

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 11, 2023

Re: Conceptual Review for Subdivision

Summary of Request	
<b>Requested Approvals:</b>	Conceptual Review
<b>Location:</b>	Walton Way Hwy 12/Elkhorn Road /WUP 00349
<b>Current Land Use:</b>	Vacant Property
<b>Proposed Land Use:</b>	Mixed Housing Development
<b>Current Zoning:</b>	Agricultural Transition (AT)
<b>Proposed Zoning:</b>	PUD
<b>Future Land Use, Comprehensive Plan:</b>	Community Business

### Description of the Proposal

The property owner, Russell Walton, is seeking a preliminary concept review for a future subdivision to be established with mixed housing on Elkhorn Road more precisely identified by tax key: /WUP 00349. The future subdivision would entail a mix of single-family housing, duplex or townhomes, as well as multi-family housing. The conceptual site plan submitted shows 29 parcels to be developed for residential use, and 1 parcel to be used for proper stormwater management.

### Staff Review

The parcel is currently zoned AT, Agricultural Transition district, which would not be a feasible zoning district for this project. Given the unique nature of the mixed housing development, staff recommends a proposed rezone to a PD, Planned Development.

The planned development (PD) district is established to promote improved environmental design and innovative uses of land in the city. To this intent, this district allows variation in the relationship of uses, structures and open spaces in developments conceived and implemented as cohesive, unified projects.

The PD district is intended to allow desirable innovative development activities that demonstrate cohesive site planning, higher quality urban design, architectural design, and public places. This district is also intended to

facilitate developments which would add substantially to the net economic value of the community (as determined by measuring the expected short-term and long-term costs and revenues). This district is not intended solely to simply circumvent the intent of other zoning districts, or to seek variance from other district regulations, or to avoid practices consistent with the general health and social and economic value of the neighborhood or immediate context.

In the PD district, there shall be no specified lot area, lot width, yard, height, parking or open space requirements. Recommendations to be discussed are defined by Section 19.39.040. Any lot, building, yard, or parking requirements approved by the city as part of a PD general development plan or specific implementation plan shall be construed to be and enforced as part of this title.

The Future Land Use is currently specified as Community Business, which does promote the new development of Residential Uses.

This future land use designation includes commercial and office land uses intended to serve local and some regional shopping and service needs, generally located in relative proximity to residential areas and major traffic routes. Community Business areas may also include new residential uses meeting the standards of the City's R-3 zoning district or PD district.

When considering future rezoning requests, the existing City zoning districts most appropriate to implement this future land use designation include the B-1 Community Business District and the PD Planned Development District.

When reviewing proposals for Community Business development, carefully consider pedestrian and bicycle accessibility, including the installation of bike racks, the provision of pedestrian amenities such as sidewalk connections.

Encourage and promote high quality design for all Community Business development.

### **Staff Recommendations**

Staff recommends the PARC **accept or approve** the conceptual review and encourage the developer to complete the following:

1. Apply for a rezone to PD, Planned Development, and submit a General Development Plan and Specific Implementation Plan for approval.
2. Apply for a preliminary Plat Review.
3. Apply for a final Plat Review.
4. Consider any other feedback or conditions as stipulated by the PARC.

