

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning
Administrator

Date: July 8, 2024

Re: Rezone

Summary of Request	
Requested Approvals:	Rezone
Location:	/HAS 00048D
Current Land Use:	Vacant Land
Proposed Land Use:	Residential Housing
Current Zoning:	B-1 Community Business District
Proposed Zoning:	R-2 One & Two Family Residence
Future Land Use, Comprehensive Plan:	Two Family/Townhouse Residential

Rezone Review

The Property Owner AJ Tanis seeks to rezone the property on the corner of S Taft Street and East Clay Street /HAS 00048D. The property is 1.74 acres and is vacant at this time. In the future the owner would like to develop the property for residential housing. The property owner would like to amend the zoning from B-1 to R-2. The Future land use is consistent with the proposed change as the plan indicates the location should be used for two family or townhouse residential development.

Planner's Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the Rezone as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.