

CP-6-06 Falls of Neuse Corridor Plan

Durant Road north to the Neuse River and New Falls of Neuse Boulevard

Intent

Provide guidance for future zoning and development along the corridor that will preserve the character of the corridor in connection to the Falls Lake Water Supply *Watershed*, the Falls Lake Dam, parks, and the historic Falls Community.

Plan Area Boundary

The Plan area includes properties fronting the Falls of Neuse corridor between Durant Road and the Neuse River and the area fronting New Falls of Neuse Boulevard planned extension to the planned New Falls of Neuse Boulevard bridge. Immediately south of this corridor plan is the I-540 / Falls of Neuse Small Area Plan; immediately north of this corridor plan is the Wakefield Small Area Plan.

Character of the Corridor

Falls of Neuse Road north of Durant Road is transitioning from a rural area to a suburban, green corridor. Most of the property west of the Falls of Neuse Corridor is in Wake County's jurisdiction and in the Falls Lake Water Supply *Watershed*. Properties on the western side will develop at rural intensities and with restrictions on the maximum amount of impervious surface.

The properties east of Falls of Neuse Road are in the City of Raleigh *Extraterritorial Jurisdiction (ETJ)*. The frontage properties are developed with rural and low density residential uses and include extensive roadside vegetation, creating a "green corridor." This development pattern respects the rural character of the Falls Lake Water Supply *Watershed* and the Falls mill village (circa 1850), which still exists on the northern end of the corridor along Fonville Road. The Falls Community has small homes on large lots. Large front porches and mature natural landscaping dominates the community. Many of the residents along Fonville Road are members of families who have lived in the area for generations.

Transitioning from the Community Focus at Durant Road and the City of Raleigh Water Treatment Plant at the southern end of the corridor to the older development at the northern end of the corridor is vital to maintaining the special character of the Falls Community.

Issues Identified During the Public Involvement Process

1. Minimize redevelopment impacts to properties fronting Falls of Neuse Road and properties backing the frontage lots.
2. Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam and Falls Community.
3. Provide for safe, convenient, and connected travel for automobile, bicycle and pedestrian travel.
4. Expand the opportunity for restaurants, shopping and other services.
5. Protect *environmentally significant areas* to include the Falls Lake watershed, the Neuse River, slopes greater than 15% and the 100 year floodplain along the Neuse River.

Implementation Items

1. Update Urban Form Map to reflect land use policies adopted in this document.
2. Update Transportation Plan to reflect the transportation policies adopted in this document.

Comprehensive Plan Amendments

1. *Corridor Transition Area* designation added to the northeast corner of Raven Ridge Road and Falls of Neuse Road (Area 1 on map).
2. *Corridor Transition Area* designation added to the area around New Falls of Neuse Boulevard, Fonville Road, and Falls of Neuse Road and to an area north of High Holly Lane (Area 3).

Land Use and Design Policies

Land use and design policies for properties within the Falls of Neuse Road corridor in the City of Raleigh *ETJ* are as follows:

All Areas

1. Parking lots are encouraged to be located behind or beside the building(s).
2. With the redevelopment of frontage properties greater than 2 acres, existing trees along the frontage of the thoroughfare should be preserved as a *Secondary Tree Conservation Area* and when no tree cover is present the frontage should be planted with native tree species and shrubbery at 60 percent (3/5) of the SHOD 4 standard in a 15 foot wide street yard.
3. Landscaping should be planted at a rate of 1.8 native shade trees per 100 LF, 2.4 native understory trees per 100 LF, and 30 native shrubs per 100 LF.
4. Small frontage lots are encouraged to be recombined rather than redeveloped individually.
5. The *Frontage Lot Guidelines* in the Guidelines section of the *Comprehensive Plan* apply to all *Corridor Transition Areas* along the corridor.

Area 1: Northeast corner of Raven Ridge Road and Falls of Neuse Road

6. The area within 500 feet of Falls of Neuse Road should be a *Corridor Transition Area*, with land uses to include medium density residential and/or low intensity office.

Area 2: Dunn Road and Falls of Neuse Road

7. This Neighborhood Focus area should be developed in context with the surrounding single family neighborhood with a walkable development pattern.

Area 3: North of High Holly Lane and north of Tabriz Point and Falls of Neuse Road

8. The two areas should be a *Corridor Transition Area*, with land uses to include medium density residential and/or low intensity office.

Area 4: Falls Community (Fonville Road and the River)

9. The City of Raleigh is planning a White Water Park at the Falls Lake Bridge and Falls of Neuse Road. The design and character of this amenity should be considered when developing adjacent to the park and along the river where people will be boating.
10. Currently, there are retail establishments catering to the river (fishing and boating). This area is designated a *Residential Retail Area*. These are small businesses similar in size and character as the old homes in the area. Any future retail should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and the future white water park.
11. Falls Community (Fonville Road Neighborhood): this is a *Historically Significant Site*. It is an established community originally formed to house the workers of a nearby textile mill; many homes are over 100 years old. Any new development in this area should be single-family, low-density residential. The character and the design of the new development or redevelopment should reflect in material and character the unique enclave of existing homes in the neighborhood.

Area 5: New Falls of the Neuse Boulevard from Falls of Neuse Road to the Neuse River

12. Properties adjacent to New Falls of Neuse Boulevard and existing Falls of Neuse Road should be developed as low density *residential* land uses.
13. *Environmentally significant areas* (slopes exceeding 15%, rivers, *wetlands*, 100 year *floodplain*) in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans.

Transportation Policies

Falls of Neuse Road is a *Primarily Residential Thoroughfare* and should follow the guidelines detailed in “*Part 2 Urban Form Terms and Policies*” of the City of Raleigh *Comprehensive Plan*. See the attached map for the location of the updates.

14. New detached single family residences fronting the thoroughfare are discouraged.
15. The design of the sites within the focus area should plan for and accommodate bicycle and pedestrian travel between the sites within the focus area (excluding the water treatment plant). This includes bicycle parking, crosswalks, and connections between properties.
16. Due to the numerous parks in the area and the high concentration of families with children in the area, an eight-foot wide multi-purpose path/sidewalk and wide outside lanes should be included in the cross-section details for the widening of Falls of Neuse Road.
17. **Community Focus Area:** A new-location public street should connect Durant Road to Shadowlawn Drive and provide connectivity to Rio Springs Drive.
18. **Area 1:** A new-location public street should connect Dehijuston Court with Raven Ridge Road. There is an existing stream crossing shortly before the end of Dehijuston Court.
19. **Area 2:** Primary vehicular access for the Dunn Road/Falls of Neuse *Neighborhood Focus* should be evaluated with a private development plan on this property or with the Falls of Neuse Road widening project.
20. **Area 5:** A new-location *Sensitive Area Major Thoroughfare* should connect Falls of Neuse Road to Wide River Drive at New Falls of Neuse Boulevard.

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