

section 16

Area Specific Guidance

16.1 Overview of Area Specific Guidance 16-2

AREA PLANS

Arena Blue Ridge	AB	Garner Tryon Neighborhood	GT
Avent West	AW	I540/Falls of Neuse	IF
Brier Creek Village	BC	King Charles	KC
Buffaloe New Hope	BN	Mission Valley	MV
Blount Street/Person Street.....	BP	New Bern	NB
Capital Blvd	CB	Olde East Raleigh	OE
Cameron Village/ Hillsborough Street	CH	Rock Quarry Battle Bridge	RB
Cameron Park	CP	Swift Creek	SC
Crabtree	CR	Southern Gateway	SG
Downtown West Gateway	DW	South Park	SP
Falls Lake	FL	Triangle Town Center	TT
Falls of Neuse Corridor	FN	Wake Crossroads	WC
Five Points East	FP	West Morgan	WM
Forestville Village	FV		

16.1 Overview of Area Specific Guidance

This section compiles policies and actions relevant to land use and physical development from various Area Plans and studies adopted both prior and subsequent to the 2009 adoption of the 2030 Comprehensive Plan. To distinguish the subsections that follow from the complete Area Plan documents on which they are based, this section has been renamed “Area Specific Guidance.” The purpose of this section is to consolidate into one place all of the area-specific policies and actions that inform land use and zoning decisions and the city’s capital improvement program.

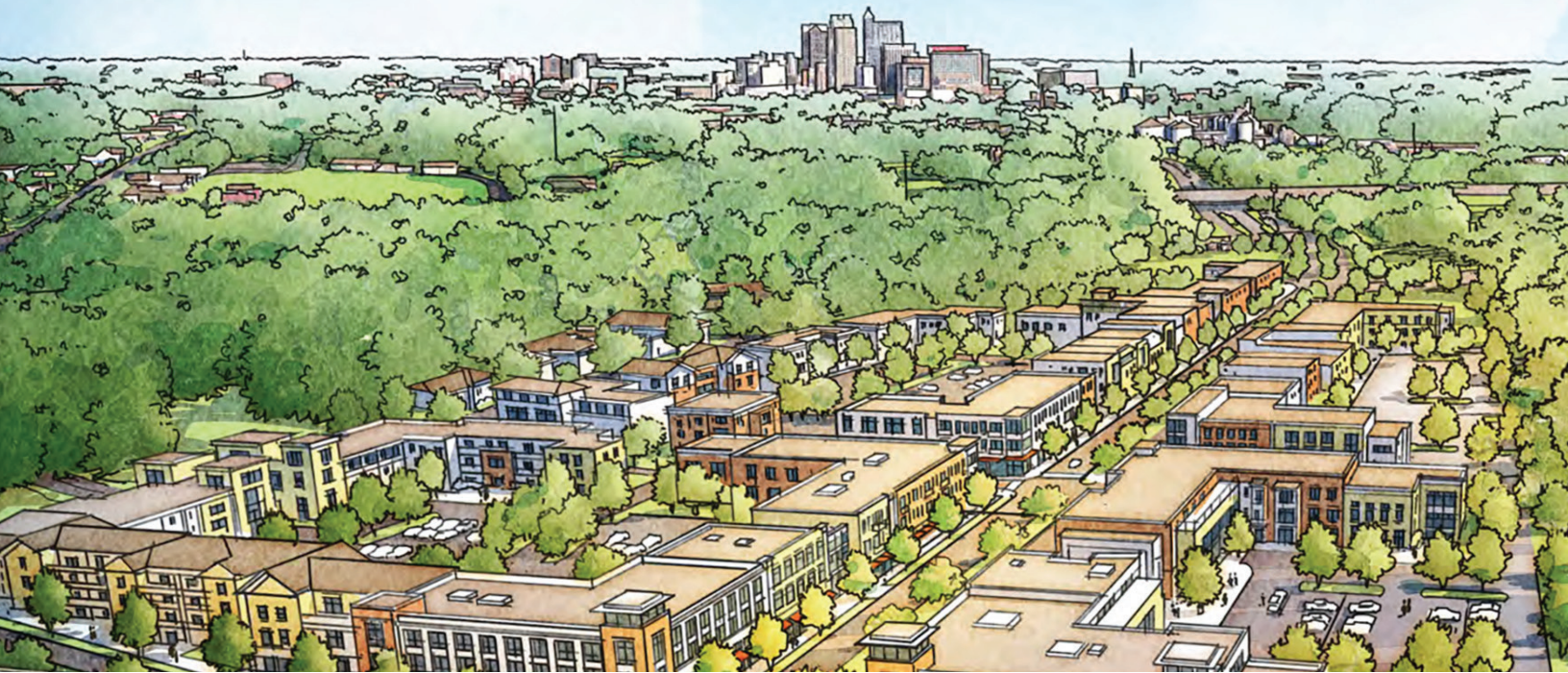
Area Plans were created as part of the 1989 Comprehensive Plan. Area Plans address unique issues specific to particular locations within the city that can only be addressed through policies and actions more specific than those proposed citywide. Since 1989, numerous Area Plans have been prepared in response to identified needs, and have been adopted into the Comprehensive Plan. By the time the 2030 Comprehensive Plan process was started, Area Plans represented the largest single part of the Comprehensive Plan.

Area Plans prepared since 1989 have historically been divided into groupings—Neighborhood, Small Area, Corridor, Watershed—based on the plan’s focus. For example, Corridor Plans apply to either a transportation corridor, such as a roadway or rail line, or to a natural corridor such as a river. Watershed Plans provide policies and guidelines for protecting our drinking water supply. The division between plans had always been a matter of convention. For simplicity, and in keeping with the new framework for area planning, the plans and plan excerpts that follow are named after their parent document, and are listed alphabetically.

Area Plans adopted prior to 2009 were evaluated during the 2030 Comprehensive Plan process and, based on that evaluation, some plans were carried forward and others were retired. The plans carried forward contained specific policies that could not be brought forward through the Future Land Use Map, or contained specific action items that could not be covered appropriately in a citywide Plan element. Plans were retired primarily because they contained policies that had been implemented through development or city action, were included in a citywide element, or were fully incorporated into the Future Land Use Map. A number of policies in the retired plans were simply no longer relevant to current situations.

Area plans and studies prepared and adopted after 2009 have typically been longer reports and contained both policy guidance and strategic actions, as well as extensive background sections detailing issues and opportunities and the results of the public engagement process. Some of these plans and studies have been more than 100 pages in length. The intent following the adoption of the 2030 Comprehensive Plan was that only the citywide elements of the Comprehensive Plan would be amended in the wake of an area plan or study. Upon further staff review and input from City Council, it was determined that many of these plans contained detailed policy guidance deserving the same status as had been afforded to earlier Area Plans. The following subsections excerpt only those policies and actions that need to be included in the Comprehensive Plan because they relate to rezoning decisions, development plans, and the CIP. They are not a replacement for the full, adopted area plan and study documents.

Further, some post-2009 area plans and studies were undertaken for boundaries that either encompassed or overlapped with prior Area Plans. Where the prior Area Plan was superseded by the new plan, it has been removed. Where it altered a portion of a prior Area Plan boundary, the plans were combined.



The following Area Plans were included in the 2009 version of the Comprehensive Plan:

- *Avent West*
- *Brier Creek Village*
- *Cameron Park*
- *Crabtree*
- *Downtown West Gateway*
- *Falls Lake*
- *Five Points East*
- *Forestville Village*
- *Garner Tryon Neighborhood*
- *I-540.Falls of Neuse*
- *King Charles*
- *Mission Valley*
- *Olde East Raleigh*
- *Rock Quarry Battle Bridge*
- *Swift Creek*
- *South Park*
- *Triangle Town Center*
- *Wake Crossroads*

The following Area Plan excerpts are new to the Comprehensive Plan Update:

- *Buffaloe New Hope*
- *Blount Street/Person Street*
- *Capital Boulevard*
- *New Bern*
- *Southern Gateway*
- *West Morgan*

The following Area Plans have been substantially revised or replaced by recent planning efforts:

- *Arena Blue Ridge (melds the older Arena plan with the Blue Ridge Road Corridor Study)*
- *Cameron Village/Hillsborough Street (replaces Wade/Oberlin and Stanhope)*
- *Falls of Neuse Corridor (updates prior plan)*

As additional area plans and studies are carried out for different parts of the city, this Area Specific Guidance section will continue to evolve with the addition of new Area Plan excerpts and the replacement of superseded plans through the ongoing process of Comprehensive Plan amendments and updates.

Additional information about keeping the Comprehensive Plan current can be found in '17.3: Comprehensive Plan Amendments and Updates' within Section 17: 'Implementation.'



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