

	<h2 style="text-align: center;">Council Agenda Item</h2>
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 a Comprehensive Plan Future Land Use Map change from Highway Commercial to Single Family Residential. 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 developed with low-density housing. This land use change would provide improved compatibility with the nearby area, as compared to potential commercial developments. Overall, this proposed change 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 Proposed Comprehensive Plan Future Land Use Amendment 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 Future Land Use Amendment Ordinance.
2. Option to waive second reading.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Future Land Use Amendment Ordinance