



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

**Meeting Date:** 6/29/2022

**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](mailto:jeff.hintz@cityofracine.org)

**Case Manager:** Steven Madsen

**Location:** 3551 Douglas Avenue

**Applicant:** John & Stephanie Calhoun – The Meditative Groomer LLC

**Property Owner:** John & Stephanie Calhoun

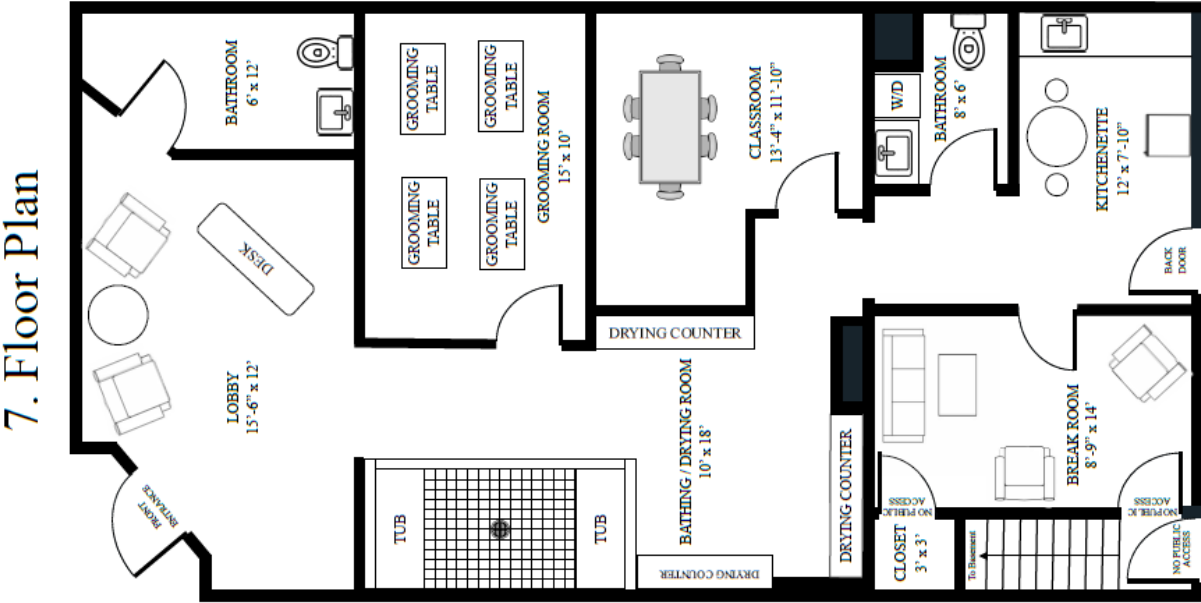
**Request:** Consideration of a conditional use permit to operate a dog grooming academy at 3551 Douglas Ave located in a R-3 Limited General Residence Zone District as allowed in Section [114-308](#) of the Municipal Code.

**BACKGROUND AND SUMMARY:** The building will be used as a pet grooming academy. The focus will be on teaching students on how to groom pets. Education sessions will be about 12 weeks. Generally there will be no more than 4 pets on the premise at any time. The hours of operation will be Monday – Friday 9 am to 5 pm. They will have occasional events that will be outside of these hours, but they will not start before 9 am and will not go past 10 pm.

The Zoning Ordinance classifies commercial uses as permissible in the R-3 Limited General Residence Zone District if it meets certain criteria upon the issuance of a conditional use permit (114-308).



Birdseye view of the property, indicated in red, (north is down) (image from City Pictometry)



Proposed floorplan (north is up), submitted by applicant.

## GENERAL INFORMATION

**Parcel Number:** 21233000

**Property Size:** 24,500 square feet

**Comprehensive Plan Map Designation:** High Density Residential

**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.
- 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:** R-3 Limited General Residence

**Purpose of Zone District:** The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low density owner-occupancy character.

**Proposed Zoning:** No change proposed

**Existing Land Use:** vacant commercial space

**Surrounding Zoning and Land Uses:**

<b>North</b>	R-3 Limited General Residence	Single unit dwellings
<b>East</b>	R-3 Limited General Residence	Single unit dwellings
<b>South</b>	R-3 Limited General Residence	Single unit dwellings
<b>West</b>	R-5 General Residence	Multiple dwelling unit buildings

## ANALYSIS:

### Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	24,500 square feet
Lot Frontage	30 feet	65 feet
Floor Area Ratio	2.0 maximum	.28

**Setbacks** ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-570.

Yard	Required	Provided
Front (West)	0 feet	15 feet
Side (North)	0 feet	6 feet
Side (South)	0 feet	29 feet
Rear (East)	0 feet	285 feet

**Building design standards** (114-Secs. [735.5](#) & [736](#)): The composition of the building is existing and no changes are planned. The building does comply with zoning ordinance requirements related to design.

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

Use Type	Required	Provided
Dwelling	2	
Dog Grooming	4	
Total	6	15

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There is a large buffer yard to the east of the existing building. There is also a raised garden bed around the signage in the front and a small landscaped area in the back.

**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 which does not direct radiation or glare onto adjacent properties.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): The location of the trash handling area on the property complies with development requirements as it is concealed from public view.

### **Engineering, Utilities and Access:**

**Access** ([114-1151](#)): Ingress and egress are from a single drive entrance off of Douglas Avenue. No changes are planned.

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): Reuse of the site and building 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 to utilize this site is not expected to impact the ability to serve this area.

**Exceptions to ordinance:** No exceptions are required for a ground floor dwelling unit to be added to this building.

**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: This property has been used for commercial purposes since it was built. It has been used for different grooming type businesses in the past. The main difference between its previous use and this use is the inclusion of pets. Having a few pets on site will not be much greater than would be allowed in surrounding residents and should not be detrimental to 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 use will be similar to those that have operated in the building in the past. The property has proper screening and buffer yards and any noise should only happen during normal business hours. Having an active space on the commercial corridor is not expected to negatively impact property values.

- 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 mostly developed. Any future residential development is not anticipated to be impeded by having a small neighborhood commercial type use operating at this property. The commercial use is very low in intensity and has limited operating hours.

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

Staff Comments: All utilities, access and drainage are existing and the new use should be similar to those that have existed at the property in the past and should be adequate for this use.

**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 ingress egress point for the property has existed as is for previous businesses and has not been known to cause issues in the past. With having space for four students at a time there should be no traffic issues generated by this use.

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

Staff Comments: The Comprehensive Plan calls for a land use pattern which strengthens the character and livability of the City's downtown core, commercial and industrial areas. This proposed use will help a property that has historically been commercial continue to operate and be maintained.

**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: No exceptions are required for the establishment of this mixed use building on the site. 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 JOHN AND STEPHENIE CALHOUN OF THE MEDATATIVE GROOMER LLC, SEEKING A CONDITIONAL USE PERMIT TO ALLOW FOR A DOG GROOMIN ACADEMY AT 3551 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on June 29, 2022 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That no minor changes be made from the conditions of this permit without approval of the Planning Heritage and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- d) That this conditional use permit is subject to Planning Heritage and Design Commission review for compliance with the listed conditions.

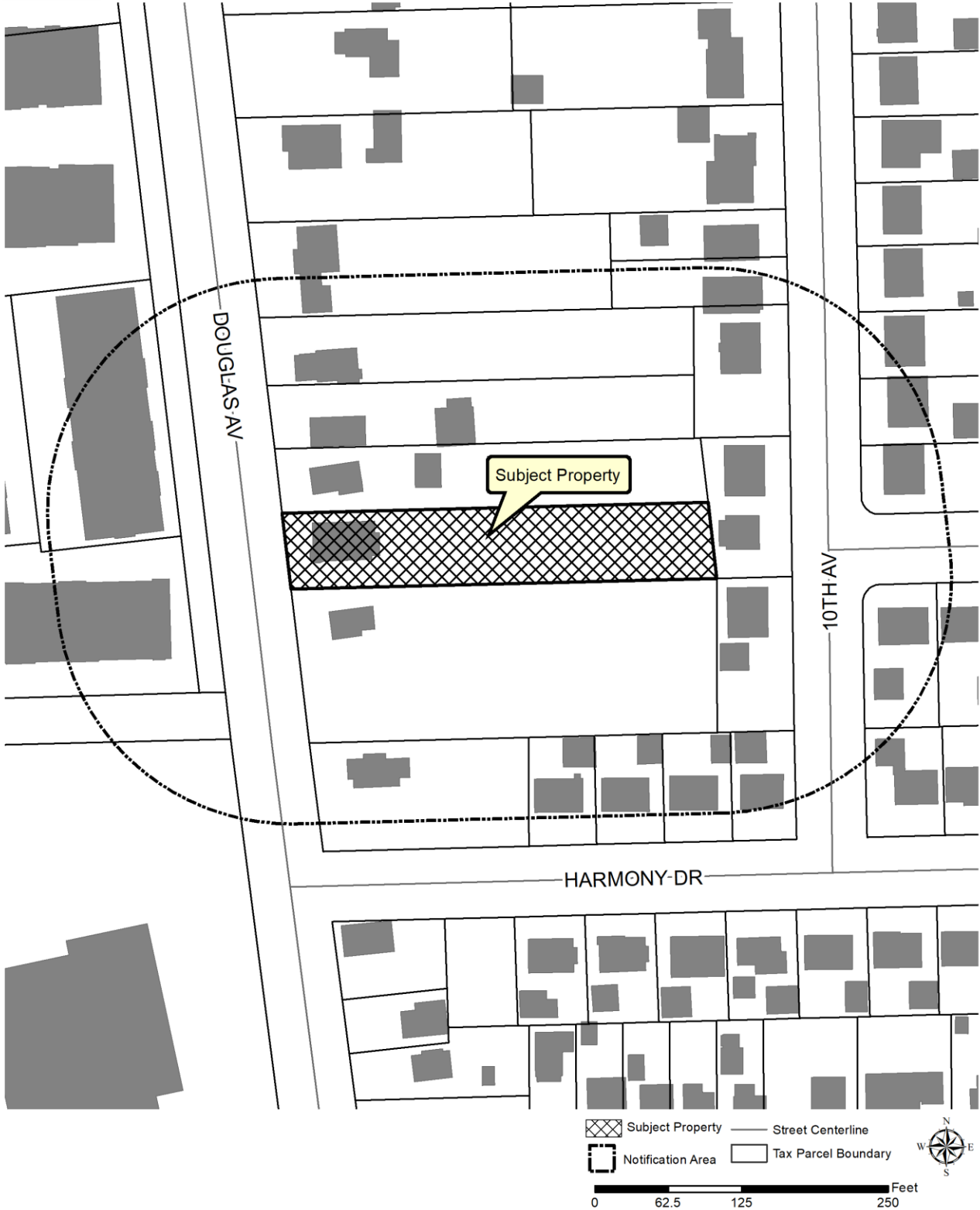
**ATTACHMENTS:**

- 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 - 3551 Douglas Avenue



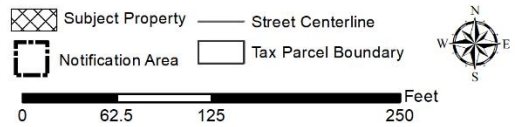




Conditional Use Request - 3551 Douglas Avenue

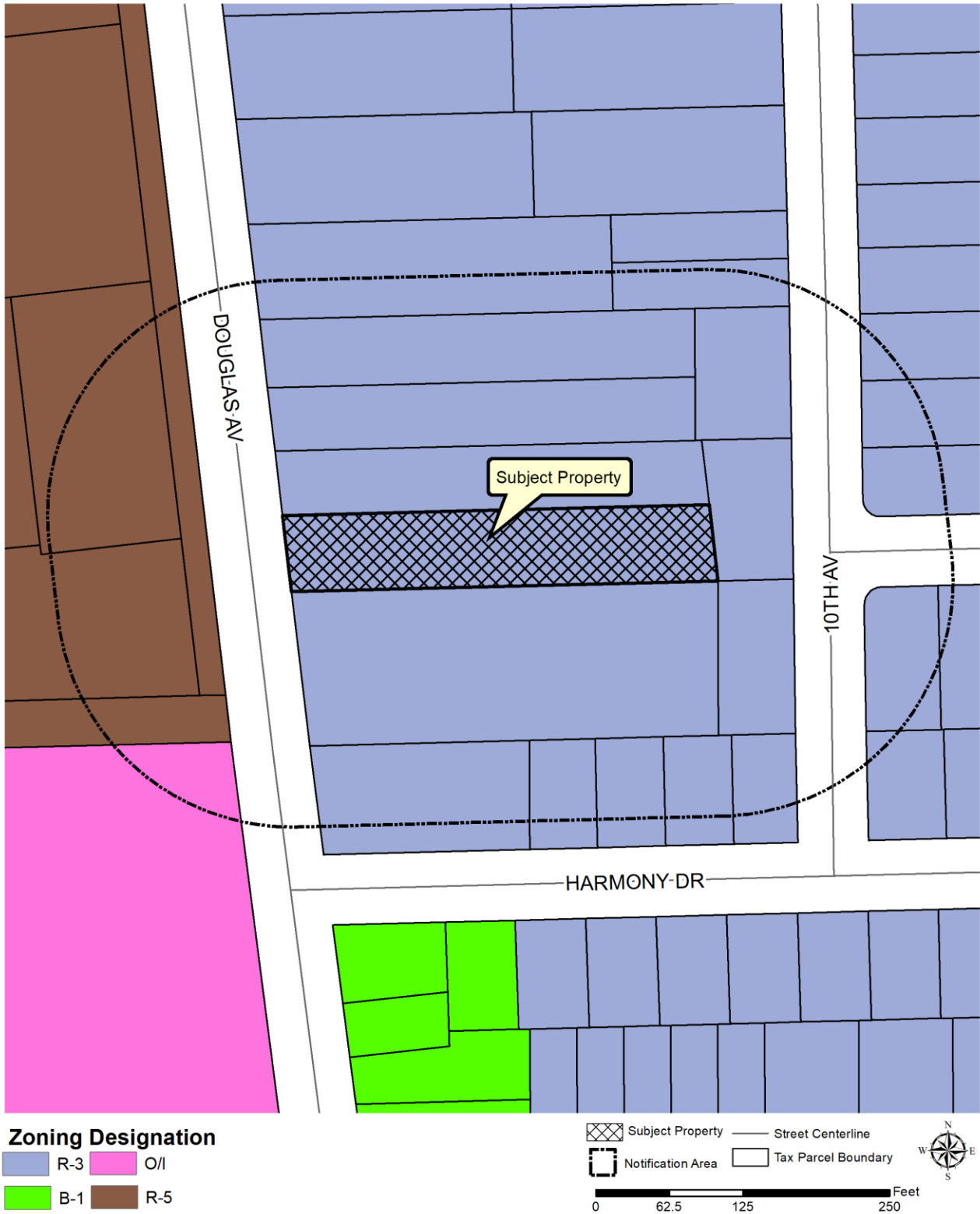


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# Conditional Use Request - 3551 Douglas Avenue




**Zoning Designation**

	R-3		O/I
	B-1		R-5

 Subject Property       Street Centerline

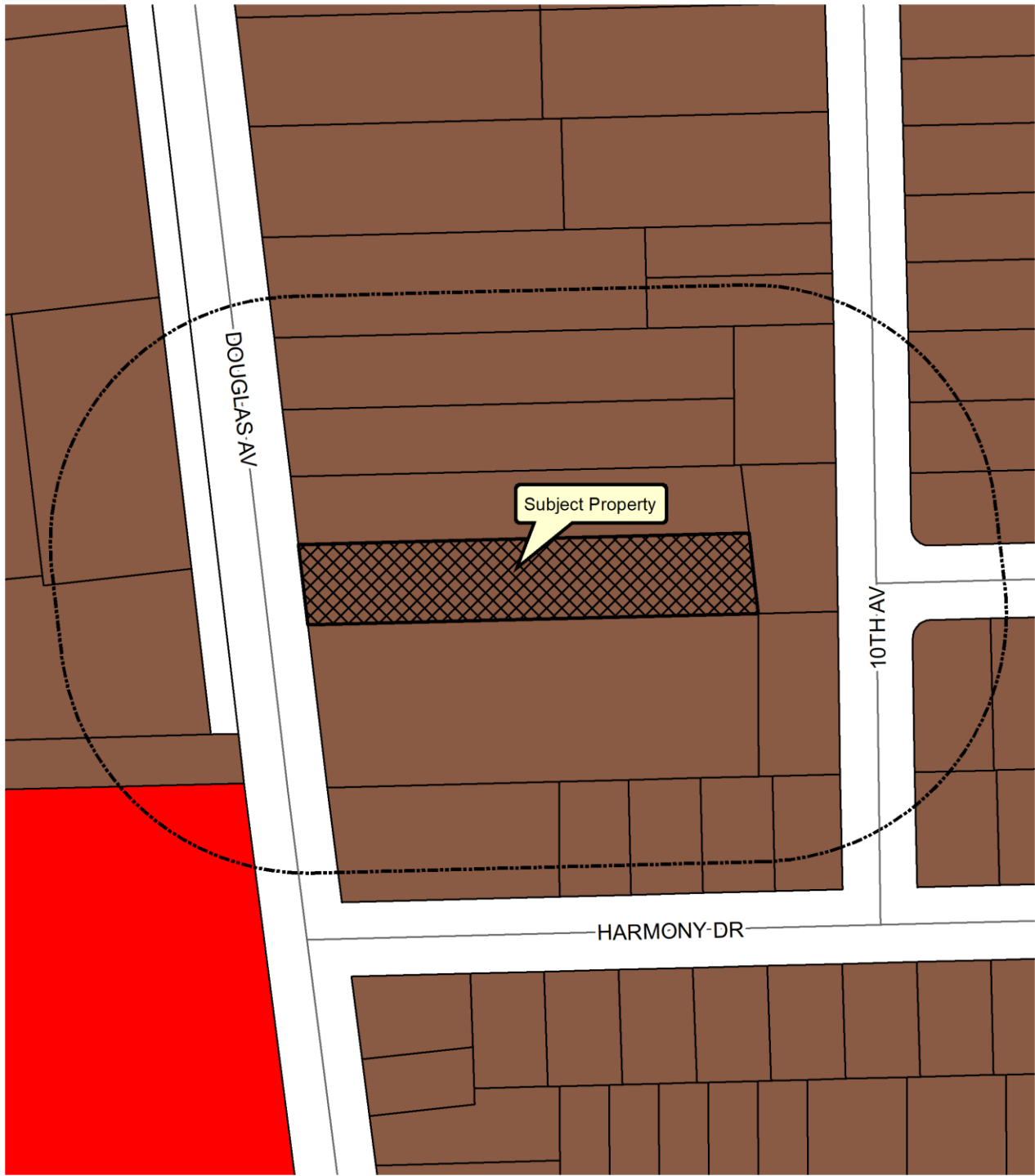
 Notification Area       Tax Parcel Boundary

0      62.5      125      250      Feet



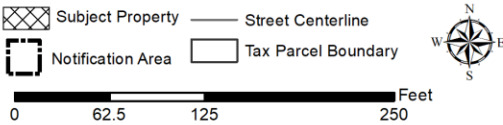


# Conditional Use Request - 3551 Douglas Avenue



## Land Use Designation

- High Density Residential
- Commercial





Site Photos



Looking north down Douglas Ave street at  
subject property



Looking south down Douglas Ave street at  
subject property



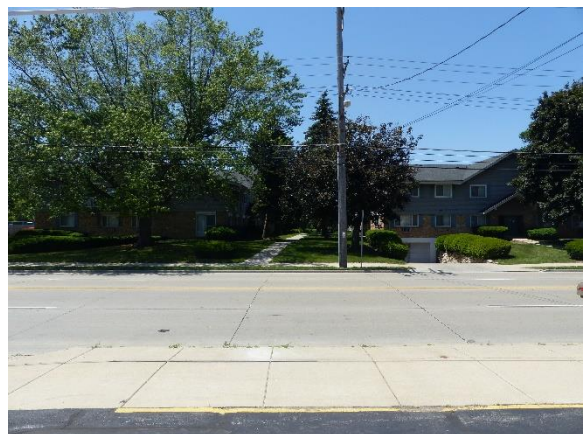
Looking east at the front of the subject  
property



Looking east across the rear of the property



Looking west at the rear face of the  
building.



Looking west across Douglas Ave