

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	
Requested Approvals:	Site Plan Review
Location:	Prospect Drive Parcel # 292-0515-3434-001
Current Land Use:	Vacant Property
Proposed Land Use:	Commercial Contractor Shops/ Business workshops
Current Zoning:	M-1
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Site Plan Review

The applicant is requesting a Site Plan Review for commercial new construction in the Business Park for Contractor Shops, to be utilized by several different companies in need of business space. The proposed project on the corner of Prospect and Endeavor includes 7 new buildings, stormwater management systems, and 2 ingress egress points, with parking throughout.

19.36.040 - Lot area.

Minimum lot area in the M-1 district is twenty thousand square feet.

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

19.36.050 - Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.

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

19.36.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

A. Front, thirty feet;

- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

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

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.

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

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

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

19.51.130 - Number of parking stalls—General requirements.

Manufacturing and processing plants, laboratories and warehouses = 1 stall for each 2 employees working per shift

Retail and service, commercial = 1 stall for each 250 square feet of primary floor area

Site Plan does not appear to be in compliance.

Each 50X50 building is 2,500square feet requiring **10 parking stalls per building, with a total of 70 parking stalls. The proposed site plan depicts 36 parking stalls.**

- A. **A party may apply to the plan and architectural review commission for a permit allowing less than the number of stalls required herein, but not less than one stall per five hundred square feet of primary floor area for retail and commercial service uses.**
- B. The commission may grant such a permit if it is not against the best interest of the public.
- C. Even if a permit is granted, the applicant shall be required to have sufficient land and a plan to install the maximum required stalls under this section should it become necessary, except within the PD zoning district.
- D. The permit may be revoked at any time by the commission upon notice and hearing if good cause is shown for the revocation of the permit. Within a PD district only, adjacent on-street parking may apply toward the minimum parking requirements, if approved by the plan commission.

Planner's Recommendations

1) Staff recommends that Plan Commission **APPROVE** the Site Plan with the following conditions:

- a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.

- b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
- c) Applicant requests approval for reduced parking which shall not be less than one stall per five hundred square feet of primary floor area.
- d) Any conditions stipulated by the PARC.

Site Plan Review for: Becker and Bolton, LLC Contractor Shops		
<i>Plan Review Standards per Section 1919.63.100:</i>		
STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is surrounded by M-1 uses.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for business/industrial.
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains little in the way of natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	No	The project is consistent with the use requirements of the M-1 District, however does not currently meet parking requirements.

6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area	Yes	The building will fit and augment its surrounding area.
7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted	N/A	N/A
8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties	Yes	The structure will not affect the sun and light.