

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: May 12, 2025

Re: Specific Implementation Plan Amendment

Summary of Request	
Requested Approvals:	Specific Implementation Plan Amendment
Location:	Waters Edge South (Tax Keys: /LC 00001-00018
Current Land Use:	Vacant
Proposed Land Use:	Duplex Development
Current Zoning:	Planned Community Development
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Higher Density Residential

Staff Review

The applicant and property owner is requesting a minor change to a previously approved specific implementation plan which involves a change in the overall density of the residential development. Between 2010-2012 the Waters Edge Development was granted a series of approvals for the entire development area, which included a rezoning of the land, a General Development Plan, a Preliminary and Final Plat, and a Specific Implementation Plan. As a part of that approval process, a final plat was recorded, and majority of the development has been finalized. Currently, the Developer is seeking a minor change for two small undeveloped parcels off of S Waters Edge Drive. The original SIP was approved with construction plans showing four, four unit buildings, and one, two unit building. The developer would now like to amend the SIP, and construct eight, two family homes in the same location. There is currently one existing duplex that has already been constructed to the standards of the previous approval. The approved

plan and the proposed plan both total 16 overall units, however, the applicant would now like to construct two family homes, vs. four family homes due to market supply and demand.

Planned Community Development- Specific Implementation Plan

19.39.060 - Modifications and changes.

Any subsequent change of use of any parcel of land or addition or modification of any approved development plans should be submitted to the plan commission for approval. Minor changes can be granted by the plan commission.

At this time this shall be considered a minor change, which shall not constitute a change to the approved GDP from 2010.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Specific Implementation Plan Amendment for the Waters Edge Subdivision with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All new or additional signage on site shall be approved by the zoning department, and a separate application will be required.
 - c. All zoning and building permits for construction be properly obtained.
 - d. Landscaping shall be completed to the specifications of the previously approved SIP within 30 days after the completion of construction. Any deviation, change, or modification shall require additional PARC approval.
 - e. All outstanding conditions of the previous SIP should be met at the time of development.
 - f. Any other stipulations as indicated by the PARC.