

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 USE: 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

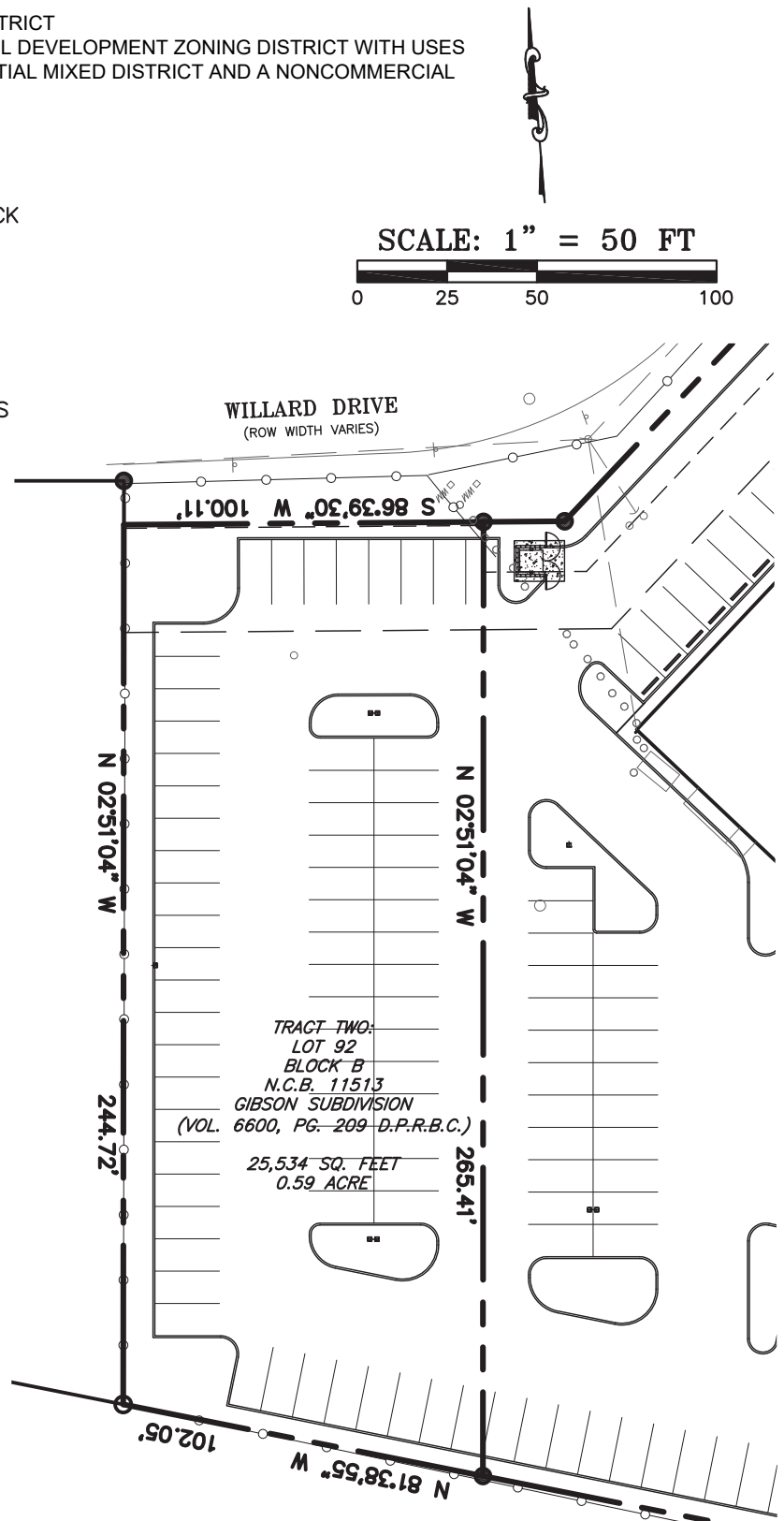
IMPERVIOUS COVER:

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