

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Llana Dostie, Zoning Specialist

Date: August 10, 2026

Re: Final Certified Survey Map

Summary of Request	
Requested Approvals:	1 Lot Certified Survey Map (CSM)
Location:	CDA Owned Vacant Lots located at the corner of E Main and N Jefferson (/BIRW 00001, /BIRW 00002 & /BIRW 00003A)
Current Land Use:	Vacant Land
Proposed Land Use:	Mixed Use Commercial
Current Zoning:	B-2 Central Business District
Proposed Zoning:	N/A
Future Land Use:	Central Business Use District

Application Summary

The Plan Commission reviewed and approved the Preliminary Certified Survey Map at its June 8, 2026, meeting. The City is requesting a lot combination by Certified Survey Map for Parcel Numbers /BIRW 00001, /BIRW 00002 & /BIRW 0003A, located at the corner of E Main Street and N Jefferson Street. These parcels are currently 0.16, 1.13 and 0.09 Acres. The combination would result in the creation of one lot, which would be 1.44 acres. This parcel would remain zoned B-2, with a Central Business District land use designation. The City is requesting this combination for clean and legally compliant lot configuration, establishment of accurate legal description, and ensure that property can be properly transferred at the time of sale. The proposed CSM appears to be in full compliance with both lot area and width requirements as well as all other provisions of the municipal ordinance.

Planner's Recommendations

- 1) Staff recommend that the Plan Commission **APPROVE** the Final Certified Survey Map as it meets all requirements of the zoning district in which it is located, as well as all land division requirements.