Use Request - 1626 Douglas Avenue



Land Use Designation

- Mixed Use - Commercial Emphasis
- High Density Residential
- Commercial

Legend for map symbols:

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

Scale: 0 62.5 125 250 Feet

Site Photos



Looking west at site



Looking north at south side of site



Looking east at rear of site



Looking west at rear fencing of site