

As depicted on the rezoning plan, the site will be served by private driveways,

and minor adjustment to the location of the driveway shall be allowed during the

All required transportation improvements will be approved and constructed before

the site's first building certificate of occupancy is issued.

construction permitting process.

and subsequent owners of the Site and their respective successors in interest

to include the heirs, devisees, personal representatives, successors in interest

and assigns of Applicant or the owner or owners of the Site from time to time who

2. Throughout these Development Standards, the term "Applicant" shall be deemed

may be involved in any future development thereof.

3. Unless the Rezoning Plan or these Development Standards establish more

4. Future amendments to the Rezoning Plan and/or these Development Standards

zoning district shall govern the development and use of the Site.

the Ordinance.

stringent standards, the regulations established under the Ordinance for the UR-1

may be applied for by the then owner or owners of the Site in accordance with

the provisions of the Ordinance. Alterations to the Rezoning Plan are subject to

VICINITY MAP

DEVELOPMENT DATA:

PARCEL ID NUMBER: 087-052-03 AREA: 0.261 AC (11,359 SF) **EXISTING ZONING:** UR-1 (CD) PROPOSED ZONING:

SINGLE FAMILY RESIDENTIAL EXISTING USE: PROPOSED USE: URBAN RESIDENTIAL PARKING: AS REQUIRED PER UR-1

SETBACKS: FRONT PER PLAN SIDE REAR 10'

MIN LOT SIZE 3000 SF MIN MIN LOT WIDTH

MAXIMUM FLOOR AREA RATIO 0.25 FAR

GENERAL NOTES

THIS PLAN WAS PREPARED USING BEST AVAILABLE INFORMATION FROM PUBLIC SOURCES (GIS). ALL DATA SHALL BE VERIFIED BY SURVEY PROVIDED BY REGISTERED LAND SURVEYOR.

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ALOHA PROPERTIES SC LLC

THE ODOM FIRM, PLLC

4118 RUTGERS **AVE PROPERTY**

21010

FEBRUARY 11, 2021

REZONING PETITION

NO. DATE DESCRIPTION

PROJ. MANAGER: DBS

CHECKED BY: DBS

TECHNICAL DATA SHEET

ORIGINAL SHEET SIZE: 24" X 36"