

**CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION**

Reviewer: Steven Madsen

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AGENDA ITEM NUMBER: ZOrd. 0005-17

APPLICANT NAME: John Conner

AGENT NAME: NA

ADDRESS OF PROPERTY IN QUESTION: 3457 & 3449 Douglas Avenue

CURRENT / MOST RECENT USE: Automotive Repair

PROPOSED USE: Plumbing Office/Showroom

CURRENT ZONING: B-1 Neighborhood Convenience

PROPOSED ZONING: B-1 Neighborhood Convenience with a FD Flex Development Overlay

ATTACHMENTS: ZOrd. 0005-17 Submittal

DENSITY (114-Article V: Article VII, Div. 5&8)

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 9

Access will be from North St. and Douglas Ave. on the West side of the site one way around the building and exit the drive onto North St. on the East side. Will need to provide plan for screening for residential properties to the East and South East. Will have material deliveries 1-2 times a week.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

Landscaping plan still needs to be provided.

SIGNAGE (114-Article X)

Signage plan still needs to be provided.

EXTERIOR LIGHTING (114-Sec. 742)

One exterior light fixture exists on chimney all other light is public light poles.

FIRE/POLICE (Consult Fire, Police, and Building Depts.)

Should cause no issues.

OUTSIDE STORAGE (114-Article V & 114-740)

No outside storage.

OPERATIONS

HOURS: 8 a.m. - 5 p.m. Monday through Saturday and 8 a.m. - 12 p.m. on Sunday

NUMBER OF EMPLOYEES: FULL-TIME: 2 PART-TIME: 1

Plumbing crews will take supplies and go to sites to complete work. John Conner Co. plans to maintain the building and take care of lawn cutting, snow removal and garbage. The show room will include plumbing parts and fixtures.

ZONING CHANGE (Sec. 114-82. - Findings of fact)

Based on, but not limited to, the following matters.

1. **Existing use of the property within the general area of the property in question.**
The property is currently vacant. Prior use was an automotive repair shop. Adjacent uses to the East are residential and to the North South and West are Commercial.
2. **Zoning classification of property within the general vicinity of the property in question.**
There exists R-3 zoning to the East, B-1 to the North and South and B-2 to the West with some O-I to the North West.
3. **Suitability of the property in question to uses permitted under the existing zoning classification.**
The current building makes the property un-suitable to uses permitted under the existing zoning classification.
4. **The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.**
Area Land uses are stable.
5. **The objectives of the current Land Use Plan for the City of Racine.**
The rezoning meets certain goals of the comprehensive plan by encouraging reinvestment in an established non- residential property thus providing economic benefit to the City.
6. **The amendment would, or would not, be detrimental to the public interest.**
The amendment would not be detrimental to the public interest.

The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE PLAN COMMISSION RECOMMENDS TO THE COMMON COUNCIL THAT ZOrd. 005-17 BE APPROVED.