



## PARC Agenda Item

Meeting Date: August 12, 2024

Agenda Item: Title 19.48.020 Code Amendment

Staff Contact (name, email, phone): Allison Schwark, Zoning Administrator/Code Enforcement

### BACKGROUND

(Enter the who, what when, where, why)

Title 19, Section 19.48.020, shall be amended to include other institutional uses so that parcels can be rezoned to be consistent with the City of Whitewater future land use plan.

Per the City of Whitewater Comprehensive Plan:

#### ***Descriptions and Policies for Other Future Land Use Designations***

**Institutional Description:** This future land use designation is intended to accommodate public and semi-public uses, including public and private schools, churches and religious institutions, government facilities, museums, institutions geared to senior citizens, hospitals, public transportation terminals, airports, and similar uses. Some types of smaller institutional uses such as churches and parks may be permitted on lands under other future land use designations. Institutional uses have been shown on Map 5 in areas of the City where these uses existed at the time this Plan was written.

**Policies and Programs:** The following policies and programs are recommended for this future land use designation in areas on Map 5 where this designation is shown:

- a. Require and review detailed site, building, landscape, utility, signage, lighting, and stormwater management plans before approving any new or expanded institutional use.
- b. Ensure that land use decisions and future growth are consistent with the community facility recommendations in the Utilities and Community Facilities chapter of this Plan and shown on Map 6.
- c. Reserve future sites for major public facilities by identifying these areas on the City's Official Map.
- d. Amend this Plan as necessary to accommodate future institutional locations, which are difficult to plan for in advance. Some sites identified for Institutional use on the Future Land Use map, may, for whatever reason cease to remain viable for the Institutional use in the future. In such cases, the City will consider some type of Residential use, Neighborhood Business use, or other mixed use compatible with the site's location. The process for considering such alternative uses will include consideration of an amendment to this Comprehensive Plan, under the procedures described in the Implementation chapter of this Plan.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

PARC Discussion July 8, 2024

### FINANCIAL IMPACT

(If none, state N/A)

N/A

### STAFF RECOMMENDATION

Staff recommends that the City of Whitewater PARC:

1. Discuss the ordinance amendment to section 19.48.020 to allow for public and semipublic uses, to include public and private schools; churches and religious institutions; government facilities; active recreational parks; museums, hospitals, public transportation terminals, and similar uses.
2. Discuss the ordinance amendment to section 19.48.020 to include proper minimum lot square footage, setback requirements, and parking requirements.

| ATTACHMENT(S) INCLUDED               |
|--------------------------------------|
| Redline Ordinance amending 19.48.020 |
| Village of Fontana Example Ordinance |
| City of Elkhorn Example Ordinance    |
| Current Land Use Map                 |
| Future Land Use Map                  |

(If none, state N/A)