

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	848 E Commercial Avenue (/A 64500001)
Current Land Use:	Manufacturing Building/ Warehouse
Proposed Land Use:	Manufacturing Building/ Warehouse
Current Zoning:	General Manufacturing District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Staff Review

The applicant is requesting a site plan review for a new asphalt pavement area on an already developed parcel that is approximately 6 acres. The owner has already removed the existing pavement that was in a dilapidated condition, and would like to replace the existing areas, as well as add a new area along the building on the east side. The applicant is proposing 15,508 square feet of pavement on site.

Planner's Recommendations

- 1) Staff recommend that Plan Commission **APPROVE** the Site Plan Review for a new parking lot and pavement area for the parcel located at 848 E Commercial Avenue with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All zoning and building permits for construction be properly obtained.
 - c. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
 - d. Site plan shall not deviate from approved plans. Any deviation shall require additional PARC approval.