

Dawn's Harvest Urban Farm at Monumental - Site Plan

I, Alan Neff, 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 submission for building permits.

Description: Tenant, Sarah Olivarez DBA Dawn's Harvest, is requesting rezoning of 230 S Monumental St from a vacant lot zoned RM-4 to IDZ-1 with RM-4 setbacks and uses defined in NC to establish an Urban Farm and Farm Stand.

0.1509 acres
on one lot

The site plan illustrates the layout of the urban farm. Key features include:

- Gardens:** Vegetable Garden Beds, Native Pollinator Garden, 30' L - front gardens, 100' L - inner farm & garden.
- Structures:** Compost, Chicken Run, Equipment Storage, Chicken Coop, Greenhouse, Covered Area with plants & produce (multiple locations), Cashier Kiosk.
- Walkways:** Mulch Walkway, Existing Sidewalk, Sidewalk to be added.
- Parking:** ADA-Accessible Parking & Entryway to be added, ADA-Accessible Loading & Parking to be added.
- Setbacks:** 10' side setback, 10' back setback.

Dimensions and Areas:

- 200 ft², 255 ft², 400 ft², 600 ft², 150 ft², 475 ft², 440 ft².
- Dimensions: 20' L, 10' H, 14' W, 25' L, 10' H, 17' W, 20' L, 12' H, 20' W, 30' L, 56 ft, 8' W, 7' L, 10' H, 12' H, 7' L, 8' W, 5' L, 25 ft, 5' W, 12' H, 7' L, 56 ft, 8' W, 10' back setback, 50' W of lot, 25 ft, 10' side setback.

Impervious cover: 6599.25 square feet

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District
Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard
Overlay District with uses permitted in "NC" Neighborhood Commercial