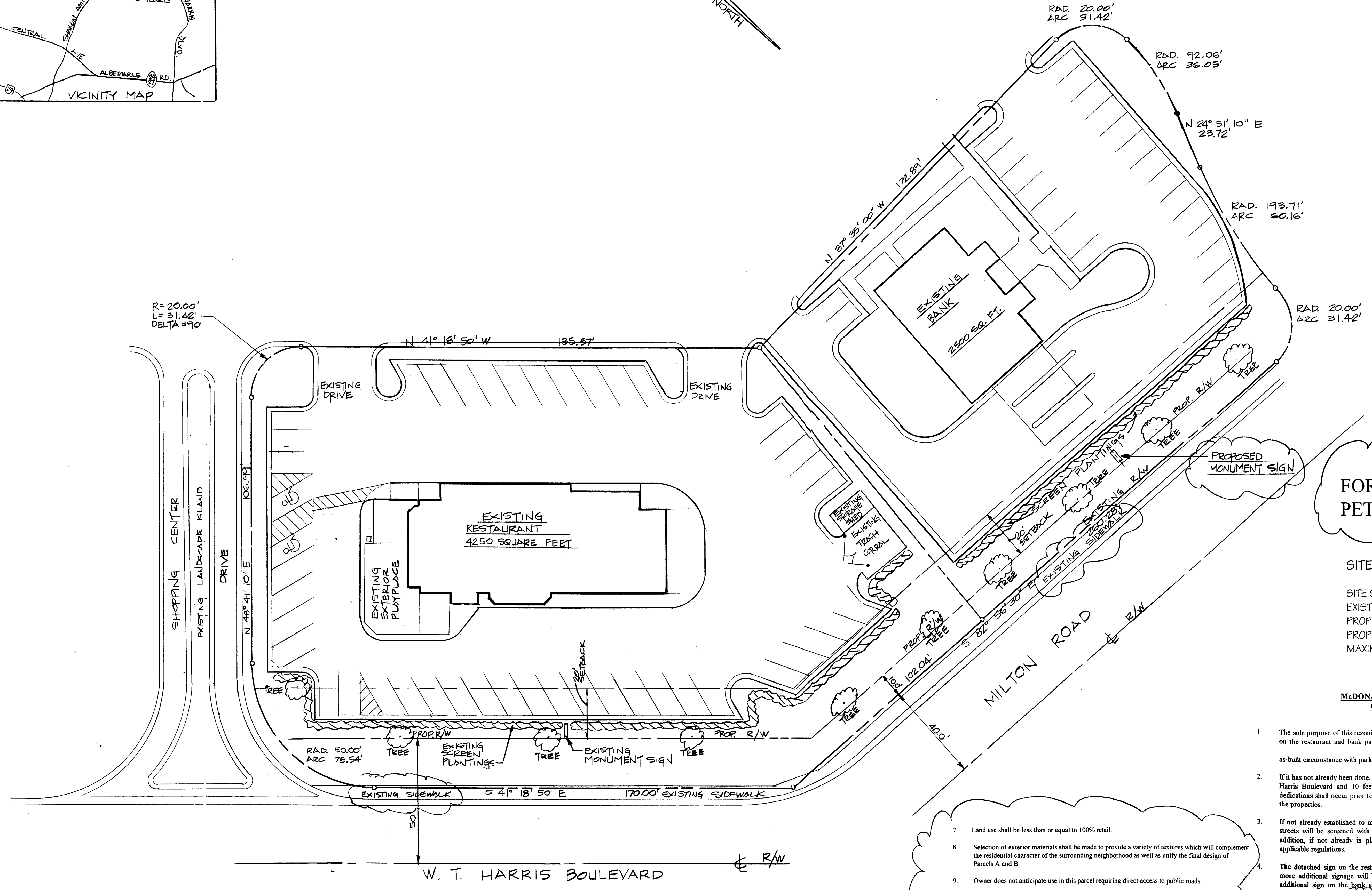


R=20.00'
L=31.42'
DELTA=90°



**FOR PUBLIC HEARING
PETITION NO. 97-100**

SITE DATA
 SITE SIZE: 1.562 ACRES (TOTAL)
 EXISTING ZONING: B-1 SCD
 PROPOSED ZONING: B-1 (CD)
 PROPOSED USE: RESTAURANT AND BANK
 MAXIMUM BUILDING AREA: 8,220 SQ. FT.

**McDONALD'S & FIRST CITIZENS
GENERAL NOTES**

7. Land use shall be less than or equal to 100% retail.
8. Selection of exterior materials shall be made to provide a variety of textures which will complement the residential character of the surrounding neighborhood as well as unify the final design of Parcels A and B.
9. Owner does not anticipate use in this parcel requiring direct access to public roads.
10. New detached lights to be limited to 30 feet in height.
11. All dumpsters are required to be screened by a solid enclosure with gates.
12. Storm Water detention, if required, is not allowed within the setback.
13. Wall packs are not allowed on the portions of the building adjacent to residentially zoned land.
14. The most remote point of the building is not more than 750 feet from the nearest fire hydrant.

1. The sole purpose of this rezoning is to recognize the ability to place identification signage on the restaurant and bank parcels within the setback areas. **This plan reflects an as-built circumstance with parking, building, and circulation already existing as shown.**
2. If it has not already been done, the petitioners agree to dedicate an additional 20 feet along Harris Boulevard and 10 feet along Milton Road for future road widening. These dedications shall occur prior to the issuance of any additional building or sign permits for the properties.
3. If not already established to meet Ordinance requirements, the parking areas along both streets will be screened with plantings as required by current zoning regulations. In addition, if not already in place, street trees shall be established as required by the applicable regulations.
4. The detached sign on the restaurant site along Harris Boulevard already exists, and no more additional signage will be proposed for that use. It is proposed to allow one additional sign on the bank site along Milton Road, with this sign being limited to a monument-type design, not to exceed 50 square feet and no more than 4 feet in height.
5. The only access to these parcels is from the adjacent shopping center, and these uses will continue to function as outparcels to that facility.
6. The petitioners reserve the right to apply to the Zoning Board of Adjustment for any variances which may be necessary to recognize the existing development on the site. Due to changes in the Ordinance since the property was developed, some parking extends into the setback area along Harris Boulevard, and there is a minor circulation encroachment within the setback on the bank site.

APPROVED BY CITY COUNCIL		DATE: 12/2/08		LOCAL ADDRESS: 3200 BEECHLEAF COURT, SUITE 300 - RALEIGH, NC 27604	
TITLE: REZONING PLAN		CHECKED BY: TH	DATE CHECKED:	APPROVED BY: TH	DATE APPROVED:
DRAWN BY: TH		MATERIAL / DESCRIPTION:		ISSUE REF:	DATE ISSUED:
DATE DRAWN: 07-21-07		DRAWING ID:		BY: TH	ISSUE REF:
SHEET NO. RZ-1		REVISED NOTE NO. 1		UNITS OF MEASURE: 1" = 20'	
11-13-97		PLANNING COMMISSION COMMENTS:		SCALE: 1" = 20'	
1		DATE:		VIEW CONVENTION:	
2		DATE:		BY: TH	
		DESCRIPTION:		ISSUE REF:	
		UNITS OF MEASURE:			