



Staff Report – CP-1A-18

Comprehensive Plan Amendment

Area Plan 8: Falls North

This is a city-initiated amendment to the 2030 Comprehensive Plan to incorporate new area plan policies and actions. The proposed amendment, which was approved on May 21, 2019, replaces the existing area plan 8. Falls of Neuse Corridor with a new Falls North area plan. Existing policies that are still relevant are incorporated into the new plan.

Key Policies that serve as guidance for rezoning are noted by an orange dot.

The revised area plan section reads as follows:

8. Falls North

This area plan addresses the area shown in Map AP-FN-1. The plan study area extends along the Falls of Neuse Road corridor north from Durant Road to the Neuse River. The bounds of the study area were drawn to include civic and institutional uses, undeveloped lots that have frontage on major streets with the potential to be developed, and natural areas along the Neuse River. Along the corridor, extensive vegetation and natural amenities give the area a distinctive sense of place.

The policies presented in this section are intended to implement the recommendations of the Falls North Area Plan. The complete Area Plan document can be found on the City's website. The plan's recommendations are divided into three primary categories: Park-like Character, Active Living, and Recreation Hub. Each contains a set of policies and/or actions, described below.

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 and Richland Creek Water Supply Watershed, the Falls Lake Dam, Falls Lake Park, Annie Wilkerson Nature Preserve, Neuse River Greenway Trail, North Carolina Mountains-to-Sea trail, the historic Falls Community, and adjacent residential neighborhoods.

Park-like Character

The Falls North area is defined by extensive roadside vegetation along primary corridors, natural features such as the Neuse River and Falls Lake, and significant amounts of park land. 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. Properties on the east of

the Falls of Neuse Corridor are in the Richland Creek Watershed in low density residential neighborhoods both in the City of Raleigh and in Raleigh's Extraterritorial Jurisdiction (ETJ).

One of the primary goals of the plan is to maintain and enhance the park-like feel of the area. This goal is accomplished through a series of policies that relate to tree preservation, particularly along the edges of main corridors such as Falls of Neuse Road; lighting; signage; drive-through facilities; and the historic Falls Community.

Policy FN 1: Falls North Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake Dam, and Falls Community. ●

Policy FN 2: Falls North Frontage

A Parkway frontage, which requires a 50' landscaped yard alongside the street, should be applied to properties being developed or redeveloped along Falls of Neuse Road and to properties being developed or redeveloped along Raven Ridge Road between Falls of Neuse Road and Moosecreek Drive. Parking should be behind the buildings that front Falls of Neuse. ●

Policy FN 3: Falls North Forestation and Tree Conservation

Clear cutting of sites is not consistent with the existing character of the area or the values expressed by residents. Wooded sites within the plan area should maintain a 40 percent tree conservation area, meaning existing trees must be preserved whenever possible on at least 40 percent of the area. Where existing trees do not equal 40 percent of the site within the plan area, forestation should supplement the existing tree conservation area, for a total of 40 percent. ●

Policy FN 4: Falls North Corridor Lighting

Light fixtures within the plan area should be limited to 15 feet in height and should be full cutoff. ●

Policy FN 5: Falls North Area Conservation

Protect environmentally significant features within the plan area, including the Falls Lake watershed, the Neuse River, slopes greater than 15 percent and the 100-year floodplain along the Neuse River. Environmentally significant areas in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans. ●

Policy FN 6: Falls North Parking and Drive-Through Facilities

Parking lots within the plan area should be located behind or beside buildings. Drive-through facilities should not be permitted. ●

Policy FN 7: Falls North Corridor Signage

Commercial signage within the plan area should consist of low-profile ground signs. Signage should not be internally-illuminated or digital. ●

Policy FN 8: Falls Community

The character and the design of new development or redevelopment in the historically-significant Falls Community should reflect in material, form, and character the unique character of existing homes in the neighborhood. ●

Recreation Hub

This is a collection of policies designed to add to the area's already extensive collection of public park facilities and to build on its identity as a hub of natural spaces.

Policy FN 9: Falls Community Retail Uses

Uses should be limited to retail and eating establishments. Existing buildings should be preserved, and any new buildings should be no taller than two stories and 35 feet. Any new building or buildings should total no more than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities. ●

Policy FN 10: Falls Community Retail Design

Any future restaurant or retail uses in the Falls community should be on a smaller scale appropriate to the neighborhood and users of nearby recreational amenities. Buildings 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 current and future outdoor recreation facilities. ●

Site-Specific Recommendations

Policy FN 11: Falls of Neuse/Raven Ridge Area

Uses within this area, shown as Office and Residential Mixed Use on the Future Land Use Map, should be limited to only office (including medical office) and/or residential and should exclude ancillary retail. The Apartment and Mixed Use building types should not be permitted. Height should be limited to an average of 37 feet and a maximum of 40 feet. Office uses should be limited to the area within 150' of Falls of Neuse Road or Raven Ridge Road. ●

Policy FN 12: Dunn Road Area

In the event of a future rezoning, the Dunn Road/Falls of Neuse Neighborhood Mixed Use Area should be developed in context with the surrounding neighborhood and with a walkable development pattern. The scale and design of buildings should reflect their surroundings. Any commercial development should include a mix of office and retail uses. ●

Policy FN 13: Falls of Neuse Office Uses The area along the east side of Falls of Neuse road between High Holly Lane and Tabriz Court should maintain its current designation as Office and Residential Mixed Use. Office buildings should be no more than two stories tall and should include architectural features, such as a gable roof, that blend with nearby residential structures. Facades should include materials such as wood, stone, brick, and similar. ●

Other Recommendations

Policy FN 14: Falls North Frontage Lots Small frontage lots on Falls of Neuse Road should be recombined for development where possible rather than redeveloped individually. ●

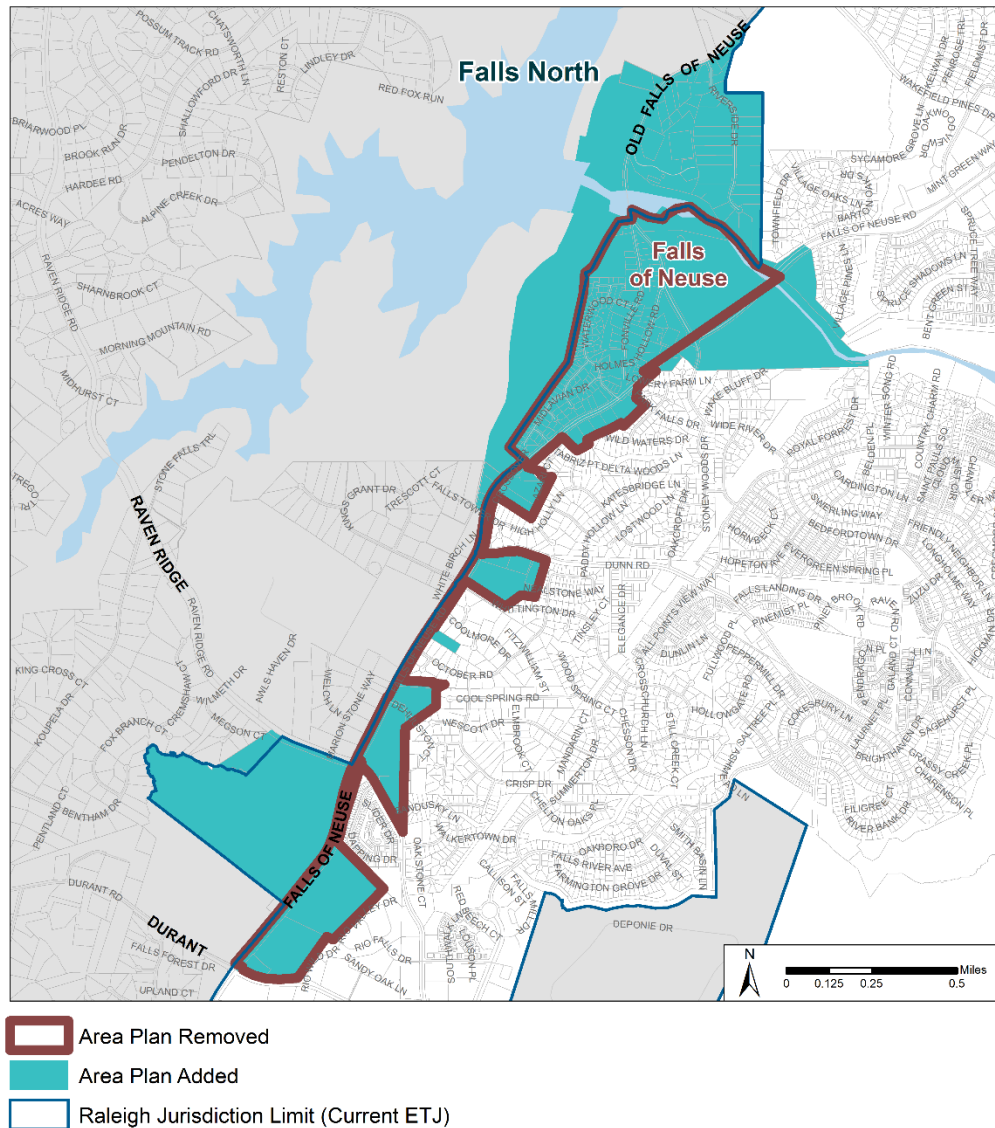
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Comprehensive Plan Amendment

Map AP-1 Area Plan Locations Amendment

This is a city-initiated amendment to the Map AP-1 Area Plans Locations, a section within the 2030 Comprehensive Plan. The amendment, approved on May 21, 2019 adds the plan boundary of the new area plan AP-Falls North to Map AP-1.

Amendment to AP-1: Area Plan Locations



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Comprehensive Plan Amendment

Map LU-3 Future Land Use Amendment

This is a City-initiated amendment for 17 parcels to change designations on Map LU-3 Future Land Use to reflect recommendations of the Falls North area plan. The subject properties are located along either Falls of Neuse Road or Old Falls of Neuse Road in the area between Durant Road and the Neuse River. The following changes to MAP LU-3 Future Land Use were approved by City Council on May 21, 2019.:

1. On both sides of Falls of Neuse Road between Tabriz Point and Lowery Farm Lane, 14 parcels are proposed to be changed from Office and Residential Mixed Use to Low Density Residential.

The 2030 Comprehensive Plan describes the parcels' existing Future Land Use category of **Office and Residential Mixed Use**:

This category is applied primarily to frontage lots along major streets where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office use. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. OX is the closest corresponding zoning district. Higher-impact uses such as hotels and hospitals are not contemplated or recommended in this land use category except as limited uses in appropriate locations. Heights would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted.

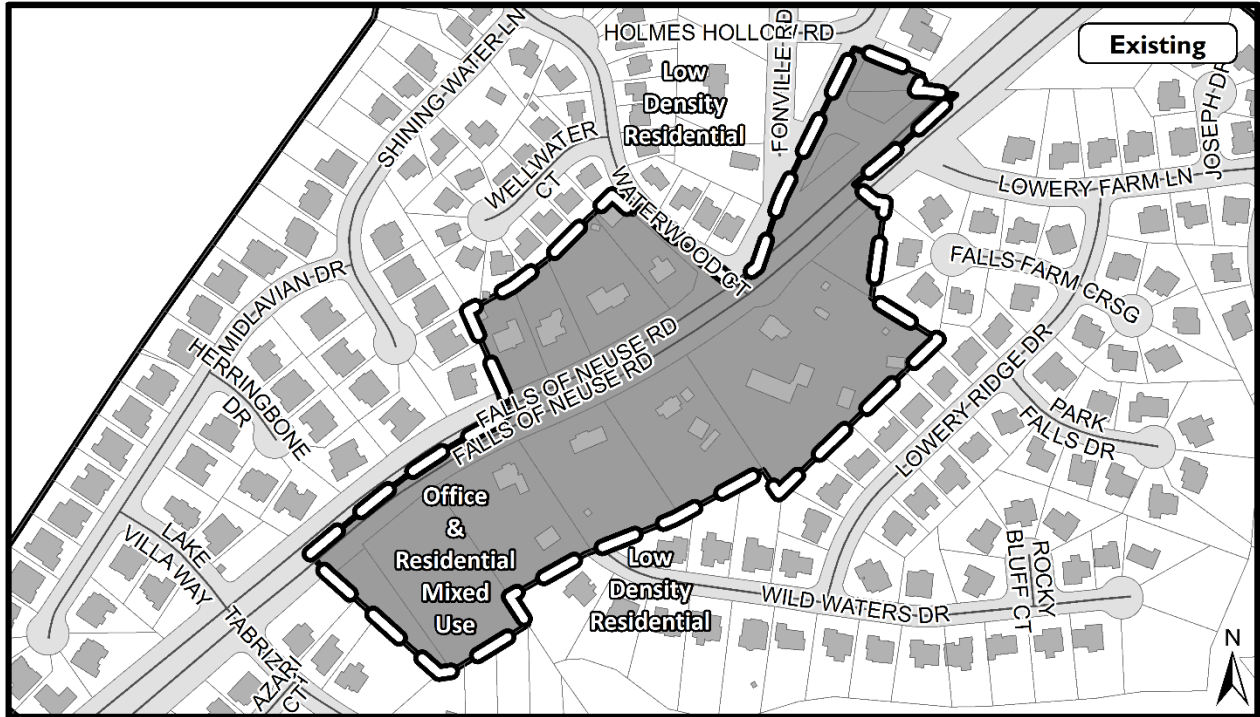
The 2030 Comprehensive Plan describes the parcels' proposed Future Land Use category of **Low Density Residential**:

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

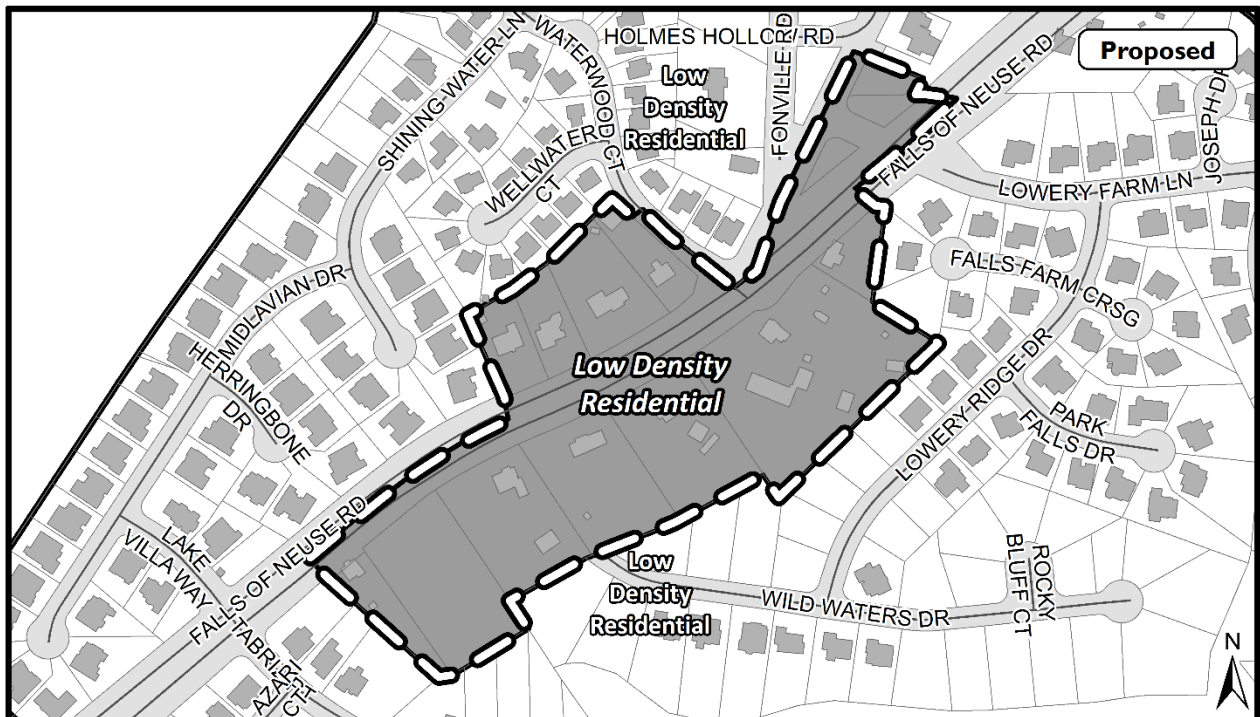
Map follows on next page.

Proposal to Amend the Future Land Use Map

Existing Designation: Office & Residential Mixed Use



Proposed Designation: Low Density Residential



2. Near the southwest corner of Falls of Neuse Road and Wide River Drive, two parcels of city-owned property are proposed to be changed from Low Density Residential to Public Parks and Open Space.

The 2030 Comprehensive Plan describes these two parcels' existing Future Land Use category of **Low Density Residential**:

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

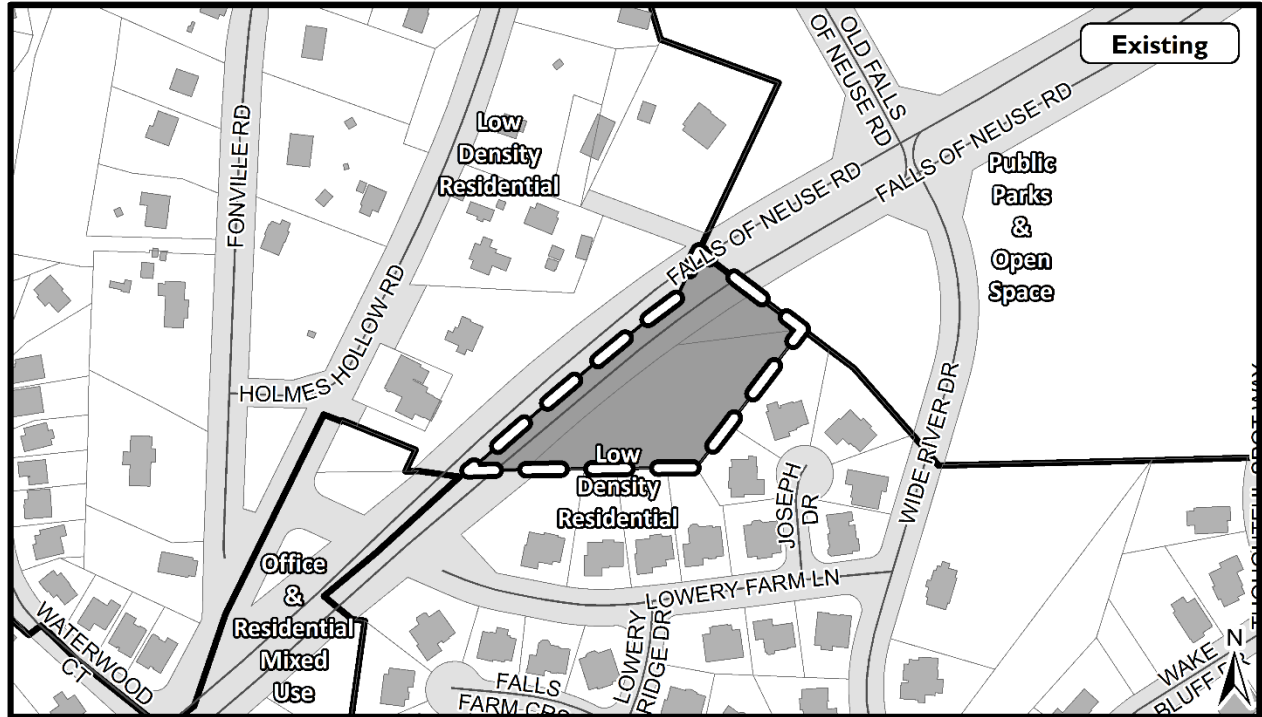
The 2030 Comprehensive Plan describes the parcel's proposed Future Land Use category of **Public Parks and Open Space**:

This category applies to permanent open space intended for recreational or resource conservation uses. Included are neighborhood, community, and regional parks and greenways. Greenways include both existing greenway property as well as potential greenway corridors designated in the Comprehensive Plan and subject to regulation under the City code. Also included are publicly owned lands that are managed for watershed protection, resource conservation, hazard prevention, and the protection of important visual resources. Land with this designation is intended to remain in open space in perpetuity. Where potential greenway corridors are mapped (typically as buffers to streams identified in the City's Greenway Master Plan), greenway dedication will be subject to the City's code requirements during the subdivision and site planning process, but shall not be a part of the rezoning process unless voluntarily offered.

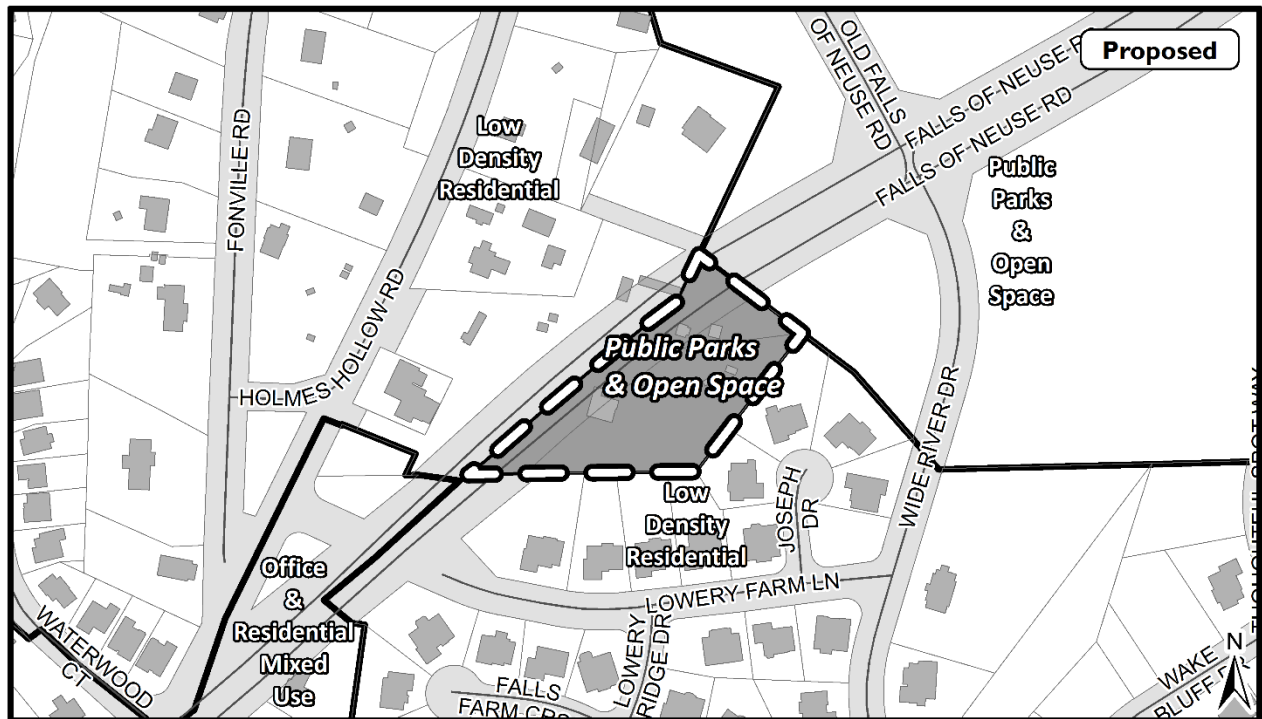
Map follows on the next page.

Proposal to Amend the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Public Parks & Open Space



3. On Fonville Road, just south of its intersection with Old Falls of Neuse Road, a portion of one parcel is proposed to be changed from Low Density Residential to Neighborhood Mixed Use.

The 2030 Comprehensive Plan describes the parcel's existing Future Land Use category of **Low Density Residential**:

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

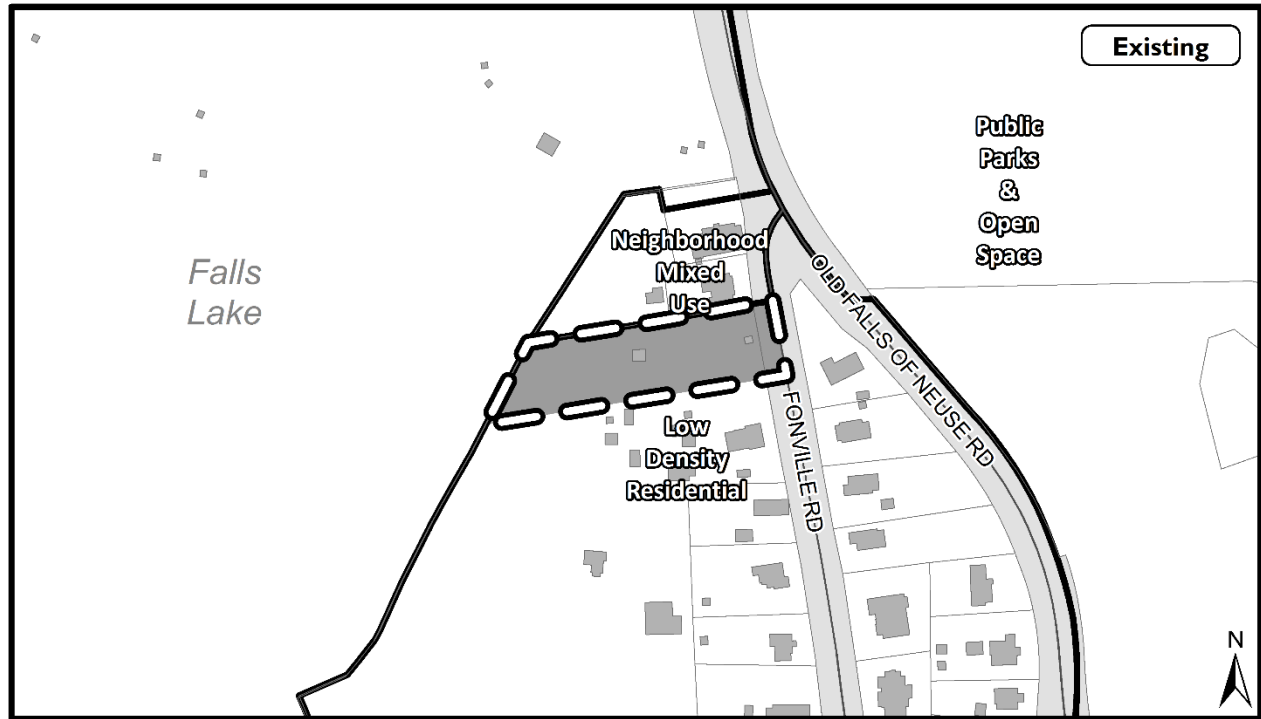
The 2030 Comprehensive Plan describes the parcel's proposed Future Land Use category of **Neighborhood Mixed Use**:

This category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about a one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than super-stores/centers), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood. Residential and mixed-use projects with upper story housing are also supported by this designation. Where residential development complements commercial uses, it would generally be in the Medium density range. NX is the most appropriate zoning district for these areas. Heights would generally be limited to three stories, but four or five stories could be appropriate in walkable areas with pedestrian-oriented businesses.

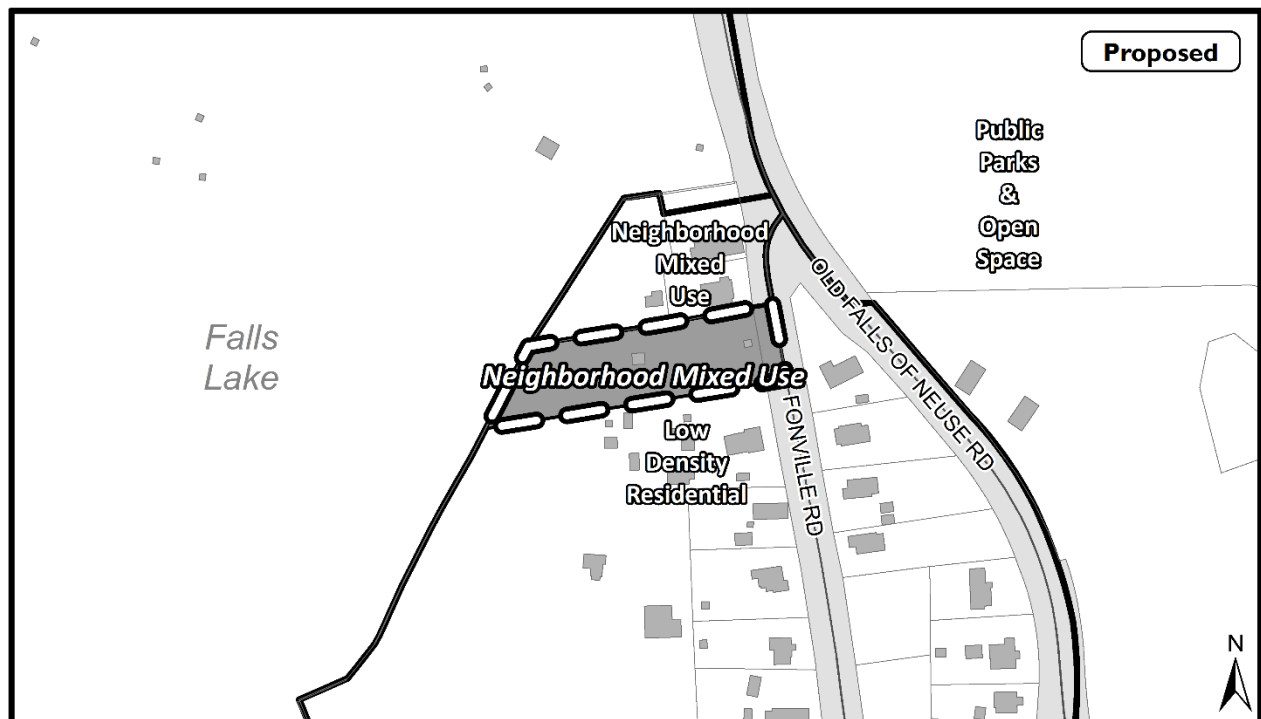
Map follows on next page.

Proposal to Amend the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Neighborhood Mixed Use





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Comprehensive Plan Amendment

Map UD-1 Urban Form Map Amendment

This is a City-initiated amendment to change designations on Map Urban Design-1 to reflect recommendations of the Falls North area plan. The change, approved by City Council on May 21, 2019, affects portions of Falls of Neuse Road and Raven Ridge Road. The following changes to Map UD-1 were approved:

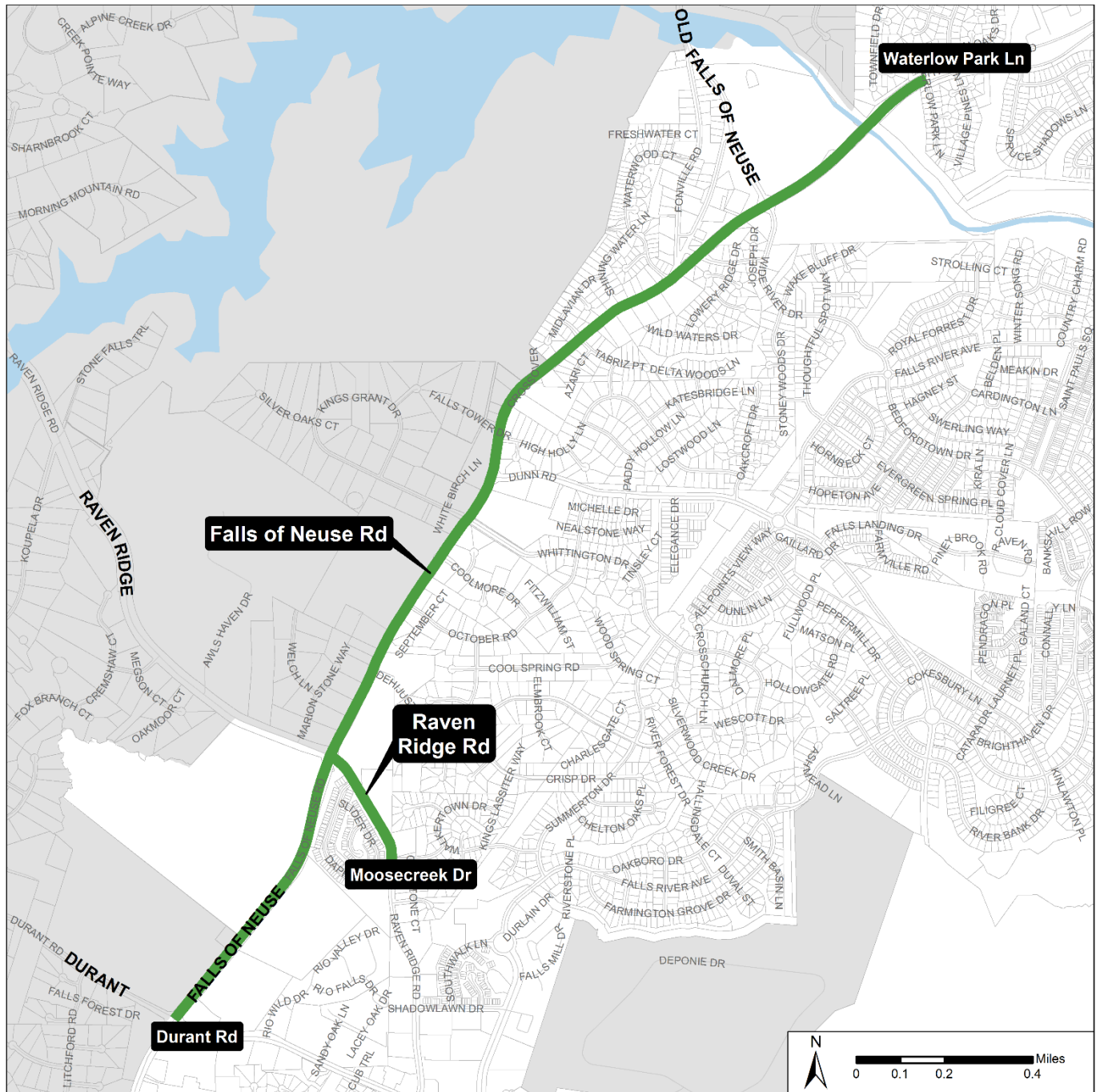
1. Falls of Neuse Road between Durant Road and Waterlow Park Lane and Raven Ridge Road between Falls of Neuse Road and Moosecreek Drive should be identified as Parkway Corridors. Neither corridor currently has a designation on the Urban Form Map.

The 2030 Comprehensive Plan describes Parkway Corridors as follows:

Parkway Corridors: These are corridors where multi-modal access is not emphasized, and a heavily landscaped approach to street frontage is either called for in adopted plans, or represents the prevailing character of the area. A suburban approach to frontage is recommended.

Map follows on next page.

Amendment to UD-1: Urban Form



 Add Parkway Corridor