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	
	Site Plan Review
Requested Approvals:	
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.



Per the M-1 zoning regulations:

No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process.

19.36.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

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.