

Falls of Neuse Area Plan project report: Summary of changes following initial public comment period

Page 16: A paragraph was added to the “Land Use and Zoning” to describe building types allowed in residential districts and to provide a definition of “cottage court.” The added language is as follows:

Depending on the zoning district, residential zones allow building types that include detached and attached houses, townhouses, and apartments. Generally speaking, townhouses and apartments are allowed only in residential districts that permit more density and in mixed-use districts. A last housing type, the cottage court, is a group of small houses centered around a common open space or courtyard.

Page 20: In order to eliminate potential confusion regarding the conclusions of a market study, the “Retail” subsection was modified.

The following paragraph was deleted:

~~Setting aside zoning and policy guidance and analyzing only market potential, the size and nature of available sites in the study area suggested that the most likely retail uses would be a grocery store, a grocery anchored neighborhood shopping center or a standalone convenience retail use such as a drugstore.~~

Additionally, the summary was moved up to the beginning of the Market Study section and labeled as a “Conclusions” subsection.

Existing information about the study was relabeled as a “Background” subsection. The first paragraph from the background section was moved to the beginning of the Market Study section.

Page 30: In order to implement Policy FN 8: Falls Community, a corresponding action was added. The new action reads as follows:

Action FN 1: Falls Community Historic Structures

Inventory existing historic structures within the Falls Community. If warranted and if community interest exists, study the potential application of a Streetside Historic Overlay District in the Falls Community.

Page 32: A new action relating to pedestrian safety was added. The new action reads as follows:

Action FN 10: Falls of Neuse Bridge Pedestrian Improvements

Study the possibility of creating additional separation between the sidewalks and vehicle lanes on the bridge, possibly by installing a vertical barrier.

Page 33: To clarify that the policies and actions on this page apply only to the Falls Community and not areawide, the word “Community” was inserted into **Policy FN 9: Falls Community Retail Uses; Policy FN 10: Falls Community Retail Design; and Action FN 11: Falls Community Retail.**

Page 34: A new action relating to pedestrian access to the Wilkerson Nature Preserve was added. The new action reads as follows:

Action FN 16: Wilkerson Nature Preserve Pedestrian Access

Add a sidewalk along the north side of Raven Ridge Road from Falls of Neuse Road to the entrance to the Wilkerson Nature Preserve at Awl’s Haven Drive.

Page 39: Items corresponding to the new actions mentioned above (FN 1, FN 10, FN 16) were added to the action matrix.

Page 40: The time frame for two existing actions was revised as follows:

Leonard Tract Park Development was changed from medium (2-5 years) to longer (5-8 years)

Neuse River Trail Access was changed from near (0-2 years) to medium (2-5 years)