

SP South Park

The intent of this plan is to provide guidance for future zoning and development and to preserve the character of the neighborhood by guiding change as rezoning petitions, infill, and new development occur. South Park is a part of a much larger predominantly African American residential area that includes the southeast quadrant of the original city limits. Rich in local African American history, a number of historic buildings and homes in the South Park neighborhood still stand and are recognized as part of the East Raleigh-South Park National Register Historic District. The Prince Hall Raleigh Historic District overlays portions of the area plan's northwest corner. Character is added to the neighborhood through the homes of notable residents and community leaders.

The approximately 263-acre plan area is east of downtown. The South Park plan boundary noted on the attached map includes Shaw University, the John P. "Top" Greene Community Center, and a portion of Chavis Park. The plan area is bounded by Cabarrus Street to the north; Little Rock Creek, Chavis Park, Holmes Street, and Carnage Drive to the east; Peterson Street and Hoke Street to the south; and Garner Road and Wilmington Street to the west.

Policy AP-SP 1 South Park Downtown Transition

Encourage mixed-use development (small scale Office, Retail, and/or Residential uses) in the area bounded by Cabarrus, East, Lenoir, and Wilmington streets. ●

Policy AP-SP 2 South Park Focal Point

Encourage commercial, office, and residential uses in the area defined by Person Street, Bragg Street, Hammond Road, and Hoke Street in order to create a neighborhood focal point and economic development opportunity for the South Park area. ●

Policy AP-SP 3 South Park Owner Occupancy

Encourage increased owner-occupied housing in South Park by encouraging housing that accommodates a mixture of income levels through public and private housing programs.

Policy AP-SP 4 Character of South Park Infill

Infill residential development should reflect the existing historic building types in the South Park study area.

Policy AP-SP 5 South Park Historic Preservation

Emphasize the historic significance of the South Park neighborhood through the promotion and protection of contributing historic elements.

Policy AP-SP 6 South Park/Downtown Overlay Overlap

Where the South Park plan overlaps the 2015 Downtown Plan study area, the intent of the Downtown Plan shall prevail. ●

Action AP-SP 1 South Park Pedestrian Improvements

Allocate Capital Improvement Program (CIP) dollars for pedestrian crossing improvements at the intersection Martin Luther King, Jr. Boulevard and Wilmington/ Salisbury streets, and for sidewalks along Hoke Street (between Blount and Person streets).

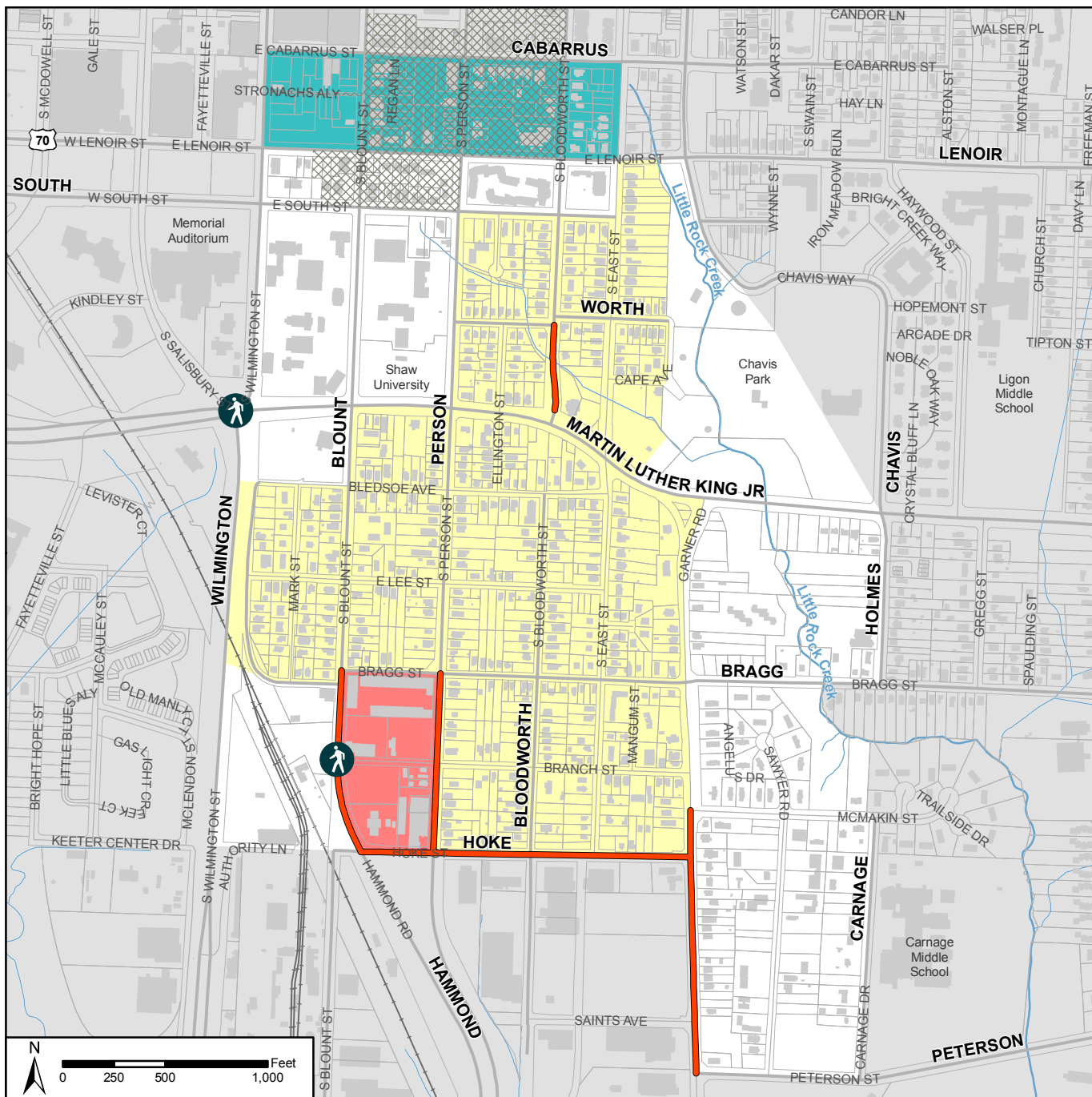
Action AP-SP 2 Garner Road Pedestrian Improvements


Improve pedestrian safety crossings along Garner Road at McMakin Street and Hoke Street by installing sidewalks and clearly marking crosswalks (CIP implementation item).

Action AP-SP 3 South Park Redevelopment

Ensure that South Park redevelopment efforts respect the lot size and setback requirements of the NCOD, as well as the Residential Rehabilitation Design Guidelines.

AP-SP1: South Park



-  Pedestrian Crossing Improvements
-  Sidewalk Pedestrian Improvements
-  Downtown Transition Zone
-  Focal Point
-  Prince Hall Local Historic District
-  South Park NCOD (Neighborhood Conservation Overlay District)

Map created 5/31/2017 by the City of Raleigh Department of City Planning

