



13. King Charles

The King Charles Neighborhood Plan area is located just east of downtown Raleigh and is generally bounded by Raleigh Boulevard, Poole Road, Peartree Lane, and Crabtree Boulevard. The plan derives its name from King Charles Road, which runs the entire length of the plan area. The plan area is approximately 890 acres and is divided into three sections: south, central, and north.

The King Charles Plan area is composed of many varied neighborhoods with respect to age, size, and neighborhood characteristics. These neighborhoods began developing in the 1940s with the Longview Gardens, Longview Park, and Windsor Park neighborhoods. The Longview communities are legacies of Clarence Poe, editor and publisher of The Progressive Farmer magazine and the founder of Southern Living magazine. “Long View” as a name in Raleigh dates back to the early 1920s when Mr. Poe began assembling land for his home and farm along New Bern Avenue. After World War II, the family’s 800-acre farm was developed into a residential development called Longview (Long View Center, 2001).

Today the upkeep and maintenance of properties in the plan area is generally good; however, deterioration is a growing neighborhood concern with an increase in absentee property ownership. While commercial developments are not included in the plan boundary, these areas affect the neighborhoods of King Charles. Longview Shopping Center on New Bern Avenue and the Lockwood Shopping Center on Glascock Road are adjacent to the plan boundary. The intent of this plan is to provide a vision for future growth, preserve the unique character of the neighborhoods, protect and enhance property values through stabilization of neighborhood assets, and increase the sense of community among residents.

Policy AP-KC 1

Neighborhood Character

Protect the residential integrity and historic character of the neighborhood.

Policy AP-KC 2

Appearance

Improve the appearance of neighborhood streets and entry ways.

Action AP-KC 1

King Charles Rezoning

Rezoning the properties in the central and north sections from R-10 to R-6 to make the zoning more compatible with actual development.

Action AP-KC 2

Reserved

Action AP-KC 3

King Charles Park Revitalization

Revitalize existing parks in the King Charles area, especially the greenway and the traffic circle on Culpepper Drive.

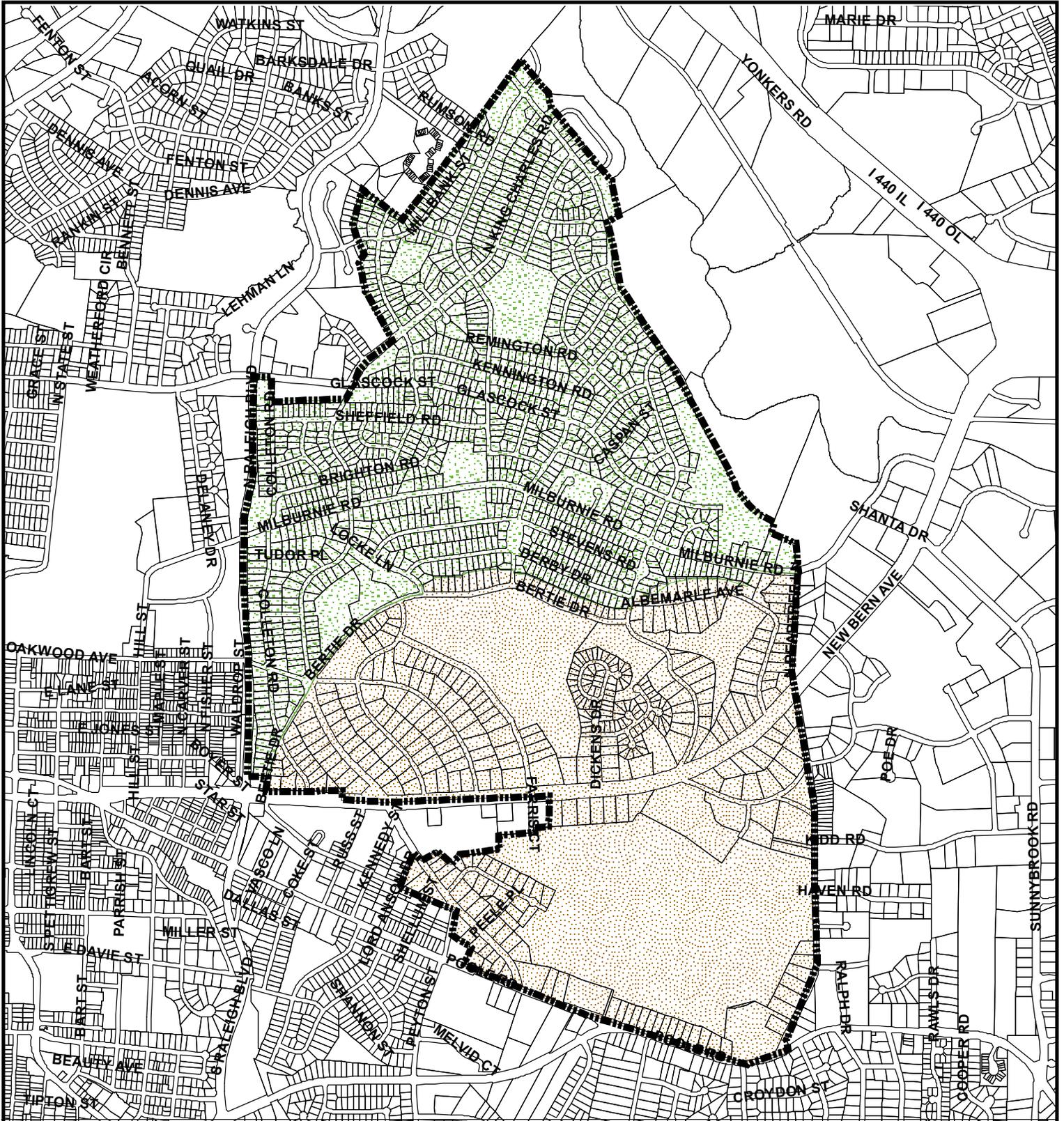
Action AP-KC 4
Raleigh Boulevard-New Bern Streetscape Improvements
Improve aesthetics through streetscape improvements and landscape plans for Raleigh Boulevard and New Bern Avenue.

Action AP-KC 5
Reserved

Action AP-KC 6
King Charles Traffic Circle
Improve King Charles traffic circle through landscaping.

Action AP-KC 7
Reserved

Action AP-KC 8
Reserved



MAP AP-KC1

King Charles Plan

-  Plan Boundary
-  North Central Section Parcels for Rezoning
-  South Section Parcels for Rezoning



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Department of City Planning & GIS Division

