

**IDZ SITE PLAN FOR 518 E. PARK AVENUE**  
 (PROPOSED LOT 16, BLOCK 28, N.C.B. 397)

**Z-2025-10700027**

Legal Description: east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397

**CURRENT ZONING:** "R-6 H AHOD"  
**PROPOSED ZONING:** "IDZ-2 H AHOD" WITH USES PERMITTED FOR THREE (3) DWELLING UNITS.

**ACREAGE:** 0.231 ACRES

**SETBACKS:** 10 FT FRONT SETBACK  
 5 FT SIDE/REAR SETBACK

**PROPOSED RESIDENTIAL:** THREE (3) SINGLE FAMILY RESIDENTIAL UNITS. EXISTING DWELLING 1,900 S.F. LIVABLE SPACE, PROPOSED BUILDING WITH 2 DWELLING UNITS 900 S.F. OR LESS LIVABLE SPACE PER UNIT.

**MAX BUILDING HEIGHT:** 2 STORIES / 25 FT

**PARKING PROVIDED:** 1 PER DWELLING UNIT (GARAGE + DRIVEWAY)

**OPEN SPACE:** 0.118 ACRES  
 PERVIOUS COVER

**IMPERVIOUS COVER:**

- 2,300 S.F. BUILDING FOOTPRINTS
- 58 S.F. FRONT PORCHES
- 256 S.F. BACK PORCHES
- 1,340 S.F. DRIVEWAYS
- 479 S.F. CONCRETE/BRICK WALKS
- 256 S.F. STORAGE SHED
- 32 S.F. MECHANICAL EQUIPMENT
- 199 S.F. DRIVEWAY APRON

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- 4,920 S.F. TOTAL IMPERVIOUS COVER

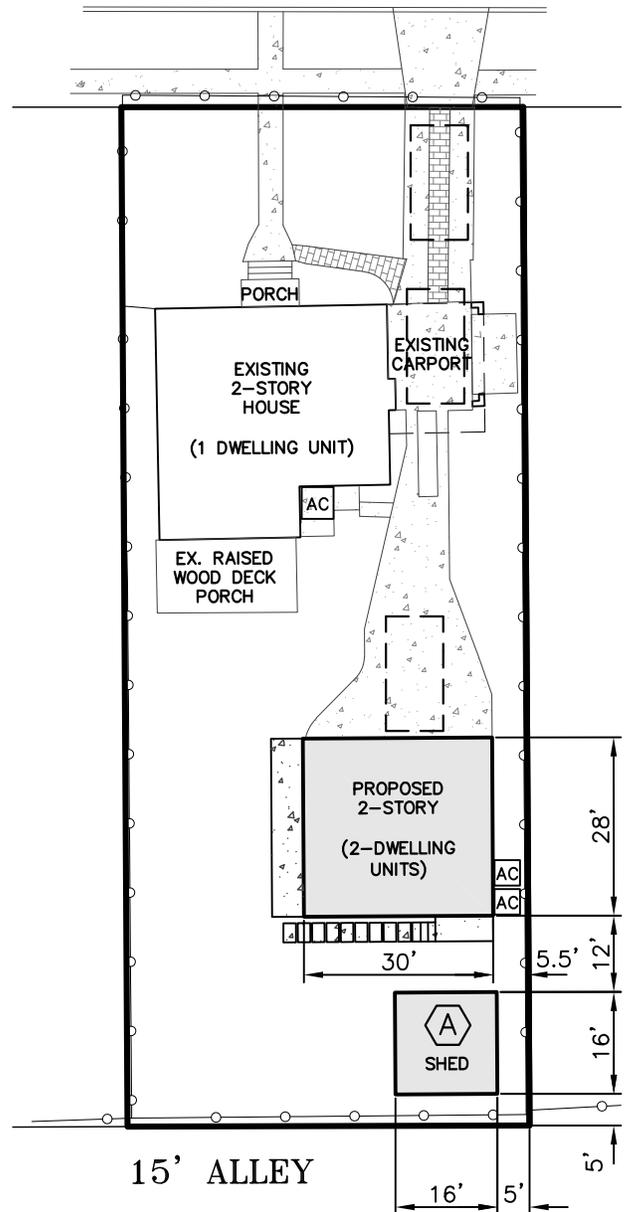
**NOTE:** PROPOSED GRASS/LANDSCAPING IN REMAINING AREAS

"I, Michael P. Stein, 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."

**LEGEND:**

-  NEW STORAGE SHED
-  DRIVEWAY/VEHICLE PARKING SPACE (9'x18' MIN)
-  MECHANICAL EQUIPMENT PAD
-  WROUGHT IRON FENCE

**E. PARK AVENUE**



DATE: 2025-02-07