

Z-2024-10700107

ZONING SITE PLAN FOR 4202 WILLARD DR.
(LOT 92, BLOCK B, N.C.B. 11513)

CURRENT ZONING: "RM-4" RESIDENTIAL MIXED DISTRICT

PROPOSED ZONING: "IDZ-1" LIMITED INTENSITY INFILL DEVELOPMENT ZONING DISTRICT WITH USES
PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT AND A NONCOMMERCIAL
PARKING LOT

ACREAGE: 0.586 ACRES - 25,534 SQFT

SETBACKS: 10 FT FRONT SETBACK
5 FT SIDE & 20 FT REAR SETBACK

PROPOSED COMMERCIAL: PARKING LOT FOR
EVENT CENTER

MAX BUILDING HEIGHT: N/A

PARKING PROVIDED: APPROXIMATELY
68 PARKING SPACES

OPEN SPACE: 4,576 SF (0.105 ACRES)
PERVIOUS COVER

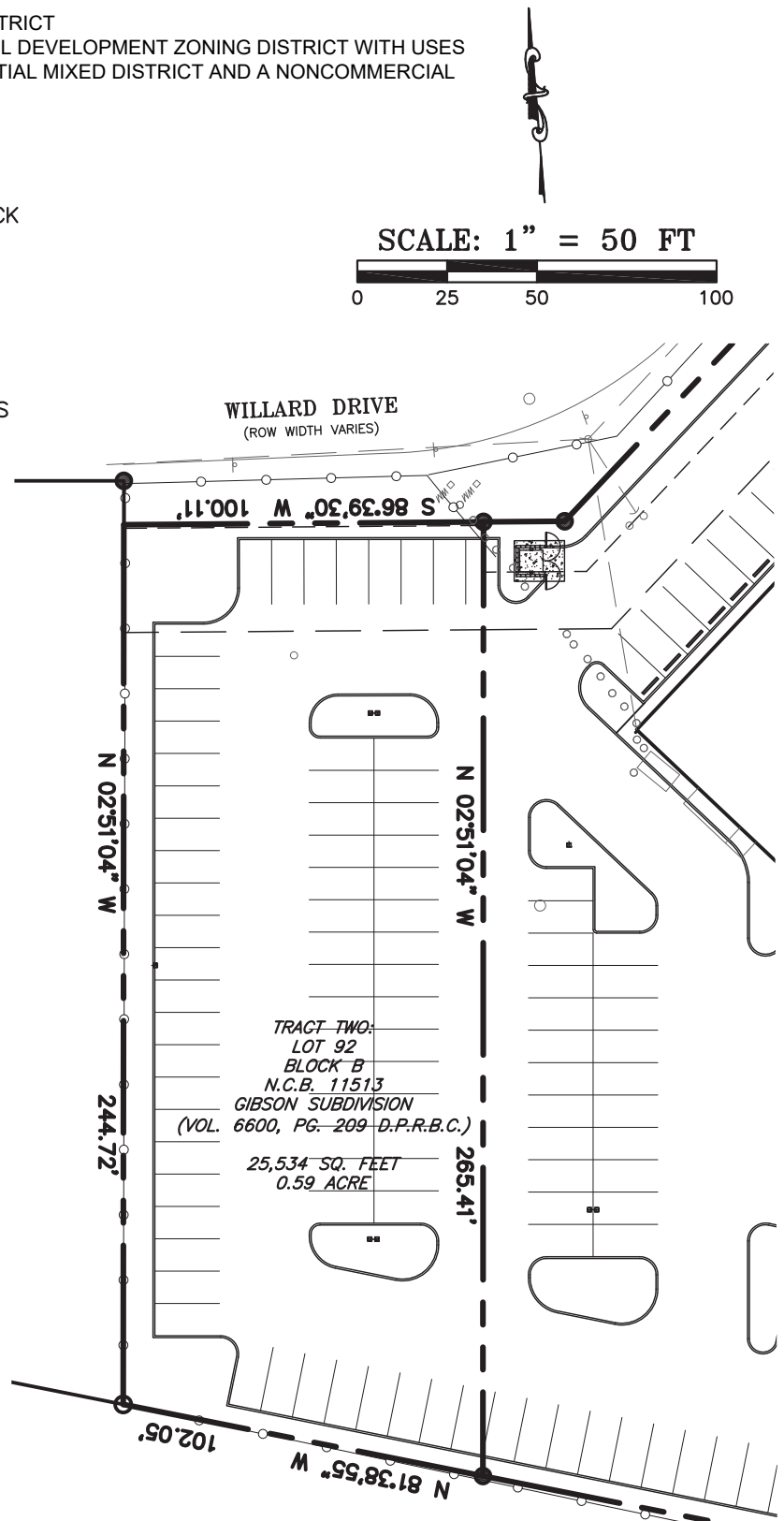
IMPERVIOUS COVER:

20,958 S.F. PAVEMENT

20,958 S.F. TOTAL IMPERVIOUS COVER

NOTE: PROPOSED
GRASS/LANDSCAPING IN
REMAINING AREAS

"I, Peter Garcia the property owner,
acknowledge that this site plan
submitted for the purpose of rezoning
this property is in accordance with all
applicable provisions of the Unified
Development Code. Additionally, I
understand that city council approval
of a site plan in conjunction with a
rezoning case does not relieve me
from adherence to any/all
city-adopted codes at the time of
plan submittal for building permits."



DATE: 2024-05-31