



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 1/8/2020

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: 3430 Douglas Avenue

Applicant: Ahmed Mostafa

Property Owner: MAX MANAGEMENT LLC

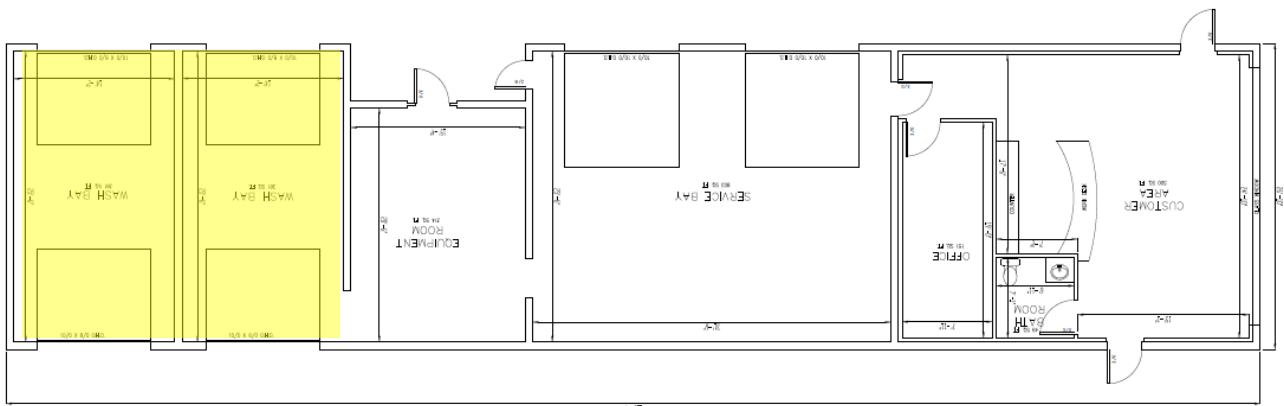
Request: Consideration of a conditional use permit to operate a non-mechanical, hand car wash for passenger automobiles at 3430 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code. The operation would take place in the rear two bays of the existing garage at the rear of the property (western end). The property is located in a B-2 Community Shopping Zone District.

BACKGROUND AND SUMMARY: The applicant seeks to utilize the two westernmost vehicle bays in the existing garage for a hand car wash. The operation includes a waiting area for 20 people in the lobby of the existing building and would employ 8 car washers, a cashier and manager to run the facility. The hand car wash is proposed to be open from 8:00 AM and 6:00 PM Monday to Saturday. The property is currently utilized as a vehicle sales operation with a service bay.

The Zoning Ordinance classifies a car wash 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 of the garage area (north is up) submitted by applicant. Yellow area to be utilized for hand car wash.

GENERAL INFORMATION

Parcel Number: [21222002](#)

Property Size: 24,433 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.
- 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.

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: Auto dealership and servicing.

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Dollar store
East	B-1 Neighborhood Convenience	Various retail sales tenants (strip mall)
South	B-2 Community Shopping	Sports Pub
West	B-2 Community Shopping	Bike trail and utility corridor

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	24,433 sq. ft.
Lot Frontage	30 feet	114 feet
Floor Area Ratio	4.0 maximum	.13

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

Yard	Required	Provided
Front (east)	0 feet	84 feet
Side (north)	0 feet	45 feet
Side (south)	0 feet	32 feet
Rear (west)	0 feet	16 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1; there are no changes planned to the building as a result of this proposal.

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

Use Type	Required	Provided
Auto dealer	12	12
Car Wash	7	7
Total	19	19

Buildings of this size do not require a dedicated loading zone; the open space in drive aisles adjacent to the building comply with this requirement.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): While landscaping is not required by the ordinance due to the uses and zoning of surrounding properties, the landscaping on the site is required to be maintained. Sec. 114-743 requires maintenance of the site landscaping; as such, in the spring, the planting adjacent to Douglas Avenue need to be evaluated for any diseased, dead or decaying landscaping for replanting if necessary.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request, but signage any future signage would need to follow the sizing requirements outlined below and be approved through Access Corridor for Douglas Avenue.

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
Projecting/Wall	220	Not provided
Window signs	50% of window area [^]	Not provided
Alleyway Signage	N/A	N/A
Total	220 square feet*	220

*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.

[^]Each building is allowed two (2) window signs under four (4) square feet in total size, which do not count against the total allowable signage.

Outdoor lighting, signs ([114-Sec. 742](#)): The plans do not contemplate changing the existing lighting for the property. Any changes in lighting are required to be reviewed by the Department of City Development prior to installation.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): the trash is kept behind the building which in turn, conceals the location from public view and complies with the requirements of the ordinance.

Engineering, Utilities and Access:

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

Surface drainage ([114-739](#) & Consult Engineering Dept.): utilizing the existing garage for two vehicle washing bays is not expected to impact the surface drainage of this lot.

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: N/A

Additional Planning and Zoning Comments:

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 addition of two washing bays within the existing garage is not expected to endanger the health, safety or welfare of those in the general vicinity. The conditions which already exist on the site through the existing conditional use permit ensure the area remains complimentary to the adjacent neighborhood. Additionally, these conditions ensure that the Douglas Avenue corridor remains as a business corridor and not an industrial corridor. The proposed conditions related to this specific use ensure that the site functions between the uses on the site and with those of its neighbors.

- 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: A hand washing vehicle operation with eight workers is not expected to be injurious to other properties. The operation entails limited use of mechanical equipment if any and is not expected to generate much noise. The proposed conditions with the request ensure the operation is compatible with the surrounding residential area (east) and remains accessory in nature to the overall uses on the property. Introducing the vehicle washing to vehicles of the public (as opposed to just those for sale) is expected to generate some additional traffic to the site, but not at a degree which would be a detriment to other uses 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 proposed conditions with this request help to ensure that development in the area remains consistent and orderly, while accommodating for new this new component of their auto sales operations. This property is along a busy commercial corridor with an adjacent residential neighborhood to the east. It is expected that the overall appearance and function of the site will generally remain as it has, the main difference will be that the public can have their car washed at the site, as opposed to vehicles which are being sold on the site. The trips generated by the new use are not anticipated to alter the general traffic patterns of the area.

- 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. The reuse of this site and existing building is not expected to impact the provision of utilities for the property or general area.

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 application does not contemplate changing any access to the site. The washing of public vehicles in addition to the existing vehicles for sale on the site are not anticipated to lead to congestion of the streets. The lot has stacking space for 16 vehicles (making 2 rows of 8 cars to get into the washing bays). This is expected to be sufficient to handle the demand for the service in the area.

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 property as Commercial. This proposed usage is consistent with the objectives of the comprehensive plan. The use is commercial in nature and generally limited in intensity compared to other permitted uses for this district, given the surrounding uses and zoning of property.

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: With the recommended conditions it is expected that this development will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with the request and the proposed development will function in a manner which is complimentary to the adjacent residential and business areas.

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.
5. Defer with a continuance of the public hearing to a date certain.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM AHMED MOSTAFA, SEEKING A CONDITIONAL USE PERMIT TO OPERATE A NON-MECHANICAL, HAND CAR WASH FOR PASSENGER AUTOMOBILES AT 3430 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

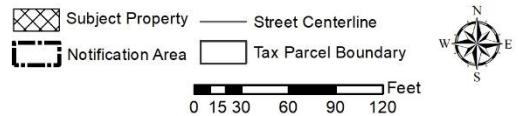
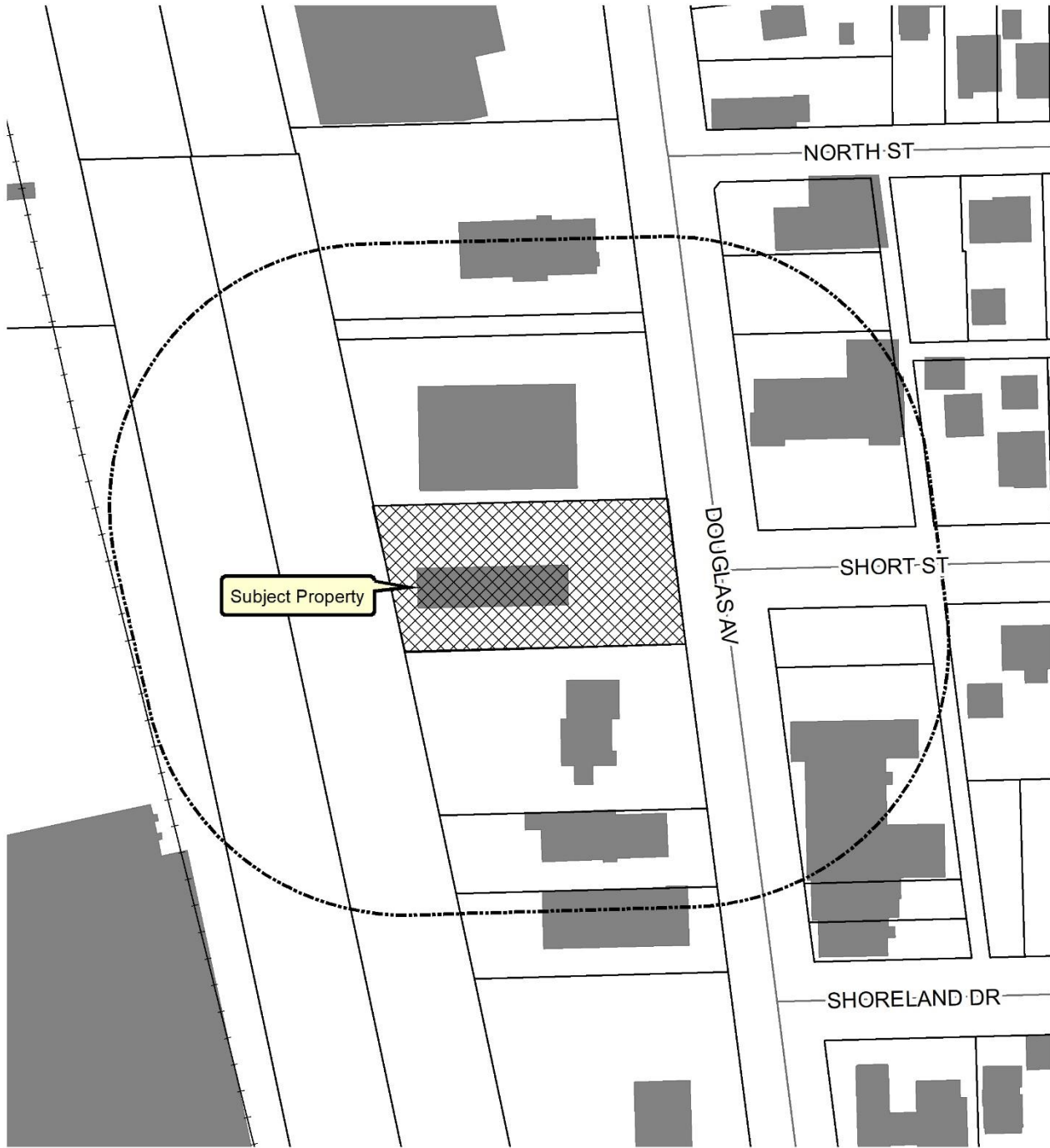
- a) That the plans presented to the Plan Commission on January 8, 2020 be approved subject to the conditions contained herein.
- b) That the following development standards be complied with prior to occupancy:
 1. All inoperable vehicles on the lot be parked inside the garage or removed from the site.
 2. Landscaping be reviewed in June of 2020 and replacement landscaping be planted as required by Sec. 114-743. Prior to any plantings, species and quantities shall be approved by the Department of City Development and completed prior to July 1, 2020.
- 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) That hours of operation be from 8:00 AM and 6:00 PM Monday to Saturday.
- e) That washing of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or any vehicle with more than two axles.
- f) That this approval be for a hand wash only; mechanical conversion of the car washing operation shall require a major amendment to this conditional use permit.
- g) That all codes and ordinances are complied with and required permits acquired.
- h) 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.
- i) 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 (view in legistar).

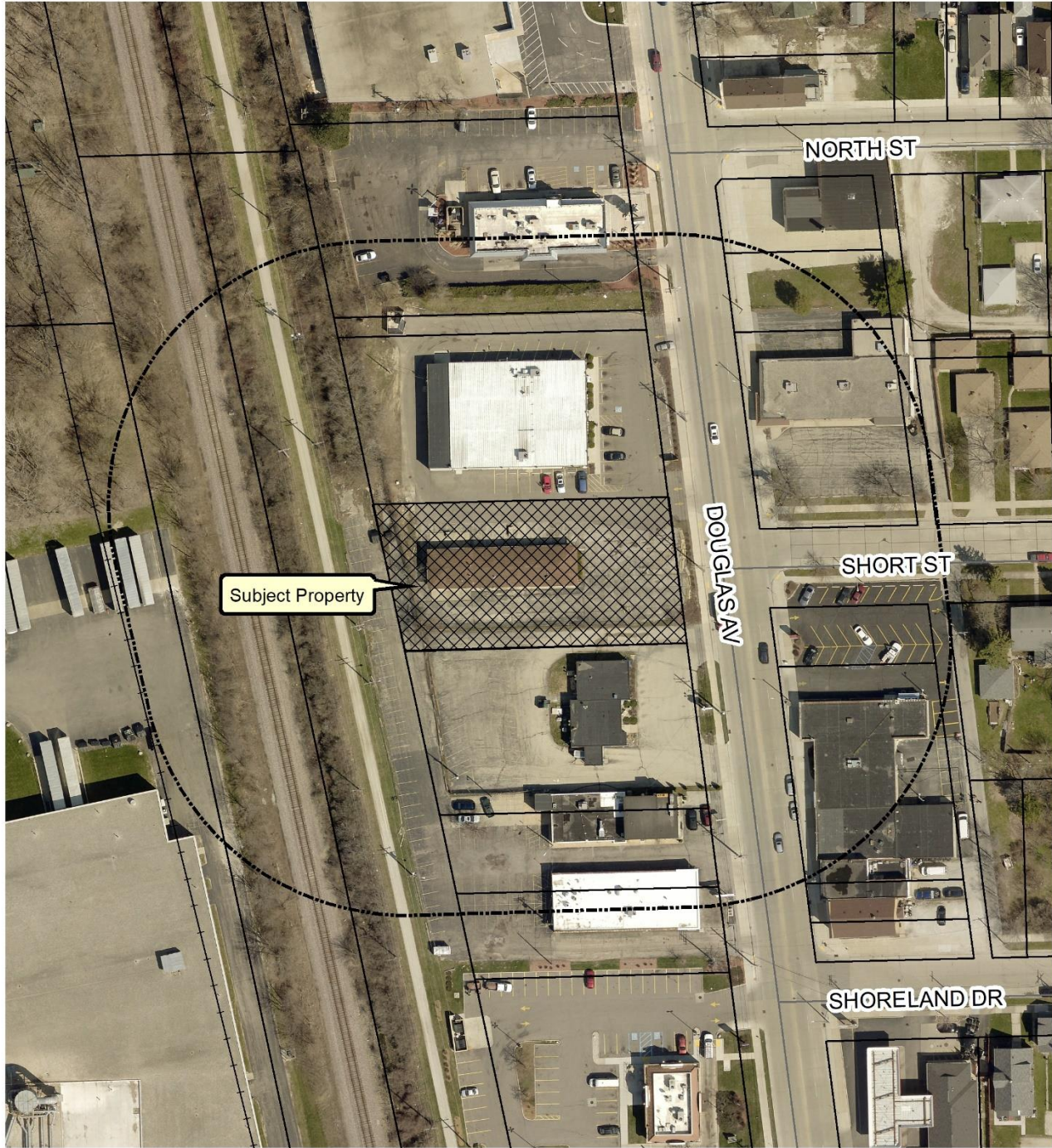


Conditional Use Amendment - 3430 Douglas Avenue





Conditional Use Amendment - 3430 Douglas Avenue



Subject Property

NORTH ST

DOUGLAS AV


SHORT ST

SHORELAND DR

Legend:

- Subject Property (Cross-hatched box)
- Notification Area (Dashed line)
- Street Centerline (Solid line)
- Tax Parcel Boundary (Thin solid line)

Scale: 0 15 30 60 90 120 Feet





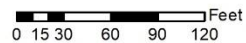
Conditional Use Amendment - 3430 Douglas Avenue



Zoning Designation

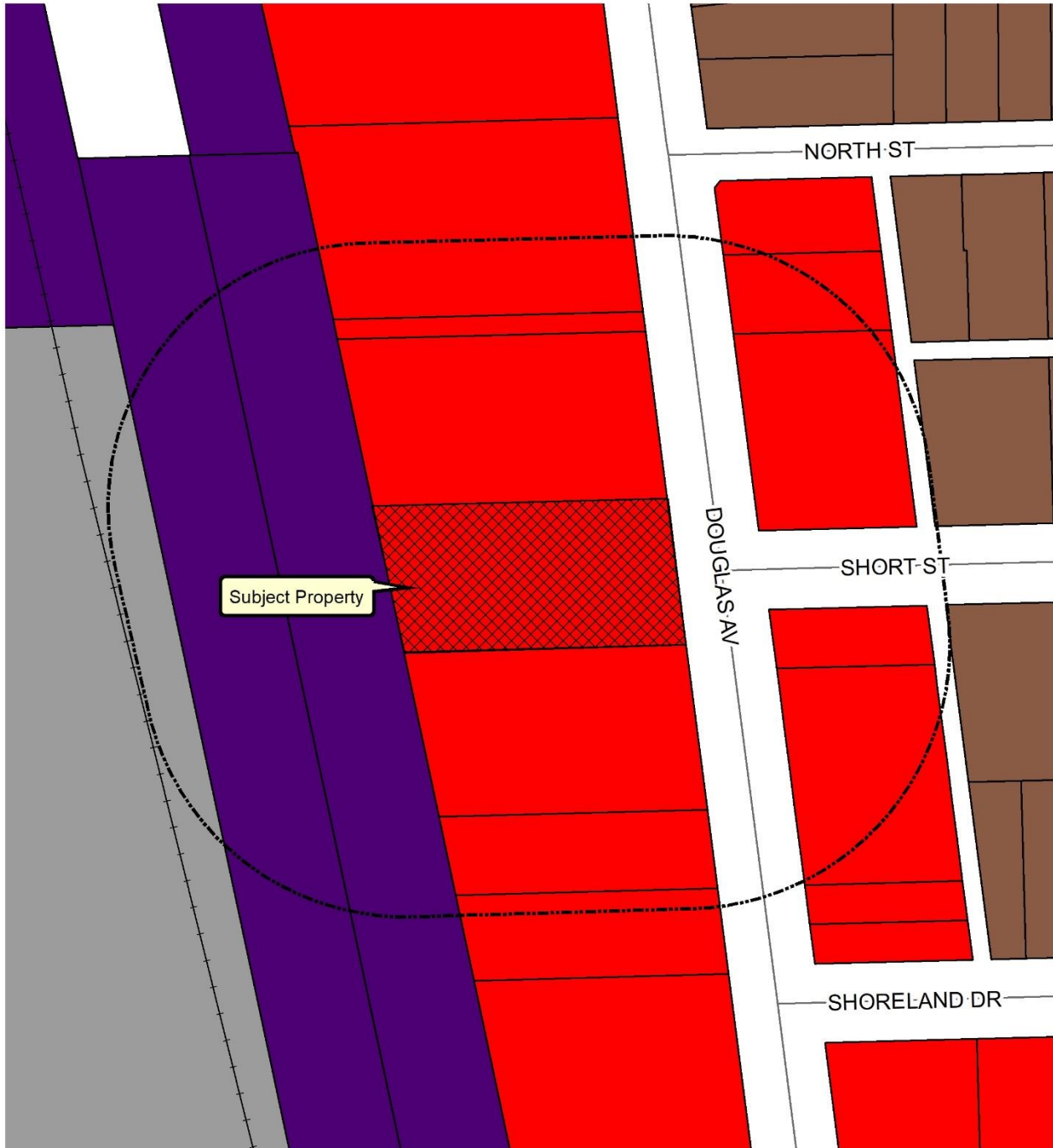
- B-1 (Green)
- B-2 (Light Green)
- O/I (Pink)
- R-3 (Blue)
- B-1/FD (Hatched)

- Subject Property (Cross-hatch)
- Notification Area (Dashed line)
- Street Centerline (Thin line)
- Tax Parcel Boundary (Thick line)





Conditional Use Amendment - 3430 Douglas Avenue



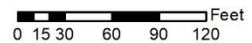
Subject Property

Land Use Designation

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

- Subject Property
- Notification Area

- Street Centerline
- Tax Parcel Boundary



Site Photos



Looking north along Douglas Avenue from property



Looking west at subject property from Douglas Avenue



Looking south from property along Douglas Avenue



Looking west at subject property from sidewalk on Douglas Avenue



Looking at northern portion of building from subject property. Carwash would be where cones are located