

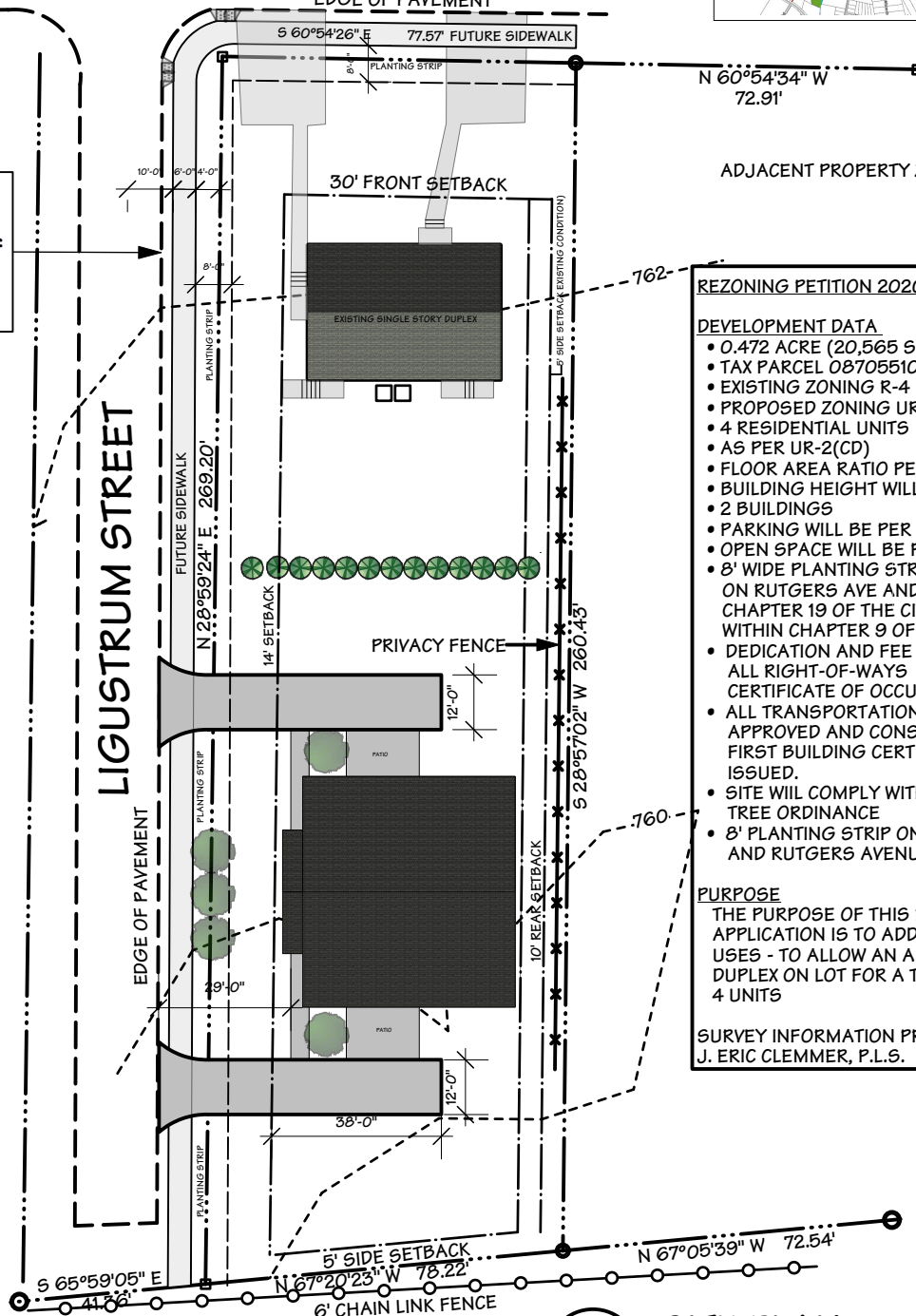
VICINITY



RUTGERS AVENUE

EDGE OF PAVEMENT

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



ADJACENT PROPERTY ZONING = R-4

**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
- 8' PLANTING STRIP ON LIGUSTRUM STREET AND RUTGERS AVENUE

**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

01.04.2021

**GLEN STANCIK DESIGN/BUILD**  
 5582 FIVE KNOLLS DR.  
 CHARLOTTE, NC 28226  
 910.528.5908 • 704.771.1989  
 gstancik@gmail.com