

9.FP Five Points East

The Plan area lies between Glenwood Avenue and Capital Boulevard just north of downtown Raleigh. The area is bisected by Whitaker Mill and Fairview roads.

The Plan area contains one of the largest concentrations of early- to mid-20th century middle class housing in Raleigh, with the majority of houses constructed between 1920 and 1940. The houses are generally modest and are on relatively small lots, but display a diversity of architectural styles. This plan ~~was prepared to preserve~~supports preserving and ~~perpetuate~~perpetuating the unique character of the Five Points neighborhoods.

~~All policies in the Five Points East Neighborhood Plan pertaining to permitted uses, building bulk and height, and other aspects of development typically regulated by zoning, are intended to be implemented through the rezoning of property. Until such time as zoning reflects the Plan policies, however, the applicable zoning standards shall continue to control these fundamental parameters determining the development potential of particular sites.~~

Policy AP-~~FPEFP~~FP 1

Preserving the Five Points Street Grid

The existing Five Points East street pattern, which is a modified grid, should be respected and perpetuated. Cul-de-sacs are strongly discouraged.

Policy AP-~~FPEFP~~FP 2

~~Five Points Transition Area B~~

Five Points Transition Area A

In Transition Area ~~B~~A (see Map AP-~~FPEFP~~FP-1) new structures should not tower over adjacent low-density housing. Trees should be preserved where possible and at least a portion of the site should be retained in its current park-like setting.

Policy AP-~~FPEFP~~FP 3

Five Points Transition Area B

~~Five Points Transition Area C~~

In Transition Area ~~C~~B (see Map AP-~~FPEFP~~FP-1), new street yards and heights of new buildings adjacent to low-density housing should be of the same scale as the housing. More intense development and taller buildings are encouraged to be away from existing housing and closer to the railroad corridor. Vehicular traffic from redevelopment in this area should be directed to Fairview Road and Carson Street and not to other, narrower streets in the existing neighborhood.

Action AP-FPE-1

Five Points Zoning Map Amendment

~~Undertake an Official Zoning Map Amendment to apply the Five Points East Transition Area A Neighborhood Conservation Overlay District (NCOD) by July 1, 2012 before the Built Environmental Characteristics and Regulations in the Zoning Code sunset.~~