

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Zoning Map Amendment (Rezone)
Location:	Bluff Rd, (A410100001, A410100002, /A410100003, /A503200001/A503200002)
Current Land Use:	Undeveloped
Proposed Land Use:	Single Family Homes
Current Zoning:	B-3, Highway Commercial and Light Industrial
Proposed Zoning:	R-1S, One-Family-Small lots Residence
Future Land Use, Comprehensive Plan:	Single Family Residential

Rezone Review

Stonehaven Development LLC seeks to rezone multiple parcels along Bluff Road from Highway Commercial to One-Family Residential–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.

The proposed rezoning aligns with the existing land-use pattern of the immediate area. All properties to the south along East Bluff Road are already zoned Single-Family Residence District and are fully developed with low-density housing. Transitioning these parcels from commercial to residential use creates continuity with the surrounding neighborhood and eliminates an isolated commercial zone that is no longer compatible with nearby uses.

Additionally, the parcels have not attracted commercial interest due to limited visibility, access constraints, and the predominately residential context. Reclassifying the land to residential will allow it to be used in a manner that better reflects community needs, maximizes its development potential, and reduces the likelihood of future land-use conflicts between commercial activity and adjacent homes.

Overall, the proposed rezoning is consistent with the city's comprehensive planning objectives, supports orderly growth, and preserves the residential character of the neighborhood while contributing new, high-quality housing options for the community.

The applicant is seeking approval of a future land use map amendment, and preliminary plat in correlation with the rezone to R-1S.

Planner's Recommendations

- 1) Staff recommend that the Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcels located at Bluff Rd, as it meets all requirements of the zoning district, aligns with the surrounding area and is consistent with the comprehensive plan and future land use plan.