

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:	2 Lot Certified Survey Map (CSM)
Location:	City Owned Vacant Lot on Enterprise & N Prospect Dr (292-0515-3432-000)
Current Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Current Zoning:	M-1 General Manufacturing Use District
Proposed Zoning:	N/A
Future Land Use:	General Manufacturing 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 division by Certified Survey Map within parcel 292-0515-3434-000, located on Enterprise and N. Prospect Drive. This parcel is currently 41.47 Acres. The division would result in the creation of two lots, lot 1, and lot 2, which would be 30.01 & 11.42 acres, respectively. These parcels would remain zoned M-1, with a general manufacturing land use designation. The City is requesting this division for clean and legally compliant lot configurations, establishment of accurate legal descriptions, and ensure that properties 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.