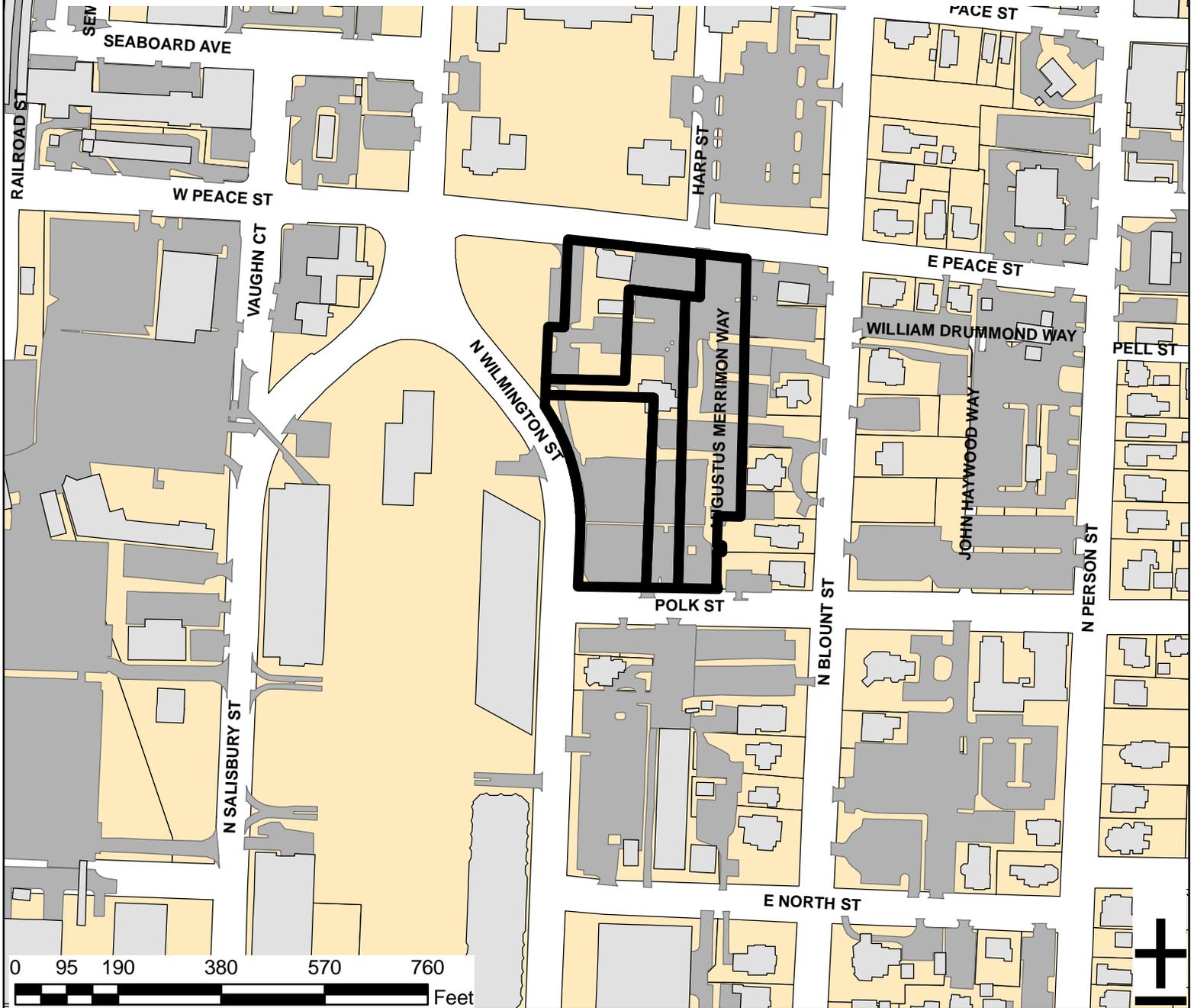


NORTH BLOUNT STREET REVITALIZATION MP-3-2011



Zoning: **O&I-1, R-30 PDD**
CAC: **NORTH CENTRAL**
Drainage: **PIGEON HOUSE**
Basin:
Acreage: **4.59**

Number of Units:
Planner:
Phone:
Applicant Contact:
Phone:

224
MEADE BRADSHAW
(919) 516-2664
K&L GATES, LLP
(919) 743-7314

MP-3-2011
Trans# 315791

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684
<http://www.raleighnc.gov/>

MASTER PLAN APPLICATION
PLANNED DEVELOPMENT OVERLAY DISTRICT

Section A.

SUBMITTAL CHECKLIST

AT THE TIME YOU SUBMIT, A PLANNING DEPARTMENT STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION. IF ANY OF THE FOLLOWING SUBMITTAL MATERIALS ARE MISSING OR INCOMPLETE, WE WILL ASK YOU TO COMPLETE THE PACKAGE AND RE-SUBMIT for the appropriate deadline date. This is an important step to ensure that your plan can be reviewed in a timely manner, so please plan on spending a few minutes with us when you submit. Please DO NOT simply leave your application materials with the receptionist.

PLANS SHALL BE SUBMITTED TO THE DEVELOPMENT PLANS REVIEW CENTER, ONE EXCHANGE PLAZA 3RD FLOOR WITH OTHER REQUIRED DOCUMENTATION FOR ZONING CASES BY THE DEADLINE DATE.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit: Insufficient information may result in a change in your schedule of review.

- FILING FEE.** This represents approval filing fee and re-zoning fee. Checks may be made out to the City of Raleigh. Payments may be made by cash, check, Visa or Master Card.

Refer to the Development Fee Schedule for current fees:

Master Plans associated with a Planned Development District
Revisions to approved master plans

- COMPLETED RE-ZONING APPLICATION.** Available for download or pick up from 3rd floor, One Exchange Plaza.
- THIS APPLICATION FORM** completed and signed by the **property owner** (agent cannot sign for owner).
- USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN # AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.** (filed with rezoning)
- TWELVE (12) COPIES OF THE MASTER PLAN DOCUMENTS.** You may chose to include illustrative site plans, text, drawings, charts or illustrations necessary to explain the concepts and details of the master plan. See Section C of this application for necessary information to be included in a master plan submittal. See accompanying template provided.
- N/A **THREE (3) COPIES OF THE TRAFFIC IMPACT ANALYSIS** including the volumes generated by each use.
- A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.**
The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The

digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.

NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf, on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

PLANNED DEVELOPMENT APPROVAL PROCESS:

The master plan will be reviewed by administrative staff, and comments will be sent to the applicant. At the point at which the Planning Director determines that the master plan submittal requirements are complete and adequate to properly review the proposal, a public hearing will be authorized on the request for re-zoning to Planned Development Overlay District. After the public hearing, the Master Plan and re-zoning request are referred to Planning Commission for a recommendation, and on to City Council for final consideration.

Section B.

SUMMARY INFORMATION - (SHOW ON MASTER PLAN)

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:

DEVELOPMENT NAME: North Blount Street Revitalization

LOCATION: Those six blocks located east of Wilmington Street, south of Peace Street, west of Person Street and north of Lane Street and North Street. This rezoning amendment to the Master Plan concerns only four parcels in Block 2, west of the private street

WAKE COUNTY PROPERTY IDENTIFICATION # (PIN) with property map _____

The property subject to this rezoning amendment to the Master Plan includes four parcels with Wake County PINs:

EXISTING ZONING DISTRICT(s): The property subject to this rezoning amendment to the Master Plan is zoned O&I-1, O&I-2, R-30, all with a Planned Development Conditional Use Overlay District and a portion with a Historic Overlay District

PROPOSED ZONING DISTRICT(s): Maintain all current zoning districts, but amend the Master Plan as it governs maximum height limitations for the four parcels subject to this rezoning amendment.

INSIDE CITY LIMITS? Yes

CLIENT (Owner or Developer):

Name(s) LNR Blount Street LLC (David Welch, Southeast Region President of LNR Property, LLC)

Address: c/o LNR Property Corp., 1601 Washington Avenue, Suite 800, Miami, FL 33139

Telephone: _____ FAX: _____

E-Mail Address: dwelch@lnrproperty.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):

Name(s) Alan Peterson and Michael Birch

Address: 4350 Lassiter at North Hills Avenue, Suite 300, Raleigh, NC 27609

Telephone: (919) 743-7301 and (919) 743-7314 FAX: (919) 516-2014

E-Mail Address: alan.peterson@klgates.com and michael.birch@klgates.com

TOTAL SITE ACRES: 21.99 acres, but only 4.59 acres are subject to this rezoning amendment to the Master Plan

* The figures below are limited to the four parcels that are the subject of this rezoning, based on the current entitlements under the approved Master Plan, MP-1-06, as subsequently amended.

RESIDENTIAL ACRES: 1.94 acres

Total residential units up to 224 permitted
Single-family lots 0
Multi-family units 1
Group housing units up to 224 permitted
Condominium units up to 224 permitted
Congregate Care equivalent dwelling units 0
Average residential density based on entire master plan area
Maximum residential density based on entire master plan area
Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft. _____
provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: 1.05 acres
(included in "commercial" definition in approved Master Plan)

Building Sq. Ft. up to 40,000 sq. ft. permitted

OFFICE ACRES: same as above

Building Sq. Ft. same as above

INDUSTRIAL ACRES: 0

Building Sq. Ft. _____

RETAIL ACRES: same as above

Building Sq. Ft. same as above

% OF SITE THIS CONSTITUTES

RECREATION ACRES: _____

Building Sq. ft. _____

OPEN SPACE ACRES: .81 acres

Not-for-profit common area: _____

% OF SITE IT CONSTITUTES

Greenway (dedicated sq. ft.) _____

TREE CONSERVATION ACRES: _____

acreage _____

% OF SITE IT CONSTITUTES _____

Other public open space _____

OWNER'S SIGNATURE:

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed master plan as approved by the City.

*I hereby designate _____
to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.*

Date: _____

Signed: _____

Printed
Owner's name _____

Congregate Care equivalent dwelling units _____
 Average residential density _____
 Maximum residential density _____
 Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft. _____
 provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: _____

Building Sq. Ft. _____

OFFICE ACRES: _____

Building Sq. Ft. _____

INDUSTRIAL ACRES: _____

Building Sq. Ft. _____

RETAIL ACRES: _____

Building Sq. Ft. _____

% OF SITE THIS CONSTITUTES RECREATION ACRES: _____
 OPEN SPACE ACRES: _____
 % OF SITE IT CONSTITUTES TREE CONSERVATION ACRES: _____
 % OF SITE IT CONSTITUTES _____

Building Sq. ft. _____
 Not-for-profit common area: _____
 Greenway (dedicated sq. ft.) _____
 acreage _____
 Other public open space _____

OWNER'S SIGNATURE:

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed master plan as approved by the City.

I hereby designate Alan Peterson, Michael Birch and Richard Brown
 to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 10/27/11
 Signed: [Signature]

Printed Owner's name LNR Blount Street LLC by David Welch

Section C.

DATA FOR MASTER PLAN DOCUMENTS
 PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)

- (a) Sheet size.
 - (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
 - eighteen (18) by twenty-four (24) inches;
 - twenty-four (24) by thirty-six (36) inches;
 - thirty (30) by forty-two (42) inches;
 - (2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.
- (b) Key Information.
 - (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the remainder of the preliminary subdivision plan;
 - (2) True north arrow, with north being at the top of the map;