



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/13/2019

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: 3502 Douglas Avenue

Applicants: SPS Architects – Matt Mano

Property Owner: EEI REAL ESTATE HOLDINGS VIA LLC

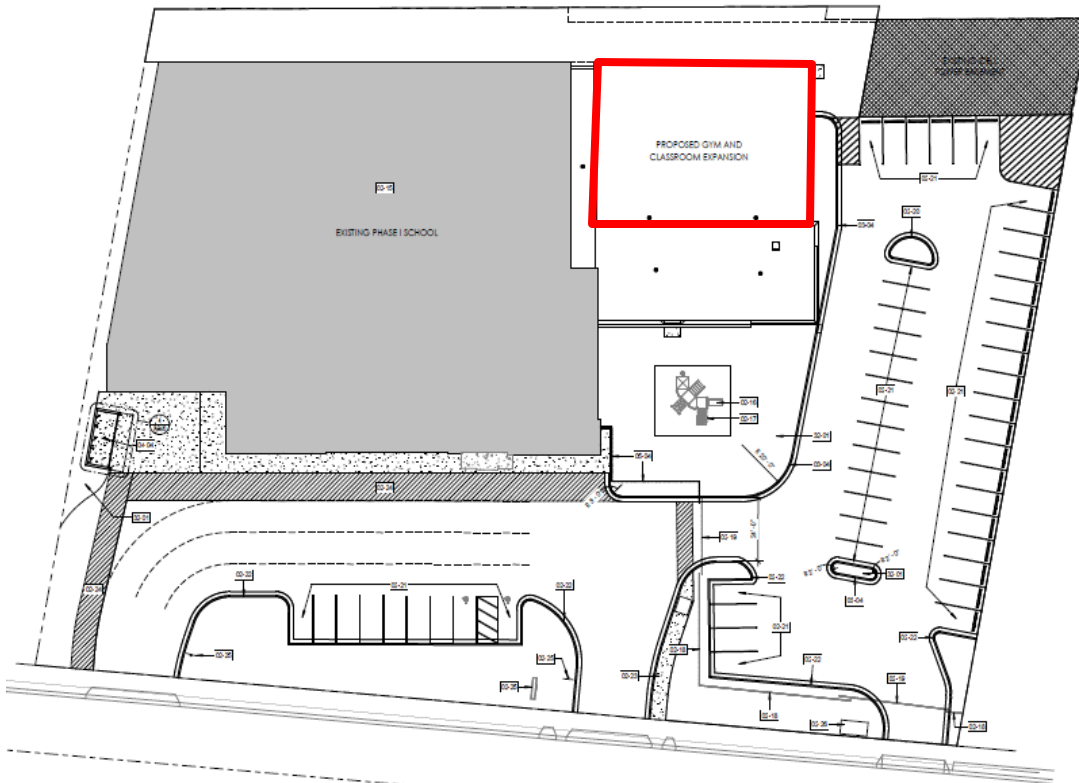
Request: Consideration of a minor change to a conditional use permit to consider a gymnasium addition to the northern end of the building as shown in previously approved plans. The project was approved as part of a conditional use in 2015 and is within an O/I Office/Institutional Zone District. The proposed changes are being reviewed by the Plan Commission as required in section [114-155](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The property owner seeks to construct the gymnasium as shown on previously approved plans for the development of the site. The proposed addition is consistent with the development concept and was originally contemplated in 2015 when the original approval was granted for the school.

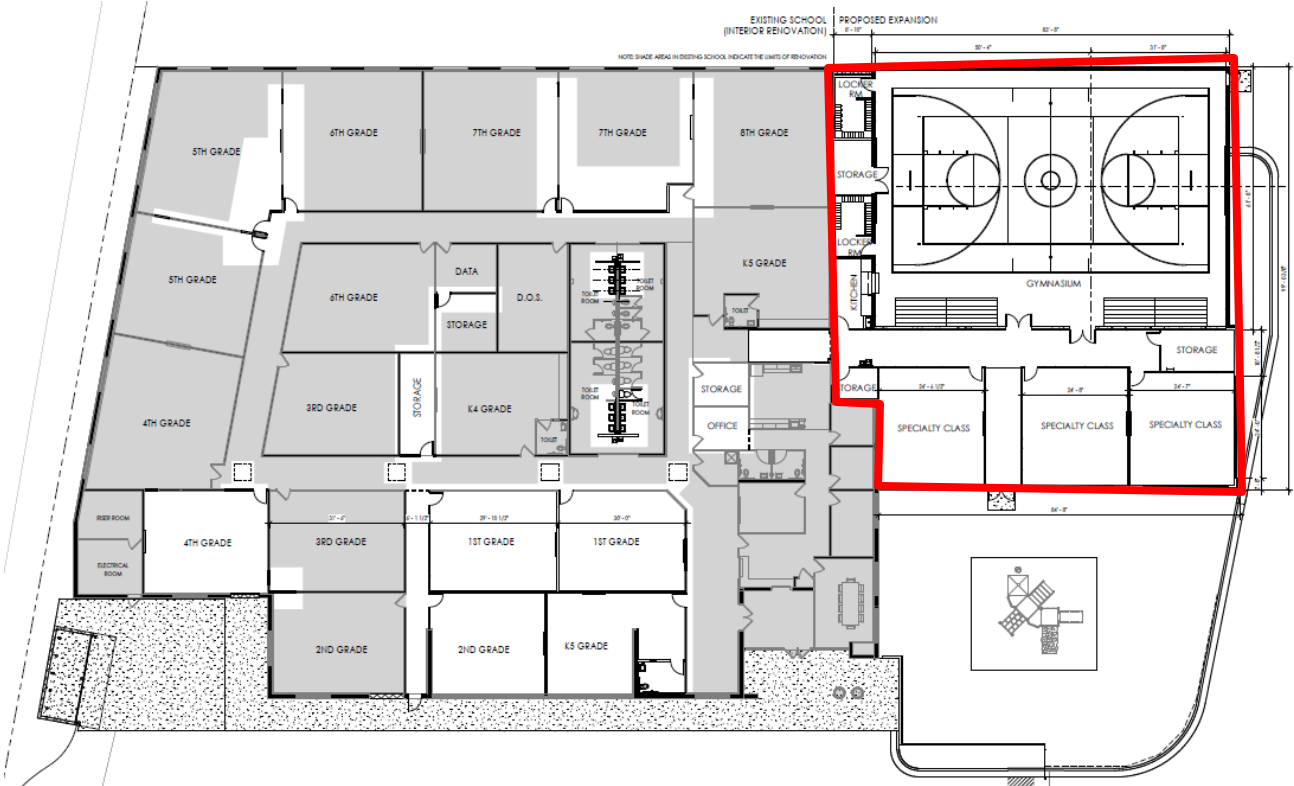
The proposed changes are determined to be a minor amendment to a conditional use permit, pursuant to section 114-155 of the Municipal Code.



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



Proposed site plan, area of addition shown in red. North is to the right



Proposed floor plan of the school, submitted by applicant. Addition area, highlighted in red.



Rendering of proposed addition, submitted by applicant.

GENERAL INFORMATION

Parcel Number: [21225000](#)

Property Size: 2.15 acres

Comprehensive Plan Map Designation: Commercial

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.
- Guide future growth in a manner that preserves and enhances the quality of life and character of the City.

Corridor or Special Design District?: Douglas Avenue Corridor

Historic?: N/A

Current Zoning District: O/I Office/Institutional

Purpose of Zone District: The O-I office/institutional district is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment.

Proposed Zoning: No change proposed

Existing Land Use: Private school.

Surrounding Zoning and Land Uses:

North	R-5 General Residence	Multiple dwelling unit development
East	B-1 Neighborhood Convenience	Dwelling unit and office
South	B-2 Community Shopping	Burger King restaurant
West	B-2 Community Shopping	Bike trail and railroad right-of-way

Operations: No changes in operations are planned as a result of finalizing the original plans for the property. The facility currently has 20 employees and upon full operational capacity, there will be 40 employees.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The changes to the exterior will not have any impact on the density requirements for the property.

Standard	Required	Provided
Lot Area	No minimum	91,476 square feet
Lot Frontage	30 feet	355 feet
Floor Area Ratio	2.5 maximum	.37

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

Yard	Required	Provided
Front (east)	25 feet	84 feet
Side (north)	8 feet	82 feet
Side (south)	8 feet	8 feet
Rear (west)	30 feet	20 feet*

*This 20 feet is not being reduced from what was initially approved as the building is being extended.

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on this parcel complies with the requirements of 114.735.5.b.1; the originally submitted plans for the addition will require some minor changes to provide the necessary masonry height.

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

Use Type	Required	Provided
School	40	50
Total	40	50

A Building of this size does not require a dedicated loading space; the parcel does have several areas which serve as loading spaces in the drive aisles, which is allowed by the development standards.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): No changes are planned to the required landscaping, yards or screening on this lot in the plans submitted by the applicant.

Sign Regulations (114-[Article X](#)): There are no planned changes to signage as a result of this amendment. The signage on the property complies with all development standards and the issued conditional use permit.

Outdoor lighting, signs ([114-Sec. 742](#)): The lighting on the property conforms to the requirements of this section, this amendment does not contemplate changes to lighting on the property.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The trash storage area on the property currently complies with the requirements of this section. The proposed location as a result of this proposed amendment also complies with all development standards for trash storage and handling areas.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from a driveways off Douglas Avenue. The plans submitted by the applicant do not contemplate any changes to access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The addition will necessitate regrading the area behind (west) of the proposed addition, or connecting this area to the existing storm sewer on the lot. Properties are not allowed to discharge runoff onto adjacent properties.

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: This phase of the development was originally approved in 2015. This submittal conforms to the approved plans and concept from that time. The gymnasium space will allow for events and other functions to occur at the facility, in addition to serving as an activity space for the children at the school. The style and scale of the addition compliments the existing development on the site and within the general area of Douglas Avenue.

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 proposed minor amendment to this conditional use is not anticipated to endanger the public health, safety, morals or general welfare of the community of this area in general. The application contemplates adding the gymnasium to the property which was approved as part of the original concept in 2015. The style of the proposed addition matches that of the existing facility and all development requirements will be met with the proposal.

- 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 amendment to the existing conditional use is not anticipated to be detrimental to the use and enjoyment of surrounding properties. The application contemplates completing the full buildout on the site as intended with the original submittal in 2014. The proposed improvements may help to show investment in this area is warranted and prudent. The improvements are expected to improve on the esthetics of the area and not diminish or impair investment in the area.

- 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 minor amendments to the site contemplated by the applicant are not anticipated to impede or alter the development patterns of this area. The application complies with all requirements related to development of the site through the original conditional use permit and those requirements of the underlying zone district. This proposed addition will still allow for the development of adjacent properties in a manner consistent with what would be allowed to occur based on their respective zoning districts.

- 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. So long as the western portion of the lot where the addition will occur is regraded or connected to the existing storm sewer on the lot, all development requirements will be met.

- 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 site plan submitted by the applicant does not contemplate any changes to the ingress or egress from the site. It is not expected that additional traffic or changes in traffic patterns will occur as a result of this proposal.

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

Staff Comments: The minor amendment is consistent with the objectives of the land use plan for the City and the conditions of the approval from 2015. The land use plan designates this property as commercial; there are no planned changes in the operation or general function of the site as a result of this request.

- 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 applicant submittal complies with the requirements of the zoning ordinance and the original intent of the conditional use on the property. There are no exceptions requested with this proposal, and the site complies with all development standards at this time.

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:

- Contemplated changes enhance a gateway and entrance to the community.
- Projects keeps with the approved concept plan for the property.
- Project shows investment is prudent and warranted along this commercial corridor into the community.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM HOPE SCHOOL, SEEKING A MINOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT AT 3502 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on March 13, 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. Site be landscaped and maintained as required by Sec. 114-743. Existing vegetation which is dead or decaying shall be replaced and any new plantings and/or organic materials in planting beds shall be submitted to and approved by the Department of

City Development prior to installation. Stone or rocks are not allowed in landscaping beds.

2. Site be regarded or area west of new addition be connected to a storm sewer as required by Sec. 114-739.
 3. Masonry finish on the addition be at a height of 8 feet as required by sec. 114-735.5.
- 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 all codes and ordinances are complied with and required permits acquired.
- e) 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.
- f) 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 - 3502 Douglas Avenue



 Subject Property
 Notification Area

— Street Centerline
— Tax Parcel Boundary
■ Building Footprint


0 15 30 60 90 120 Feet





Conditional Use Amendment - 3502 Douglas Avenue



 Subject Property
 Notification Area

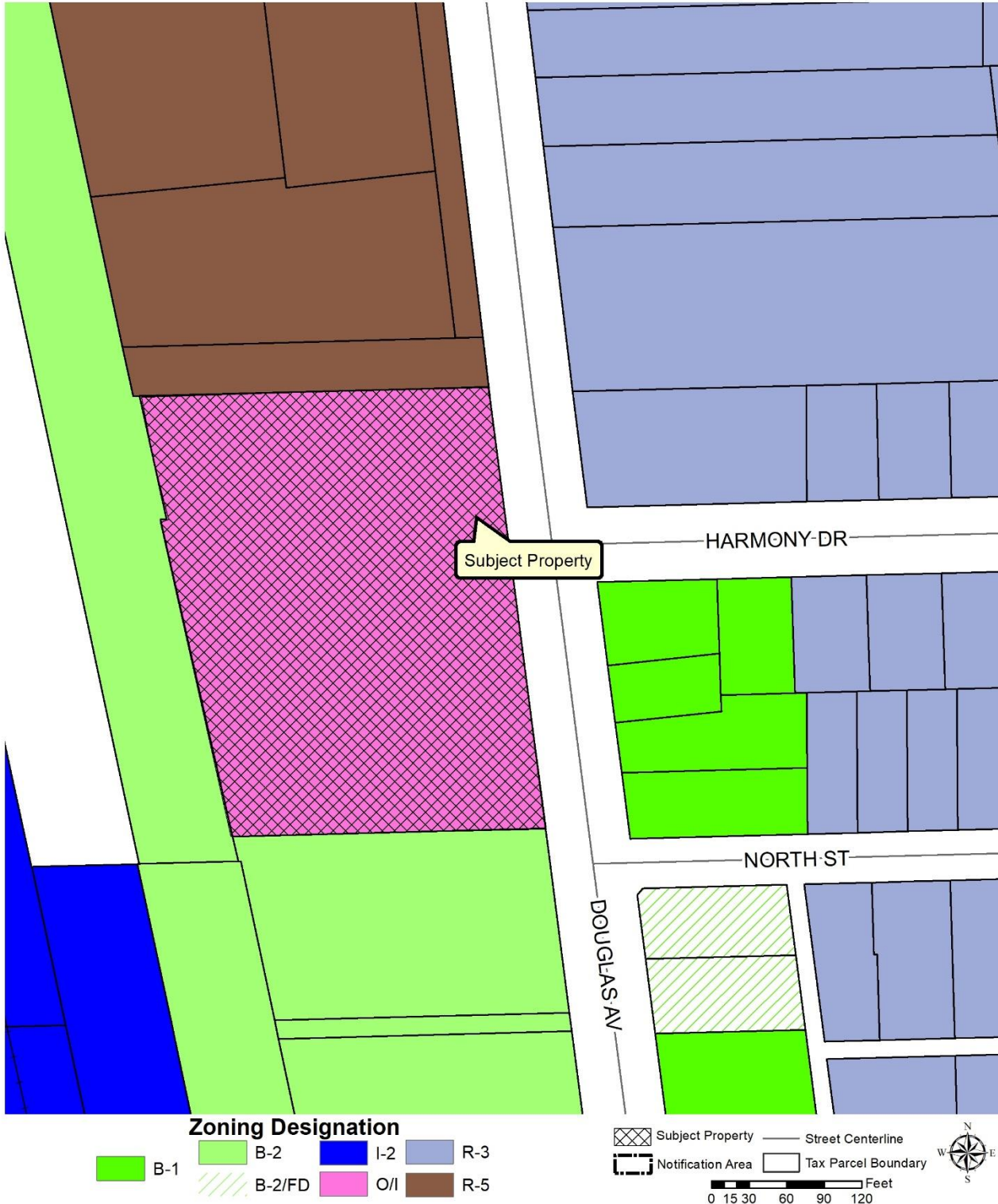
 Street Centerline
 Tax Parcel Boundary

0 15 30 60 90 120 Feet



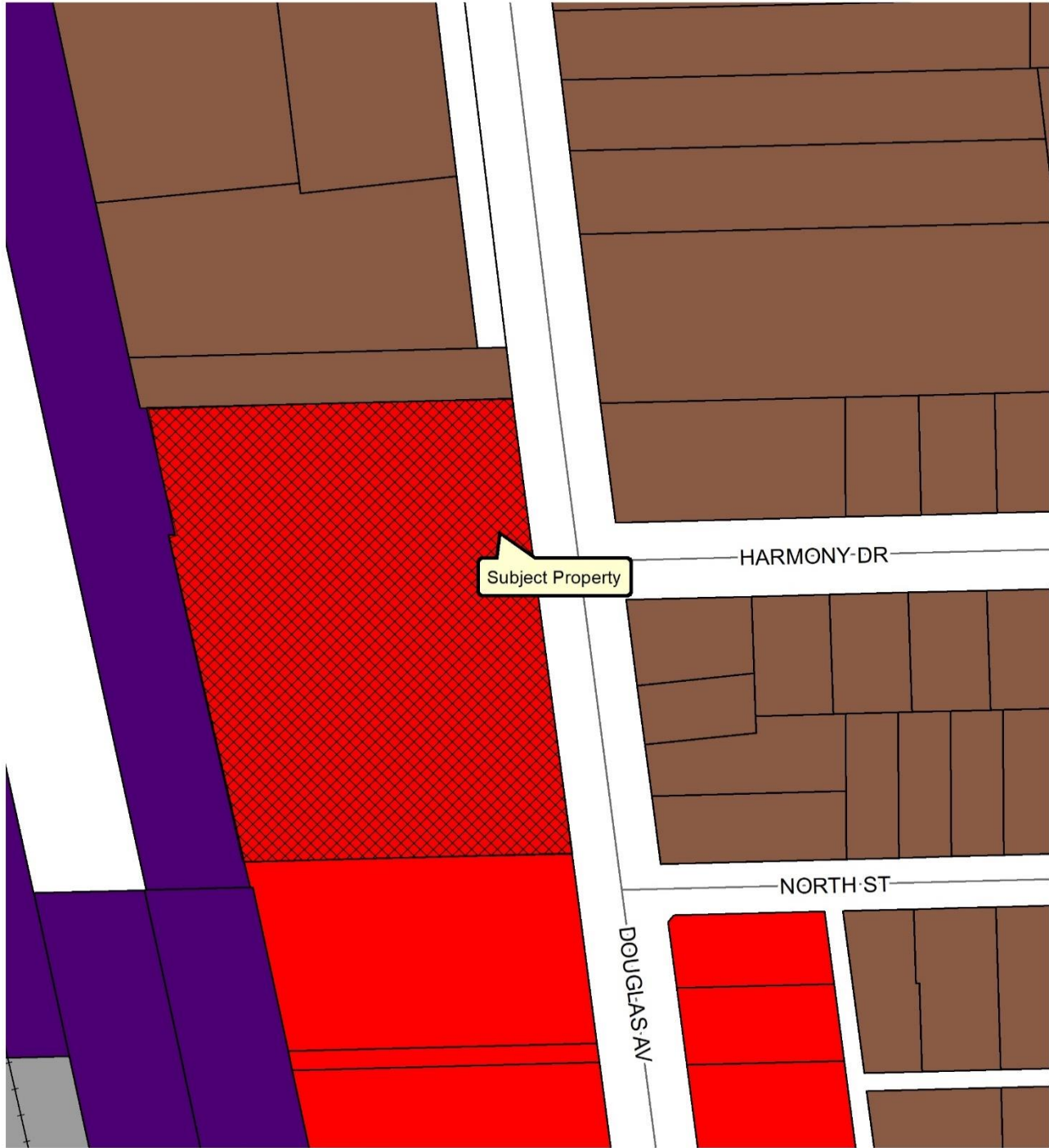


Conditional Use Amendment - 3502 Douglas Avenue





Conditional Use Amendment - 3502 Douglas Avenue



Land Use Designation

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

Subject Property Street Centerline
Notification Area Tax Parcel Boundary

0 15 30 60 90 120 Feet

Site Photos



Looking east from proposed location of gymnasium



Looking south from location of proposed gymnasium



Looking west from proposed location of gymnasium



Looking north from proposed location of gymnasium



Looking northeast across on-site employee parking area



Looking towards north façade where proposed addition would occur