



## Council Agenda Item

Meeting Date: February 3, 2026

Agenda Item: Bluff Rd (/A410100001, A410100002, /A410100003, /A503200001 and /A503200002)

Staff Contact (name, email, phone): Allison Schwark, Zoning Administrator/Code Enforcement

### BACKGROUND

(Enter the who, what when, where, why)

Stonehaven Development, LLC seeks to rezone multiple parcels on Bluff Road from Highway Commercial to One-Family Residence-Small Lots. The requested amendment would allow for the development of 14 new single-family homes, providing much-needed housing within an established residential corridor. This proposed rezoning aligns with existing land-use of the immediate area. All properties along East Bluff Road are currently zoned Single-Family Residence and are currently developed with low-density housing. This rezone would provide improved compatibility with the nearby area, as compared to potential commercial developments. Overall, this proposed rezoning is consistent with the city's comprehensive plan, supports sustainable growth, and preserves the residential character of the neighborhood.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

On December 8, 2025, a Public Hearing was held at the PARC meeting and the PARC voted to recommend approval of the rezone to R-1S for the Bluff Rd parcels to the Whitewater Common Council.

### FINANCIAL IMPACT

(If none, state N/A)

N/A

### STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the first reading of the proposed rezone ordinance.
2. Option to waive second reading.

### ATTACHMENT(S) INCLUDED

(If none, state N/A)

Rezone Ordinance