

City of Raleigh, NC
Development Plans Review Center
P. O. Box 590, Raleigh, N. C. 27602
Telephone: 919. 890-3642 FAX: 890-3690
www.raleigh-nc.org/planning/plandprc.htm

A-21 PLAN
AMENDMENT

OFFICIAL NOTICE
OF DEVELOPMENT PLAN DECISION

TO : Brian H. Starkey / City of Raleigh Community Development

PROJECT : Block A-21 Plan

FILE NUMBER : MP-1-99

CITY COUNCIL ACTION: Approved

DATE OF ACTION : 7/20/99

COORDINATING PLANNER : Dan Howe

ACTION OF THE CITY COUNCIL:

The City Council has found that this plan, with the following conditions being met, conforms to Code requirements of Chapter 2, Part 10, Sections 10-2132.2, 10-2035; Chapter 3, Part 10, Sections 10-3001-3059.

This request was approved, according to a document dated 7/6/99 and a map drawn by the Office of Brian H. Starkey, dated 2/26/99, owned by the City of Raleigh, in accordance with the following conditions:

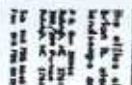
City Council Actions:

1. That the City Council find that adequate open space and recreation areas exists in the immediate area to serve the residents, in accordance with Section 10-2057 f. 4.c.;
2. That City Council find that a reduced number of off-street parking spaces is adequate to serve the office and retail portions of this development, in accordance with Section f. 4.h.;
3. That City Council approve the residential developments for area A 35 total units; up to 45 units per acre., area B 63 units, up to 77 units per acre., and area D 10 units, up to 22 units per acre. in accordance with 10-2051, Downtown Residential Housing Overlay District.
4. That the City Council find that the rezoning request is consistent with the adopted redevelopment plan for Block A-21.

Administrative Actions:

Conditions to be met prior to Planning Department authorization to record lots or prior to issuance of construction permits, whichever is first:

1. That on the final site plan and any final plat for recording the Neuse River riparian buffers be shown as approved by the State;

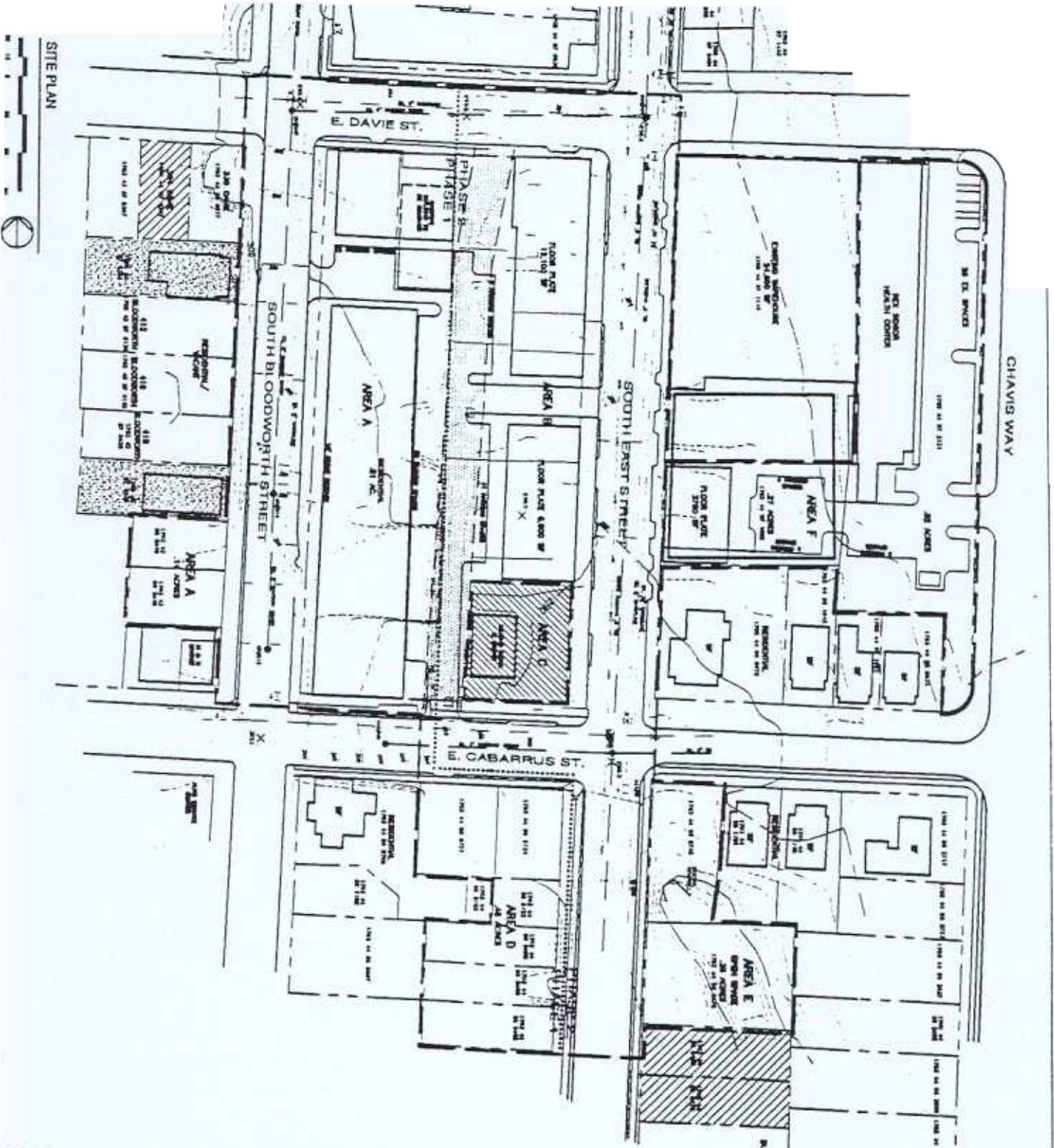


Plant
D
Condit
Use Ov
Distr

Consultants

Perilance	
MA	DETA

Order issued: _____
 Date: _____
 Issued by: _____
 Checked by: _____
 Unit No. _____



DEVELOPMENT CONCEPT

Representative for commercial development within the following:

- 2 stories, 40' height
- 40' front setback

Representative for residential development includes the following:

- 2 stories, 35' height
- 40' front setback

Representative for residential development includes the following:

- 2 stories, 35' height
- 40' front setback

DATE DATA

- A. 80% A/B + 20% C
B. 80% A/B + 20% A/C
C. 80% A/B + 0% A/C
D. 80% A/C + 0% A/B
E. 80% A/B + 0% A/C

LEADER

Isolobutyrate or propylisocyanate. All
proportions equal. 7. Orinco B
CIT OF MATHEN

LAND USE CATEGORIES

- | | |
|-------------------------------------|------------------|
| Comments: | 91,400 ft |
| Remarks: | |
| And including road side of Boundary | |
| Activity: | at road |
| Open space: | 25 Acres (to NW) |
| Feeling: | |
| Required: | 80% per urban's |
| Proposed: | Acres reduction |

BLACK AND PAPERBONES

- [illegible]

REDEVELOPMENT PLAN AMENDMENT

RESOLUTION NO. _____

**A RESOLUTION TO AMEND THE DOWNTOWN EAST/EAST SIDE
REDEVELOPMENT PLAN**

WHEREAS, the State of North Carolina statutes mandate procedures for the planning and implementation of redevelopment activities, including those on Block A-21; and

WHEREAS, the Downtown East/East Side Redevelopment Plan is implemented through the Block A-21 Plan and other plans in an ongoing series of block-by-block amendments to that Plan; and

WHEREAS, the purpose of the Block A-21 Plan is to improve living and working conditions in the Downtown East area through redevelopment activity; and

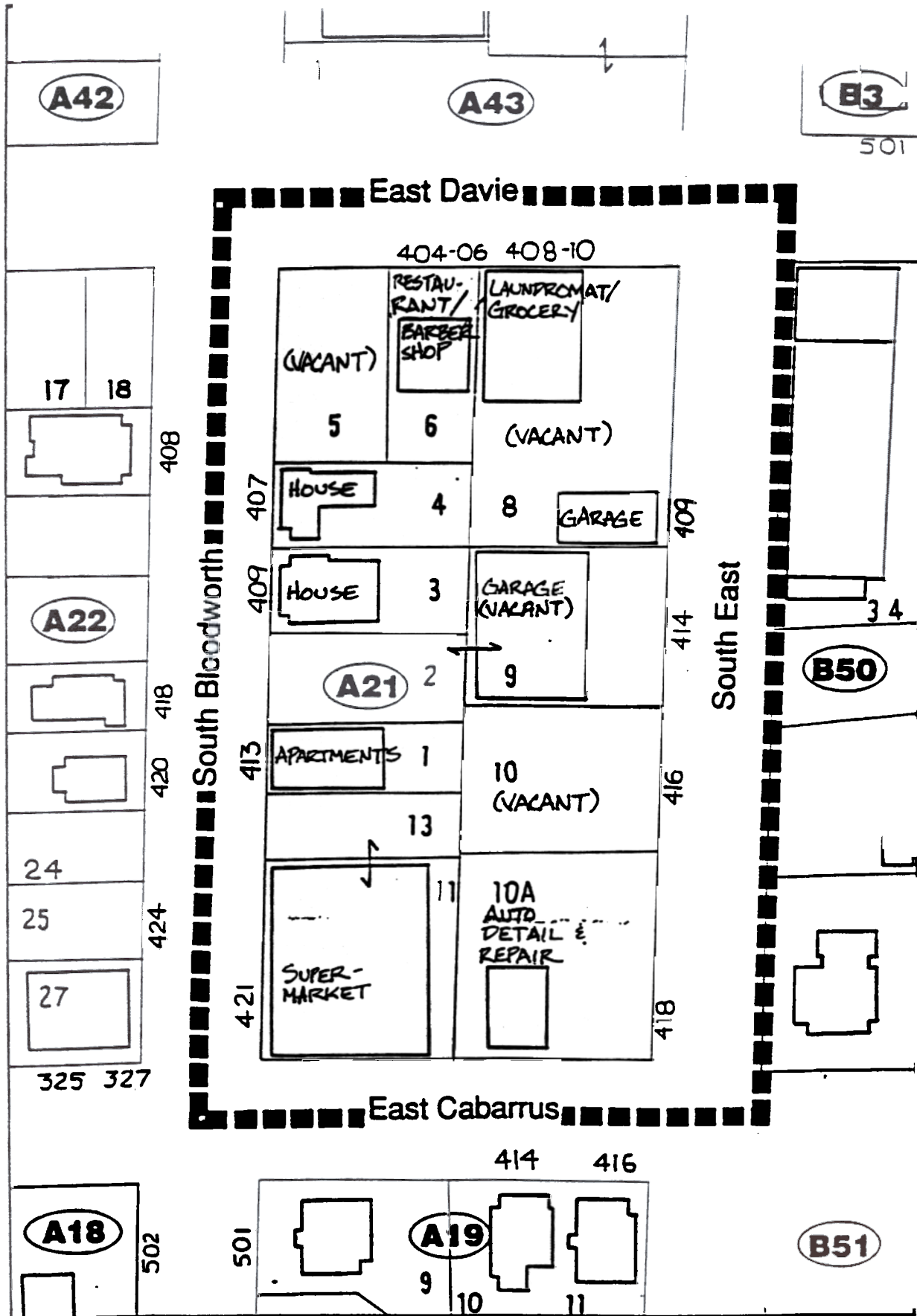
WHEREAS, the Raleigh City Council has appointed the East Side Neighborhood Task Force to represent community interests in redevelopment activities, including the preparation of the Block A-21 Plan,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
RALEIGH, NORTH CAROLINA:**

**that the Block A-21 Plan be adopted as an amendment to the
Downtown East/East Side Redevelopment Plan.**

Adopted:

**Distribution: City Council
 City Manager
 City Attorney
 Planning
 Community Development**

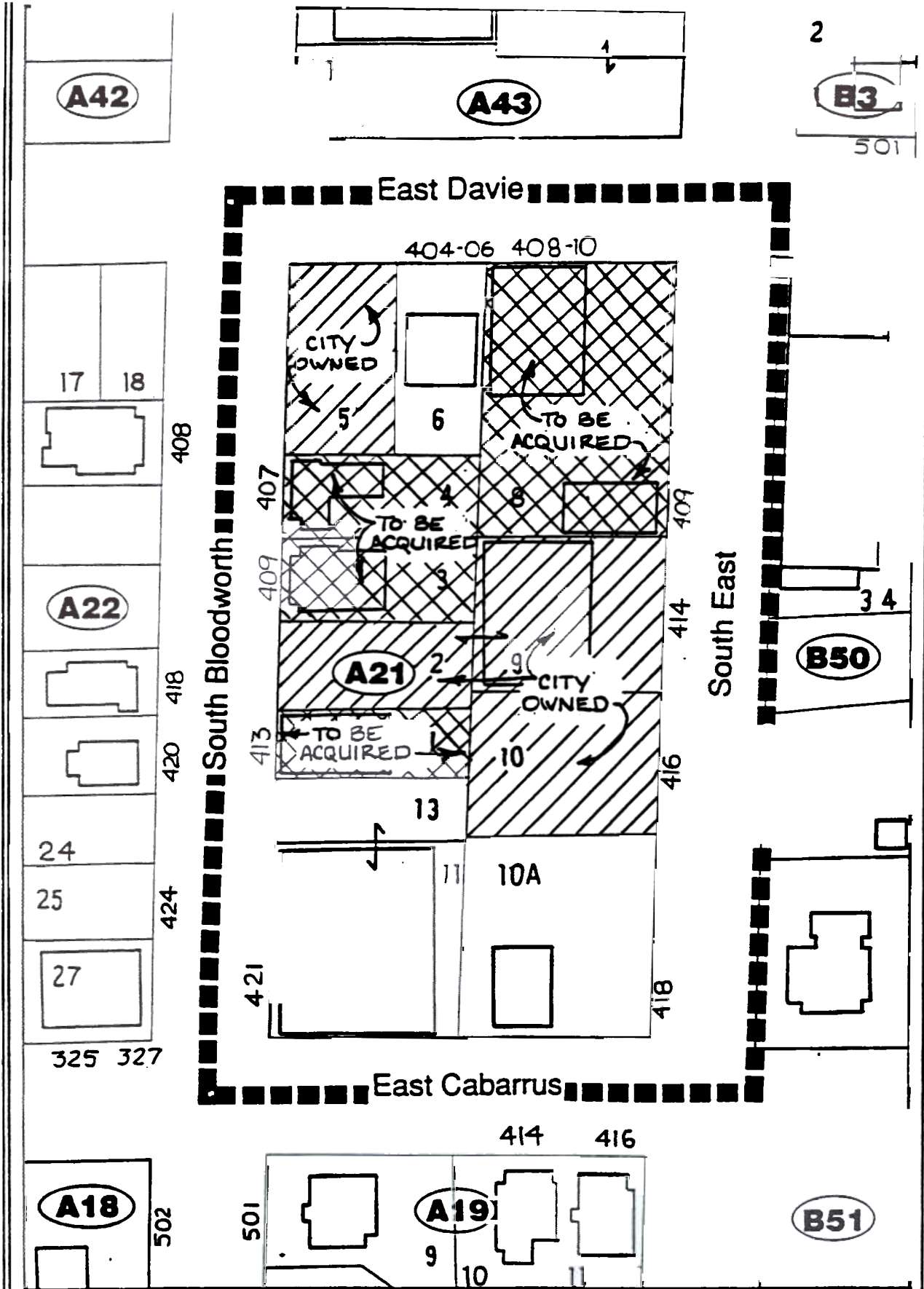


DOWNTOWN EAST BLOCK A-21

An amendment to the
Downtown East
Redevelopment Plan

Existing Uses and Project Boundary

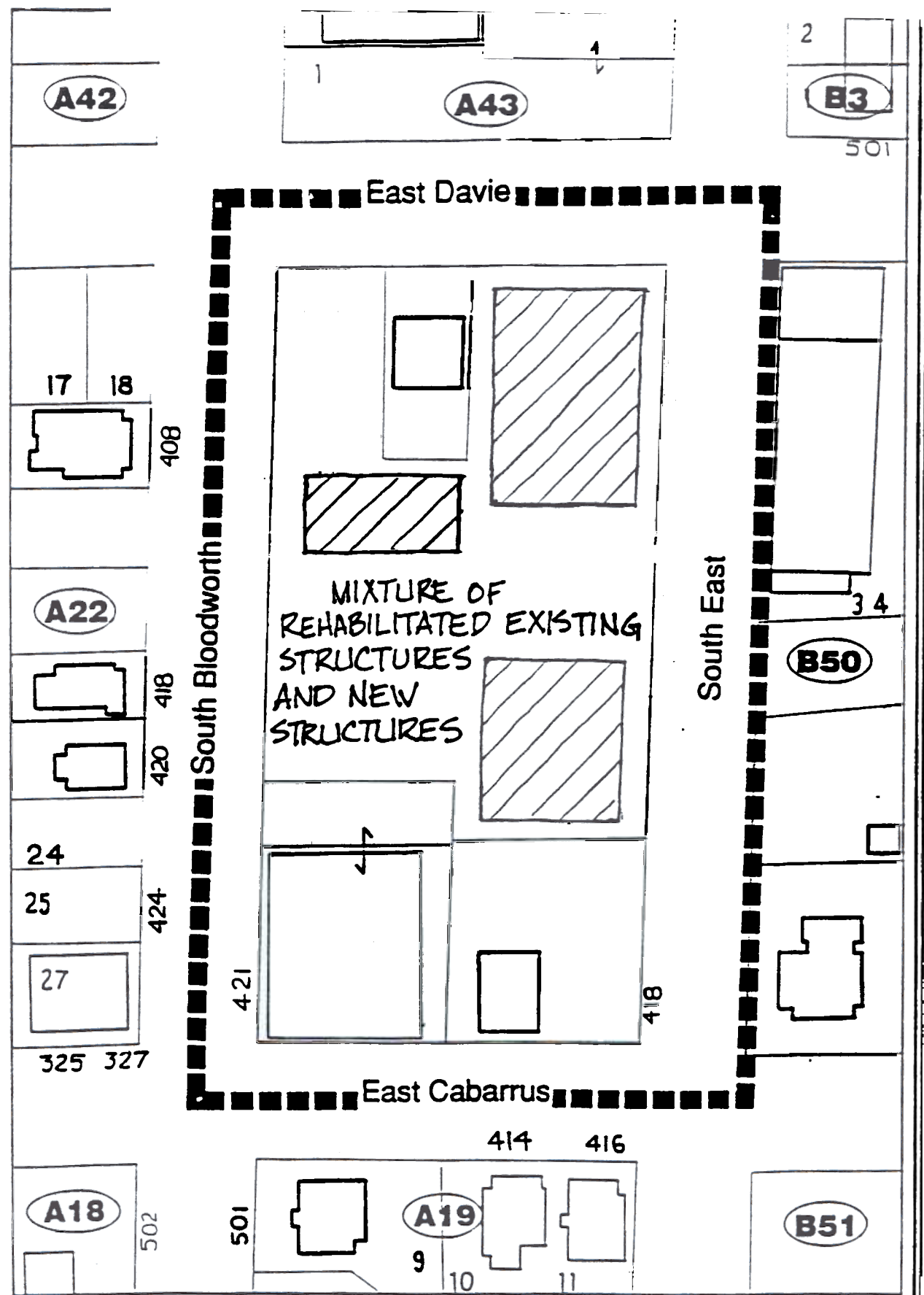
MAP 1



DOWNTOWN EAST BLOCK A-21

An amendment to the
Downtown East
Redevelopment Plan

MAP 2
Property Acquisition Map



DOWNTOWN EAST BLOCK A-21

An amendment to the
Downtown East
Redevelopment Plan

MAP 4
Preliminary Site Plan