



2. Avent West

The purpose of this Plan is to communicate to the City of Raleigh the unique and valuable characteristics of the Avent West neighborhood with the intent of getting the City’s support in preserving, stabilizing, improving, and promoting this established and valuable area. The Plan also will serve as a guide for neighborhood initiatives that will take place outside of the authority of the City of Raleigh.

In addition, this Plan served as the basis for adopting a Neighborhood Conservation Overlay District for the Avent West neighborhood to better ensure the realization of its goals and objectives.

The Avent West neighborhood is conveniently located inside and bordering the Raleigh I-440 Beltline, west-southwest of downtown Raleigh and the NCSU main campus and due west of the new and growing Centennial Campus. The neighborhood is generally bounded on the north by Western Boulevard, on the east by Kent Road and properties adjacent to Brent Road, on the south by Avent Ferry Road and Athens Drive, and on the west by Powell Drive and Ravenwood Drive.

Policy AP-AW 1

Western-Avent Ferry Beautification

Improve and beautify the stretch of Western Boulevard and Avent Ferry Roads that border the Avent West neighborhood.

Policy AP-AW 2

Avent West Rezoning

All properties within the Avent West neighborhood Plan area should be zoned R-4 including the following:

- The properties at 4004, 4008, and 4012 Brewster Drive and at 914 Deboy Street

should be changed from their current R-6 zoning to R-4 zoning;

- The R-10 properties on Cyanne Circle that about R-4 properties should be changed to R-4 zoning; and
- The property at 1405 Onslow Road that is split-zoned with approximately two-thirds of the property zoned R-4 and one-third zoned R-10 should be entirely zoned R-4.

Policy AP-AW 3

Avent West Zoning Exceptions

The following two exceptions should be made to Policy AP-AW 2:

- The current R-10 zoned properties along Kent Road that are on the eastern side of the Avent West neighborhood boundary should remain zoned R-10.
- The area adjacent to the I-440 Beltline, behind the Western Boulevard Presbyterian Church, should remain zoned for business unless its use should change, at which time it would revert to R-4 zoning. This business zoning is for an advertising sign on I-440 only and would remain for the existing signage only.

Policy AP-AW 4

Avent West Parking Lot Screening

For existing businesses (such as those on Western Boulevard) and for future business in the area, improved landscaping and screening of parking lots from the street view are encouraged. Wherever possible, parking lots should be located behind the building.

Policy AP-AW 5

Melbourne Road Bridge

The Melbourne Road bridge should be retained in the future as changes such as widening of the I-440 Beltline occur.

Policy AP-AW 6

Simmons Branch Dam

As part of future Beltline widening, NCDOT should be encouraged to repair or rebuild the dam per the Simmons Branch study.

Action AP-AW 1

Reserved

Action AP-AW 2

Reserved

Action AP-AW 3

Reserved

Action AP-AW 4

Reserved

Action AP-AW 5

Avent West Greenway Links

Provide sidewalk/paved access from the Avent West neighborhood to the Raleigh Greenway system.

Action AP-AW 6

Reserved



Action AP-AW 7

Reserved

Action AP-AW 8

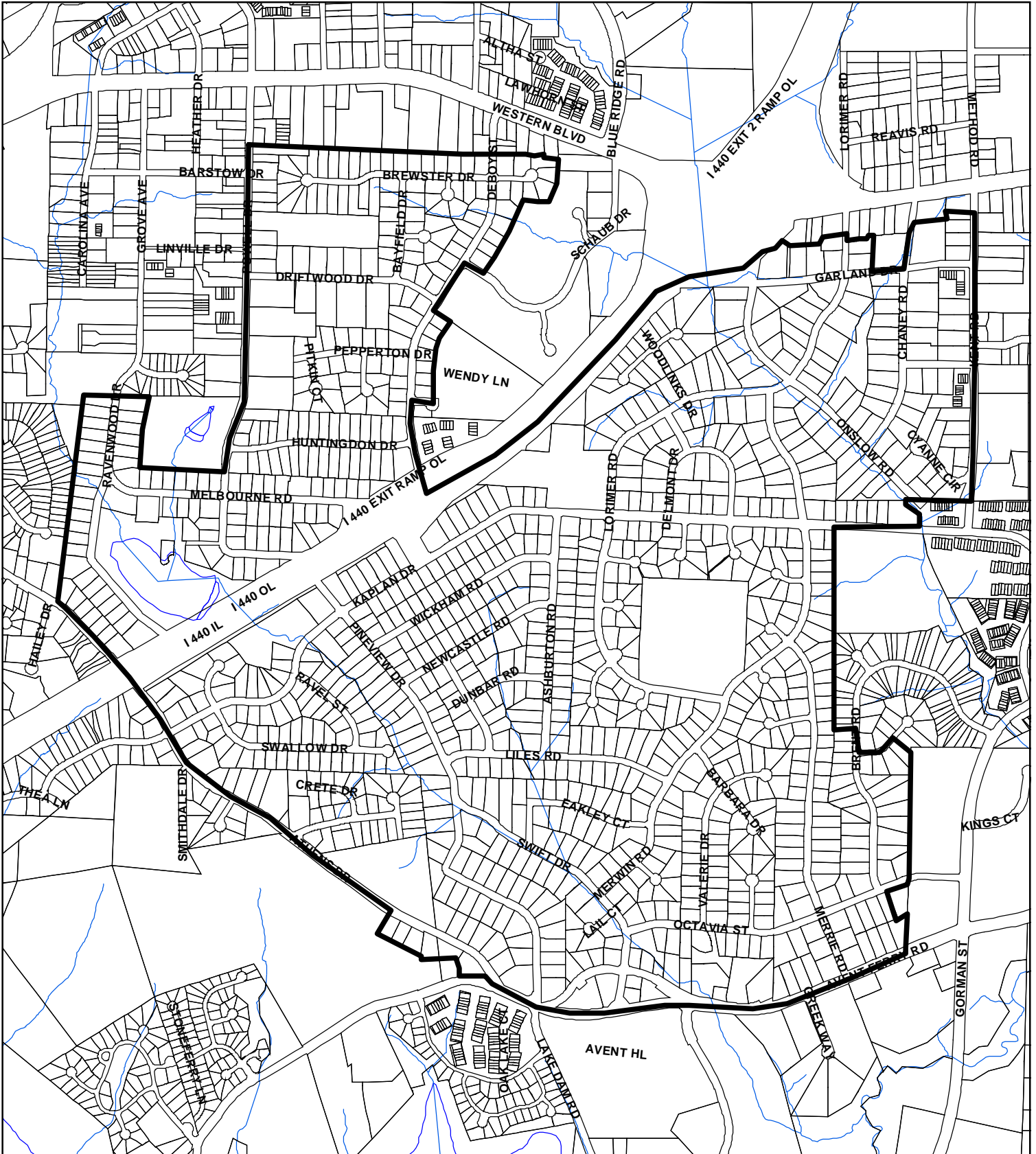
Reserved

Action AP-AW 9

Reserved

Action AP-AW 10

Reserved

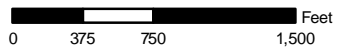


MAP AP-AW1

Avent West Plan

 Avent West Boundary

 Hydrology



Map created 10/7/2009 by the City of Raleigh
Department of City Planning & GIS Division