



8. Falls of Neuse Corridor

The Plan area includes properties fronting the Falls of Neuse corridor between Durant Road and the Neuse River and the area fronting the extension of New Falls of Neuse Boulevard to the New Falls of Neuse Boulevard bridge.

The intent of the plan is to provide guidance for future zoning and development that will preserve the character of the corridor in relation to the Falls Lake Water Supply Watershed, the Falls Lake Dam and park, and the historic Falls community.

Falls of Neuse Road north of Durant Road transitions from a rural area to a suburban, green corridor. 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. The properties east of Falls of Neuse Road are in the City of Raleigh Extraterritorial Jurisdiction. Frontage properties are developed with rural and low-density residential uses and include extensive roadside vegetation, creating a “green corridor.” This development pattern respects the rural character of the Falls Lake Water Supply Watershed and the Falls Mill village (circa 1850), which still exists on the northern end of the corridor along Fonville Road.

Policy AP-FON 1

Falls of Neuse Corridor 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 AP-FON 2

Fonville Community Conservation

The character and the design of new development or redevelopment in the historically-significant Falls community

(Fonville Road, Area 4 on map) should reflect in material and character the unique enclave of existing homes in the neighborhood.

Policy AP-FON 3

Fonville Retail

Additional future retail catering to river activities in the Falls community (area 4 on Map AP-FON-1) 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 the future white water park.

Policy AP-FON 4

Dunn Road Retail Area

The Dunn Road/Falls of Neuse Neighborhood Retail Mixed Use Area (Area 2 on Map AP-FON-1) should be developed in context with the surrounding single-family neighborhood and with a walkable development pattern.

Policy AP-FON 5

Falls of Neuse Area Conservation

Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, 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. Cross Reference Policy EP 3.2 ‘Neuse River Protection’.

Policy AP-FON 6

Falls of Neuse Road Residential Access

New detached single-family residences fronting Falls of Neuse Road are discouraged.

Policy AP-FON 7

Falls of Neuse Road Frontage Lots

Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.

Policy AP-FON 8

Falls/Durant Pedestrian & Bicycle Facilities

Site designs within the Falls/Durant Neighborhood Retail Mixed-Use area should plan for and accommodate bicycle and pedestrian travel between development sites (excluding the water treatment plant).

Policy AP-FON 9

Falls of Neuse Corridor Parking Lots

Parking lots are encouraged to be located behind or beside buildings along the Falls of Neuse corridor.

Action AP-FON 1

Reserved

Action AP-FON 2

Durant/Shadowlawn Drive Connections

Falls/Durant Neighborhood Retail Mixed-Use area: A new-location public street should connect Durant Road to Shadowlawn Drive and provide connectivity to Rio Springs Drive.

Action AP-FON 3

Dehijuston/Raven Ridge Road Connection

Area 1: A new-location public street should connect Dehijuston Court with Raven Ridge Road. There is an existing stream crossing shortly before the end of Dehijuston Court.

Action AP-FON 4

Reserved



Action AP-FON 5

Reserved



MAP AP-FON1

Falls of Neuse Plan



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