

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: February 10, 2025

Re: Rezone Petition Initiated by the City of Whitewater

Summary of Request	
<b>Requested Approvals:</b>	Rezone
<b>Location:</b>	Cedar Court Lots /EV 00004, /EV 00001, and /EV 00002
<b>Current Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Duplex/Residential Development
<b>Current Zoning:</b>	R-1 One Family Residence
<b>Proposed Zoning:</b>	R-2 One and Two Family Residence District
<b>Future Land Use, Comprehensive Plan:</b>	Higher Density Residential and Single Family Residential

### Rezone Review

The City of Whitewater seeks to rezone the three parcels off Cedar Court more precisely identified as tax key numbers /EV 00004, /EV 00001, and /EV 00002. Previously at a PARC meeting it was discussed that the three remaining vacant parcels should be rezoned to give property owners/buyers the opportunity to develop the parcels and construct a product other than single family.



In 2020 a Conditional Use Permit application was filed and approved for a planned residential development in the City of Whitewater for a 6 unit multi-family development across 3 duplexes, located on the three Cedar Court vacant lots in the City of Whitewater. The development was approved with the following conditions:

*I recommend the Commission grant conditional approval of the request to allow for a Conditional Use Permit for a residential development such as townhouses, condominiums and cluster housing conformance with the standards of the R-1 residence district per 19.15.030 (B) at Tax ID# /EV 00004, /EV 00001, /EV 00002 subject to the following:*

- 1. Currently Lot /EV 0002 has some of lot Tax ID /EV 00003 address 320 Cedar Ct parking lot located on it. There should be an easement in place or the lot line should be adjusted*
  - a. Landscaping or fencing shall be provided and installed for parking areas located adjacent to residential in the event of alterations to the site.*
- 2. A nonfamily household in R-1 shall be limited to three unrelated persons.*
- 3. Urban Forestry Committee (UFC) will review and approve the landscaping plans.*
- 4. A Knox box may be requested by the fire department.*
- 5. Approval by Engineering, Building Inspector, Fire Inspector and other City departments.*
- 6. Any other conditions identified by City Staff or the Plan Commission.*

Unfortunately, the development was never completed, and only one eight-unit building remains on Cedar Court. The rest of the parcels remained vacant. The vacant lot on the corner of West Wildwood and Cedar Court has now sold, and the new owner has constructed a side by side duplex with the approval from the PARC. As part of the Conditional Use Approval, it was suggested that the parcel, along with the two others be rezoned to be consistent with the development in that area. Due to the eight unit building being constructed via Conditional Use Permit, the property owners had no interest in constructing single family, as they would not be as desirable.

### **Planner's Recommendations**

1) Staff recommends that Plan Commission recommend **APPROVAL** of the Rezoning of all three parcels to the City of Whitewater Common Council as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.