



**CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REPORT**

Meeting Date: 6/3/2024

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – (262) 636-9151 steven.madsen@cityofracine.org

Case Manager: Michelle Cook

Location: 1626 Douglas Avenue

Applicant: L-A Tires, LLC represented by Luis A Bautista

Property Owner: Luis Alberto Bautista Yanez

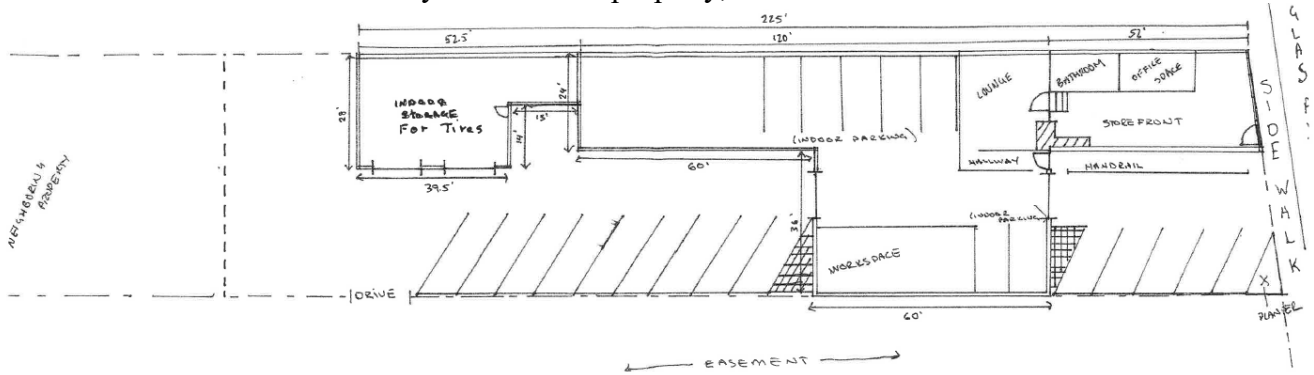
Request: Consideration of a major amendment to a conditional use permit to operate an auto sales facility in conjunction with an existing auto mechanic shop, tire sales and repair shop located in a B-2 Community Shopping Zone District as allowed in Section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The proposal is to conduct used car sales in conjunction with the existing auto repair shop at the location. The hours of operation will be 8 a.m. to 5 p.m. Monday thru Friday and Saturday 8 a.m. to 4 p.m. The applicant is requesting to utilize up to eight parking spaces to display vehicles for sale.

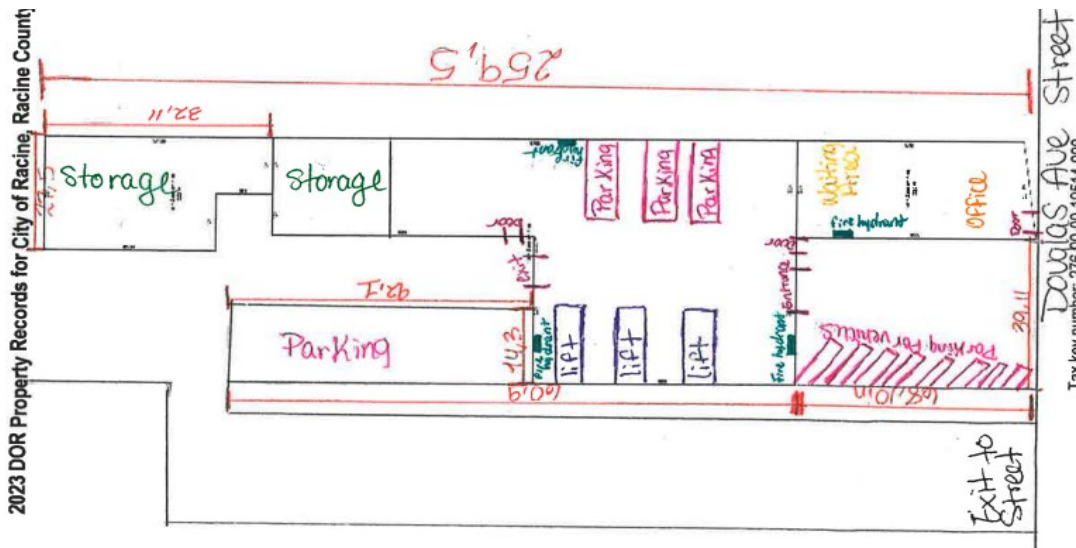
The Zoning Ordinance classifies the proposed use (auto sales) as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit, if the location and operation meet the criteria specified in the ordinance (114-468).



Birdseye view of the property, indicated in blue



Site and floor plan for the auto repair facility, submitted by the applicant



Site and floor plan for auto sales, submitted by the applicant.

GENERAL INFORMATION

Parcel Number: [19514000](#)

Property Size: 16,814 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: Automobile Repair Facility

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Day care center
East	B-2 Community Shopping	Printing Services & Retail
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	16,814 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	60 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](#)): Signage already exists on the site and is not a part of this application. Total allowable signage for the property is 124 square feet.

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

Use Type	Required	Provided
Mechanic Shop	0*	
Used Auto Sales	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 focus lighting or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The application does not contemplate trash storage. Any trash storage must be stored in enclosed containers in the rear of the property and out of public view.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are no proposed changes to the ingress and egress of the site. Ingress and egress are from a single drive entrance from Douglas Avenue and 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): 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: No exceptions are required for establishing a used auto sales facility at this location.

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 addition of up to eight vehicles for sale at this site is not expected to be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the general vicinity. The site is located in a commercial corridor and the business is expected to operate along the same parameters of the neighboring businesses. The proposed development is expected to fit within the mix of uses allowed to occur in the surrounding area.

- 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 site has operated as a auto repair facility and retail establishment for several years. Approving a major amendment to allow used auto sales at the proposed scale and intensity is not expected to generate exterior noise, traffic, or odor that would be injurious to other properties in the vicinity.

- 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 and given this property is zoned B-2 Community Shopping, the use and organizational structure of the business, as proposed by the applicant, is not expected to negatively impact surrounding properties. The proposed operation details and hours are consistent with other established businesses in the area. The building has also historically been used for similar uses so the major amendment to this current conditional use should not 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: The applicant is not proposing any changes to the access, utilities, or drainage for the site. The addition of automobile sales 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 applicant is not proposing any changes to access to and from the site. The ingress and egress will occur from Douglas Avenue.

- 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. The continued use of this property supports this goal and supports the commercial area of Douglas Avenue.

- 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: It is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with this request.

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 LUIS BAUTISTA, AGENT FOR THE L-A TIRES, LLC, SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE SALES FACILITY AT 1626 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on July 3, 2024 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the conditions from the January 23, 2023 approval be complied with.
- d) That the vehicles for sale be limited to six (6).
- e) That the parking spaces used for vehicle sales be re-stripped according to Sec. 114-1150 of the Municipal Code.
- 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

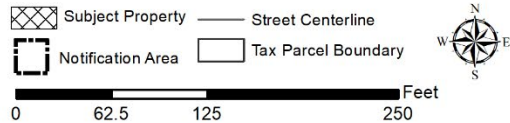




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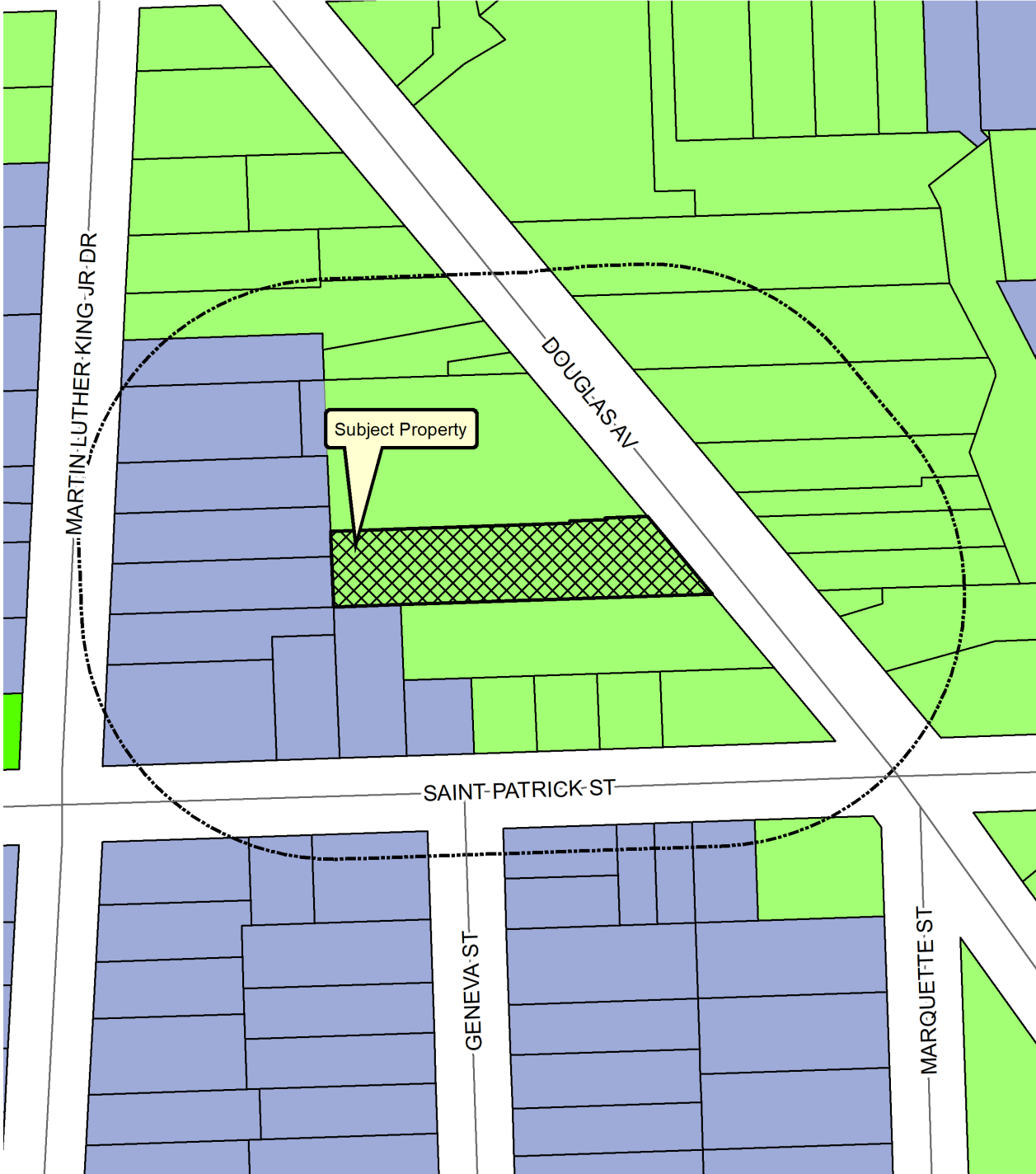


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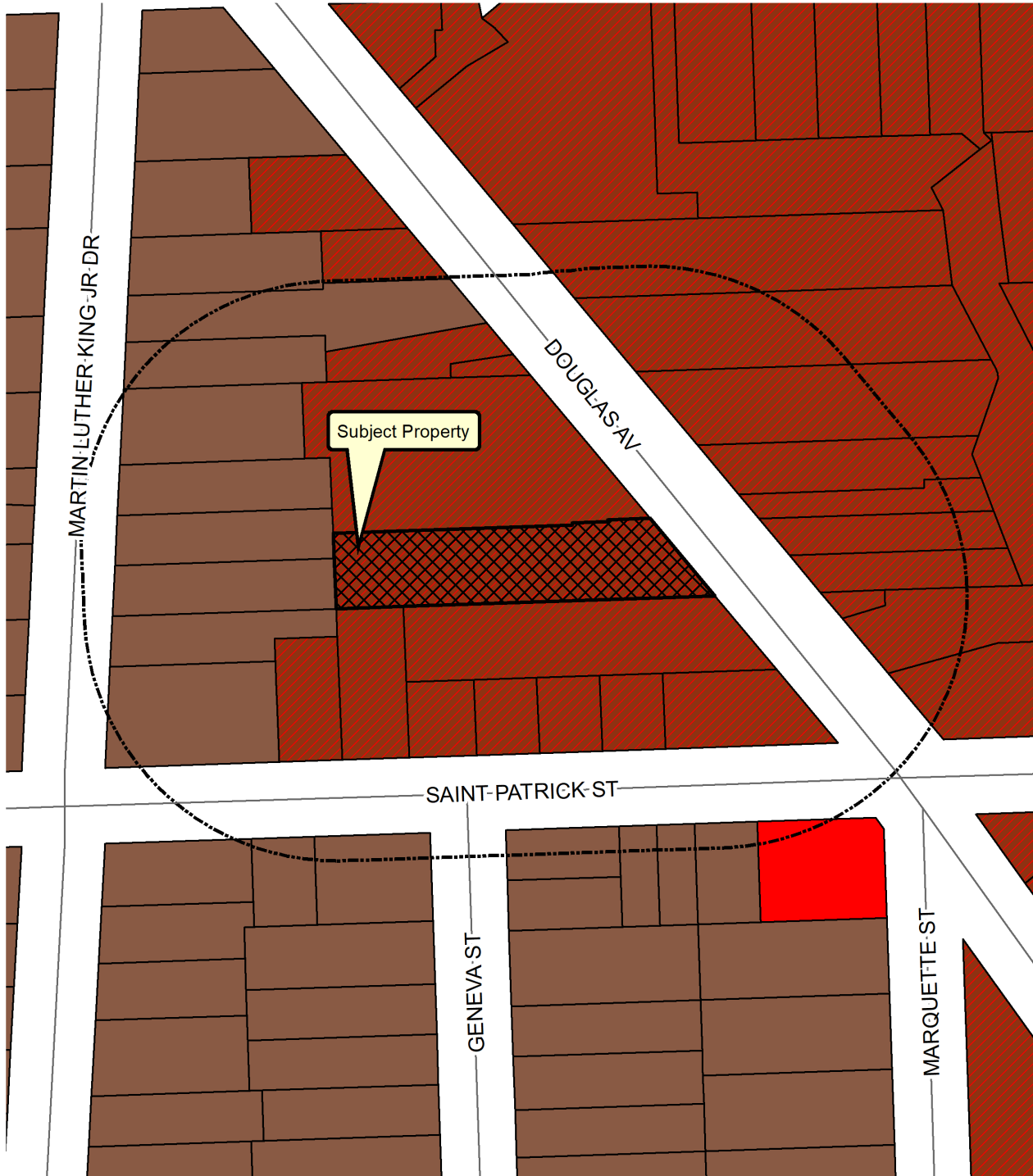
Zoning Designation
B-2
R-3

Legend:
Subject Property (cross-hatch)
Notification Area (dashed circle)
Street Centerline (solid line)
Tax Parcel Boundary (thin solid line)

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:

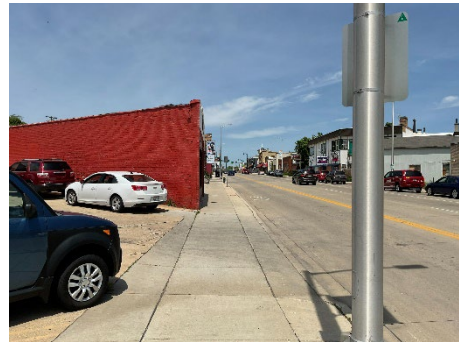
- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary

Scale: 0 62.5 125 250 Feet

Site Photos



Looking west at site



Looking north at south side of site



Looking east from the site



Looking south from the site