

## EXHIBIT C. Request for Zoning Change

Office Use Only

Petition No. \_\_\_\_\_

Original Date Filed: \_\_\_\_\_

Amended Date: \_\_\_\_\_

Please use this form only – form may be photocopied – please type or print. See instruction, page 8.

1) Conditional Use Zone Requested: Neighborhood Business Conditional Use

2) Narrative of conditions being requested:

1. The following land uses will be prohibited:

- A. Disallow the possession of drug paraphernalia as defined by the North Carolina General Statute § 90-113.21
- B. All agricultural land uses “listed in the Schedule of Permitted Land Uses In Zoning Districts (Raleigh City code §10-2017)”
- C. All recreational uses “listed in the Schedule of Permitted Land Uses In Zoning Districts (Raleigh City code §10-2017)”
- D. Institutional/civic services
  - i. Cemeteries
  - ii. Correctional/penal facilities
  - iii. Special care facility
  - iv. Residential transitional housing, with the exception of supportive housing residence.
- E. Commercial uses
  - i. Bars, nightclubs, taverns, lounges
  - ii. Adult establishments
  - iii. Eating establishments with drive-through and/or alcohol sales with on-premise consumption
  - iv. The maximum floor area gross of all buildings located on the rezoned property should not exceed 25,000 square feet.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines of the Zoning Application Instructions.

Printed Name: Heba Issa

Signature: \_\_\_\_\_ Date: Dec. 8<sup>th</sup>, 2010

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Exhibit C (cont.)**

- v. The maximum floor area gross of all buildings located on the rezoned property should not exceed 25,000 square feet.
- vi. Hotel/motel
- vii. Commercial parking facilities, including off-site residential institution, decks, garages and motor pools
- viii. Indoor and outdoor movie theater
- ix. Pest exterminating services
- x. Kennel, cattery
- xi. Riding stable
- xii. Outdoor stadium

**F. Industrial uses**

- i. Accessory structures "for the following subsections"
- ii. Reservoirs and water control structures
- iii. Landfills (debris from offsite)
- iv. Utilities
- v. Telecommunications tower
- vi. Mini-warehouse storage facility
- vii. Airfield, landing strip, heliport
- viii. Landfills (debris from offsite)
- ix. Utilities
- x. Telecommunications tower
- xi.

**G. Veterinary hospital**

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**Exhibit C (cont.)**

2. Residential density shall not exceed 6 dwellings per acre.
3. Building height shall not exceed 35'.
4. Building(s) shall be set back from future right-of-way lines a minimum of 30'.
5. Building ground floor shall not exceed 5,500 square feet.
6. Building second floor will be composed of dwellings.
7. Driveway entrances shall be limited to one entrance on Poole Road and no more than one entrance on Norwood Street.
8. Building materials and colors shall match those of Poe Elementary School.
9. Alcohol and tobacco product advertisements shall be prohibited from view on the Poe Elementary School property.
10. A 20' x 15' transit easement shall be provided. Furthermore the City of Raleigh transit administrator is to approve the location of the transit easement and that a transit easement deed, approved by the City attorney, will be deeded to the City prior to the issuance of any building permit or recording of any plat.
11. A bus shelter , bench and concrete pad will be installed by the owner prior to the issuance of any certificate of occupancy of any redevelopment project on the property
12. Trash containers shall be screened from the right-of-way 180 days following the adoption of this zoning ordinance. Screening shall be done in accordance with 10-2082.8.
13. Roof construction shall be restricted to either hip or gable, not to exceed a pitch of 5:12.
14. The Petitioner will contribute to Poe Elementary Fund 6 \$500 per year for the next 20 years.
15. The property shall be maintained to prevent and eliminate surface drainage and flooding across the adjacent property located at 2413 Poole Road.

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**Exhibit C (cont.)**

16. No beer, wine or intoxicating liquor shall be sold for on-premise consumption.
17. No phonograph or other similar mechanical device to produce sound nor any type of sound amplifying or magnifying device shall be operated on the subject property.
18. A permanent solid wooden fence 7'high constructed of redwood, cedar, or treated pine shall be constructed and maintained along the boundary dividing the subject property from the lot located at 2413 Poole Road.
19. All businesses located on the subject property shall not open earlier than 7:00 a.m. nor remain open past 11:00 p.m. on Monday through Saturday, on Sunday, it shall not open earlier than 11:00 a.m. nor remain open after 11:00 p.m.

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