



Technical Review Group – Meeting 4 Summary

On Wednesday, September 6, at 11:30am the fourth meeting of the Wake Forest UDO Comprehensive Update Technical Review Group (TRG) was conducted.

Meeting Agenda

1. Project Overview and Status Update
2. Preliminary Chapter 4: Development Standards; Chapter 6: Building Design Standards; Chapter 8: Tree Protection, Buffers, and Landscape; Chapter 9: Access and Mobility; and Chapter 10: Outdoor Lighting
 - a. *Proposed Chapter Structure and Content Overview*
 - b. *Key Topic Details and Discussion*
3. Next Steps

Discussion Summary

Retaining Walls

- The Town should consider leaving an option available for review and approval by the Administrator if heights need to be exceeded because of site conditions.
- Purpose section should be expanded upon to mention how topography can impact site and how the Town's goal is to preserve natural topography as much as possible and utilize retaining walls only as needed.
- The Town should encourage people to work with grade by defining height by stories - measure height from the grade at the front lot line so as to not penalize (i.e. the lower level doesn't count toward height).
- Retaining walls may warrant their own section within the chapter instead of being grouped within fence and wall regulations.
- In addition to public right-of-way, visibility from public greenways should also be considered.
- Consider including options for innovative wall types, such as "Other as Approved by the Administrator".
- Gravity wall solutions may not be best by stormwater facilities.
- There should be an exception to the landscape requirement if the retaining wall is adjacent to stormwater facilities since access for maintenance would be difficult.
- Terracing platform depth should be 36-42 inches.

Height Transitions & Residential Infill Development

- Careful consideration should be given for how building height is measured
- With varying block lengths, consider using a block or a certain number of feet, whichever is less, as the reference for infill parameters.
- If front yard is measured from the right-of-way line, it can result in inconsistent setbacks if right-of-way width differs – perhaps should be measured from centerline of road instead.



- May need to define zoning lot instead of parcel for lot width since there are some areas where a zoning lot is technically two parcels.
- Consider how the height transitions come into play when the subject development has a retaining wall and is higher in grade than adjacent applicable property.

Clear Sight Triangle Standards

- Would like to encourage trees that are limbed to a certain height in the clear sight triangle area - struggling getting the lights and trees and other required items in the verge when there are front loaded houses.
- Clarify that signs are considered structures and would not be allowed in the clear sight triangle area.
- Charlotte has three different types of sight distance triangles - vertical curve, horizontal curve, and at intersection - AASHTO has good formula for this too that the Town should consider utilizing.

Triplexes & Quadplexes

- May no longer be appropriate in the GR since recently passed legislation eliminates ability to have design standards.
- Need to look into other options to still allow them but maintain control and affordability such as:
 - Restricting their location,
 - Requiring separation,
 - Limiting one triplex/quadplex by-right and otherwise requiring a Conditional District.

Building Grade Elevation

- At sidewalk grade requirement seems contrary to desire to maintain natural topography.
- Section needs to clarify whether sidewalk is public right-of-way and/or on site walkway.
- Clarify if the at grade requirement is applicable to all buildings on a site or just one
- Should only apply to buildings within a certain distance of the street. Perhaps only development that is subject to maximum setback allowances.

Building Entry Treatment

- Awning/canopy option seems out of character with the Town.
- Maximum projection of 6 feet for awnings/canopies seems limiting if doing some sort of outdoor dining.
- Include "Other as Approved by the Administrator" as an option to accommodate innovative design.
- 50% frontage requirement in the CB district should be examined - flexibility should be provided.

General Commercial, Greater than 100,000 sq ft Building Design Standards

- General consensus that 100,000 square feet is a suitable threshold as it is a typical big box store size.

Tree Canopy & Protection

- Additional assessment is needed to determine whether the proposed tree canopy coverage incentive would move the needle on tree preservation.
- The required tree canopy coverage table should be streamlined so there are fewer categories.
- Surveyors should be allowed to do tree surveys.



- Priority retention areas should not be listed in priority order. Additional assessment is needed to determine whether the proposed tree credit incentive would move the needle on tree preservation.
- Need to clarify that credits for preserved trees only apply to trees that are not otherwise required to be preserved (e.g. preservation required in riparian zone)

Parking Minimums & Maximums

- Most commercial clients want more than 1/250 spaces.
- Minimums for residential are too low.

Pedestrian Scale Lighting

- General consensus that the proposed pedestrian scale lighting standards are appropriate in the TOD-O and AC-O districts.