

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

4,920 S.F. TOTAL IMPERVIOUS COVER

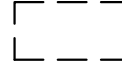
NOTE: PROPOSED GRASS/LANDSCAPING IN
REMAINING AREAS

"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:



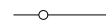
NEW STORAGE SHED



DRIVEWAY/VEHICLE PARKING
SPACE (9'x18' MIN)

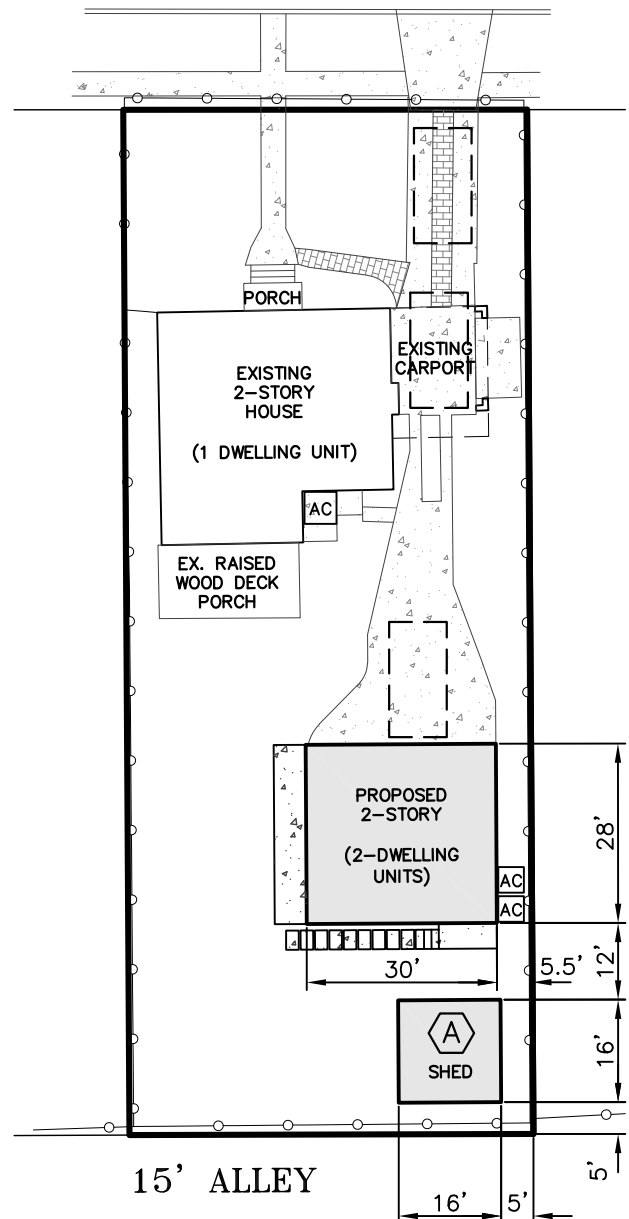


MECHANICAL EQUIPMENT PAD



WROUGHT IRON FENCE

E. PARK AVENUE



DATE: 2025-02-07