

WAKE FOREST
UDO

comprehensive
update

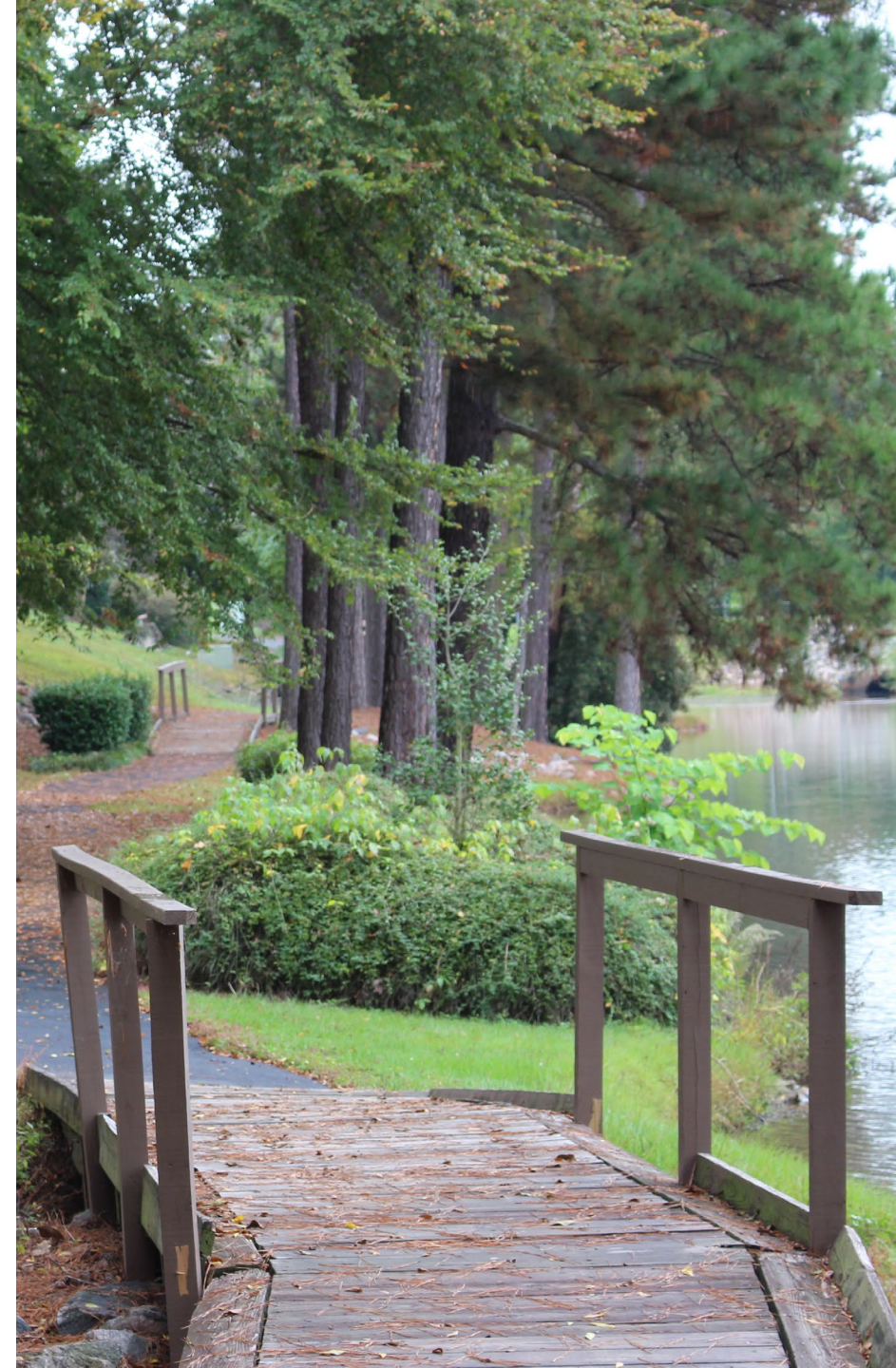


from *IDEAS* to *IMPLEMENTATION*

Technical Review Group Meeting #5
December 7, 2023

Today's Meeting

- Project Overview and Status Update
- For Each Preliminary Chapter
 - *Proposed Chapter Structure and Content Overview*
 - *Key Topic Details and Discussion*
- Next Steps





PROJECT OVERVIEW



UDO Update Process

- **Step 1:** Project Kick Off
- **Step 2:** Begin Public Engagement
- **Step 3:** Existing UDO Analysis and Preliminary Recommendations
- **Step 4:** Draft UDO Sections and Review Meetings
- **Step 5:** Manual of Specifications, Standards, and Design (MSSD) Comprehensive Update and Reorganization
- **Step 6:** Draft and Final UDO and MSSD
- **Step 7:** UDO Adoption



Goal of Meeting

- Provide a high-level overview of PRELIMINARY
 - *Chapter 2 – District Standards (PUD – Planned Unit Development District Standards)*
 - *Chapter 5 – Subdivision and Lot Standards*
 - *Chapter 7 – Open and Community Space Standards*
- Discuss
 - *Whether the proposed regulations are appropriate for Wake Forest*
 - *How the proposed regulations should be refined to better reflect the vision of the community and modern best practices*





CHAPTER 2: DISTRICT STANDARDS
PUD DISTRICT
STANDARDS



Proposed Section Structure and Content Overview

1. Purpose
2. Governance
3. Types of PUDs
4. PUD District Objectives
5. Dimensional Standards
6. Prohibited Principal Uses



PUD District Purpose

- Established to achieve high quality, creative, and innovative land planning and site design that furthers the objectives of the Town
- For use when development cannot be achieved through the strict application of the development and design standards of the UDO
- Provides a process by which customized development and design standards may be approved
- Ensures development meets the needs and character of the site-specific features and context of the district

Governance

- Each PUD governed by their own PUD ordinance
- Approval of one PUD does not set precedent for future PUDs, each is reviewed and approved completely on their own

PUD District Types of PUDs

Is 5 acres appropriate to distinguish between Type I and Type II PUDs?



Type I PUD

- Multi-phase project
- Require bubble plan level submittal



Type II PUD

- Single-phase project
- Require site plan level submittal

PUD District

PUD District Objectives

All PUDs shall meet **all** the following objectives:

- Be consistent with and clearly **put into effect** the goals, objectives, and policies set forth in the **Community Plan** and other adopted plans and policy documents;
- Have a **distinctive identity and brand** that is utilized in signs, streetscape, public art, architecture, public gathering spaces, and open spaces;
- Be laid out and developed as a unit in accordance with an **integrated overall design**;
- Include uses which are **generally compatible** with the uses of adjacent parcels;
- **Preserve** and enhance existing **natural features** and amenities;
- Include **prominent** and accessible **open space and community space** above and beyond that which is required in Chapter 7
- Not substantially **adversely impact** an archaeological, historical, or cultural **resources**

PUD District

PUD District Objectives

Include a Mix of Land Uses

Type I PUD

- Shall include
 - *Variety of dwelling types;*
 - *Variety of commercial types; and*
 - *Community and open space*
- May include
 - *Civic and institutional uses*

Type II PUD

- Shall include
 - *Variety of dwelling types; and/or*
 - *Variety of commercial types; and*
 - *Community and open space*
- May include
 - *Civic and institutional uses*

Does it make sense to require a mix of residential and nonresidential uses in Type I PUDs but only require a mix of housing types or a mix of commercial types in Type II PUDs?

PUD District

PUD District Objectives

Are the proposed PUD objectives reflective of the Town's priorities?

All PUDs shall meet **at least one** of the following objectives:

- Be designed to be **environmentally sustainable** by substantially reducing energy and water consumption, enhancing local food systems, or improving onsite stormwater management and water quality;
- Offer **housing** for rent or sale at an **affordable** rate
 - *minimum of 25 percent of dwellings are offered for rent or for sale at an amount no more than 30 percent of the gross annual income of households that earn no more than 80 percent of the area median income*
 - *15 percent of dwellings are offered for rent at an amount no more than 30 percent of the gross annual income of households that earn no more than 60 of the area median income*
- Be designed to be **accessible** (exterior and interior) to persons with limited mobility and shall include other **senior friendly** design features; or
- Applicant may propose an **“other” objective** for consideration by the Board of Commissioners. An “other” objective shall implement **Tourism or Community Facilities** policies in the Community Plan or **address emerging technologies**.

PUD District Dimensional Standards

Table 2.4(A) PUD District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	Per Approved PUD
Lot Width, Minimum (ft)	
<i>Yard Setbacks</i>	
Front, Minimum (ft)	Per Approved PUD
Front, Maximum (ft)	
Street Side, Minimum (ft)	
Street Side, Maximum (ft)	
Interior Side, Minimum (ft)	
Rear, Minimum (ft)	
<i>Building Standards</i>	
Height, Maximum (ft)	Per Approved PUD
Height, Minimum (stories)	
Building Floor Area, Maximum (sq ft)	

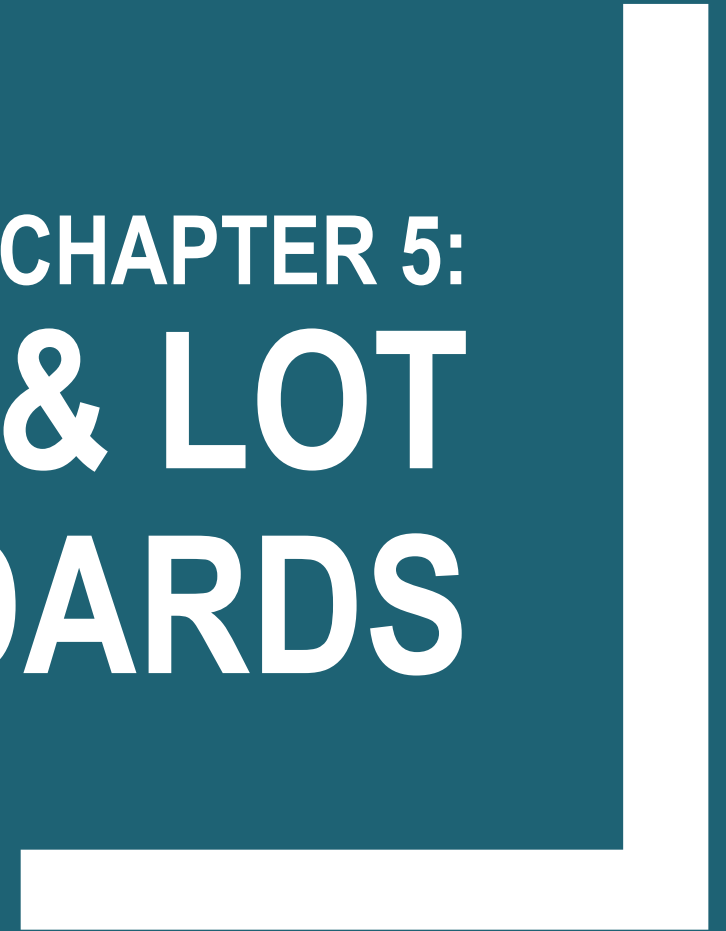
PUD District Prohibited Principal Uses

Are there any other uses that aren't appropriate as a principal use of a PUD?

- Adult establishment,
- Animal production,
- Concrete/cement manufacturing,
- Crematorium,
- Drive-thru/drive-in facility,
- Internet sweepstakes facility,
- Landfill,
- Liquid natural gas processing,
- Materials recovery and waste transfer facility,
- Restricted commercial,
- Shooting range, indoor or outdoor,
- Storage, self-service,
- Vehicle fueling station,
- Vehicle rental/leasing/sales,
- Vehicle services – major repair/body work, or
- Vehicle services – minor maintenance/repair.



CHAPTER 5:
**SUBDIVISION & LOT
STANDARDS**



Proposed Chapter Structure and Content Overview

1. General Provisions
2. Lots
3. Conservation Design
4. Subdivision Surveys



Lots

Frontage on a Public Street

What are your thoughts on the proposed requirement that almost all lots front a public street?

- Each lot with a **shall have minimum frontage on a public street right-of-way** in accordance with lot width minimum requirements established in Chapter 2 District Standards or the residential infill development standards in Section 4.4, except for the following:
 - *In the MUR, TSR, TOD-O or AC-O districts, **if the lot has vehicular access from a rear alley**, it may front on pedestrian accessible open space instead of a street,*
 - *Dwelling-Cottage Home Court developments.*

Conservation Design Purpose, Part 1

- Provide flexibility of design in order to **promote environmentally sensitive** and efficient uses of the land;
- **Preserve in perpetuity** unique or sensitive natural resources such as floodplains, wetlands, streams, groundwater, steep slopes, woodlands, and wildlife habitat;
- Preserve important **historic** and **archaeological** sites;
- **Permit clustering** of houses and structures on **less environmentally sensitive** soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development;

Conservation Design Purpose, Part 2

- Reduce erosion and sedimentation by **minimizing land disturbance** and **removal of vegetation** in residential development;
- Promote **interconnected greenways** and corridors and **contiguous green space** within Wake Forest and with adjacent jurisdictions;
- Encourage **interaction** in the community by clustering houses and orienting them closer to the street, providing gathering places and encouraging use of parks and community facilities as **focal points in the neighborhood**, and
- Protect **agricultural** land.

Conservation Design Applicability

Allowed in:

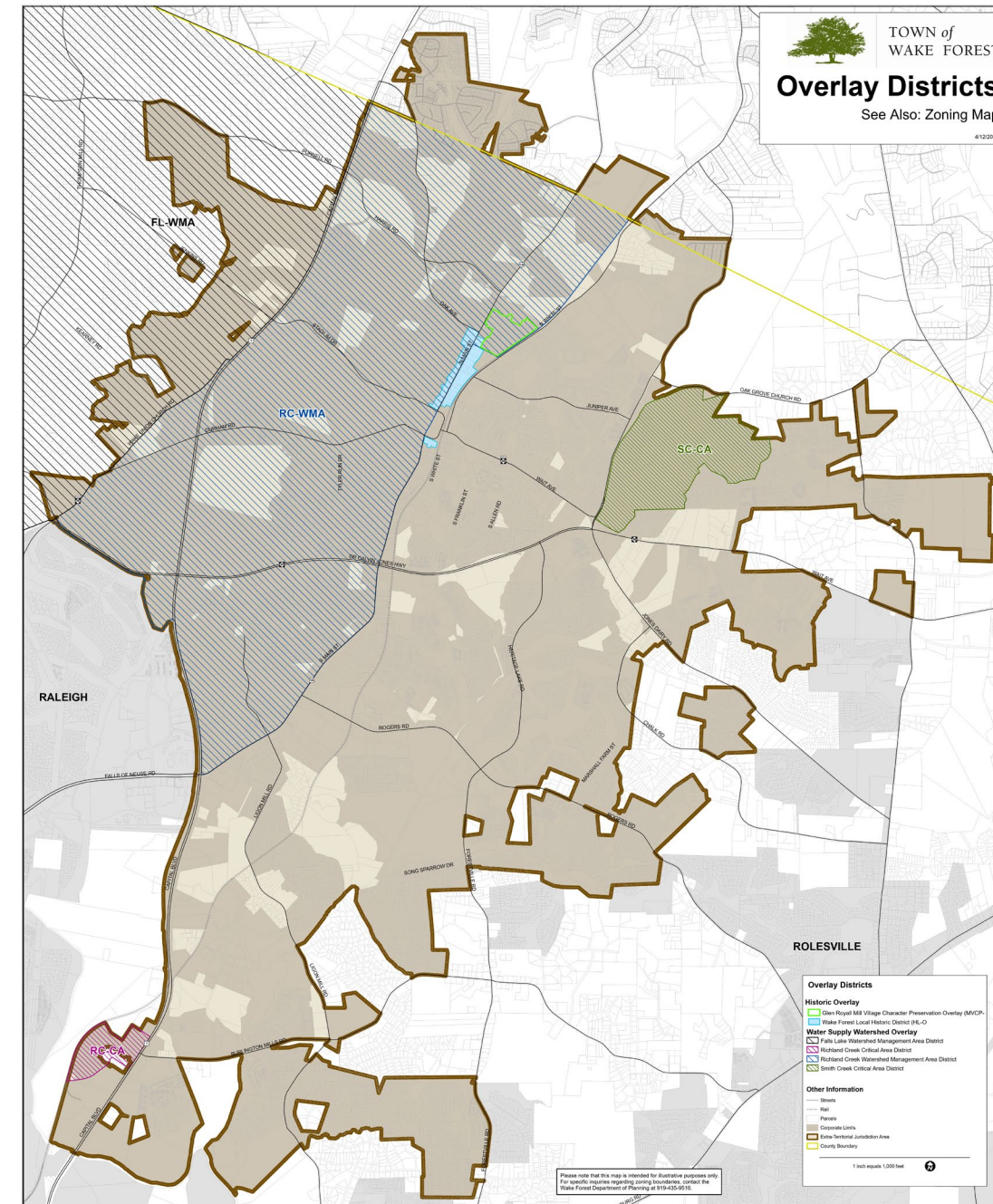
- Any residential subdivision
- Any residential component of a mixed use subdivision

Required in:

- All residential subdivision in the Falls Lake Protected and Smith Creek Critical subdistricts of the WP-O District

Relation to Chapter 7

- Exempt from open and community space standards except for limited open space activation requirement and ownership and maintenance requirements



Conservation Design

Required Conservation Area

- Minimum of **50% of total gross area** of development site shall be identified as a **conservation area** and placed in a conservation area **easement** where no development activity may occur in **perpetuity**



Typical Subdivision



Conservation Design

Conservation Design

Primary Conservation Areas

- Special Flood Hazard Areas and Future Conditions Flood Hazard Areas;
- Riparian buffers along all perennial and intermittent streams;
- Wetlands and any provided or required buffers;
- Tree canopy retention areas over a specified square footage;
- Lakes, ponds, and other water bodies, excluding created stormwater management facilities;
- Areas at least 5,000 contiguous square feet in size with any natural slopes greater than 25 percent;
- Greenways and other open space identified in adopted plans;
- Historic sites or structures currently designated in, or eligible for, the State or National Registers of Historic Places;
- Cemeteries; and
- Sites at least five contiguous acres in size identified by the Town, County, State, or federal government as farmland or agricultural land that is prime, unique, or of statewide or local importance.

Conservation Design

Secondary Conservation Areas

- Tree canopy retention areas over a specified square footage;
- Areas at least 2,000 contiguous square feet in size with any natural slopes greater than 20 percent; and
- Stormwater management facilities engineered as bioretention areas or wetlands.

Conservation Design Activation Elements

Does allowing townhomes by right in the GR help to incentivize the use of conservation design?

- Minimum 20% of required conservation area shall meet the open space activation element requirements

Maximum Density

- Three dwelling units per gross acre (including conservation area and buildable area)
- State Statute does not allow density to be calculated based on net acreage

Allowed Uses

- As allowed in base district, except
- Townhomes allowed in GR district without conditional district rezoning

Conservation Design Dimensional Standards

Table 5.3(D) Conservation Design Dimensional Standards	
<i>Lot Standards</i>	
Lot Area	No minimum
Lot Width	
<i>Yard Setbacks</i>	
Front, Minimum (ft)	8
Street Side, Minimum (ft)	8
Interior Side, Minimum (ft)	5
Rear w/ Alley, Minimum (ft)	20
Rear w/o Alley, Minimum (ft)	15

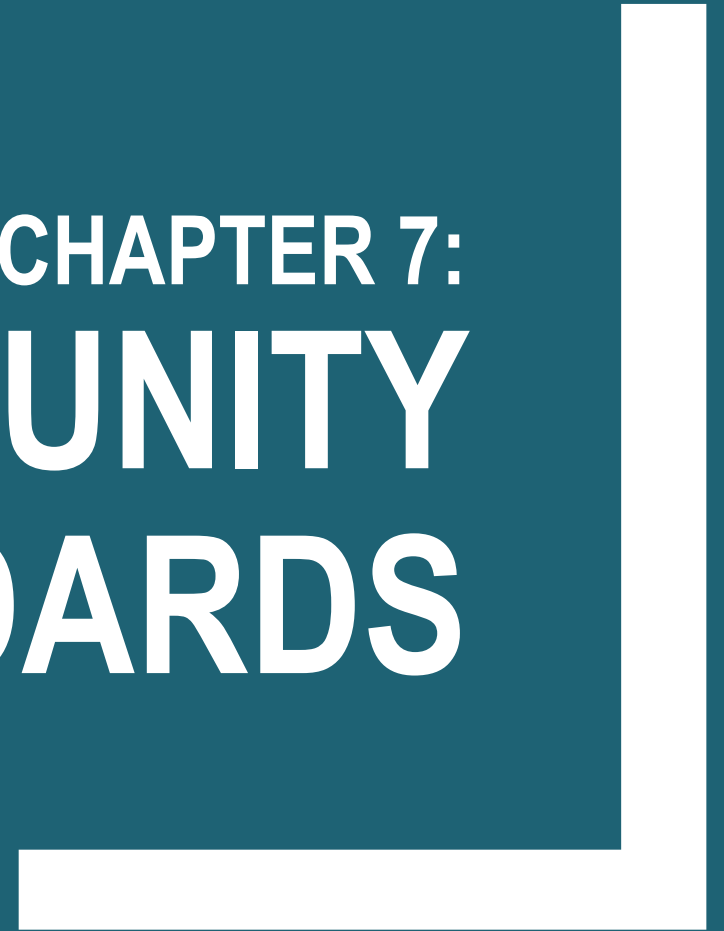
Conservation Design Process

For a subdivision to be considered as a conservation design subdivision it must:

- Step 1: Development Site Analysis Map
- Step 2: Development Site Inspection
- Step 3: Conservation Design and Improvements Plan
- Step 4: Conservation Design and Improvements Plan Review and Approval
 - *Subdivision Plan*
 - *Construction Plan*
- Step 5: Final Plat



CHAPTER 7:
**OPEN & COMMUNITY
SPACE STANDARDS**



Proposed Chapter Structure and Content Overview

1. General Provisions
2. General Open and Community Space Standards
3. Open Space Standards
4. Community Space Standards
5. Cemetery Protection Standards
6. Recreational Facility Fee



General Provisions

Applicability

What are your thoughts on the triggers for open and community space standards?

- All new development and substantial redevelopment resulting in five or more residential lots or dwelling units or more than 5,000 square feet of gross nonresidential floor area
- Phased development shall provide open and community space in each phase in proportion to the number of dwelling units or square footage of nonresidential space included in that phase.
 - *A minimum of 80 percent of required community and open space in a phase shall be constructed, improved, and inspected/approved by the Town before the next phase of the development may commence.*

General Open and Community Space Standards

Minimum Dimensions

- **Open Space.** Required open space areas shall have a minimum dimension of 400 square feet.
- **Community Space.**
 - ***Residential.** Required residential community space shall have a minimum dimension of 200 square feet.*
 - ***Mixed Use and Nonresidential.** Required mixed use and nonresidential community space shall have no minimum dimension..*

What are your thoughts on the proposed minimum dimensions for open and community space standards?

Open Space Standards

Required Open Space Amount

Table 7.3(A) Required Open Space Amount	
<i>District</i>	<i>Minimum Required Open Space Percent of Development Site</i>
GR; NCR; CI	15%
MUR; TSR	12%
DC; TOD-O; OS	0%
AC-O; NB; CB; IND	5%

Is the required open space area appropriate?

Open Space Standards

Allowed Open Space Areas

- Special Flood Hazard Areas and Future Conditions Flood Hazard Areas;
- Riparian buffers along all perennial and intermittent streams and areas adjacent;
- Wetlands and any provided or required buffers;
- Tree canopy retention areas over a specified square footage;
- Lakes, ponds, and other water bodies, excluding created stormwater management facilities;
- Areas at least 5,000 contiguous square feet in size with any natural slopes greater than 25 percent;
- Greenways and other open space identified in adopted plans;
- Historic sites or structures currently designated in, or eligible for, the State or National Registers of Historic Places;
- Cemeteries; and
- Sites at least five contiguous acres in size identified by the Town, County, State, or federal government as farmland or agricultural land that is prime, unique, or of statewide or local importance.

Other remnant land that is left natural, revegetated with native plants, and utilized for required open space improvements

Open Space Standards

Prohibited Open Space Areas

- Utility easement that does not include land that falls into one of the allowed open space area categories;
- Stormwater control measures unless designed with green infrastructure;
- Required building foundation landscape or parking area landscape unless designed with green infrastructure; and
- Other remnant land that is covered in turf grass or an impermeable surface and/or not utilized for required open space improvements

Open Space Standards

Required Open Space Improvement Points

Table 7.3(C)(1) Required Open Space Improvement Points			
District	Required Open Space Improvement Points		
	<i>Less than 1 acre of Required Open Space</i>	<i>1 acre - 3 acres of Required Open Space</i>	<i>More than 3 acres of Required Open Space</i>
GR; NCR; CI	5	7	10 [1]
MUR; TSR	3	5	7 [1]
DC; TOD-O; OS	0	0	0
AC-O; NB; CB; IND	1	3	5 [1]
<i>Notes</i>			
[1] Plus one additional point per every three acres over 10 acres.			

Open Space Standards

Required Open Space Improvement Types

Table 7.3(C)(2) Open Space Improvement Types		
<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Bench	0.5 per bench	1.5 points
Fountain/water feature	3 points per fountain/water feature	3 points
Green infrastructure	As determined by the Administrator	
Other	As determined by the Administrator per Section ###	
Picnic shelter	0.5 point per 250 square feet	2 points
Public art - mural	1 point per 250 square feet	3 points
Public art - sculpture	3 points per sculpture	6 points
Stream restoration	2 points per 400 linear feet	No maximum
Walking and biking trail	1 point per 400 linear feet	4 points

Are the improvement types and related points appropriate?

Community Space Standards

Required Community Space Amount

Table 7.4(A) Required Community Space Amount	
<i>District</i>	<i>Required Community Space Percent of Development Site</i>
GR; NCR; MUR; TSR; NB; CB	5%
DC	2%
TOD-O; AC-O; CI	10%
IND; OS	0%

Is the required community space area appropriate?

Community Space Standards

Allowed Community Space Areas

- In a manner that creates a development focal point,
- Highly visible and accessible to residents and/or visitors of the development,
- Outside of
 - *Special Flood Hazard Areas and Future Conditions Flood Hazard Areas;*
 - *Riparian buffers along all perennial and intermittent streams;*
 - *Wetlands and any provided or required buffers;*
 - *Tree canopy retention areas;*
 - *Lakes, ponds, and other water bodies, excluding created stormwater management facilities;*
 - *Stormwater management facilities, and*
 - *Areas with average natural slopes greater than 25 percent.*

Community Space Standards

Community Space Improvement Points

Table 7.4(C)(1) Required Community Space Improvement Points			
District	Required Community Space Points		
	<i>Less than 1 acre of Required Community Space</i>	<i>1 acre - 3 acres of Required Community Space</i>	<i>More than 3 acres of Required Community Space</i>
GR; NCR; CI; TOD-O; AC-O	7	10	13 [1]
MUR; TSR; NB; CB	5	7	10 [1]
DC	2	4	6 [1]
OS	0	0	0
<i>Notes</i>			
[1] Plus one additional point per every two acres over three acres.			

[1] Qualifies for 1 additional point if located on a rooftop patio

Community Space Standards

Community Space Improvement Types

<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Amphitheater	1 point per 250 square feet	3 points
Athletic court	3 points per court sized per industry standard	9 points
BBQ and outdoor dining/seating area [1]	1 point per BBQ and outdoor dining /seating area with 8-person capacity	3 points
Bicycle repair station	1 per station	1 point
Community garden	1 point per 500 square feet	3 points
Covered gazebo or pavilion [1]	1 point per 250 square feet of covered area	3 points

[1] Qualifies for 1 additional point
if located on a rooftop patio

Community Space Standards

Community Space Improvement Types

<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Co-working/indoor meeting or gathering space	1 point per 500 square feet	3 points
Dog park	1 point per 2,500 square feet	3 points
Fire pit with seating [1]	1 point per fire pit with seating	3 points
Fountain / water feature	3 points per fountain/water feature	3 points
Hammock [1]	1 point per 3 hammocks	2 points
Indoor fitness center	1 point per 500 square feet	3 points

Community Space Standards

Community Space Improvement Types

Table 7.4(C)(2) Community Space Improvement Types		
<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Landscape planter	0.5 points per 2 cubic feet of soil volume plus 1 point per rain garden; 0.5 points per canopy tree and 0.25 points per shrub or ornamental grass	4 points
Other	As determined by the Administrator per Section ###	

[1] Qualifies for 1 additional point if located on a rooftop patio

Community Space Standards

Community Space Improvement Types

<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Outdoor fitness equipment	1 point per play system with person capacity less than 25	6 points
	2 points per play system with person capacity 25-35	
	3 points per play system with person capacity greater than 35	
Outdoor seating [1]	1 point per 200 square feet	5 points

[2] Lighting shall meet applicable outdoor lighting standards.

Community Space Standards

Community Space Improvement Types

<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Pedestrian scaled lighting [2]	1 point per 2 light fixtures	4 points
Pedestrian walkway with pedestrian scale lighting [2]	1 point per 400 linear feet	6 points
Permanent yard games [1]	1 point per 2 games	2 points
Pet waste station	0.5 per station	1 point

Community Space Standards

Community Space Improvement Types

Table 7.4(C)(2) Community Space Improvement Types		
<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Playground	1 point per play system with child capacity less than 25	6 points
	2 points per play system with child capacity 25-35	
	3 points per play system with child capacity greater than 35	
Pool	7 points per pool	7 points
Splash pad	1 point per 500 square feet	6 points

Community Space Standards

Community Space Improvement Types

Table 7.4(C)(2) Community Space Improvement Types		
<i>Improvement Type</i>	<i>Points</i>	<i>Maximum Point Allowance per Development Site</i>
Trash and recycling receptacle	0.5 points per trash and recycling receptacle	0.5 points per 1,000 square feet

Are the improvement types and related points appropriate?



NEXT STEPS



Next Steps

- Anticipated Draft UDO Part 5 Content
 - *Chapter 11 Natural Resource Protection Standards*
 - *Chapter 12 Sign Standards*
 - *Chapter 13 Performance and Maintenance*
- Anticipated Draft UDO Part 6 Content
 - *Chapter 14 Nonconformities*
 - *Chapter 15 Administrative Standards*
 - *Chapter 16 Enforcement*
 - *Chapter 17 Definitions*





THANK YOU!

