

Technical Review Group – Meeting 2 Summary

On Tuesday, October 4, 2022, at 11:30am the second meeting of the Wake Forest UDO Comprehensive Update Technical Review Group (TRG) was conducted.

Meeting Agenda

1. Project Overview
2. Existing UDO Analysis & Preliminary Recommendations Overview
3. General Discussion / Q & A
4. Next Steps

Discussion Summary

Modernized Standards

TRG Members were asked several questions about the preliminary recommendations regarding modernizing UDO standards, including discussion on the following:

- Short term rentals
 - Short term rentals in historic overlay districts or near downtown could be appropriate
 - Consideration of ownership and residency for short term rentals could address some impacts
 - There should be different standards for short terms rentals in residential neighborhoods versus in the downtown
- Minimum distribution of uses in mixed use developments
 - A minimum percentage can be difficult with leasing being market driven – may lead to empty buildings
 - Mixed use could be incentivized – for example, a minimum mix could allow additional density
- Infill development
 - Residential infill should blend with the existing surrounding homes as much as is feasible
 - Height
 - Lot size/density
 - Infill development should be defined, including maximum acreage of a development site. For example, Raleigh uses 5 acres as a threshold and has good standards
 - Utilization of building height step downs should be required
- On-street parking
 - Not all roadway types should allow on-street parking
 - Local roads, slow speeds, 35 mph or less are more appropriate
 - Parking should be on only one side of the street
 - Should have bump outs if on-street parking is provided



- Should not be required to be striped
- Downtown streets and residential neighborhoods should allow on-street parking
- Maintain flexibility for street design
- How on street parking interacts with other street elements should be considered
- Administrative exceptions
 - Flexibility is good – should be maintained and enhanced
 - Parking minimums and maximums
 - Frontage build out requirements could be more flexible

Enhance Environmental Stewardship

When asked what types of incentives should be offered to encourage tree preservation and/or the use of pervious surfacing materials, TRG members discussed:

- Making preservation the preferable option by reevaluating the tree replacement rates
- Style of residential development that is desirable (alley accessed townhomes and small lot single-family detached) requires mass grading
- Being more specific in species type for the credit granted/replacement required – higher replacement rate for more desirable species
- Considering density bonuses
- Allowing the same density but smaller lots
- Counting preserved open space towards park requirements – preservation park should have different standards of activation

Address Housing Affordability

When asked what types of incentives would be enticing to promote affordable housing, TRG members discussed:

- Allowing for front loaded townhomes and single family detached homes
- Allowing for townhomes without garages
- Allowing greater density

Land Use Plan Alignment

When asked if there are unique needs for civic and institutional uses that need to be taken into account, TRG members discussed:

- Lower density residential districts may not support these uses
- Civic and institutional uses should be allowed in proximity to residential areas