

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: **Allison Schwark, Zoning
Administrator**

Date: April 8, 2024

Re: Site Plan and Architectural Review and Conditional Use Permit Dog Daycare Center

Summary of Request	
Requested Approvals:	Site Plan Review CUP
Location:	/A323600002
Current Land Use:	Vacant Lot
Proposed Land Use:	Dog Daycare Center
Current Zoning:	B-3
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Highway Commercial

Site Plan Review

The applicant is requesting a Site Plan Review and Conditional Use Permit for a dog daycare facility. This facility will be utilized on a daily basis, and dogs will not be kept onsite overnight for boarding. The site includes one metal style building, two outdoor fenced areas, and a parking lot for approximately 8 vehicles. The property is currently zoned B-3, highway commercial and light industrial district. This district is established to accommodate no nuisance type industrial commercial uses that are highway oriented or have large land area requirements. To ensure a minimum of disruption to residential neighborhoods, no development within this district shall take direct access to a local residential street, except by conditional use permit. The City of Whitewater Municipal Ordinance does not specify a use requirement specifically for dog daycare facilities however the B-3 district allows the following as a CUP:

“Veterinary clinics, provided that no service including animal boarding is offered outdoors”.

19.33.040 - Lot area.

The minimum lot area in the B-3 district is ten thousand square feet.

Site Plan appears to be in full compliance with the following.

19.33.050 - Lot width.

The minimum lot width in the B-3 district is one hundred feet.

Site Plan appears to be in full compliance with the following.

19.33.060 - Yard requirements.

Minimum required yards for principal buildings, outside storage, and dumpsters in the B-3 district are:

A. Front and street side, fifteen feet (but may be greater if needed to meet fire safety requirements);

B. Interior side, fifteen feet (but may be greater if needed to meet fire safety requirements);

C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be fifteen feet under a conditional use (but may be greater if needed to meet fire safety requirements);

D. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

E. Any yard abutting a residential district or use, thirty feet or the height of the nearest principal building or structure being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission.

Site Plan appears to be in full compliance with the following, however it is recommended that this use follow landscape buffer yard requirements of Section 19.57.140.

19.33.090 - Plan review.

Plan review in accordance with Chapter 19.63 shall be required for any development in the B-3 district. Building design shall be consistent with the recommendations of the city's comprehensive (master) plan and include materials, colors, styles, and features tailored to the building's site and context. Landscaping shall be consistent with the recommendations of the city's comprehensive (master) plan; appropriate to the site, community and region; and in accordance with accepted professional standards.

Planner's Recommendations

- 1) Staff recommends that Plan Commission **TABLE** the Site Plan for the following reasons:
 - a) Proper building plans and civil plans including utilities, grading plan, and building elevations should be submitted for review.
 - b) A proper landscape plan should be submitted for review.
 - c) The site plan should show proper dumpster enclosure.
 - d) The site plan should show parking space dimensions to be in full compliance with City Ordinance.

- e) Building design plan should show street façade with brick or masonry.
- f) Building design plan should be consistent with neighborhood, and aesthetically match other existing buildings in the area.
- g) It is recommended that the building be reconfigured to have outdoor dog areas on the back side of the building, between the building and the railroad tracks.
- h) It is recommended that a landscape buffer be provided around the outdoor dog areas, for further noise protection.
- i) Applicant shall provide a narrative of operational business hours
- Any further requests stipulated by the PARC.