

VICINITY



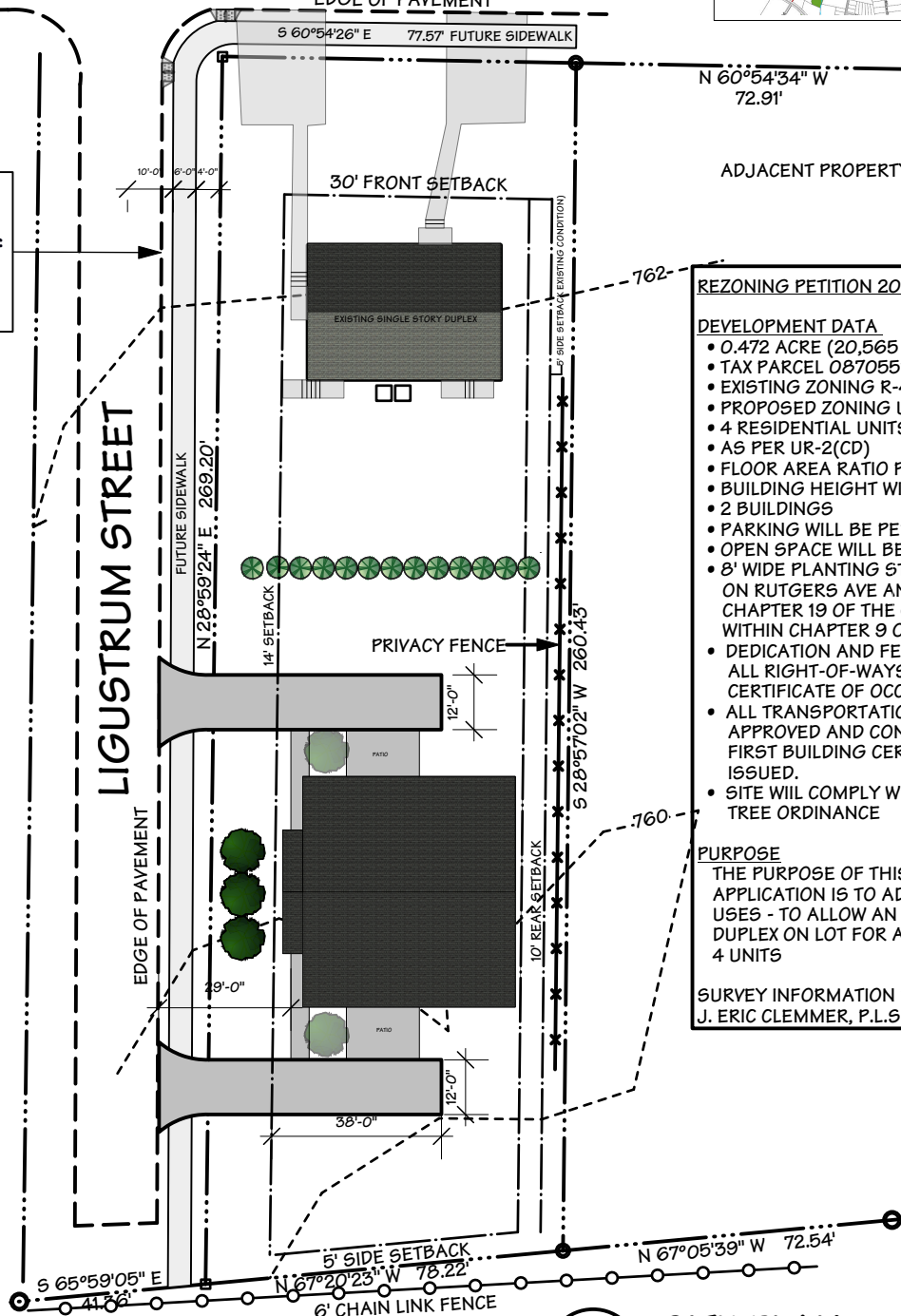
RUTGERS AVENUE

EDGE OF PAVEMENT

N 60°54'34" W
72.91'

ADJACENT PROPERTY ZONING = R-4

In lieu of curb and gutter petitioner is dedicating the ROW on the E side of the 500-600 Blocks of Ligustrum Street.



REZONING PETITION 2020-138-ADD

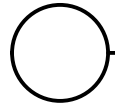
DEVELOPMENT DATA

- 0.472 ACRE (20,565 SF)
- TAX PARCEL 08705510
- EXISTING ZONING R-4
- PROPOSED ZONING UR-2(CD)
- 4 RESIDENTIAL UNITS
- AS PER UR-2(CD)
- FLOOR AREA RATIO PER THE ORDINANCE
- BUILDING HEIGHT WILL BE PER THE ORDINANCE
- 2 BUILDINGS
- PARKING WILL BE PER THE ORDINANCE
- OPEN SPACE WILL BE PER THE ORDINANCE
- 8' WIDE PLANTING STRIP WILL BE CONSTRUCTED ON RUTGERS AVE AND LIGUSTRUM ST, PER CHAPTER 19 OF THE CITY CODE AND REQUIRED WITHIN CHAPTER 9 OF THE ZONING ORDINANCE
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAYS TO THE CITY BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO ADD PERMITTED USES - TO ALLOW AN ADDITIONAL DUPLEX ON LOT FOR A TOTAL OF 4 UNITS

SURVEY INFORMATION PROVIDED BY:
J. ERIC CLEMMER, P.L.S.

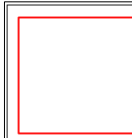


SITE PLAN

Scale: 1" = 40'-0"

A SITE PLAN for
NEVINS HOLDINGS GROUP LLC
4200 RUTGERS AV, CHARLOTTE, NC 28206

12.23.2020



**GLEN STANCIK
DESIGN/BUILD**

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