

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: July 10, 2023

Re: Item 4: Review and possible approval – Conditional Use Permit application for a storage building for the City of Whitewater’s water utility. City of Whitewater, owner and applicant.

| Summary of Request | |
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| Requested Approvals: | Conditional Use Permit consideration and possible approval |
| Location: | 330 & 336 N. Fremont St., City of Whitewater. Parcels /S 00015 (330) and /S 00016 (336) |
| Current Land Use: | Residential |
| Proposed Land Use: | Residential |
| Current Zoning: | R-2 – One- and Two-Family Residence District |
| Proposed Zoning: | Same |
| Future Land Use, Comprehensive Plan: | Residential |

Description of the Proposal

The City of Whitewater applied for a Conditional Use Permit for a vehicle storage building for the Whitewater Water Utility at 330 & 336 N. Fremont Street. Per the ordinance for the city’s R-2 zoning district, public and semipublic uses require a CUP, as do accessory structures.

The garage is being constructed north of the city’s water treatment building, which is at the corner of N. Fremont St. and W. Starin Rd. City-owned houses previously occupied the site.

Upon approval of the CUP the city will combine the parcels at 330 and 336 N. Fremont St. with the parcel at 308 N. Fremont St. The new parcel will be 65,696 square feet, and that is the calculation being used for planning purposes. It is well above the minimum of 12,000 square feet for the largest lot in R-2

The lot width will be 464.5 feet, well above the R-2 minimum of 100 feet for the largest lot.

Lot coverage in R-2 for a parcel of more than 10,000 square feet is 50 percent. The square footage of the combined parcels will be 65,696. The new storage building, current water building and reservoir total 21,460 square feet. All other buildings on the site will be torn down prior to construction, leaving the storage building, current water building and reservoir. Slightly more than 32 percent of the site will be covered.

The setback of 25 feet for an accessory structure in the side yard on a corner lot is met. Per ordinance, R-3 setbacks are used, since the building is larger than the city's standard one-family dwelling unit of 800 square feet.

The building is 20 feet in height, which is less than the R-2 maximum of 35 feet or 2.5 stories.

Parking is not a consideration. Employees will park at the water utility building at the corner of N. Fremont and W. Starin. The new garage is for inside storage.

The architecture is neutral in color and will blend with the surrounding area. It will not be an architectural highlight, but will also not be an eyesore, and it should be remembered that any requirement to enhance to look will come at taxpayer expense.

The city is not going to pay itself park fees from taxpayer funds over the construction of this building. Marquardt said the city will work with the UFC on landscaping and with city staff on lighting.

Planner's Recommendations

The city recommends site plan approval, subject to any conditions stipulated by the PARC.

1. Applicant must adhere to city ordinances concerning lighting, landscaping and buffering and work with city staff to ensure compliance.
2. Applicant must include a Knox Box on the outside of the building.
3. Applicant must follow all city ordinances regarding signage.
4. Any dumpsters must be screened from view.
5. Parcels /S 00014, /S 00015 and /S 00016A must be combined under the tax key for /S 00014, and the address for all parcels will be 308 N. Fremont St.
6. Any conditions stipulated by the Plan and Architectural Review Commission.

Analysis of Proposed Conditional Use Permit: 308 N. Fremont St.

CUP Review Standards per Section 19.66.050:

| STANDARD | EVALUATION | COMMENTS |
|---|------------|---|
| 1. The establishment, maintenance or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property. | Yes | The city's water utility has operated on the site for decades – in fact, the water facility is the oldest operating of its kind in the state. |
| 2. Adequate utilities, access roads, parking, drainage, landscaping and other necessary site improvements are being provided. | Yes | The new garage is being built on the site of previous buildings – two houses and associated accessory structures. |
| 3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance. | Yes | Meets R-2 zoning. |
| 4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan. | Yes | The proposed use is consistent with the Comprehensive Plan. |
| 5. The conditional use and structures are consistent with sound planning and zoning principles. | Yes | The parcel is remaining institutional and blending well with the surrounding residential neighborhood. |

