



Technical Review Group – Meeting 5 Summary

On Thursday, December 7, at 11:30am the fifth meeting of the Wake Forest UDO Comprehensive Update Technical Review Group (TRG) was conducted.

Meeting Agenda

1. Project Overview and Status Update
2. Chapter 2 (PUD standards only)
 - a. Proposed Chapter Structure and Content Overview
 - b. Key Topic Details and Discussion
3. Chapter 5: Subdivision and Lot Standards
 - a. Proposed Chapter Structure and Content Overview
 - b. Key Topic Details and Discussion
4. Chapter 7: Open and Community Space Standards
 - a. Proposed Chapter Structure and Content Overview
 - b. Key Topic Details and Discussion
5. Next Steps

Discussion Summary

Chapter 2 (PUD Standards Only)

- **Types of PUDs.**
 - The five-acre threshold that is proposed to differentiate Type I and Type II PUDs seems appropriate but additional analysis on how many parcels would be eligible for the two types should be conducted.
- **Mix of Uses.**
 - Type I – The requirements for a variety of dwelling types and a variety of commercial types should be revised to clarify it means minimum of two uses listed in the use table.
 - Type II –
 - The requirements for a variety of dwelling types or a variety of commercial types should be revised to clarify that a variety of one or the other and not both is required.
 - The requirements for a variety of dwelling types or a variety of commercial types should also be revised to allow one dwelling type and one commercial type to qualify as complying with the mix of land uses requirement.
- **District Objectives.**
 - Affordability Objective
 - 20% affordable may be more feasible than 25% affordable due to construction costs.
 - Consider offering an option that would be a combination of income levels.



- Environmental Design Objective
 - More specific criteria is needed to ensure the otherwise required minimum baseline is exceeded. For example, stormwater management could be designed to manage a 25-year storm rather than the current minimum 10-year storm.
 - The criteria should be revised to clarify that this objective is geared towards site design and not building design or interior finishes, such as water efficient appliances.
 - Green infrastructure is not often feasible on smaller sites as more land area is needed for bioretention and wetland designs.
- Other Objective
 - This criteria could be expanded to allow the Board of Commissioners to approve a mix of specified objectives to meet this option.
- **Prohibited Uses.**
 - “Heavy Industrial” should be added to the list of prohibited uses in a PUD.
 - The list should be revised to clarify that the uses are prohibited as both principal and accessory uses in a PUD.

Chapter 5: Subdivision and Lot Standards

- **Public Street Frontage Requirement.**
 - Additional analysis should be conducted to consider if exceptions to the requirement for lots to front on a public street should apply to downtown lots, lots for more rural areas, or subdivisions resulting in only two lots.
- **Conservation Design**
 - **Required Conservation Area.**
 - The amount of development site land area required to be conserved to qualify for conservation design (50% of total gross area) is reasonable.
 - For comparison, Raleigh requires 40% contiguous open space to qualify for conservation design.
 - **Primary Conservation Areas – Farmland.**
 - The allowance for farmland to be considered as a primary conservation area should be revised to clarify that the farmland does not need to be active.
 - The criteria should specify which data source is utilized to identify applicable farmland.
 - **GR Townhome Incentive.**
 - Townhome buildings may not be compatible in GR conservation design subdivisions since they are typically bulkier, taller, and more inconspicuous than other housing types in the GR district. If townhomes are allowed in GR conservation design subdivisions, context sensitive standards for height, bulk, buffers, and architectural design should be established.
 - The current requirement that townhomes be vehicularly accessed via alleys only may be incompatible with the purpose of conservation design as they would require more land area be disturbed.



Chapter 7: Open and Community Space Standards

- **Applicability.**
 - The proposal that open and community space standards apply to residential development that results in 5 lots/dwelling units or more seems low.
 - The applicability requirements for phased developments should be revised to clarify the timing of requirements and how a development can progress from one phase to the next.
- **Improvement Types.**
 - Clear definitions of each improvement type are needed.
 - LEED certification criteria for green infrastructure could act as guidance for the green infrastructure improvement type.
 - Additional open space improvement types should be added as options such as educational signage or observation lookouts.
- **Point System.**
 - The public art improvement type is assigned too many points.
 - The dog park improvement type may warrant more points due to comparable size standards.
 - The section should clarify how rounding of partial points works.