

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: May 13, 2024

Re: Site Plan and Architectural Review Fire House

Summary of Request	
<b>Requested Approvals:</b>	Site Plan Review
<b>Location:</b>	312 W Whitewater Street Tax Parcel #'s /OT 00156 and /OT 00159
<b>Current Land Use:</b>	Firehouse Bathroom and Breakroom
<b>Proposed Land Use:</b>	Firehouse Bathroom and Bunk House
<b>Current Zoning:</b>	B-2
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Institutional

### Site Plan Review

The applicant is requesting a Site Plan Review for an interior renovation of the City of Whitewater Fire Station, to allow for the existing bathrooms to be demolished and renovated, and existing break room to be demolished and turned into individual bunk rooms for resting, and overnight shifts. The plans include both a men's and women's restroom with showers and lockers, as well as 6 individual bunk rooms. The site plan meets all zoning requirements, as well as all requirements of the B-2 Zoning District.

### 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) It is recommended that the multiple parcels in which the firehouse and City Hall sit on be combined into one parcel.
- d) It is recommended that the parcel(s) be rezoned to institutional, to stay consistent with the comprehensive plan.
- e) The applicant is required to obtain all necessary local and state permits.
- f) Any conditions stipulated by the PARC.

<b>Site Plan Review for: Firehouse Renovation</b>		
<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 existing.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for Institutional
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	Yes	The project is consistent with the use requirement and is already developed in this location.

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.