

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: July 13, 2026

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	1215 N Universal Boulevard (/A455700001)
Current Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Current Zoning:	M-1, General Manufacturing
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Staff Review

The applicant, Lavelle Industries, is requesting a site plan review for the expansion of the existing parking lot in conjunction with the previously approved ongoing expansion of the facility. The proposed lot expansion is intended to accommodate operational needs of the facility, adding 37 additional parking stalls with no other changes in the site plan.

The image displays two architectural floor plans for a building renovation and extension project. The left plan shows the existing building layout with a proposed addition and parking spaces. The right plan shows a more detailed view of the proposed extension and parking areas, including annotations for materials and dimensions.

Left Plan (Existing Building and Proposed Addition):

- EXISTING BUILDING:** 18,765 SQ. FT. EX FLOOR SLICK. E37.55
- PROPOSED ADDITION:** 18,765 SQ. FT. EX FLOOR SLICK. E37.55
- PARKING SPACES:** 10 PARKING SPACES, 20 PARKING SPACES, 10 PARKING SPACES.
- ANNOYANCE DR.** (Annoyance Drive)
- EXISTING LOT 18.**
- PROPOSED LOT 18.**
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- PROPOSED LOT 100.**

Right Plan (Proposed Extension and Parking Areas):

- PROPOSED ADDITION & EXTENSION:** 18,765 SQ. FT. EX FLOOR SLICK. E37.55
- PARKING SPACES:** 10 PARKING SPACES, 20 PARKING SPACES, 10 PARKING SPACES.
- ANNOYANCE DR.** (Annoyance Drive)
- EXISTING LOT 18.**
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[illegible]

- 1) Staff recommends that the Plan Commission **APPROVE** the Amended Site Plan with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All new or additional signage on site shall be approved by the zoning department, and a separate application will be required.
 - c. All zoning and building permits for construction be properly obtained.

- d. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination.
- e. Landscaping shall be completed to the specifications of the site plan within 30 days after the completion of construction. Any deviation from the site plan shall require additional PARC approval.
- f. Any other stipulations as indicated by the PARC.