



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda July 11, 2023 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Ella Dowtin](#) at 919-435-9436 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on [WFTV 10](#) beginning at 6:00 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

[Planning Board](#) meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Comment

Those wishing to speak must first register to speak no later than 3:00 p.m. the day of the meeting. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers

needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

Unless otherwise indicated by the Chair, individual comments shall be limited to three minutes. Groups are encouraged to designate a lead speaker on their behalf, and when addressing the Board, the speaker must first identify the group they are representing and will be given no more than ten minutes to give comments. Once comments have been made, speakers cannot speak again, unless specifically called upon by the Chair. The Chair may, at his/her discretion, interrupt public comment and elect to continue it to another meeting due to, among other reasons, the lateness of the hour or to allow consideration of other items on the agenda.

When public comment sessions are continued from previous meetings, previous individuals that have spoken, either representing themselves or a group, cannot speak at a continued public comment session, unless specifically called upon by the Chair. Additionally, speakers cannot both represent themselves individually and speak on behalf of a group throughout public comment periods, even if held over multiple sessions.

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

- 3.A. Approval of Minutes
 - 5/9/2023 Meeting
 - 5/24/2023 Special Called Work Session
 - [5-24-2023 Special Planning Board Minutes .pdf](#)
 - [5-09-2023 Planning Board Minutes .pdf](#)

4.Presentations

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of LEGISLATIVE CASE RZ-22-08, Rogers Road Townhomes, a conditional rezoning filed by Kimley-Horn & Associates on behalf of M & EM CO LLC, to rezone 27.0 acres located at 0 Rogers Road, being Wake County Tax PIN(s) 1749786086, 1749870648, and 1749789397, from Wake County's Residential-30 (R-30) to General Residential 10 Conditional District (GR10-CD).

[RZ-22-08 Staff Report.pdf](#)

[Attachment A - Neighborhood Meeting Information.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - TIA Executive Summary and NCDOT Review Report.pdf](#)

[Attachment E - Plan Consistency Analysis.pdf](#)

[Exhibit 1 - Rogers Road Townhomes Master Plan.pdf](#)

8.New Business

- 8.A. Presentation on the Wake Forest Public Transit Plan Transit Service Alternatives
[Agenda Summary](#)

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2023-183-
Submitted by: Ella Dowtin
Submitting Department: Planning
Meeting Date: July 11, 2023

SUBJECT

Approval of Minutes

- 5/9/2023 Meeting

- 5/24/2023 Special Called Work Session

Recommendation:

Item Summary:

ATTACHMENTS

- [5-24-2023 Special Planning Board Minutes .pdf](#)
- [5-09-2023 Planning Board Minutes .pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on Wednesday, **May 24, 2023**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Siderio, Michael Almquist, Michael Hickey, and Lindsey Humphreys

Planning Board Members absent: Christopher Joyner and Sheila Bishop

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Senior Planner – Development Services Kari Grace, and Deputy Town Clerk Ella Dowtin

1. Call to Order

Chair Kuropas called the meeting to order at 6:05 p.m.

2. Adoption of Agenda

ACTION:

Mover: Michael Hickey moved to adopt the agenda as presented.

Seconder: Michael Siderio.

Vote: Motion carried 5-0.

3. Work Session

Unified Development Ordinance Comprehensive Update Work Session #3 with Consultants.

Senior Planner Kari Grace introduced Jackie Berg of Houseal Lavigne Associates.

Jackie Berg provided a presentation on the current stage of the UDO update.

Discussion

Michael Almquist asked if the purpose to consolidate the General Residential (GR-3, 5, and 10) districts is to have a diversity of housing in the area rather than a restricted number of units. Ms. Berg responded yes, this would streamline the GR 3, 5, and 10 districts and provide housing diversity in the community.

Lindsey Humphreys asked if any of the proposed processes will allow flexibility to requirements in return for greater site considerations. Ms. Berg responded through a planned unit development; flexibility was an option if certain criteria are met. Planning Director Courtney Tanner gave an example of the rezoning exemptions. Ms. Humphreys asked for it to be defined as what the town would get back. Mrs. Tanner responded it's not that you are getting anything back, rather it is an innovative design that you would not otherwise be allowed.

Michael Hickey asked how all the general residential tables will fit onto one page. Ms. Berg responded it includes the purpose statement and the dimensional table and a list of cross-references with a hyperlink.

Michael Siderio asked for the definition of a cottage home court. Ms. Berg responded it is a single parcel that would have 6 and 12 smaller single-family homes with a shared common open space.

Michael Hickey asked are tables represented the actual numbers or representatives for the Transit Supportive Residential (TSR). Ms. Berg responded that they are the proposed standards for the various districts. Mr. Hickey asked how 2/2 lot widths are larger than single-family residential. Ms. Berg responded the 2/2 building is larger based on the width of the building. Ms. Tanner responded that 2/2s are condominiums and the lot widths are larger because the width has to accommodate the entire building, versus a single-family lot which only has to accommodate the single-family dwelling.

Mr. Hickey asked why we are consolidating the three residential districts and allowing the developer to build whatever they want like an apartment complex or a single-family home.

Ms. Tanner responded that is incorrect that the proposed general residential zoning district does not permit multi-family development.

Mr. Siderio asked if the setback requirements should be the same on the triplex, duplex, and quadplex homes. Ms. Berg responded that no, the triplex, duplex, and quadplex would be on a single parcel versus the townhomes would be separate parcels, but have shared walls, and would not need to meet the setback requirements.

Ms. Humphreys asked what a recommended allowable overlay district use would be and what would not be an allowable use. Ms. Berg responded that it restricts certain types of uses that may be used in the base district.

Michael Siderio asked what districts are going to allow four stories (50 ft).

Ms. Grace responded that there are some districts that would permit heights of 75 ft. (six stories), such as the Transit Oriented Development (TOD), Downtown, and Transit Supportive Residential districts.

Michael Siderio asked why elementary schools under the general residential district, but the high and middle schools are not. Ms. Berg responded elementary schools are on a smaller scale and may be appropriate to locate in residential neighborhoods.

Mr. Hickey asked why dwelling, multi-family -above the ground floor is only not permitted in transit-supportive and mixed-use residential. Ms. Berg responded the dwelling; multi- family would allow multi-family on any floor of the building in those districts.

Mr. Hickey asked if public service and safety facilities, such as firehouses, could be appropriate in residential or any other zoning districts. Ms. Grace stated that we have not gotten to parcel designation, but it could be rezoned so that it would be allowed for those that exist now.

Mr. Siderio asked who pays for the rezoning process. Ms. Grace responded that the town would initiate the rezoning.

Mr. Siderio asked whether heavy industrial, landfill, solar, and animal uses are permitted. Ms. Berg responded that they are recommending that those uses be prohibited.

Mr. Hickey asked what is being described as a parking lot. Would a swimming pool parking lot have fall into this category? Ms. Berg responded that yes, if the parking lot was the only thing that would be on that parcel and the pool was on a separate parcel.

Mr. Siderio asked about the difference between a solar farm and a solar collection system. Ms. Berg responded that the solar farm, principal is more of a commercial enterprise, and the solar collection system is having solar panels in your personal backyard.

Ms. Kuropas asked if cemeteries are open spaces. Ms. Grace responded zoning area is not the same as the open space regulations.

Ms. Berg asked if the 15,000-square-foot threshold was appropriate for non-residential primary uses. Ms. Grace gave an example of a nonresidential 15,000 square feet building. Mr. Siderio asked if 15,000 square feet was gross footage or a building footprint. Ms. Berg responded that there is language clarifying the qualified uses.

4. Adjournment

ACTION:

Mover: Michael Hickey moved to adjourn at 7:34 p.m.

Seconder: Lindsey Humphreys.

Vote: Motion carried 5-0.

Duly approved in open session this 11 day of July.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, May 9, 2023**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Siderio, Michael Almquist, Michael Hickey, Lindsey Humphreys, and Sheila Bishop

Planning Board Members absent: Christopher Joyner

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Senior Planner Patrick Reidy, Senior Planner Timothy Richards, and Deputy Town Clerk Ella Dowtin

1. Call to Order

Chair Kuropas called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

ACTION:

Mover: Michael Hickey moved to adopt the agenda as presented.

Second: Lindsey Humphreys.

Vote: Motion carried 6-0.

3. Approval of Minutes

ACTION:

Mover: Michael Hickey moved to approve April 11, 2023; minutes as presented.

Second: Sheila Bishop.

Vote: Motion carried 6-0.

4. Presentations

No Presentations presented.

5. Old Business with Public Comment

No Old Business with Public Comment presented.

6. Old Business

No Old Business presented.

7. New Business with Public Comment

7.A. Consideration of LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).

Senior Planner Patrick Reidy provided the staff report for rezoning case RZ-22-07, Amavi.

Attorney Collier Marsh, representing the developer, provided a presentation for the rezoning of the parcels on the southwest quadrant of Jenkins Road and Capital Boulevard.

Public Comment

Ray Allen – 1325 Jenkins Road - Wake Forest, NC 27587 – spoke concerning the Amavi rezoning at Jenkins Road and 12621 and 12631 Capital Blvd.

Louis Engel – 3117 Baynam Pond Dr. – Wake Forest, NC 27587 – spoke opposing the alcohol store proposed in the rezoning application.

Mary Kircher – 1217 Chilmark Ave. – Wake Forest, NC 27587 – spoke concerning the traffic impact on Jenkins Rd and the Riverstone subdivision.

Ann Garrett – 1132 Chilmark Ave. – Wake Forest, NC 27587 – spoke concerning the through traffic coming into the neighborhood.

Kristine Bellino – 7845 Melcombe Way – Wake Forest, NC 27587 – spoke concerning traffic crossing Capital Blvd. and Jenkins Road.

Michael Almquist asked about addressing the stormwater issue. Mr. Marsh responded that it will be designed to the Town standards and adequately contained and treated.

Karin Kuropas asked about the notification of residents within a hundred feet of the property. Mr. Marsh responded that yes, all residents were contacted within a hundred feet and that they followed the Town's policy.

Michael Siderio asked what considerations are taken for properties or parcels that have been developed or could be developed based on the TIA requirements. Rynal Stephenson responded that traffic development looks at the developments that are approved at the time the project is moving forward.

Michael Hickey asked if there be any right turn lanes at the development and out of Chilmark. Rynal Stephenson responded that it was not discussed; most of the traffic will turn towards Capital Blvd.

Mr. Siderio asked was there any design to see what the density would be if it is kept GR-3, single-family homes. Mr. Marsh responded no that the team did not evaluate the density.

Public comment session closed.

Discussion

The Planning Board discussed traffic, affordable housing, single-family housing, what businesses will be allowed in the community, transportation (shuttle bus) for the residents, concerns about overcrowded schools, and the price points of the apartments.

ACTION:

Mover: Michael Siderio moved to deny Case RZ 22-07, for the following reasons: even though it might be generally consistent with the Comprehensive Plan changing the

zoning from a GR 3 to a GR 10 is not in the best interest of the Town and recommend that the developer look at developing this property under GR 3.

Seconded: Lindsey Humphreys.

Vote: Motion carried 6-0.

7.B. Consideration of LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

Senior Planner Tim Richards provided the staff report for Case RZ-22-10, Burlington Mills at Capital Blvd.

Toby Coleman, Attorney with Smith Anderson, on behalf of the applicant Greenburg Gibbons, 150 Fayetteville St. Raleigh, NC, provided a presentation on the proposed rezoning for development and noted it was consistent with the Community Plan.

Lindsey Humphreys asked about the price points of the apartments. Mr. Coleman responded with the estimated pricing for the apartments: studio, one-bedroom, two-bedroom, and three-bedroom units are proposed ranging from \$1200 to \$2500.

Ms. Humphreys asked if there would be any affordable/workforce housing. Mr. Coleman responded they have not proposed income-restricted units.

Michael Hickey asked how much of the Master Plan open space will be affected by the proposed U-5307 project. Mr. Coleman responded yes, when it was drawn up, it was drawn with the concept that open space may be removed when U-5307 is constructed; however, those areas are in addition to the UDO open space requirements. The areas shown potentially impacted by U-5307 are maximums according to DOT.

Michael Almquist asked what the percentage of the open space is the buffer. Tim Grissinger, Civil Engineer responded that the minimum requirements have been met.

Sheila Bishop asked will this be the only traffic light or temporary light in this section. Mr. Coleman responded that this is the DOT plan.

Michael Siderio asked if parking does not comply with the town, how will you address the issue. Mr. Coleman responded that they have worked with the Town. The standard is 1.8 per unit and the proposal is 1.6 per unit or 1 space per bedroom, whichever number is greater.

Public Comment

Jordan Prince – 4467 Middletown Dr. – Wake Forest, NC 27587 – spoke concerning the traffic and traffic signals getting out of the neighborhood.

Veronica Brown – 9716 Clover Bank St. – Wake Forest, NC 27587 – spoke concerning traffic, parking, and the structure of the building in the neighborhood.

Public comment session closed.

Discussion

The Planning Board discussed the community plan, workforce housing, price point, traffic, building height, how close they are to the proposed off-ramp, open space, the width of the roads, and parking.

Chair Kuropas stated that the Land Use Map has it designated as Transitional Residential; that is what the Town has decided would be most appropriate at this location.

ACTION:

Mover: Michael Hickey moved to deny RZ-22-10, the rezoning is not in the best interest of the Town.

Seconder: Lindsey Humphreys.

Vote: Motion carried 6-0.

7.C. Consideration of LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Senior Planner Patrick Reidy provided the staff report for rezoning case RZ-22-09, Burlington Mills Mixed-Use.

Andrew Bodewes of Park Grove Realty provided a presentation on the Town of Wake Forest Community Plan and how his rezoning request is consistent and the collaboration that has occurred with adjacent residents.

Public Comment

Rodney Murphy – 3305 Donner Trail – Wake Forest, NC 27587 – spoke concerning the traffic issues.

Janice Davis – 1009 Lightfoot Court - Wake Forest NC, 27587 – spoke opposing the rezoning.

Johnnie Bright – 2201 Brassfield Rd. – Raleigh, NC 27614 – spoke in favor of the rezoning.

Maria Greer – 9028 Kitchen Farms Way – Wake Forest, NC 27587 – spoke in favor of the rezoning.

Emmitt Alan Davis – 301 Green Hill Rd. – Louisburg, NC 27549 – spoke in favor of the rezoning.

Matt Kuntz – 3005 Thurman Dairy Loop – Wake Forest, NC 27587 - spoke in opposition to the rezoning.

Public comment session closed.

Discussion

The Planning Board discussed proposed uses, affordable housing, traffic concerns, commercial driveway location, and stormwater plans.

In response to the Planning Board's discussion, the developer stated that he would be willing to consider providing two units for affordable housing. Mr. Stephenson also provided an overview of his conversations with NCDOT, and Mr. Nigh provided technical information on underground stormwater systems.

ACTION:

Mover: Michael Siderio moved to approve Case RZ 22-09 with the conditions stated and the recommendation for the applicant to consider removing gas station as a permitted use and that the request is consistent with the Comprehensive Plan.

Seconder: Michael Almquist.

Vote: Motion carried 3-3.

Aye	Nay
Karin Kuropas	Lindsey Humphrey
Michael Siderio	Michael Hickey
Michael Almquist	Shelia Bishop

Mover: Lindsey Humphreys moved to deny Case RZ 22-09 stating that it is consistent with the Comprehensive Plan but not in the best interest of the Town.

Seconder: Michael Hickey.

Vote: Motion carried 3-3.

Aye	Nay
Karin Kuropas	Lindsey Humphrey
Michael Siderio	Michael Hickey
Michael Almquist	Shelia Bishop

Mover: Lindsey Humphreys made a motion to approve Case RZ 22 -09 with the recommendation that the applicant considers removing the gas station as a use and providing two units as affordable housing and that the request is consistent with the Comprehensive Plan.

Seconder: Michael Almquist.

Vote: Motion carried 4-2.

Aye	Nay
Karin Kuropas	Michael Hickey
Michael Siderio	Shelia Bishop
Michael Almquist	
Lindsey Humphrey	

8. New Business

No New Business Presented.

9. Staff Comments

Planning Director Tanner reminded the board of the following activities: Thursday, May 25, 2023 –Unified Development Ordinance (UDO) Open House at the Renaissance Centre from 11 am – 1 p.m. and 6:30 – 8:30 p.m. Planning Board members are required to attend at least one of the sessions and the Planning Board Special Work Session on May 24, 2023, at 6:00 p.m.

10. Planning Board Comments

No Planning Board Comments Presented.

11. Adjournment

ACTION:

Mover: Lindsey Humphreys moved to adjourn at 11:00 p.m.

Seconded: Michael Siderio.

Vote: Motion carried 6-0.

Duly approved in open session this 11 day of July 2023.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2023-170-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: July 11, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-22-08, Rogers Road Townhomes, a conditional rezoning filed by Kimley-Horn & Associates on behalf of M & EM CO LLC, to rezone 27.0 acres located at 0 Rogers Road, being Wake County Tax PIN(s) 1749786086, 1749870648, and 1749789397, from Wake County's Residential-30 (R-30) to General Residential 10 Conditional District (GR10-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-22-08 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Attachment E - Plan Consistency Analysis.pdf](#)
- [Exhibit 1 - Rogers Road Townhomes Master Plan.pdf](#)



Staff Report

Case RZ-22-08: Rogers Road Townhomes Conditional Rezoning

Meeting Date	July 11, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 Rogers Road: 1. Act on Plan Consistency Statement 2. Rezone 27.0 acres on the Town of Wake Forest Zoning Map from Wake County's Residential-30 (R-30) to General Residential 10 Conditional District (GR10-CD)
Case Manager	Tim Richards, Senior Planner - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
November 16, 2022 (See Attachment A)	July 11, 2023	August 15, 2023

CASE INFORMATION

Applicant/Developer/ Property Owner	Chris Bostic Kimley-Horn & Associates 421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Developer	Baker Residential 7001 Weston Parkway, Suite 150 Cary, NC 27513
Property Owner	M & EM Co., LLC 1504 Conklin Lane Cove, OR 97824-8714
Location	Fronting along the south side of Rogers Road, just east of its intersection with Rogers Branch Road and west of its intersection with Marshall Farm Street.
Addresses	0 Rogers Road

Wake County Tax PIN(s)	1749786086, 1749870648, and 1749789397
Acreage	Total area: 27.0 acres Tax PIN 1749786086: 20.01 acres Tax PIN 1749870648: 6.57 acres Tax PIN 1749789397: 0.43 acres
Zoning	Existing: Wake County's Residential-30 (R-30) Proposed: General Residential 10 Conditional District (GR10-CD)
Land Use	Existing: Vacant Proposed: Townhomes (140 units)
Corporate Limits	This application is currently in the Town's short range urban service area and is not in the Town's corporate limits or extraterritorial planning jurisdiction (ETJ). An annexation petition is filed for consideration.
Community Plan Designation	Mixed Residential Also identified as partially within an Activity Center centered on the Rogers Road/Forestville Road intersection. Townhomes are not listed as an appropriate primary use in Activity Centers, but they are listed as an appropriate supporting use.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 38](#) in a description of Mixed Residential areas and [page 48](#) for guidance on Activity Centers. See also Community Plan [page 64](#) for relevant policies pertaining to residential character and [page 68](#) for key recommendations on setbacks.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Educational/Institutional (Daycare/Pre-school), Residential (Single-family detached)	General Residential 5 (GR5), Neighborhood Business (NB)
South	Residential (Single-family detached)	Conditional Use General Residential 10 (CU GR10), General Residential 5 Conditional District (GR5-CD)
East	Civic (Religious institution), Residential (Single-family detached, Single-family attached, Townhomes)	Wake County's Residential-30 (R-30), Conditional Use General Residential 10 (CU GR10)
West	Residential (Multifamily, Single-family detached)	Residential Mixed-Use Conditional District (RMX-CD), General Residential 5 Conditional District (GR5 CD)

The proposed land use is generally **compatible** with surrounding land uses.

The proposed zoning is generally **compatible** with surrounding zoning.

See Attachment C for associated maps.

MASTER PLAN ANALYSIS

Open Space	Required:	10% or 2.7 acres
	Proposed:	23.6% or 6.37 acres
	Summary:	The percentage stated on the proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space	Required:	2.5% or 0.675 acres
	Proposed:	3.5% or 0.96 acres
	Summary:	The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Parking	Required:	Under UDO Chapter 9.4, the minimum parking ratio for townhome dwellings is 1.8 spaces per unit. The developer proposes 140 townhome units, requiring a total of 252 parking spaces. Two off-street parking spaces are required for a cluster mailbox unit, with one space meeting ADA accessibility requirements. Bicycle parking spaces are required at a ratio of two spaces per each 40 automobile parking spaces provided. Based on the proposed automobile parking spaces, a total of 21 bicycle parking spaces are required.
	Proposed:	The applicant proposes three parking spaces for each unit (two in each garage and one in each driveway), totaling 420 parking spaces. Additional off-street parking spaces are provided in a parking area at the end of proposed Public Street C (14 spaces) and in two parking areas on Private Alley 1 (five spaces), one of which serves the cluster mailbox unit with two spaces, one of which is proposed to meet ADA accessibility requirements. The total number of off-street parking spaces proposed is 439 spaces. A total of 25 on-street parking spaces are also proposed. The applicant proposes providing 28 bicycle parking spaces.
	Summary:	The proposed Master Plan complies with the minimum parking requirements in the UDO.

Public Utilities	Required: Under UDO Section 6.3.1, the developer must connect to the municipal water and sewer systems. Proposed: The proposed Master Plan shows new water lines serving the proposed development connecting existing 8" water lines on Woodstaff Avenue and Orange Cosmos Avenue, connecting existing 8" water lines on Sawtooth Avenue and Crimson Clover Avenue, and tying into an existing 12" water line on Rogers Road. New sanitary sewer lines serving the proposed development are proposed to connect to existing sanitary sewer lines at Woodstaff Avenue and Sawtooth Avenue. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
Roads	Required: Under UDO Section 6.5, streets must be designed to form part of an interconnected street pattern and must connect to adjacent street networks to the extent possible. Street designs will be assessed in meeting this interconnectivity standard based on their ability to permit multiple routes between origin/destination points, diffuse traffic, and shorten walking distances. The Town's Comprehensive Transportation Plan (CTP) identifies Rogers Road as a Major Thoroughfare requiring a 4A cross section, which includes four travel lanes (two in each direction), a planted median, a verge on each side of the street planted with street trees, and a sidewalk or multi-use path on each side of the street. The CTP shows future multi-use paths on both sides of Rogers Road in the vicinity of the proposed development. Under UDO Section 6.11.1, a Transportation Impact Analysis (TIA) is required based on the number of residential units proposed. Proposed: The proposed Master Plan provides connections to and within the existing street network, connecting existing street stubs in four locations. The Crimson Clover Avenue stub to the East of the development is proposed to be connected to the Sawtooth Avenue stub to the West, and the Orange Cosmos Avenue stub to the South is proposed to be connected to the Woodstaff Avenue stub to the West (see TIA recommendation below). Sidewalk connections are also proposed at those stub locations. Proposed dedications and improvements on the site's Rogers Road frontage consistent with the CTP recommendations include dedication of right-of-way to meet the cross-section width, construction of a right turn lane, and construction of a 10' multi-use path. The developer completed a TIA as required (see Attachment D). Condition 2 states the developer will construct improvements recommended by the TIA, which include the following: <u>Woodstaff Avenue Road Extension:</u> • Extend Woodstaff Avenue to Orange Cosmos Avenue

	<u>Rogers Road:</u> - Construct the site driveway (Public Street A on the proposed Master Plan) as a directional crossover (left-in/right-in/right-out) with one ingress lane and one egress lane. - Construct a westbound left-turn lane with 50 feet of storage and appropriate taper. <u>Woodstaff Avenue/Orange Cosmos Avenue Extension at Site Driveway:</u> - Construct a full-movement site driveway (Public Street B on the proposed Master Plan) with one ingress lane and one egress lane Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.
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PROPOSED MODIFICATIONS OF STANDARDS

The table below summarizes modifications to UDO standards proposed by the applicant that would make the standards less restrictive.

Setbacks (Section 2.2.5)	Required: GR10 minimum setbacks: 20' front and street side, 8' side, 25' rear. Proposed: Reductions in front (minimum 3'), street side (minimum 4'), and rear (minimum 18') for specified lots. Summary: Modification of front and rear setbacks is standard for townhome developments in the GR10 District since Table 2.2.5 does not define setbacks for alley loaded residential uses, even though the use is permitted in the zoning district. For guidance, the UR District, which is not the proposed district, does define alley loaded setbacks as 20' maximum and 5' minimum for the front.
Lot Frontage (Section 4.3.1)	Required: All lots shall front upon a public street right-of-way. Proposed: Specified lots with rear alley access front on sidewalk, but not on a public street right-of-way. Summary: The UDO provides for alternatives to the lot frontage requirement, with Section 4.3.1.B.1 stating that lots not fronting on an improved public street right-of-way may be approved as part of a Conditional District or Planned Unit Development District.

Parking Location & Access (Section 5.5.4, Section 9.3)	Required: For dwellings on lots 40' or less in width, garages or off-street parking areas shall be accessed only from an alley. In the GR10 District, permitting parking locations for townhomes include anywhere on the lot behind the front of the building. Proposed: Parking to be accessed from the public street at the front of the lot for specified lots, and parking spaces to be located between the front of the building and public street right-of-way for specified lots. Summary: The requested modification allows for parking spaces to be located on front driveways between the principal building and the front lot line. The purpose of the UDO standard is to address situations where multiple consecutive narrow lots with parking in front would result in a streetscape dominated by parking areas and parked automobiles, with a substantial risk of encroachment into the sidewalks. This configuration often creates issues with servicing trash and recycling bins since the spacing requirements necessary for the arm to grab the waste and recycling bins is often not met.
Driveway Channelization (Section 9.78.1.D)	Required: All developments are required to provide a minimum of 50' of driveway channelization from the edge of pavement on the intersecting roadway to any internal driveways, cross access, or direct parking areas. Proposed: The parking area fronting Public Street C is not required to provide 50' of driveway channelization. Summary: The channelization requirement addresses potential for impedance of circulation on the site and on of traffic on adjacent roadways. The scale, location, and potential use of parking involved in the requested modification do not raise concerns to staff that such impedance is likely to occur.

Building Design (Section 5.5)	Required: Townhomes are generally only required to comply with Section 5.5.4.A and B (garage access standards, discussed above); however, voluntary building design standards may be applied to townhomes upon consent of the owner at the time of zoning approval. This includes Section 5.5.3.B, which requires residential entrances within 18' of the fronting sidewalk to be raised above the finished grade at least 1.5 feet, and Section 5.5.4.C, which requires garages with front loading bays to be recessed from the front façade by at least four feet, to be designed to form a secondary building volume, and to be setback from the back of the sidewalk by at least 25 feet. Proposed: As noted above, the proposed garage access for specified lots is from the public street right-of-way rather than an alley. Building design standards that might be consented to by the owner, including raised entries, and garage door bulk and setback requirements, have not been included in the applicant's proposed conditions. Summary: The quality of building design proposed is below what the UDO standards would require and tends to emphasize garages as the predominant feature on front-loaded units.
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See Attachment B for zoning conditions proposed by the applicant.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally inconsistent with the adopted 2022 Community Plan. The three main areas of inconsistency are: • TOD & Activity Center Areas (page 48): Activity centers are unique focal points of the community that should comprise a wide variety of uses in a pedestrian-scale environment that enhance the quality of life, create a distinct sense of place, and provide a living experience unique to Wake Forest. The proposed development includes extensive stretches along Public Street A, Public Street B, and Public Street C where the streetscape is dominated by curb cuts, driveways, and garage doors, made worse by the narrowness of the lots, characteristic of townhome developments. This conventional, suburban-style, automobile-oriented design is inconsistent with the UDO requirements for townhomes and the Community Plan guidance for Activity Centers. • Residential Character (page 64): Through thoughtful design and attention to massing, rhythm, scale, setback, and building materials, new residential development can provide greater housing choice and equity while still complementing the charm of Wake Forest's established neighborhoods. To that end, a key recommendation is to encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods. The proposed conditions include some elements described, including a mix of quality materials and porches and other architectural elements;
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	however, in important ways, they fail to support the plan guidance on basic considerations of massing, setbacks, roofline variation, and front yards. To the contrary, they do not incorporate UDO standards that would require raised front entries and prohibit front garages as predominant features. • Setbacks (page 68): A key recommendation of the Community Plan under the heading of “Setbacks” is to promote consistency in setbacks within commercial and residential areas in order to form desirable continuity in the streetwall, or the facades of buildings facing the street. The proposed Master Plan shows inconsistency in building setbacks from one side of the street to the other, resulting in inconsistent, lopsided streetwalls along the major connecting street in the development.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment E for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan. Other plans that are not applicable are not included in Attachment E.</i>	

STAFF RECOMMENDATION

The zoning map amendment request is generally **Inconsistent** with the relevant policies in the Comprehensive Plan, as noted in the discussion above, and **Disapproval** of the zoning map amendment request is reasonable and in the public interest because of that inconsistency and the extent of exceptions to UDO standards requested by the applicant.

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: TIA Executive Summary and NCDOT Review Report
- Attachment E: Plan Consistency Analysis

EXHIBITS

- Exhibit 1: Rogers Road Townhomes Master Plan

OWNER Name	Owner Address Line 1	Owner Address Line 2	Owner Address Line 3
WESTOVER PROPERTIES VI LLC	C/O THOMAS J CARVER	1308 HERITAGE LINKS DR	WAKE
SYM, JOHN WACKERFUSS, HEIDI	912 MARSHALL FARM ST	WAKE FOREST NC 27587-4390	FOREST NC
HERITAGE WAKE FOREST HOMEOWNERS ASSN INC	PO BOX 1615	WAKE FOREST NC 27588-1615	27587-4286
HERITAGE SPRING HOMEOWNERS ASSN INC	21400 RIDGETOP CIR STE 250	STERLING VA 20166-8522	
O'ROURKE, TRACI O'ROURKE, DEREK	3835 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
RURKA, THOMAS RURKA, LUCILLE	3833 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
DONNA B DOBBINS RVCBLE TRUST JOHN H DOBBINS JR RVCBLE TRUST	3831 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
WARE, DERRICK E	1028 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6169	
CROSS, KARON	1108 GOLDEN POPPY CT	WAKE FOREST NC 27587-3946	
AMERIGE, GEORGINE	1117 GOLDEN POPPY CT	WAKE FOREST NC 27587-3947	
RUPPEL, JOHN E TRUSTEE RUPPEL, LISA A TRUSTEE	905 GOLDEN STAR WAY	WAKE FOREST NC 27587-3843	
SPINOLA, JUDITH SPINOLA, EDWARD	1105 GOLDEN POPPY CT	WAKE FOREST NC 27587-3947	
TROUT, DEBORAH ANN TROUT, CHRISTOPHER ALAN	840 MARSHALL FARM ST	WAKE FOREST NC 27587-6569	
HODGES, SANDRA W	3825 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
BETTY M CORBETT LIVING TRUST	1106 GOLDEN POPPY CT	WAKE FOREST NC 27587-3946	
TROW, PETER S TROW, KATHLEEN L	3812 CRIMSON CLOVER AVE	WAKE FOREST NC 27587-3885	
GEBHART, MICHAEL T GEBHART, MICHELLE M	1024 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6169	
CROSS, GARY R CROSS, PATRICIA	3823 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
FITTS, TANDY W FITTS, DEBBIE S	1411 FOX HOLLOW WAY	NORTH MYRTLE BEACH SC 29582-2511	
SMITH, MARK M SMITH, REBECCA M	1017 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6170	
SPRINGER, RODGER D SPRINGER, LOUISE S	3815 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
HERITAGE SPRING HOMEOWNERS ASSN INC	21400 RIDGETOP CIR STE 250	STERLING VA 20166-8522	
HERITAGE WAKE FOREST TWO HOMEOWNERS ASSN INC	PO BOX 1615	WAKE FOREST NC 27588-1615	
DIEZ, ROLANDO A DIEZ, GISELA	1008 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6169	
PALLAY, ANITA	3821 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376	
DEMENT, THOMAS M DEMENT, MELISSA T	1408 HERITAGE LINKS DR	WAKE FOREST NC 27587-4288	
IBRAHIM, SAMIR KHAFABI, SAJA AL	233 SIMWOOD AVE	WAKE FOREST NC 27587-3474	

BENDER, KEVIN BENDER, GRACE C
 HOLLEMAN, KENNETH W HOLLEMAN, JANICE S
 DWYER, LUCILLE A
 QUILLEN, NATHAN BRENT
 DUNN, LANE TAYLOR DUNN, BETH LAVIA
 CLAYTON, JOHN ANTHONY CLAYTON, SUSAN M
 SCOTT, FRANCES M
 JOHNSON, JILL M JOHNSON, ROBERT E III
 THOMAS, AARON M BERRY, RENEE N
 CHRISTIE, KENNETH H CHRISTIE, ELLEN S
 TAYLOR, STEPHEN R TAYLOR, TABATHA A
 KRYNSKI, KIMBERLY L
 JONES, RICHARD E JONES, THERESA M
 NEWCOMB, GARY L BLACKWELL, GINGER L
 BRASSEALE, CLAUDE BRASSEALE, SANDRA
 OPTIMAL LIVING, LLC
 BENSON, CHERYL H
 GAGNON, PASQUAL GAGNON, JANET
 SMITH, CARL LYNWOOD
 HERITAGE TRACE TOWNHOMES ASSN INC
 DOAK, DAVID DOAK, ELLEN M
 DRAGONETTE, JOHN M DRAGONETTE, CATHY
 SAWYER, LISA S
 M & EM CO LLC
 M & EM CO LLC
 M & EM CO LLC
 PERRY, J MICHAEL PERRY, DONNA JO
 STEVENS, JAMES A STEVENS, CARMEN

PMC INC
 WISENBAKER, JONATHAN ROGALA, TIFFANY N
 CURRY, DANA R CURRY, LYNN M
 EDDINS, DONALD LEE EDDINS, JOHN BARRY
 PARENT, MARK E PARENT, SLOANE M

1125 GOLDEN POPPY CT
 1024 HERMOSA CT
 1107 GOLDEN POPPY CT
 3805 ORANGE COSMOS AVE
 917 MARSHALL FARM ST
 901 MARSHALL FARM ST
 3818 HERITAGE SPRING CIR
 901 GOLDEN STAR WAY
 3824 CRIMSON CLOVER AVE
 1111 GOLDEN POPPY CT
 1020 PRAIRIE ASTER CT
 3824 ORANGE COSMOS AVE
 1115 GOLDEN POPPY CT
 3809 ORANGE COSMOS AVE
 1113 GOLDEN POPPY CT
 924 EVENING SNOW ST
 3809 HERITAGE SPRING CIR
 1119 GOLDEN POPPY CT
 1001 PRAIRIE ASTER CT
 PO BOX 1615
 3813 HERITAGE SPRING CIR
 916 MARSHALL FARM ST
 1005 PRAIRIE ASTER CT
 1504 CONKLIN LN
 1504 CONKLIN LN
 1504 CONKLIN LN
 1016 PRAIRIE ASTER CT
 3804 CRIMSON CLOVER AVE

PMC,INC
 3816 CRIMSON CLOVER AVE
 3817 ORANGE COSMOS AVE
 PO BOX 1851
 904 MARSHALL FARM ST

WAKE FOREST NC 27587-3947
 MYRTLE BEACH SC 29579-6576
 WAKE FOREST NC 27587-3947
 WAKE FOREST NC 27587-3839
 WAKE FOREST NC 27587-4391
 WAKE FOREST NC 27587-4391
 WAKE FOREST NC 27587-8375
 WAKE FOREST NC 27587-3843
 WAKE FOREST NC 27587-3885
 WAKE FOREST NC 27587-3947
 WAKE FOREST NC 27587-6169
 WAKE FOREST NC 27587-3838
 WAKE FOREST NC 27587-3947
 WAKE FOREST NC 27587-3839
 WAKE FOREST NC 27587-3947
 WAKE FOREST NC 27587-3968
 WAKE FOREST NC 27587-8376
 WAKE FOREST NC 27587-3947
 WAKE FOREST NC 27587-6170
 WAKE FOREST NC 27588-1615
 WAKE FOREST NC 27587-8376
 WAKE FOREST NC 27587-4390
 WAKE FOREST NC 27587-6170
 COVE OR 97824-8714
 COVE OR 97824-8714
 COVE OR 97824-8714
 WAKE FOREST NC 27587-6169
 WAKE FOREST NC 27587-3885

RALEIGH NC
 27609-7787

HINES, KIMBERLY J	1033 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6170
TUTTLE, BRAD TUTTLE, LASHAWN	1009 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6170
BARLOW, KATHY S	1012 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6169
CHILDS, RACHEL	3803 CRIMSON CLOVER AVE	WAKE FOREST NC 27587-3886
CHIODO, MAUREEN	3837 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376
SIMON, CARLOS E EGLOFF, KARINA	1045 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6170
WILDFLOWER TOWNES AT HERITAGE SOUTH HOA INC	PO BOX 97243	RALEIGH NC 27624-7243
SMITH, CHARLES L SMITH, ROBBIE T	900 THOMPSON GLENN PL	WAKE FOREST NC 27587-4290
FRY, STEPHEN B FRY, MICHELLE C	1409 HERITAGE LINKS DR	WAKE FOREST NC 27587-4289
COHAN, MICHAEL W COHAN, REGINA PERALTA-COHAN	1305 HERITAGE LINKS DR	WAKE FOREST NC 27587-4287
SELNA, MICHAEL J SELNA, COURTNEY	1301 HERITAGE LINKS DR	WAKE FOREST NC 27587-4287
ULLMAN, ALBERT F ULLMAN, CAROLYN A	3828 ORANGE COSMOS AVE	WAKE FOREST NC 27587-3838
DUERR, SEAMUS D DUERR, SUMMER	1004 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6169
DINNO, JACK P DINNO, AMY I	924 MARSHALL FARM ST	WAKE FOREST NC 27587-4390
MITCHELL, PATRICIA L	3814 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8375
LUMINO, ANTHONY F LUMINO, KIMBERLY L	255 RAMONA AVE	SIERRA MADRE CA 91024-2456
NAUJOKS, WILLIAM P NAUJOKS, EDWINA W	3812 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8375
JACULA, MICHAEL J PETRAS, MARY ANN	917 GOLDEN STAR WAY	WAKE FOREST NC 27587-3843
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
SMITH, ROBERT M SMITH, MELINDA S	1405 HERITAGE LINKS DR	WAKE FOREST NC 27587-4289
DIMARCO, ROBERT DIMARCO, BARBARA	1103 GOLDEN POPPY CT	WAKE FOREST NC 27587-3947
HEATH, ZACHARY T	4241 FAWN LILY DR	WAKE FOREST NC 27587-3951
CAROLINA CONFERENCE ASSN OF SEVENTH DAY ADVENTIST	PO BOX 44270	CHARLOTTE NC 28215-0043

MATTESON, BRIAN R MATTESON, ERIN C DEARINGER, CAROLINE DEARINGER, MAX H	905 MARSHALL FARM ST 920 MARSHALL FARM ST	WAKE FOREST NC 27587-4391 WAKE FOREST NC 27587-4390
HOLLAND, GREG ALLAN HOLLAND, COURTNEY COTTON WEAVER, MYRTLE H MILLER, ETHEL B ROGALSKI, JAMES M ROGALSKI, JENNIFER J SHERWIN, CRAIG PHILIP RAMSAY, ALECIA ANN BROOKS, LINDA D WOODS, DOUGLAS F WOODS, MARY V	1313 HERITAGE LINKS DR 617 WALTERS DR 3804 HERITAGE SPRING CIR 1037 PRAIRIE ASTER CT 3820 ORANGE COSMOS AVE 3803 HERITAGE SPRING CIR 1112 GOLDEN POPPY CT	WAKE FOREST NC 27587-4287 WAKE FOREST NC 27587-6180 WAKE FOREST NC 27587-8375 WAKE FOREST NC 27587-6170 WAKE FOREST NC 27587-3838 WAKE FOREST NC 27587-8376 WAKE FOREST NC 27587-3946
HARRIS TEETER PROPERTIES, LLC WINTERS, NANCY J WYSS, ROXANNE S WYSS, JASON M RAMIREZ, RICARDO JAVIER PINTO-RAMIREZ, AISA BRADSTREET, KENNETH BRADSTREET, TERRIE BLESKIN, MARY ADAMS, D ALLYSON ADAMS, KRIS SANCHEZ, EDUARDO HERITAGE REH LLC PRICE, DAVID PRICE, SONDR STROUD - WAKE FOREST LP	REAL ESTATE DEPARTMENT 3822 HERITAGE SPRING CIR 900 MARSHALL FARM ST 3801 ORANGE COSMOS AVE 3819 HERITAGE SPRING CIR 3820 HERITAGE SPRING CIR 1101 GOLDEN POPPY CT 1001 MARSHALL FARM ST PO BOX 97487 1123 GOLDEN POPPY CT 160 MINE LAKE CT STE 200	701 CRESTDALE RD WAKE FOREST NC 27587-8375 WAKE FOREST NC 27587-4390 WAKE FOREST NC 27587-3839 WAKE FOREST NC 27587-8376 WAKE FOREST NC 27587-8375 WAKE FOREST NC 27587-3947 WAKE FOREST NC 27587-4393 RALEIGH NC 27624-7487 WAKE FOREST NC 27587-3947 RALEIGH NC 27615-6417
RAO, RAMU M HEIRS SWATT, RICHARD M SWATT, JOYCE M STEWART, ANDREW STEWART, JESSICA CLARK STROUD - WAKE FOREST LP STROUD - WAKE FOREST LP STROUD - WAKE FOREST LP VEVERKA, MONICA VEVERKA, KEVIN CORNETT, MELISSA DEE SZAJNBERG, MARK REDMAN SZAJNBERG, DEBORAH ANN	ANURADHA RAO-PATEL 1029 PRAIRIE ASTER CT 1309 HERITAGE LINKS DR 160 MINE LAKE CT STE 200 160 MINE LAKE CT STE 200 160 MINE LAKE CT STE 200 1013 PRAIRIE ASTER CT 1049 PRAIRIE ASTER CT 1025 PRAIRIE ASTER CT	9712 CHERRY TREE CT WAKE FOREST NC 27587-6170 WAKE FOREST NC 27587-4287 RALEIGH NC 27615-6417 RALEIGH NC 27615-6417 RALEIGH NC 27615-6417 WAKE FOREST NC 27587-6170 WAKE FOREST NC 27587-6170 WAKE FOREST NC 27587-6170

MATTHEWS
NC 28105-
1700

RALEIGH NC
27613-6282

TORNIL, BERTRAND SEBASTIEN POMMEREAU, ARIANE MCDOWELL, GINA A MCDOWELL, RAYMOND ANDERSON	1401 HERITAGE LINKS DR 908 MARSHALL FARM ST	WAKE FOREST NC 27587-4289 WAKE FOREST NC 27587-4390
TROTTER, JOHN BECKHAM, ROSALIE NORTHCUTT, ROBERT L JR	3808 ORANGE COSMOS AVE 2127 WATKINS ST	WAKE FOREST NC 27587-3838 RALEIGH NC 27604-2157
GREEN, MICHAEL LAWSON GREEN, CANADAY HUBBARD HOLMES, SUSAN S TRUSTEE SUSAN S HOLMES REVOCABLE TRUST	221 WOODSTAFF AVE 1109 GOLDEN POPPY CT	WAKE FOREST NC 27587-9802 WAKE FOREST NC 27587-3947
MACDONNELL, BRUCE MACDONNELL, ANNE ELLIS, JANICE E	3829 HERITAGE SPRING CIR 1114 GOLDEN POPPY CT	WAKE FOREST NC 27587-8376 WAKE FOREST NC 27587-3946
CARMONA, JASMIN ROSELEE BARBER, JOHNNY BARBER, KASEY	3805 CRIMSON CLOVER AVE 349 SIMWOOD AVE	WAKE FOREST NC 27587-3886 WAKE FOREST NC 27587-3475
IOSUB, OVIDIU GARCIA, NESTOR L CZULEWICHI, INGRID ALEXANDRA	3813 ORANGE COSMOS AVE 353 SIMWOOD AVE	WAKE FOREST NC 27587-3839 WAKE FOREST NC 27587-3475
CHEDRAOUI, GEORGE A CHEDRAOUI, DAWNE P GONZALEZ, MOISES ALBERTO SANCH CABRERA, SUNALIA BERENICE ZETIN	305 WOODSTAFF AVE 345 SIMWOOD AVE	WAKE FOREST NC 27587-9807 WAKE FOREST NC 27587-3475
SHARMA, JATIN KUMAR, LEVINA ELLIS, HEATHER ELLIS, JOSHUA	6625 VESTAL ST 233 WOODSTAFF AVE	WAKE FOREST NC 27587-9804 WAKE FOREST NC 27587-9802
DAVIS, MATTHEW THOMAS DAVIS, REBECCA LYNN BAKER, MICHAEL WALTER BAKER, CHERALYN	229 WOODSTAFF AVE 309 SIMWOOD AVE	WAKE FOREST NC 27587-9802 WAKE FOREST NC 27587-3475
JOYAL, AARON JOYAL, COURTNEY MCGUIRE, DIEDRA MCGUIRE, TERENCE	325 SIMWOOD AVE 1036 PRAIRIE ASTER CT	WAKE FOREST NC 27587-3475 WAKE FOREST NC 27587-6169
KASPRISIN, MAREK KASPRISINOVA, LENKA DRAPER, GEORGE WILLIAM IV DRAPER, ALISON STACY	337 SIMWOOD AVE 1032 PRAIRIE ASTER CT	WAKE FOREST NC 27587-3475 WAKE FOREST NC 27587-6169
CLOUSE, ARTHUR EUGENE TRUSTEE CLOUSE, DIANE ELIZABETH NORTH TRUSTEE	1104 GOLDEN POPPY CT 3805 HERITAGE SPRING CIR	WAKE FOREST NC 27587-3946 WAKE FOREST NC 27587-8376
WYREMBAK, ALICIA SHEPPARD, DAVID P TRUSTEE SHEPPARD, ELAINE N TRUSTEE	341 SIMWOOD AVE 328 SIMWOOD AVE	WAKE FOREST NC 27587-3475 WAKE FOREST NC 27587-3475
SCOTT, JASON STUART SCOTT, MICHELLE RENEE		

BRADFORD, ROSEMARIE BRUNO BRADFORD, DAVID WAYNE	321 SIMWOOD AVE	WAKE FOREST NC 27587-3475
LALANE, MARIA GABRIELA	332 SIMWOOD AVE	WAKE FOREST NC 27587-3475
MEYER, LEANNE MICHELLE MEYER, CHRIS DEWET	230 SALEM DR	PITTSBURGH PA 15241-2226
JACKSON, ADRIENNE JACKSON, WILBUR RYAN	6637 VESTAL ST	WAKE FOREST NC 27587-9804
CHUNG, LYNN	929 MARSHALL FARM ST	WAKE FOREST NC 27587-4391
SHOPE, ANNA L JAVOR, KEVIN P	212 WOODSTAFF AVE	WAKE FOREST NC 27587-9802
SANDERS, MATTHEW SANDERS, SHARLYNN F	300 WOODSTAFF AVE	WAKE FOREST NC 27587-9807
BERNARDIN, MARJORIE BERNARDIN, STEEVE	340 SIMWOOD AVE	WAKE FOREST NC 27587-3475
CHEN, XING CHEN, XU	348 SIMWOOD AVE	WAKE FOREST NC 27587-3475
MERCER, JASON RAY MERCER, TEGA CORDELIA	6633 VESTAL ST	WAKE FOREST NC 27587-9804
JARAMILLO, MARIA DEL PILAR TORRES, JOSE ARTURO		
ARAMBULA	216 WOODSTAFF AVE	WAKE FOREST NC 27587-9802
VENKATA, PRASHANT RAMARS JILLELLA VENKATA,		
SRAVANI RAMARS JILLELLA	224 WOODSTAFF AVE	WAKE FOREST NC 27587-9802
MEMON, GHAYASUDDIN MEMON, SANA	220 WOODSTAFF AVE	WAKE FOREST NC 27587-9802
FILHO, RAIMUNDO R PONTE PONTES, ARETHEA		
MENEZES DO VALE	225 SIMWOOD AVE	WAKE FOREST NC 27587-3474
PROTSENKO, OLEG PROTSENKO, INNA	229 SIMWOOD AVE	WAKE FOREST NC 27587-3474
CELLA, VINCENT MASIAS BARON, ESTEFANIA VICTORIA	221 SIMWOOD AVE	WAKE FOREST NC 27587-3474
LEWIS, SCOTT J	3806 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8375
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
PERRY, RUSTY	237 SIMWOOD AVE	WAKE FOREST NC 27587-3474
RUIZ, LEANNE RUIZ, ALBERTO	224 SIMWOOD AVE	WAKE FOREST NC 27587-3474
WINOKUR, JASON WINOKUR, SHELLY ANN	228 SIMWOOD AVE	WAKE FOREST NC 27587-3474
VISVANATHAN, GOWTHAM RAJU, MYTHILY	232 SIMWOOD AVE	WAKE FOREST NC 27587-3474
DAVIS, RONALD DAVIS, SHARON	1110 GOLDEN POPPY CT	WAKE FOREST NC 27587-3946

ZENKER, DANIEL THOMAS TRUSTEE ZENKER, LAUREN ELLMS OSTERHUS TRUSTEE	3808 CRIMSON CLOVER AVE	WAKE FOREST NC 27587-3885
SHERWOOD, SAMUEL SHERWOOD, CASSANDRA	236 WOODSTAFF AVE	WAKE FOREST NC 27587-9802
TAYLOR, KALA CONELIA TAYLOR, ERIC L	317 SIMWOOD AVE	WAKE FOREST NC 27587-3475
CONOVER, JENNA MARIE CONOVER, SETH CARLTON	909 GOLDEN STAR WAY	WAKE FOREST NC 27587-3843
LINDER, BRAD H LINDER, MICHELLE E	304 WOODSTAFF AVE	WAKE FOREST NC 27587-9807
KONDRAT, JAMES	308 SIMWOOD AVE	WAKE FOREST NC 27587-3475
REED, KELLEY A	913 MARSHALL FARM ST	WAKE FOREST NC 27587-4391
REEVES, JOSEF DANIEL REEVES, FELICIA NICOLE	320 SIMWOOD AVE	WAKE FOREST NC 27587-3475
MEDINA, JESSE RYAN MEDINA, WHITLEY	305 SIMWOOD AVE	WAKE FOREST NC 27587-3475
LOGAN, ROBERT DEAN JR TRUSTEE LOGAN, JACQUELINE KOPLNIK TRUSTEE	909 MARSHALL FARM ST	WAKE FOREST NC 27587-4391
MERIDIAN AT ROGERS BRANCH LLC	6131 FALLS OF NEUSE RD STE 21	RALEIGH NC 27609-3518
SIMMONS, COLLEEN ANNE SIMMONS, TYLER CALE	329 SIMWOOD AVE	WAKE FOREST NC 27587-3475
MOLOTKY, THOMAS EDWARD MOLOTKY, TANYA MARIE	232 WOODSTAFF AVE	WAKE FOREST NC 27587-9802
RIOUX, GARRETT PAUL RIOUX, MELISSA A	352 SIMWOOD AVE	WAKE FOREST NC 27587-3475
VALENTINE, AMANDA MEILE, SEAN ALEXANDER	333 SIMWOOD AVE	WAKE FOREST NC 27587-3475
CORDERO, EDUARDO M CORDERO, ROSELLA	301 SIMWOOD AVE	WAKE FOREST NC 27587-3475
EVANS, ALAN EVANS, CARRIE	921 MARSHALL FARM ST	WAKE FOREST NC 27587-4391
BRYANT, JUSTIN BRYANT, DIANA	933 MARSHALL FARM ST	WAKE FOREST NC 27587-4391
KUO, JOSHUA M AKEMI KUO, CYNTHIA LUANA	1041 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6170
DIALLO, MAMADOU OURY P DIALLO, SALIMATOU	316 SIMWOOD AVE	WAKE FOREST NC 27587-3475
SACONN, DANIEL GATLIN BRODERS, HANNAH L	313 SIMWOOD AVE	WAKE FOREST NC 27587-3475
ASSESSOR, BRIAN J ASSESSOR, DANIELLE M	3821 ORANGE COSMOS AVE	WAKE FOREST NC 27587-3839
EPPE, WILLIAM LLEWELLYN JR EPPE, JILL ENBERG	3801 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376
SCHECODNIC, HEIDI L TRUSTEE HEIDI L SCHECODNIC TRUST	6629 VESTAL ST	WAKE FOREST NC 27587-9804
MARTINI, ELIZABETH J	913 GOLDEN STAR WAY	WAKE FOREST NC 27587-3843
MCGRODER, SETH MCGRODER, MARJORIE	236 SIMWOOD AVE	WAKE FOREST NC 27587-3474
INGLE, AKASH BANSILALI INGLE, PRATIKSHA AKASH	300 SIMWOOD AVE	WAKE FOREST NC 27587-3475
HALSEY, STEVEN M HALSEY, MALLORY A	1021 PRAIRIE ASTER CT	WAKE FOREST NC 27587-6170
KUSTRA, ROBERT J KUSTRA, KRISTA D	925 MARSHALL FARM ST	WAKE FOREST NC 27587-4391
WARD, KEVIN C WARD, KORRIE L	3800 ORANGE COSMOS AVE	WAKE FOREST NC 27587-3838

DOYLE, CHRISTOPHER JOHN JR DOYLE, MEGAN CLEARY	3804 ORANGE COSMOS AVE	WAKE FOREST NC 27587-3838
HEILMAN, LYNNE D /TR	3827 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8376
PETTYJOHN, ROBERT CONRAD PETTYJOHN, KAREN C	3816 ROGERS RD	WAKE FOREST NC 27587-7637
SARACENO, CHARLES MURDOCH SARACENO, DIANE	3816 HERITAGE SPRING CIR	WAKE FOREST NC 27587-8375
WINTERBONE, KRISTIN WINTERBONE, OLIVER	301 WOODSTAFF AVE	WAKE FOREST NC 27587-9807
LY, KHOA NGOC	225 WOODSTAFF AVE	WAKE FOREST NC 27587-9802



November 1, 2022

Dear Neighboring Property Owners:

Baker Residential has filed an application with the Town of Wake Forest to annex and rezone the property located at 0 Rogers Road, with Wake County PINs: 1749786086, 1749789397, and 1749870648 ("Property"), from Wake County R-30 to UR-CD.

Upon the filing of a rezoning application, the Town requires that a neighborhood meeting be held for all property owners within 500 feet of the area proposed for rezoning. We are writing to invite you to the neighborhood meeting to discuss this rezoning request. The neighborhood meeting will be held on **Wednesday, November 16, 2022, beginning at 5:00pm, at the Heritage View Clubhouse located at 1037 Marshall Farm Street, Wake Forest, North Carolina 27587.**

The site master plan which was submitted to the Town of Wake Forest for review contains 148 townhomes which are accessed by alleys.

For your reference and convenience, enclosed as **Exhibit A** is an aerial photograph of the area with the Property outlined in yellow. Enclosed as **Exhibit B** is a map showing the current zoning of the area, including the Property. Enclosed as **Exhibit C** is the current version of the Master Plan in connection with the rezoning application filed by Baker Residential.

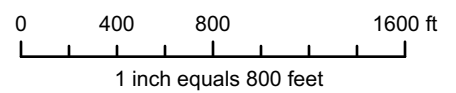
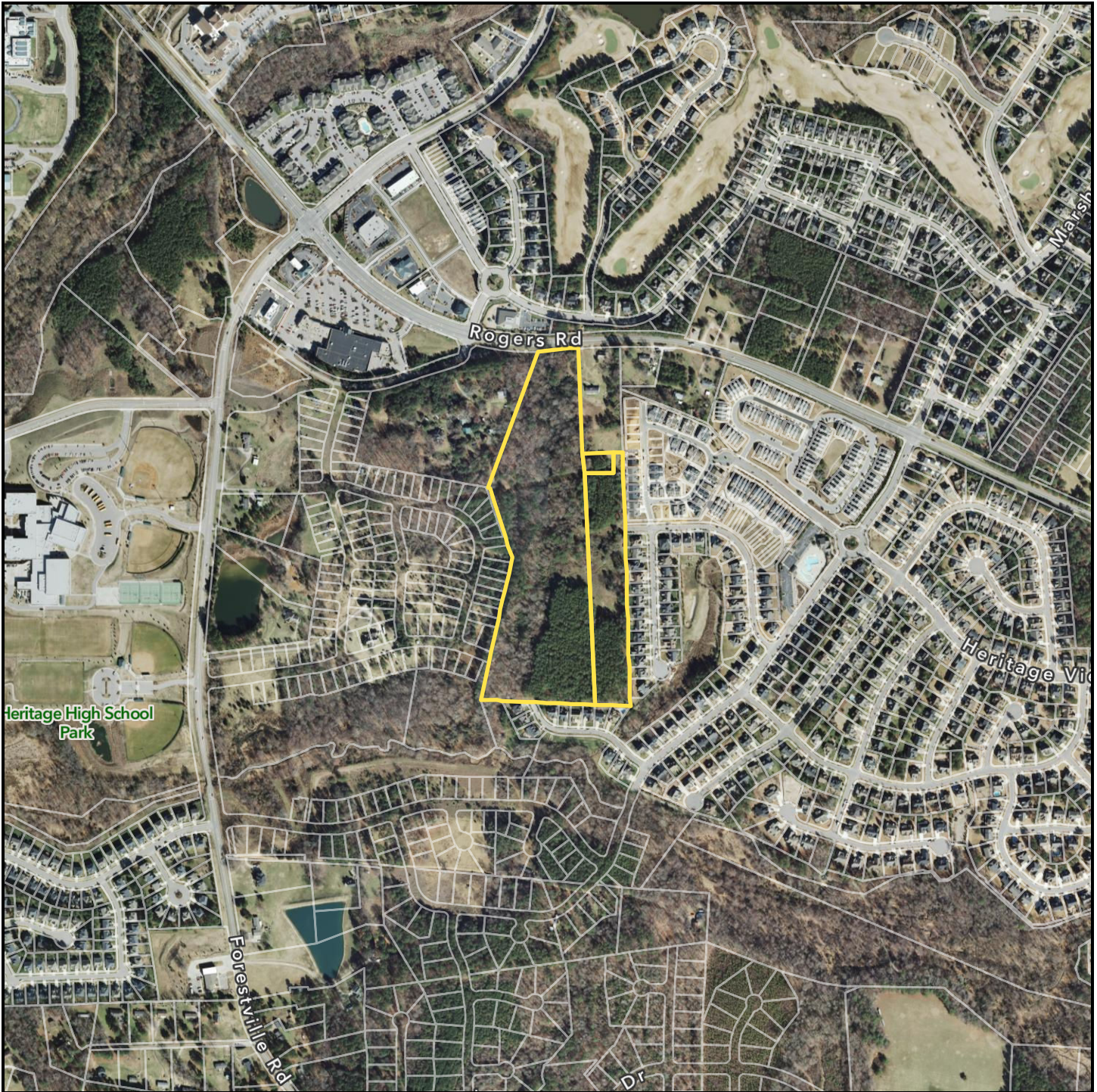
Information about the rezoning process is available online. You can visit www.wakeforestnc.gov/planning/zoning. If you have any further questions about the rezoning process, you may contact Tim Richards, Senior Planner (trichards@wakeforestnc.gov or 919-435-9537).

If you have any further questions about the neighborhood meeting or this potential rezoning, you may contact me at 984-275-2223 or mbowles@bakerresidential.com.

Sincerely,

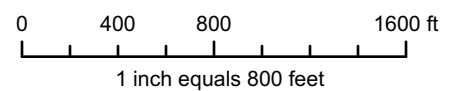
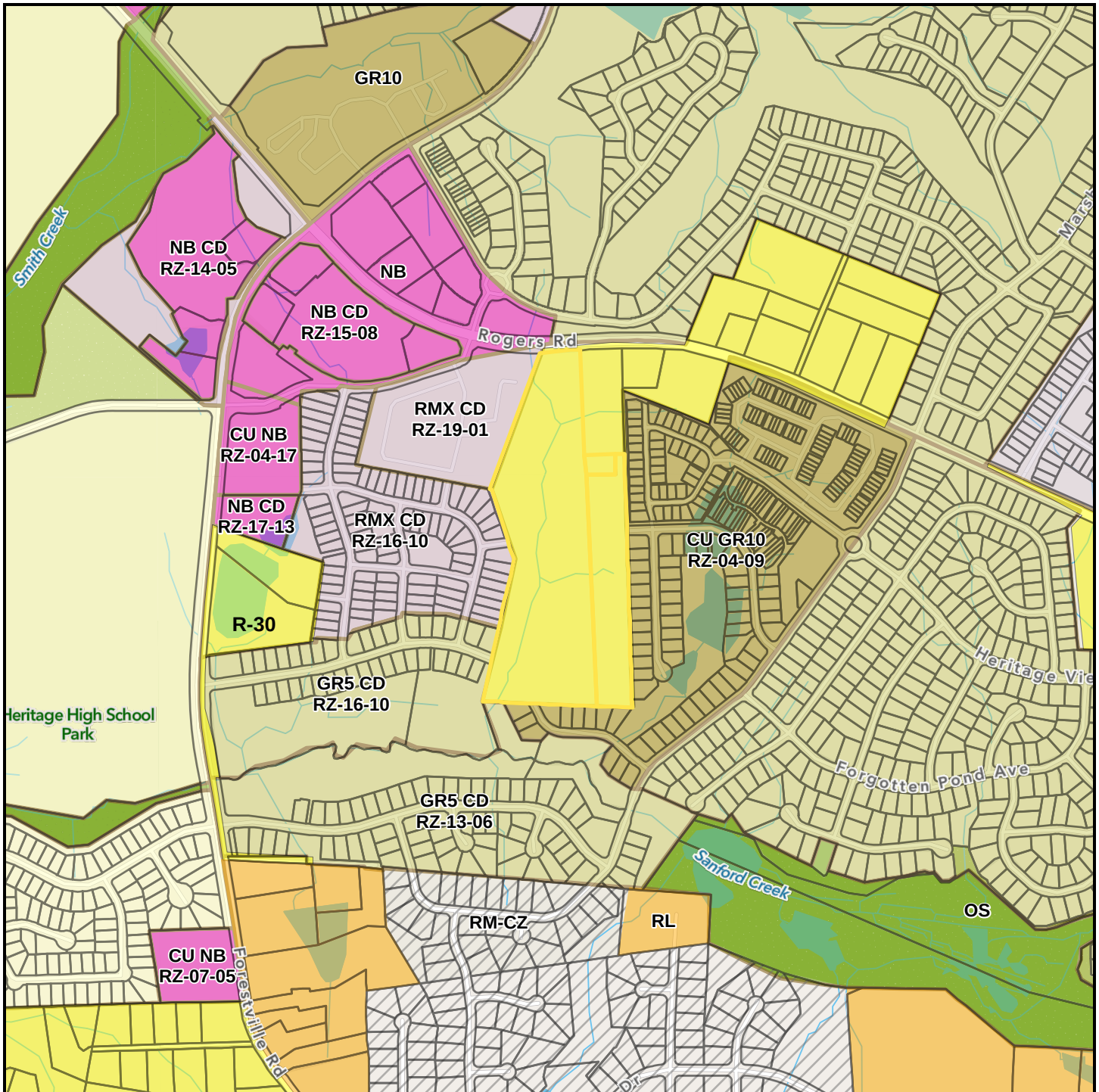
Mark Bowles
Baker Residential

Enclosures



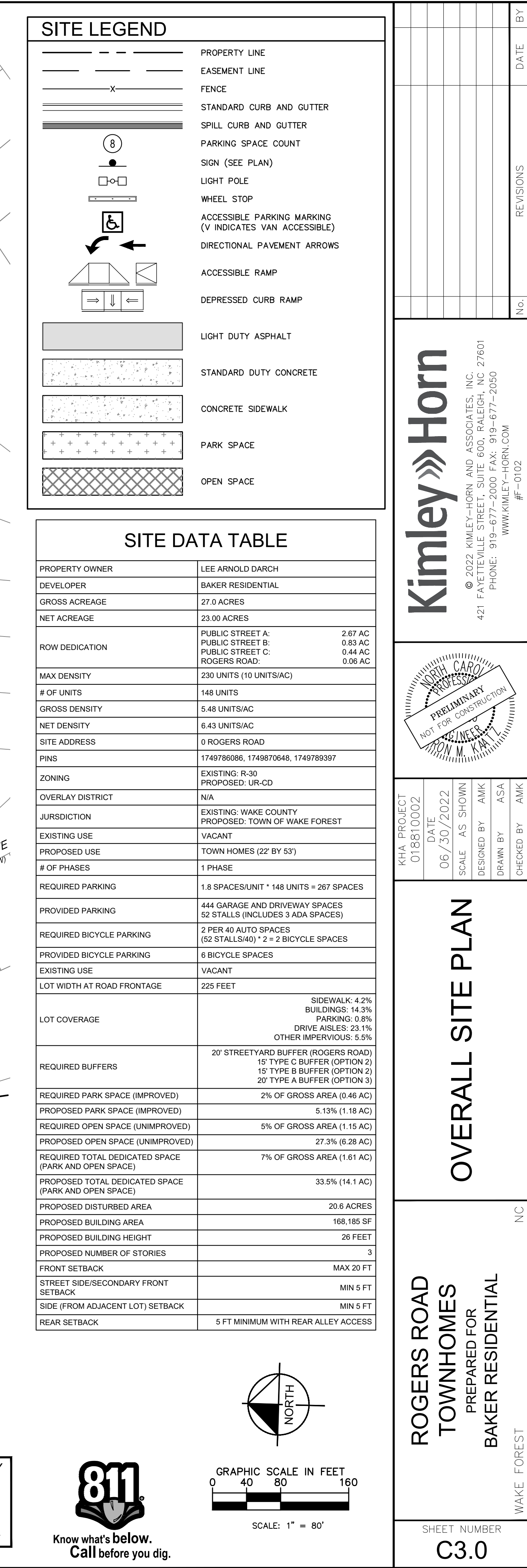
Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



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Rogers Road Townhomes - Neighborhood Meeting Minutes

Date: November 16, 2022, at 5 pm

Location: Heritage View Clubhouse, 1037 Marshall Farm St., Wake Forest, NC 27587

Kimley-Horn Attendees: Chris Bostic, Kevin Dean, William Heintz, Andie Altemeier

Baker Residential Attendees: Mark Bowles, Dylan Miller

Poyner Spruill Attendees: Chris Essick

- I. Presentation Begins (Mark Bowles) – 5:04 pm
 - a. Mark welcomes everyone
 - b. Please sign in on the sheets by the doors
 - c. Introduction
 - i. Mark Bowles with Baker Residential
 - ii. 3 Parcels owned by Em & M, LLC.
 - iii. In the process of rezoning and annexation
 1. Neighborhood meeting required as a part of the process
- II. Project Background
 - a. 3 parcels
 - b. Currently zoned R-30 within Wake County Jurisdiction
 - c. Asking for annexation into Wake Forest to allow for the use of public water and sewer
 - d. Bordered by RMX and GR-10 conditional district and GR-5
 - e. Project requests UR zoning
 - f. Baker has submitted to Town of Wake Forest
 - i. Town requires applicants submit master plan, utility plan, some grading, landscaping, etc.
 - ii. Submitted traffic impact analysis (TIA)
 - iii. Submitted annexation request
 - g. Have received comments from the Town on submittal
 - h. Have talked with neighbors and town
 - i. Plan to make a resubmittal subsequent to this meeting
 - j. Town planning staff will then make recommendation to send to planning committee, public hearing, town board, another public hearing, etc.
- III. UR zoning recap
 - a. Smaller lots
 - b. Taller building heights
 - c. Higher density to other zoning
 - d. Baker believes townhomes are a good transition between the uses
- IV. Proposing 148 townhomes (slideshow with aerial site location map)
 - a. Audience member asked date of aerial photo
 - i. Mark did not know date of aerial, but it was provided from Wake County iMAPs
 - b. Audience member asked if a more updated aerial would be provided in future exhibit
 - i. Mark and Chris say not relevant, used for presentation's sake
- V. Showing proposed plans

- a. Orienting audience to plans
- b. 4 stormwater ponds proposed
- c. 5 street connections to adjacent properties
 - i. Town requires the development to make the four connections for cross access/interconnectivity between neighborhoods
 - ii. Roadway connections assist with traffic and emergency vehicle access
- d. Several amenity areas
 - i. Not planned currently, will be explored in future stages
 - ii. Preliminary amenity ideas
 - 1. Playground equipment
 - 2. Open fields and passive play areas
 - iii. Audience member asked whether a pool would be provided
 - 1. Baker response: Not likely that a pool will be provided for the residents. Audience Member expressed concerns with future residents of the proposed development trespassing into adjacent neighborhood pools since all other developments have a pool

VI. Why Townhomes?

- a. Mark - Town is encouraging more dense housing
 - i. Audience members asking whether the Town actually encouraged them verbally
 - 1. Mark clarifies that the Town's plan encourages density, not explicitly stated by Town staff
- b. Ken Christie brings up comments from the Town about UR density
- c. Another audience member brought up that the Town has encouraged Baker to look at other housing options as well
 - i. Mark clarifies again that Baker feels their plan is consistent with the Town Land Use Plan
- d. Mark says townhomes provide more affordable/attainable housing to get started with (i.e., first time home buyers) and reduce urban sprawl, create higher density around shopping centers and the Town is trying to create density
- e. Mark says townhomes can also help with more efficient public transportation
- f. Mark - Plan fulfills the Town's desire for further interconnectivity

HERE THE MEETING TRANSITIONS AWAY FROM BAKER PRESENTATION TO AUDIENCE QUESTIONS

- 1. What is the size of units?
 - a. Baker Response: 2200-2800 sf
- 2. What is the starting price?
 - a. Baker Response: North of \$400,000

Baker: The townhome demand has had a 30% increase within Wake Forest while the demand for Single Family Housing has not increased at a rate similar to this.

- Audience member brings up that higher density brings better doctors, etc.
- Audience member expressed concerns about crossroads and school overcrowding
 - i. School will already have to add trailers due to capacity overload
 - ii. Proposed development will cause additional overcrowding at school

3. Question about Landscape buffers
 - a. Baker commits to increase the buffers to 20' along all property boundary that backs up to Single Family neighborhoods
 - b. 6' fence will be placed on the property lines to help address the safety concerns, buffer light/sound/etc.
 - i. Mark shows the landscape buffer exhibit on projector screen
4. Why is Baker against single family homes at this site?
 - a. Neighbor states there is a demand for single family in Wake Forest
 - b. Baker response:
 - i. Challenging site
 - ii. Single family pushes streets, lots, etc.
 - iii. Single family drops the density of the site
 - c. Audience member speaks up about feasibility of the site
 - i. Member discusses the difficulties of the site that make the land much harder to work with such as:
 1. Stream crossings
 2. Grading
 3. Cost of land
5. What is the difference in economics between this development and the Heritage Regency projects?
 - a. Mark states he does not know the economics of the Heritage Development, will not be able to answer question
6. Why not luxury single family homes?
 - a. This option depends on what the Town will allow on the land. Regardless, he does not think the luxury single family homes will work on this project
7. Neighbor says that this development will affect the neighbor's quality of life. Asks if Baker has asked for an exception for the front-loaded townhomes
 - a. Front-loaded townhomes have been discussed with the Town Staff and Town Staff has voiced that they will not support front-loaded townhomes
8. When was the last traffic impact analysis completed?
 - a. Kevin Dean (KHA) response: this year (2022)
9. Neighbor says they believe the traffic has changed greatly since when the last impact was conducted
 - a. Kevin Dean – Traffic Engineer (KHA) Response:
 - i. Traffic counts conducted in March 2022 during school times and meeting the requirements of when the counts must be performed
 - ii. Scoping meeting with Town and NCDOT happened before study commenced to establish scope of counts and study
10. Does if the traffic impact analysis take into account future projects in the area?
 - a. Kevin Dean – Traffic Engineer (KHA) Response:
 - i. Scoping meeting allows the Town to tell KH what future/current developments to include in the base study
 - ii. The study also has to include ambient growth

1. Ambient growth is the general growth in the background not related to specific developments
 - iii. The TIA accounted for several developments AND the ambient growth
 - iv. The TIA study then includes the proposed development on top of the development and ambient growth analysis
11. Neighbor says that [he feels] the TIA does not include multiple large projects
 - a. Neighbor says the assumptions are flawed
 - b. Kevin Dean – Traffic Engineer (KHA) Response:
 - i. Town asks engineer to look at conditions currently and in future study year
12. Neighbor states concerns that the Rogers Road is already at a level F
 - a. Kevin acknowledges the poor rating, but states the development's impacts are negligible based on TIA finding
 - i. Kevin explains ITE trip generation manual
 1. Studied a total of 155 units
 2. 75 total trips in the morning & 89 in the afternoon
 3. Manual bases trip generation on total units and not other variables
 - ii. The project did not meet trip thresholds that require a TIA based on Town Ordinance but did meet unit thresholds in Town Ordinance
13. There are 148 proposed units – how many parking spaces are proposed?
 - a. 2 car garage
 - b. 2 car driveways
 - c. 50+ visitor parking
14. Where will the overflow parking go?
 - a. Neighbor states that Heritage view trail is already covered with overflow parking from another townhome development
 - b. Chris Bostic – KHA Response:
 - i. Overall, the site is well parked
 - ii. Do not believe that there should be anything that would prohibit from parking on the public street
 - iii. Development will have guest spaces available
15. Neighbor raises concerns about intersection of Forestville Road and Rogers Road
 - a. Kevin Dean – Traffic Engineer (KHA) Response:
 - i. Impact of the development is not proportional to the cost to improve the intersection of Forestville Road and Rogers Road
 1. DOT has approved the TIA and did not require improvements other than at site driveway on Rogers Road (Right in, Right out, Left in, additional right turn lane and pavement for widening)
16. Neighbor follows up to ask whether this plan (Rogers Road Townhomes) should be delayed until the intersection is improved
 - a. Kevin Dean: Town/NCDOT regularly balance on-going development with impacts
17. Neighbor (original owner on Crimson Clover) asks how Baker/team will ensure people are not cutting through neighborhood to avoid Rogers Road/Forestville Road intersection
 - a. Baker Response:
 - i. Connection is required by the town, out of Baker's control

18. Will Woodstaff and Forestville Road intersection get a traffic light?
 - a. Neighbor states that it is very difficult to exit the neighborhood in the morning
 - b. Kevin Dean: Woodstaff will not require a traffic signal
 - i. Volume has to be sufficient for 8 hours a day to put in a signal
 - ii. Signal spacing also factors into why a signal will not happen
 1. There is now a signal going in at the bottom of the hill at Regency Hill
19. Movements into/out of the Rogers Road driveway?
 - a. Kevin Dean:
 - i. Right-In (RI)/Right out (RO), left in
 - ii. Development will have to provide frontage widening
 - iii. Pushed DOT to allow a left in, originally not going to allow one
20. Neighbor talks about traffic in the morning – asks what time the traffic count was conducted?
 - a. Kevin Dean:
 - i. 7-9 am and 4-6pm per standards
 - ii. Analysis is really based on the peak 15 minutes in each window
 - b. Kevin also notes that there will be signal at Song Sparrow Drive/Regency Hill
 - i. Per NCDOT, installation is planned in the coming weeks
21. Where will the construction vehicles be coming out?
 - a. Neighbors concerned they will be driving through their neighborhood
 - b. Response: trucks will come in and out on Rogers Road entrance
22. Neighbor asks about Church's access impacts. Will the proposed development affect access to the Church?
 - a. Kevin Dean:
 - i. The Development should not have anything that restricts the church's access
23. What does Baker do with level of service issues?
 - a. Kevin Dean:
 - i. Town uses suggestions from the TIA to determine future road items
 - ii. Baker development will provide improvements in front of the development
24. Ken Christie asked about vertical parking on Public Street A
 - a. Chris Bostic Response:
 - i. Currently having conversations about the on-street parking with the Town. Diagonal parking is also an issue

Baker (in response to service issues question earlier): towns, not just Wake Forest, require the developments to come in and fill in the gaps between roadway improvements.

- The local and state money goes towards the bigger roadway projects

25. What is the total acreage of the site and total developable land?
 - a. Chris Bostic:
 - i. After wetlands and stream buffers taken out, approx. 27 acres total
 - ii. Density is based on overall land acreage, not total developable area
26. Suggestion from neighbor about luxury homes with townhomes in middle
 - a. Baker Response:
 - i. Very large lots prevent luxury from being considered here

- ii. Says Town Land Use Plan does not want low-level density in the area (Land Use Plan calls for medium density)

Mark speaking about why only townhomes proposed:

- Town wants medium density
- Baker is going to try to work with the neighbors with increases buffers and attempt to get front load townhomes

27. Why do you need to clear cut along the back of Prairie Aster?

- a. Baker + Team going to do best to preserve as many trees as possible
- b. Have to make grade by cutting
- c. Chris Bostic:
 - i. Required to put up tree protection fence that will identify the limits of construction
 - ii. Town will come out and inspect it
 - iii. A tree survey will be conducted on property and along the property boundary
 - iv. Forester will come out to evaluate critical root zone of trees
- d. Neighbors are requesting to see the tree save area once it is established (i.e., send out to them)

28. Can the neighbors expect that Baker will request a front-loaded townhome plan?

- a. Baker Response:
 - i. Have to go through staff before getting to the board
 - ii. Staff has been consistent in saying front-loaded townhomes would not be recommended to the Board
 - iii. Board is the only entity that could allow for front-loaded exception

Neighbors want Baker to go the highest authority in the matter and make the request for front-loaded townhomes.

Neighbor says solution is single family on the outside with townhomes on the inside.

- Understands that the town will not budge on the front-loaded townhomes stance, so putting the townhomes on the inside will remove the alleys from the property boundaries

29. Why does the property need to be annexed into Wake Forest?

- a. Baker Response:
 - i. Need annexation to get sewer, water, trash, etc.
 - ii. Currently within jurisdiction of Wake County

30. Will there be an HOA and/or will there be a limit on whether or not residents can sublet?

- a. Baker Response:
 - i. An HOA will be created
 - ii. May contain language that does not allow renting but cannot be confirmed at this time

31. Would Baker proceed with this plan unless forced by the Town to produce another set of plans?

- a. Mark says Baker is willing to work with Town and residents to compromise

32. Is Baker going to explore the path with the single family on the outside and townhomes on the inside?

- a. Baker response:

- i. Single family has already been explored and is not feasible for the site
- 33. Why does this go through Wake Forest and not Wake County?
 - a. Response: The land is within the ETJ of Wake Forest, so Town of Wake Forest has control over the rezoning matters
 - b. Neighbors ask if there are any Wake County folks to reach out to
 - i. No – not relevant to the project
- 34. Do you (Baker) have an idea of a date for when the development would begin construction?
 - a. Baker Response: Could start construction in Fall 2023 potentially
 - b. Construction entrance will be off Rogers Road, not through the neighbors
 - c. Neighbor who asked question expresses that she will move when the construction commences because of the noise
 - i. Has heard 3 other developments being built since buying her house
- 35. Have you considered using the % greenspace along the outside borders to connect into existing greenways?
 - a. Chris Bostic speaks on buffers and their purpose in the development
- 36. What about an environmental impact study?
 - a. The amount of flooding and concerns voiced by Heritage residents (especially to the southeast)
 - b. Same concerns on Bridgeport side
 - c. Chris Bostic Response:
 - i. KH has done stream delineation
 - 1. 50 ft buffer required on either side of stream
 - ii. Town required buffers on top of the 50'
 - iii. 4 proposed stormwater ponds should help control stormwater

Neighbors express concern about flooding, as flooding along Simwood goes all the way up to resident's porches

- Chris: proposed development might actually make the flooding better, as Kimley-Horn's job from engineering standpoint will be taking water from outside parcels that is currently draining onto property and properly handling this water within the site
- Additionally, the proposed grades will be lowering the site on both east and west
- 37. Neighbors express concerns about erosion and ground giveaway due to cut down/wall along Prairie Aster Court
 - a. Chris Bostic and Baker Response:
 - i. Specific measures and plans would come after the approval from the board of commissioners, but erosion control plans will be required in future
- 38. Neighbor requests Baker/KH walk the Simwood site to check out the flooding on a raining day
 - a. Chris Bostic Response:
 - i. Willing to work with neighbors to identify areas of concern and how these concerns can be reduced

Neighbor voices concerns about privacy (townhomes being tall and will affect standard of living and suggests building cottage homes along the outside borders

39. "Are you willing to do something to fight the town with us to make an exception to front loaded townhomes?"
- a. Baker is willing to keep working with them on that, but the town staff has said it will not support front loaded townhomes

Neighbor says the duplex homes on Golden Poppy are basically the same as the townhomes Baker is proposing - encourages Baker to look into this home type

40. How will neighbors be benefitting from the buffer if the fence is on the property line?
- a. Baker Response:
 - i. Placement of the fence was determined based on conversations with neighbors (specifically along Prairie Aster)
 - b. Chris Bostic says buffer fence could move based on tree survey
41. Will an escrow fund to be put in place for tree damage?
- a. Chris Bostic Response:
 - i. Will have the forester evaluate the trees and give plan on how to protect existing trees
 - b. *Note: this question was asked again afterwards, same response given*
42. How are you going to cover damages done to neighbors by the development?
- a. Question not specifically answered
43. Are there parking spaces that will face Bridgeport?
- a. Yes, there will be spaces that face Bridgeport
44. Who is responsible for damage when a tree falls on house?
- a. Baker Response: The homeowner
45. Who is liable for poor stormwater design?
- a. Chris Bostic Response:
 - i. The Town will review plans and ensure that the stormwater design is sufficient
46. Have additional plans been submitted to Town?
- a. No
47. Has the Town said no to proposing single family?
- a. No, the town has not said that directly
48. Does Baker have a concept plan for single family?
- a. No
49. Will Baker, after this meeting, go out and consider going back to create a plan with single family along the outside?
- a. Mark repeats that the single-family option was evaluated but not feasible for site

Neighbor expressing concerns about the proposed development will lower existing property values (loss of privacy from tall townhomes, etc.)

- Mark disagrees with neighbor
 - o States townhomes will be the same height as homes on Prairie Aster after grading

Neighbor raises point that the cottages along Golden Poppy are shorter than the homes on Prairie Aster

- Express concerns about the townhomes looking down into the Golden Poppy and Simwood lots

- Baker + Chris Bostic Response:
 - o The proposed grades of the townhomes are several feet lower than Prairie Aster, so they should not tower over the Golden Poppy homes
- 50. Minimum height of the trees at planting?
 - a. Chris Bostic Response:
 - i. Buffer plantings will be 8' and 6' minimum at the time of planting
- 51. Why is Baker not looking at a more elderly clientele rather than focusing on the young person trends? Why not make the development 55+?
 - a. Neighbor shares that Heritage Spring was originally a senior focused community
 - b. Baker declines the idea
- 52. Neighbor suggested perhaps garage-less townhomes along the borders
- 53. Neighbor brings up Town's concerns with alleyway lengths
 - a. Chris Bostic Response:
 - i. KHA has adjusted the spacing so that there are more alley connections to comply with the UDO
- 54. Will the buffers be adjusted to be 20' all the way around?
 - a. Yes, will be expanding the buffer to be 20' where all property boundary abuts single family homes
- 55. Neighbor asks what time the traffic study said peak hour traffic?
 - a. Kevin Dean Response:
 - i. Peak traffic hour of the network is between 7 am - 9 am
 - b. Neighbors say the worst traffic is between 6:30 am – 7:15 am, so study does not accurately reflect traffic issues
- 56. What is Baker Residential's track record with satisfying neighbor concerns?
 - a. Baker Response:
 - i. In business for 60 years
 - ii. 10-15 developments in the Triangle in the last decade
 - iii. Currently building in Wake Forest (didn't develop just building homes)
 - iv. Mostly been in Cary and Apex
- 57. Why the UR and not the GR-10?
 - a. Neighbors state that Town previously suggested UR
 - b. Baker Response:
 - i. GR requires larger lots which makes townhomes not feasible
- 58. Would Baker consider modifying the plan to not see into the alley ways?
 - a. Neighbor is worried that the street connecting Sawtooth and Crimson Clover will be an eyesore since passersby could be able to see down the alleyways when passing
 - i. Brought up that the entry to the alleys curve in Heritage so that people cannot see down the alley
- 59. Bridgeport neighbor raises issue with potentially abandoned sewer line easement. Since it is not allowed to put planting over the sewer line, would this mean those units would not have a buffer in their backyard?
 - a. Chris Bostic:
 - i. Does not see sewer easement on iMAPs, believes the sewer to be abandoned
 - ii. Will be further investigated

MEETING CONCLUDES – 7:08 PM

**IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORAMTION BELOW**

$84 + 5 + \text{MARK}$

**IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW**

[illegible]

IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW

Name	Street Address	Email Address
Mary Plesler	Heritage Spring Cir	
Lucille Runka	3853 Heritage Spring Circle	lucille.runka@gmail.com
Tom Runka	" " "	THOMASRUNKA@AOL.COM
CRAIG WOLFE	3828 CRIMSON CLOVER AVE	CWOLFE@CREATIVE@GMAIL
Jane Cheuvront	3806 Heritage View TR	jdccheuvront@gmail.com
CHERYLYN BAKER	309 SIMWOOD CT	bakerland2010@gmail.com
Robert Pettyjohn	3816 ROYAL RD	Pettyjohn4@gmail.com
Oliver Winterbone	301 WOODSTAR AVE	owinterbone@gmail.com
Julie Murphy	1113 Willowgrass Ln	jkrmurphy@yahoo.com
Stephanie Martin	3848 CRIMSON CLOVER AVE	stephmartin624@gmail.com
MARY WOODS	1112 Golden Poppo	
Lashawn Tuttle	1009 Prairie Aster	loveny3felles@gmail.com
Linda Brooks	3803 Heritage Spring	ld2ndrprooks@yahoo.com

IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW

Name	Street Address	Email Address
JAN ELLIS	1114 GOLDEN POPPY CT.	ejenise@gmail.com
Ellen Christie	1111 Golden Poppy CT	WATERBRES TLAPY@yahoo.com
Karina Egloff	1045 Prairie Aster Ct	kegloff@gmail.com
Carbs Simon	1045 Prairie Aster Ct	csiman3000@gmail.com
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Chuck Saraceno	3816 Heritage Spring Cir	
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Jeffrey Knauth	4216 Alpine Clover Dr.	jeffejgkhome.nam
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Craig Sherwin	3820 Orange Cosmos	csherwin@icloud.com
Janelle Osterhus	3820 Heritage View Trl	josterhus@gmail.com
George Hakey	1800 Marshall Fan	gp-hakey@hotmail.com
Lauren Zenker	909 MAESTRO FERN ST	lauren.zenker@gmail.com
Colleen Simmons	3808 CRIMSON CLOVER	caflemin91@gmail.com
TYLER	329 SIMWOOD AVE	

⑰

IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW

Name	Street Address	Email Address
Monette Towsley	101 Pine Ridge Ct WF	psashvette@gmail.com
Hannah Broders	313 Simwood Ave.	hannahbroders@gmail.com
Daniel Saconn	" "	dsacconn@gmail.com
Barbara DiMarco	1103 Golden Poppy Ct WF	RNANDRT@AOL.COM
Robert DiMarco	" " "	Robldo1@AOL.COM
Rebecca Smith	1017 Prairie Aster Ct	Beccanichelle.smith@gmail.com
Ricardo Ramirez	3801 orange cosmos Ave	aisapramirez@gmail.com
Margaret Watkins	407 Belmellen Ct. WF	mpwatkins2020@gmail.com
Gilbert Lembree	1119 Golden Poppy Ct	glembree@yahoo.com
David Doak	3813 Heritage Spring Cir.	doak.david@gmail.com
Shawn Collins	6533 Pennfield St	shawn.collins@raleighnc.gov
Steve Halsey	1021 Prairie Aster Ct.	srhalsey@gmail.com
Red Beeher	7474 Creedmore Rd	capitolprospective1@gmail.com
Heidi Schecodnic (Mitchell)	6629 Vestal Street.	hschecodnic21@gmail.com
Curtis Sherian	121 Woodstaff Ave	clsherian@yahoo.com
Sandy Brasserh	1113 Golden Poppy Ct	sandybpickeball@gmail.com
Claude Brasserh	1113 Golden Poppy	CLAUDEANDSANDY@gmail.com
Guthrie Kuo	1041 Prairie Aster Ct.	mrskuo@gmail.com

(18)

IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW

Name	Street Address	Email Address
KENNETH CHRISTIE	1111 GOLDEN POPPY CT	KCATBAT@SECOPIA.NET
Krista Kustra	925 Marshall Farm St	kdkustra@gmail.com
BOB KUSTRA	925 MARSHALL FARM ST	BOB.KUSTRA@GMAIL.COM
Jodie Spivola	1105 Golden Poppy Ct	ESANDJODIE@AOL.COM
Phil Mignano	1820 Old College Cir	sendphilamessage@yahoo.com
Rosemarie Bradford	321 Simwood Ave	roebbradford@gmail.com
Cal Lohman	3807 Wild Meadow Ln	calford82@gmail.com
Bruce MacDonnell	3829 HERITAGE SP CIR	2NOMACS@GMAIL.COM
Jim Kraft	2824 Orange Cosmos	Jim.Kraft.77@gmail.com
Barbette Ramsy	1004 Prairie Smoke	Barbette@me.com
CHUCK SMITH	900 THOMPSON GLENN PL	csmith@acgnc.net
KORRIE WARD	3800 Orange Cosmos	Korrie.Ward@yahoo.com
Ange & Wes Bjorklund	3924 Forsotten Pond	bjorklund@nc.rr.com
Fred & Pam Trus	1220 Marshall Farm	PTWOMAN16@yahoo.com
Megan Doyle	3604 orange cosmos Ave	ronningm2@gmail.com
JOHN HORN	1008 Golden Star way	JohnR.Horn@hotmail.com
Louise Springer	3815 Heritage Spring	springerlm@hotmail.com
STEVE TAYLOR	1020 prairie Aster ct	endlesssummer67@gmail.com

(18)

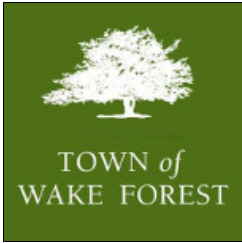
IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW

Name	Street Address	Email Address
TERENCE DIDI McGuire	1036 PRAIRIE ASTER CT WF 27587	mcguire.terence@gmail.com
Courtney + Aaron Joyal	325 Simwood Ave. Wake Forest, NC	acjoyal@yahoo.com

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IF YOU WANT COPIES OF TONIGHTS MEETING COMMENTS / SUMMARY
PLEASE COMPLETE INFORMATION BELOW

Name	Street Address	Email Address
Scott Ramsey	1004 PRAIRIE SMOKE ST.	FSCOTT RAMSEY@ME.COM
Mark Smith	1017 prairie Aster Ct	markmsmith@hotmail.com
Jennifer Rose	223 Sparrow Dr	Jennifer.rose24@gmail.com
Susan Ray	332 S Allen	
Ron Davis	1110 Golden Poppy Ct	rondavis48@gmail.com
GAUTRAM VISVANATHAN	232 SIMWOOD AVE, WAKE FOREST	gautramvissva@gmail.com
Sondra Price	1123 Golden Poppy Ct	SondraLynnprice@gmail.com
JAMES ROGALSKI	1037 PRAIRIE ASTER CT	Jmrogalski252@gmail.com
Elizabeth Martini	913 Golden Star Way	martinijob@yahoo.com
Josh Kuo	1041 Prairie Aster Ct	josh.kuo@gmail.com
Brad Tuttle	1009 Prairie Aster Ct.	btuttle73@gmail.com
Thomas Molokky	232 WOODSTAFF	Tmolokky@gmail.com
Nancya Molokky	"	"



Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#804239

Project Title: Darch Property (Rogers Road Townhomes)
Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning - Planning Board

County: Wake

Submittal Requirements

A submittal checklist is available to view additional documents which are required to be submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date: 01/18/2022

Staff Member Met With: Kari Grace, Emma Linn

IDT Project Number: RZ-22-08, SD-22-10

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 0 ROGERS RD (1749786086)

Tax PIN:

- 1749786086

- 0 ROGERS RD (1749870648)
- 0 ROGERS RD (1749789397)

- 1749870648
- 1749789397

Acreage: 27.00

Name of Existing Development/Subdivision (if applicable--for reference only): Rogers Road Townhomes

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 0 ROGERS RD: 20.01
- 0 ROGERS RD: 6.57
- 0 ROGERS RD: 0.43

Current Use: Land Use Development

- 0 ROGERS RD: Residential
- 0 ROGERS RD: Residential

Wake Forest (WF):

Base District: Zoning

- 0 ROGERS RD: RMX CD
- 0 ROGERS RD: CU GR10

Planning and Zoning:

In SH1-O Overlay:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:** N/A

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Chris Bostic
Kimley-Horn & Associates
421 Fayetteville St, STE 600
Raleigh, NC 27601
P:919-653-2927
chris.bostic@kimley-horn.com

Project Contact - Developer

Mark Bowles
Baker Residential

Project Contact - Property Owner

Lee Arnold Darch
M & Em Co., LLC
1504 Conklin Lane
Cove, OR 97824
P:919-215-2088
capitolproperties1@gmail.com

Project Contact - Engineer

Andie Altemeier
Kimley-Horn & Associates

7001 Weston Parkway, Suit 150
Cary, NC 27513
P:984-275-2223
mbowles@bakerresidential.com

Project Contact - Traffic Engineer

Kevin Dean
Kimley-Horn & Associates
300 S Main St, Suite 212
Holly Springs, NC 27540
P:919-678-4185
kevin.dean@kimley-horn.com

421 Fayetteville Street, Suite 600
Raleigh, NC 27601
P:984-389-1493
andie.altemeier@kimley-horn.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Was the TIA reviewed in a separate permit prior to this application?: No

Project Number:

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a **Transportation Impact Analysis Review** application in IDT.

- i** If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Proposed Conditional Zoning District: GR10-CD, General Residential 10

Proposed Land Use:
Townhomes

Proposed Number of Lots: 147

Number of Buildings: 27

Number of Single-Family Lots: 0

Number of Townhome Lots: 140

Number of Multi-Family Units: 0

Number of Stories: 3

Square Footage of All Buildings (non-residential): 0

Plan Information - Conditional Rezoning

Description of Request:

Townhome development with 140 units and associated infrastructure. Rezoning of entire property across 3 parcels to GR10.

Initial Proposed Conditions Offered by Applicant:

Please see the attached letter for the proposed rezoning conditions signed by the landowner.

Justification of Consistency with Comprehensive Plan:

Rezoning request is consistent with the Comprehensive Plan based off of surrounding developments.



June 23, 2023

Town of Wake Forest Planning Department
Wake Forest Town Hall – 3rd Floor
301 S Brooks Street
Wake Forest, NC 27587

Darch Property (Rogers Road Townhomes) Conditional District Rezoning (RZ-22-08) Proposed Rezoning Conditions

1. Site Master Plan (SD-22-10) is a condition of the rezoning request. Amendments of the Master Plan shall require a rezoning amendment unless the administrator finds the modification is minor and does not alter the basic development concept or run contrary to the spirit and intent of the adopted Master Plan.
2. All improvements referenced in the TIA are required. Improvements on Rogers Road are subject to NCDOT review.
3. The existing power easement is to be abandoned per sheet C2.0, or an alternative buffer yard must be provided that includes an equivalent level of screening and separation.
4. A 20' Type C Buffer (Option 1) with a 6' fence shall be provided between the development and to all existing adjacent single family detached lots to the east and west. The 6' fence is in addition to the buffer requirements in the UDO.
5. Units 64-68 & 97-120 are not required to front a public street as would otherwise be required in accordance with UDO Section 4.3.1. Vehicular access to the rear of the lots shall be provided from an alley, and pedestrian access to front of the lots shall be provided from a sidewalk.
6. Units 7-58 & 121-140 are not required to have garages or off-street parking areas accessed from an alley as would otherwise be required by UDO Section 5.5.4.F. These units will have garages and off-street parking access from the fronting street.
7. Units 7-58 and 121-140 will not require garages to be recessed from the front façade nor will the garage be a secondary building volume as would otherwise be required by UDO Section 5.5.4.C.
8. Units 7-58 & 121-140 are allowed to have off-street parking in the front yard, contrary to what would otherwise be required by UDO Section 9.3.
9. Units 1-6 & 59-120 will not have a minimum front setback of 20-ft (UDO 2.2.5). Front setbacks for these units will be a minimum of 3-ft as shown on the proposed Master Plan.

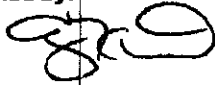
10. Units 17-18, 48, 96, 120-121 will have a minimum street side/secondary front setback of 4-ft (UDO 2.2.5).
11. Units 1-6 & 59-120 will not have a minimum rear setback of 25-ft (UDO 2.2.5). Rear setbacks for these units will be 18-ft as shown on the proposed Master Plan.
12. Channelization requirements will not apply to the off-street parking area located on Public Street C (UDO Sec. 9.8.1.D).
13. The project will adhere to the following architectural conditions:
 - a. Townhomes shall include a minimum of 1,600 heated square footage.
 - b. Townhome units shall vary in width from 22' - 26' wide. There will be a minimum of two different townhome widths with each width comprising no less than 20% of the unit count.
 - c. Townhomes less than 24' in width shall have a 1- or 2-car garage and all townhomes 24' or wider shall have a 2-car garage.
 - d. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
 - e. Front facades shall be defined as the façade facing an abutting street or sidewalk and not an alley. Each front façade shall be comprised of a minimum of two (2) of the wall materials listed in 12.d above.
 - f. All townhomes shall have rear-loaded garages except where front-loaded units are allowed as shown on the Master Plan.
 - g. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
 - h. Front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
 - i. Eaves shall project a minimum of 8".
 - j. All townhomes with front-loaded garages shall include carriage style garage doors with glass inserts.
 - k. Architectural elements shall be included as noted below:

Kimley»Horn

Page 3

- i. Entrance elements: At least two entrances in a building must include a porch that is 4' x 5' minimum. One of the following entrance elements is required for each front entrance:
 1. Porch
 2. Recessed entry
 3. Covered stoop
- ii. Every unit shall have two facade elements, window trim (3.5" min. Width) and patterned finish (scales, shakes, wainscoting, or board & batten)
- iii. Minimum of 60% of units per building cluster shall have either a dormer or gable.
- i. Eaves, front, and rear shall project at least 8 inches from the wall of the structures. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

Signed by:



Emily Darch
M & Em Co., LLC
213 N. Chestnut Street
Henderson, NC 27536



TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:Application #: RZ-22-08Submittal Date: 04/03/2023M & Em Co., LLC

is the owner of the property for which the attached application is being submitted:

- ☒ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review

The property is located at: 0 Rogers RoadThe agent for this project is: Kimley-Horn & Associates☐ I am the owner of the property and will be acting as my own agent.Name: Chris Bostic, PE (Kimley-Horn & Associates)Address: 421 Fayetteville St, Suite 600, Raleigh, NCTelephone Number: 919-653-2927

Fax: _____

Email Address: Chris.Bostic@kimley-horn.com

Signature(s) of Owner(s):



Print or type name(s):

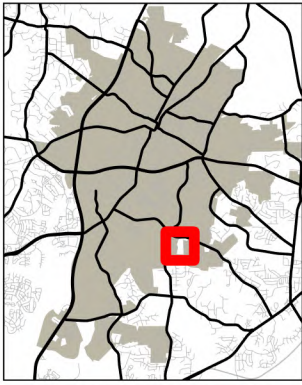
Emily K. Daech, Designated Agent

Emily K. Daech

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Last update: August 2018



TOWN of
WAKE FOREST

RZ-22-08

Rogers Road Townhomes

PINS: 1749786086, 1749870648, & 1749789397

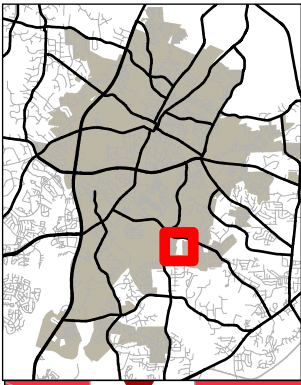
6/19/2023



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet





Land Use Plan



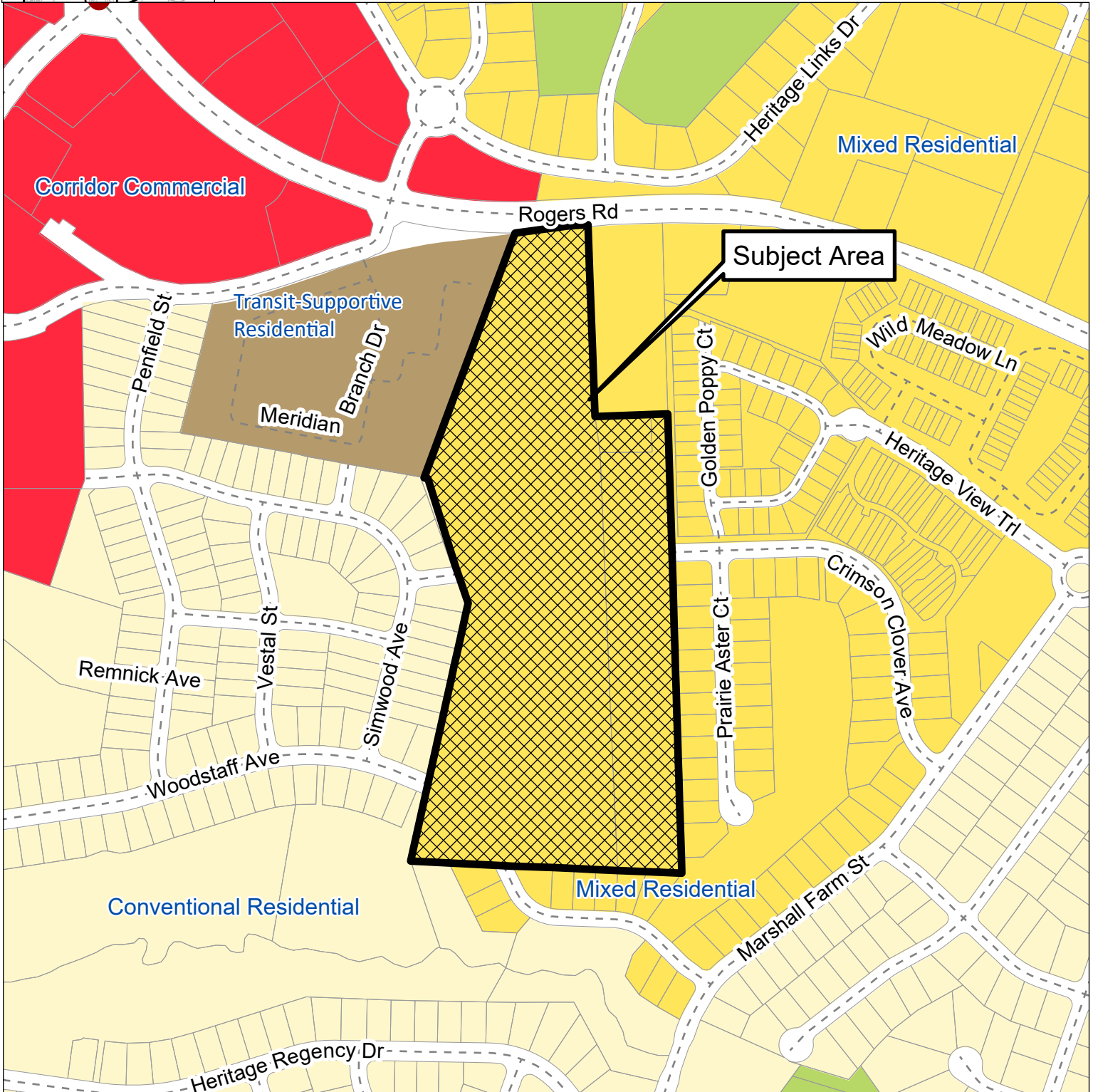
TOWN of
WAKE FOREST

RZ-22-08

Rogers Road Townhomes

PINS: 1749786086, 1749870648, & 1749789397

7/6/2023

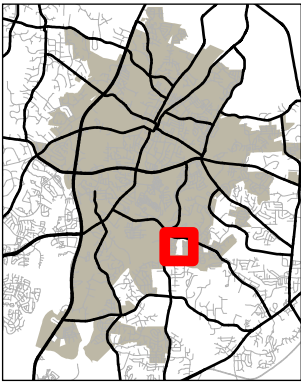


Please note that this map is intended for illustrative purposes only.
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0 500 1,000 1,500 Feet



65



Current Zoning



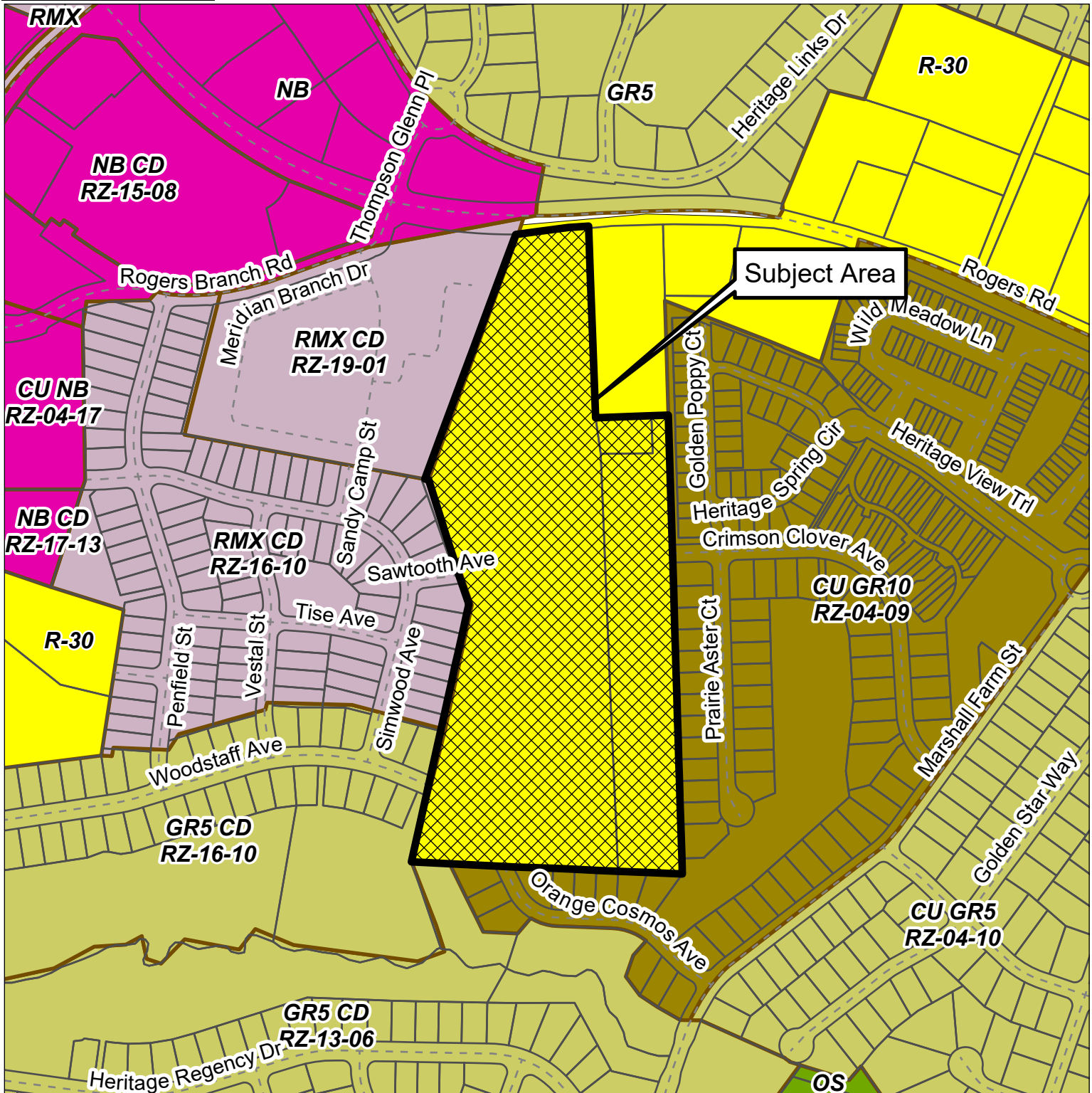
TOWN of
WAKE FOREST

RZ-22-08

Rogers Road Townhomes

PINS: 1749786086, 1749870648, & 1749789397

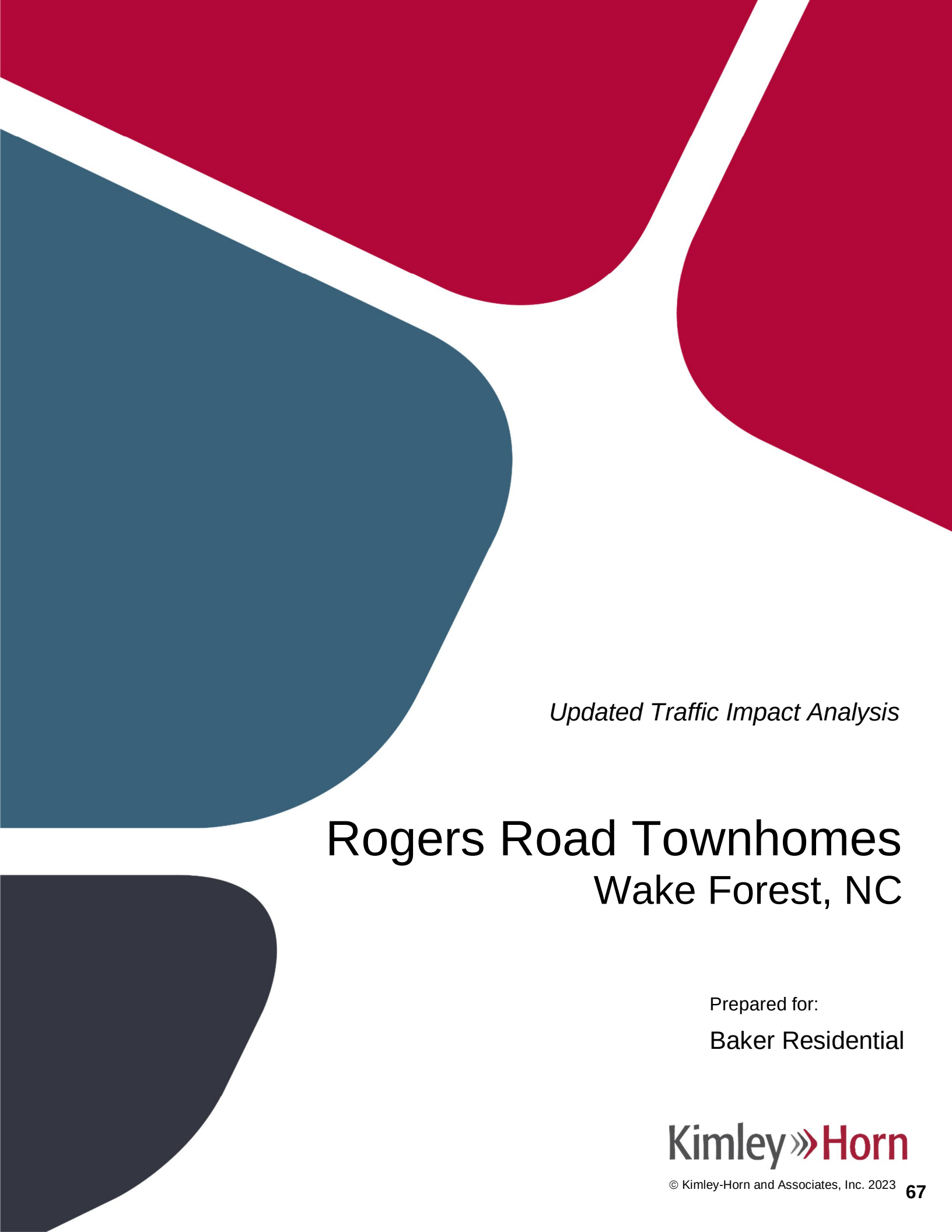
7/6/2023



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet





Updated Traffic Impact Analysis

Rogers Road Townhomes Wake Forest, NC

Prepared for:
Baker Residential

Kimley»Horn

Updated Traffic Impact Analysis for

Rogers Road Townhomes

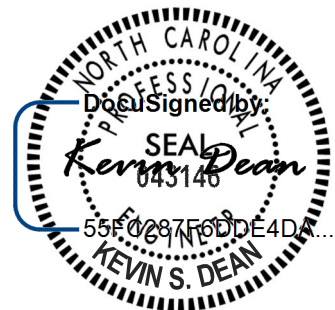
Wake Forest, North Carolina

Prepared for:

Baker Residential
Cary, NC

Prepared by:

Kimley-Horn and Associates, Inc.
NC License #F-0102
300 S. Main Street, Suite 212
Holly Springs, NC 27540
(919) 677-2000



April 2023
018810002

4/3/2023

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn has completed updated the original Traffic Impact Analysis (TIA) for the proposed Rogers Road Townhomes development (dated May 2022) based on comments provided by the Town of Wake Forest. The project is located south of Rogers Road between Simwood Avenue and Golden Poppy Court in Wake Forest, North Carolina. The site is currently vacant and as envisioned will include approximately 155 townhomes. Full build-out of the development is anticipated in 2028.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition, projected (2028) background conditions with and without Town-required on-site public street extensions in place, and the projected (2028) build-out traffic condition.

As shown in [Table ES-1](#), the proposed development has the potential to generate 75 new trips during the AM peak hour and 89 new trips during the PM peak hour on a typical weekday. Based on TIA scoping discussions, trip generation calculations were performed using data from the 11th Edition of the *ITE Trip Generation Manual* for land-use code 215 (single-family attached housing).

Table ES-1 ITE Traffic Generation (Vehicles)							
Land Use Code	Land Use	Intensity		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out
215	Single Family Attached Housing	155	d.u.	23	52	51	38

Capacity analyses were performed using Synchro Version 11 software. [Table ES-2](#) summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions. [Note that Section 6 of this report identifies comprehensive improvements needed to meet the UDO.]

Table ES-2 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Forestville Road/Heritage Lake Drive at Rogers Road (Signalized)		
Existing (2022) Traffic	D (44.4)	D (47.3)
Background (2028) Traffic – with Regency at Heritage Diversions	F (80.9)	F (91.9)
Background (2028) Traffic – with Regency, Woodstaff, and Crimson Clover Diversions	F (80.9)	F (92.1)
Build-Out (2028) Traffic	F (82.9)	F (94.7)

Table ES-2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Rogers Road at Marshall Farm Street (Signalized)		
Existing (2022) Traffic	B (19.5)	B (16.2)
Background (2028) Traffic – with Regency at Heritage Diversions	C (22.2)	B (18.1)
Background (2028) Traffic – with Regency, Woodstaff, and Crimson Clover Diversions	C (22.2)	B (18.1)
Build-Out (2028) Traffic	C (22.4)	B (18.3)
Forestville Road at Woodstaff Avenue/Park Driveway (Unsignalized)		
Existing (2022) Traffic	EB – E (45.2) WB – F (61.4) NBL – A (9.7) SBL – A (9.6)	EB – F (202.1) WB – F (66.6) NBL – A (9.8) SBL – B (10.2)
Background (2028) Traffic – with Regency at Heritage Diversions	EB – F (116.5) WB – F (230.9) NBL – B (10.9) SBL – B (10.8)	EB – F (>300.0) WB – F (277.9) NBL – B (11.1) SBL – B (11.8)
Background (2028) Traffic – with Regency, Woodstaff, and Crimson Clover Diversions	EB – F (120.0) WB – F (>300.0) NBL – B (10.9) SBL – B (10.8)	EB – F (>300.0) WB – F (>300.0) NBL – B (11.1) SBL – B (11.8)
Build-Out (2028) Traffic	EB – F (131.6) WB – F (>300.0) NBL – B (10.9) SBL – B (10.9)	EB – F (>300.0) WB – F (>300.0) NBL – B (11.1) SBL – B (11.9)
Rogers Road at Site Driveway (Unsignalized)		
Build-Out (2028) Traffic	NB – B (13.9) WBL – A (9.2)	NB – C (20.3) WBL – B (11.1)
Woodstaff Avenue/Orange Cosmos Avenue at Site Driveway (Unsignalized)		
Build-Out (2028) Traffic	SB – A (8.6) EBL – A (7.3)	SB – A (8.6) EBL – A (7.3)

The following roadway improvements are recommended to be performed as part of this project:

Woodstaff Road Extension:

- Extend Woodstaff Road to Orange Cosmos Avenue

Rogers Road at Site Driveway:

- Construct the Site Driveway as a directional crossover (left-in/right-in/right-out) with one ingress lane and one egress lane
- Construct a westbound left-turn lane with 50 feet of storage and appropriate taper
 - It is assumed that this lane will be provided as part of required frontage widening

Woodstaff Avenue/Orange Cosmos Avenue Extension at Site Driveway:

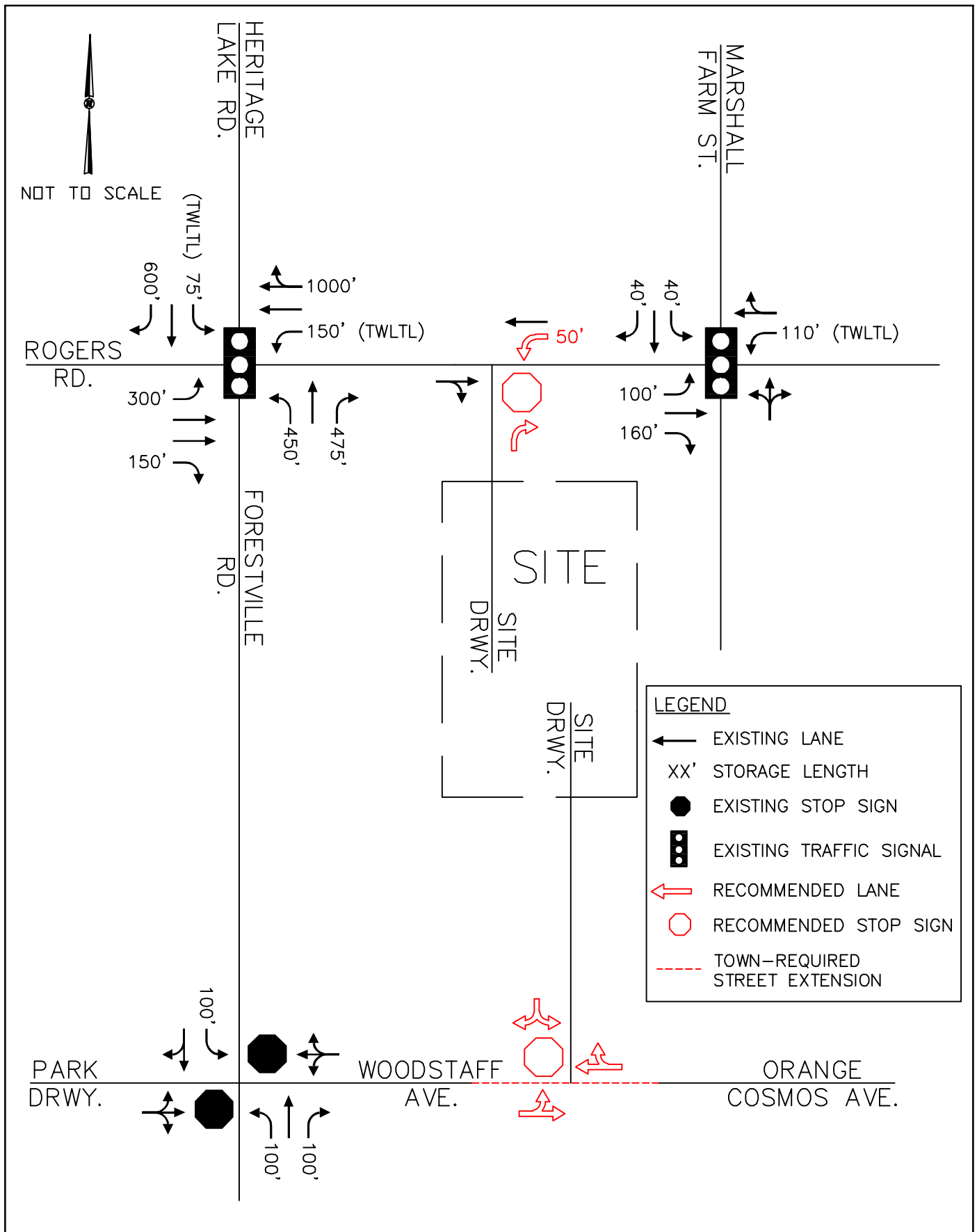
- Construct a full-movement Site Driveway with one ingress lane and one egress lane

These recommended improvements are shown on **Figure ES-1**.

Analyses indicate that only the signalized intersection of Rogers Road at Forestville Road/Heritage Lake Drive and the unsignalized intersection of Forestville Road at Woodstaff Avenue/Park Driveway are expected to operate at unacceptable LOS at project build-out. However, both of those intersections are expected to operate with long delays and unacceptable LOS in the study year 2028 with or without the proposed project in place.

The signalized intersection of Rogers Road at Forestville Road/Heritage Lake road is expected to operate at LOS F in the peak hours in the study year 2028 in both peak hours, though the addition of site traffic is expected to add less than 3 seconds of total delay and account for less than 2% of overall intersection volumes at project build-out. No improvements are recommended at this intersection given the minimal impacts of site traffic.

The unsignalized intersection of Forestville Road at Woodstaff Avenue/Park Driveway is expected to operate with long delays on the minor street approaches (Woodstaff Avenue/Park Driveway) in the study year 2028 with or without this project in place. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. While not modeled in this study, it is anticipated that the proposed traffic signal south of this intersection on Forestville Road at Song Sparrow Drive will provide gaps in traffic flow that would benefit minor-street approach operations. No improvements are recommended at this intersection given the minimal impacts of site traffic.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 21, 2022

Rogers Road Townhomes

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-189
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Braden M. Walker, P.E. Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
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Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Rogers Road Townhomes

SC-2022-189

Wake Forest

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	05/24/22	Date of Site Plan	N/A
Date of Complete Information	05/24/22	Date of Sealed TIA	05/24/22

Proposed Development

The TIA assumes the development is to be completed by 2028 and consist of the following:

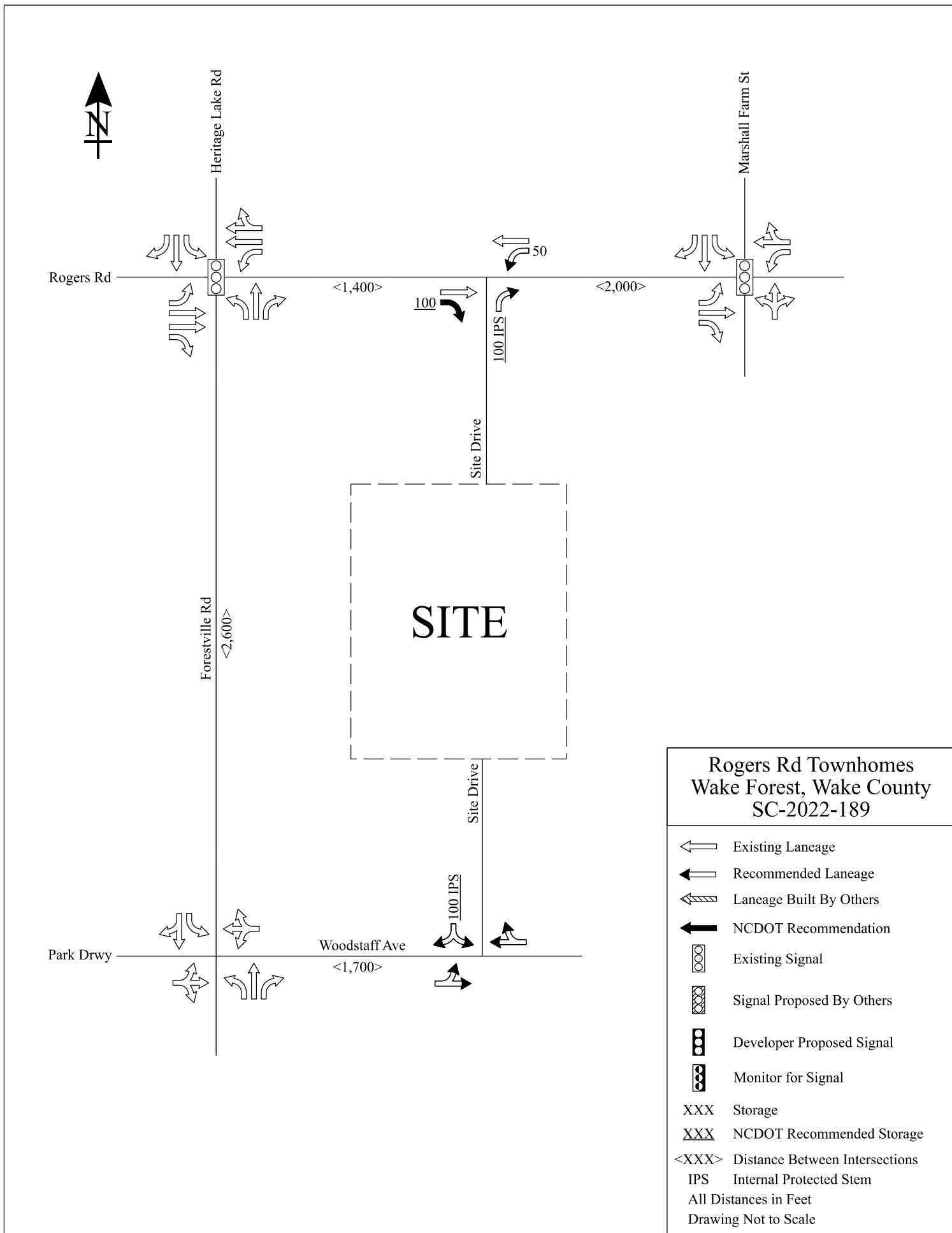
Land Use	Land Use Code	Size
Single Family Attached Housing	215	155 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	23	52	75
PM Peak Hour	51	38	89
Daily Trips			1,100

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx> Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.



Community Plan Consistency Grid				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid				
POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require "360 degree architecture" (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to "hold the corner" of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			

Community Plan Consistency Grid				
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid				
POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation			
CF-13	Regularly update the Town Pavement Management System program			

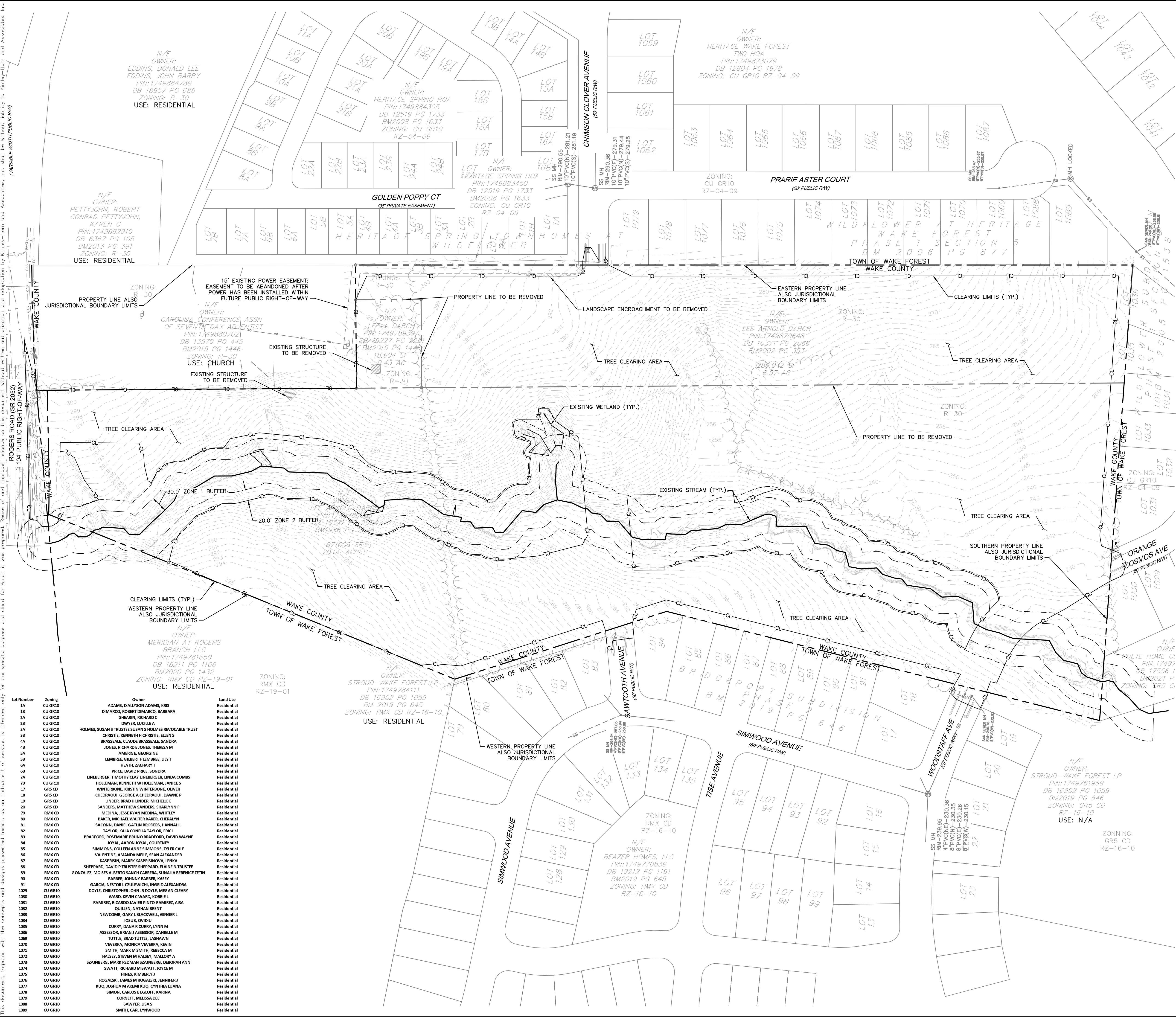
Community Plan Consistency Grid				
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			

Community Plan Consistency Grid				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			

Community Plan Consistency Grid				
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			



DEMOLITION LEGEND

---	PROPERTY LINE
CL	CLEARING LIMITS
+++++	DEMOLISH SITE ITEM
--- ---	DEMOLISH UNDERGROUND UTILITY
~~~~~	ABANDON UTILITY IN PLACE
	SAWCUT
X	DEMOLISH SITE ITEM/TREE TO BE REMOVED
[Hatched Box]	BUILDINGS TO BE REMOVED
[Cross-hatched Box]	SIDEWALK/PAVEMENT TO BE REMOVED

### NOTES:

- REFERENCE SHEET L1.0 FOR TREE SURVEY PERFORMED ON 2/9/2023.
- UNDER NCGS 70 26-33 - THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT ANY INADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRE THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE BE FOLLOWED.

### RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE _____

### RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE _____

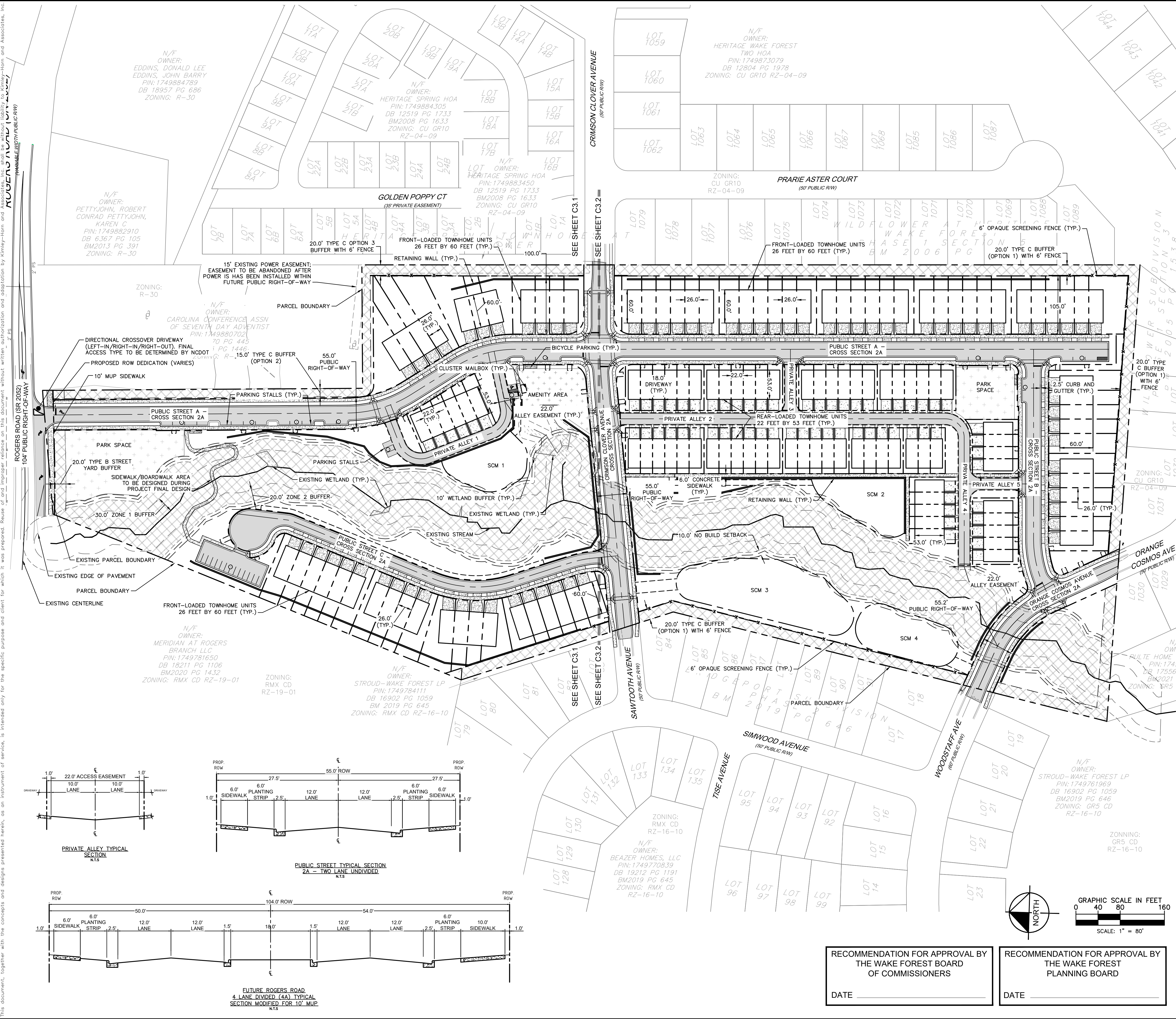
GRAPHIC SCALE IN FEET  
0 40 80 160  
SCALE: 1" = 80'

Know what's below.  
Call before you dig.

SURVEY NOTE:  
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED BY K2 ASSOCIATES OF NC, DATED 06/22/2022 LOCATED AT 4505 FALLS OF NEUSE ROAD, FLOOR 4, RALEIGH, NC 27609  
PHONE: 919-783-9214.



Plotted By: Alterra, Andie. Sheet Set: ROGERS ROAD TOWNHOMES. Layout: C3.0 OVERALL SITE PLAN. June 29, 2023. 09:31:56am. K:\RAI-LDEVA\018810002_rogers_road\08_cad_files\plansheets\C3.0 OVERALL SITE PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	CONCRETE SIDEWALK
	PARK SPACE
	OPEN SPACE

### SITE DATA TABLE

PROPERTY OWNER	M & EM CO., LLC
DEVELOPER	BAKER RESIDENTIAL
GROSS ACREAGE	27.0 ACRES
ROW DEDICATION	PUBLIC STREET A: 2.49 AC PUBLIC STREET B: 0.51 AC PUBLIC STREET C: 0.88 AC ROGERS ROAD: 0.06 AC CRIMSON CLOVER AVENUE: 0.83 AC ORANGE COSMOS AVENUE: 0.44 AC
MAX DENSITY	270 UNITS (10 UNITS/AC)
# OF UNITS	140 UNITS
GROSS DENSITY	5.19 UNITS/AC
SITE ADDRESS	0 ROGERS ROAD
PINS	1749786086, 1749870648, 1749789397
ZONING	EXISTING: R-30 PROPOSED: GR10
OVERLAY DISTRICT	N/A
JURISDICTION	EXISTING: WAKE COUNTY PROPOSED: TOWN OF WAKE FOREST
COMMUNITY PLAN LAND USE PLAN DESIGNATION	MIXED RESIDENTIAL
WATER SUPPLY WATERSHED PROTECTION OVERLAY DISTRICT	N/A
SPECIAL FLOOD HAZARD AREAS	N/A
EXISTING USE	VACANT
PROPOSED USE	TOWN HOMES FRONT-LOADED: 26' BY 60' REAR-LOADED: 22' BY 53'
# OF PHASES	2 PHASES
REQUIRED PARKING	1.8 SPACES/UNIT * 140 UNITS = 252 SPACES
PROVIDED PARKING	GARAGE (2) AND DRIVEWAY (1) SPACES: 420 TOTAL
PROVIDED ON-STREET PARKING	44 SPACES
REQUIRED BICYCLE PARKING	2 PER 40 AUTO SPACES (420 STALLS/40) * 2 = 21 BICYCLE SPACES
PROVIDED BICYCLE PARKING	28 PUBLIC BICYCLE SPACES
EXISTING USE	VACANT
EXISTING LOT WIDTH AT ROAD FRONTAGE	225 FEET
PROPOSED MINIMUM LOT WIDTH AT ROAD FRONTAGE	22 FEET - 22' BY 53' TOWNHOMES 26 FEET - 26' BY 60' TOWNHOMES
REQUIRED BUFFERS	20' STREET/YARD BUFFER (ROGERS ROAD) 15' TYPE C BUFFER (OPTION 2) 15' TYPE B BUFFER (OPTION 2) 20' TYPE A BUFFER (OPTION 3)
REQUIRED PARK SPACE (IMPROVED)	2.5% OF GROSS AREA (0.675 AC)
PROPOSED PARK SPACE (IMPROVED)	3.5% (0.96 AC)
REQUIRED OPEN SPACE (UNIMPROVED)	10% OF GROSS AREA (2.7 AC)
PROPOSED OPEN SPACE (UNIMPROVED)	23.6% (6.37 AC)
REQUIRED TOTAL DEDICATED SPACE (PARK AND OPEN SPACE)	12.5% OF GROSS AREA (3.375 AC)
PROPOSED TOTAL DEDICATED SPACE (PARK AND OPEN SPACE)	27.1% (7.33 AC)
PROPOSED DISTURBED AREA	± 20.6 ACRES
PROPOSED BUILDING AREA	± 193,037 SF
PROPOSED BUILDING HEIGHT	26 FEET
PROPOSED NUMBER OF STORIES	3
FRONT SETBACK	REQUIRED: MIN 20 FT PROPOSED MIN: 3 FT FOR UNITS 1-6, 59-120 PROPOSED MIN: 20 FT FOR OTHER UNITS
STREET SIDE/SECONDARY FRONT SETBACK	REQUIRED: MIN 20 FT PROPOSED MIN: 0 FT FOR UNITS 1-6, 59-120 PROPOSED MIN: 120-121 PROPOSED MIN: 20 FT FOR OTHER UNITS
SIDE (FROM ADJACENT DEVELOPMENT) SETBACK	REQUIRED: MIN 8 FT PROPOSED MIN 10 FT
REAR SETBACK	REQUIRED: MIN 25 FT PROPOSED MIN: 15 FT FOR UNITS 1-6, 59-120 PROPOSED MIN: 20 FT FOR OTHER UNITS
EXISTING IMPERVIOUS SURFACES	0.01 AC (0.04%)
PROPOSED IMPERVIOUS SURFACES	± 11.0 AC (40.7%)

### 811

Know what's below. Call before you dig.

SURVEY NOTE:  
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## OVERALL SITE PLAN

ROGERS ROAD TOWNHOMES PREPARED FOR BAKER RESIDENTIAL

WAKE FOREST

SHEET NUMBER C3.0

KIMLEY-HORN & ASSOCIATES, INC.

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PER TOWN COMMENTS 5/31/23 ASA

PER TOWN COMMENTS 5/4/23 ASA

PER TOWN COMMENTS 4/3/23 ASA

PER TOWN COMMENTS 3/2/23 WTH

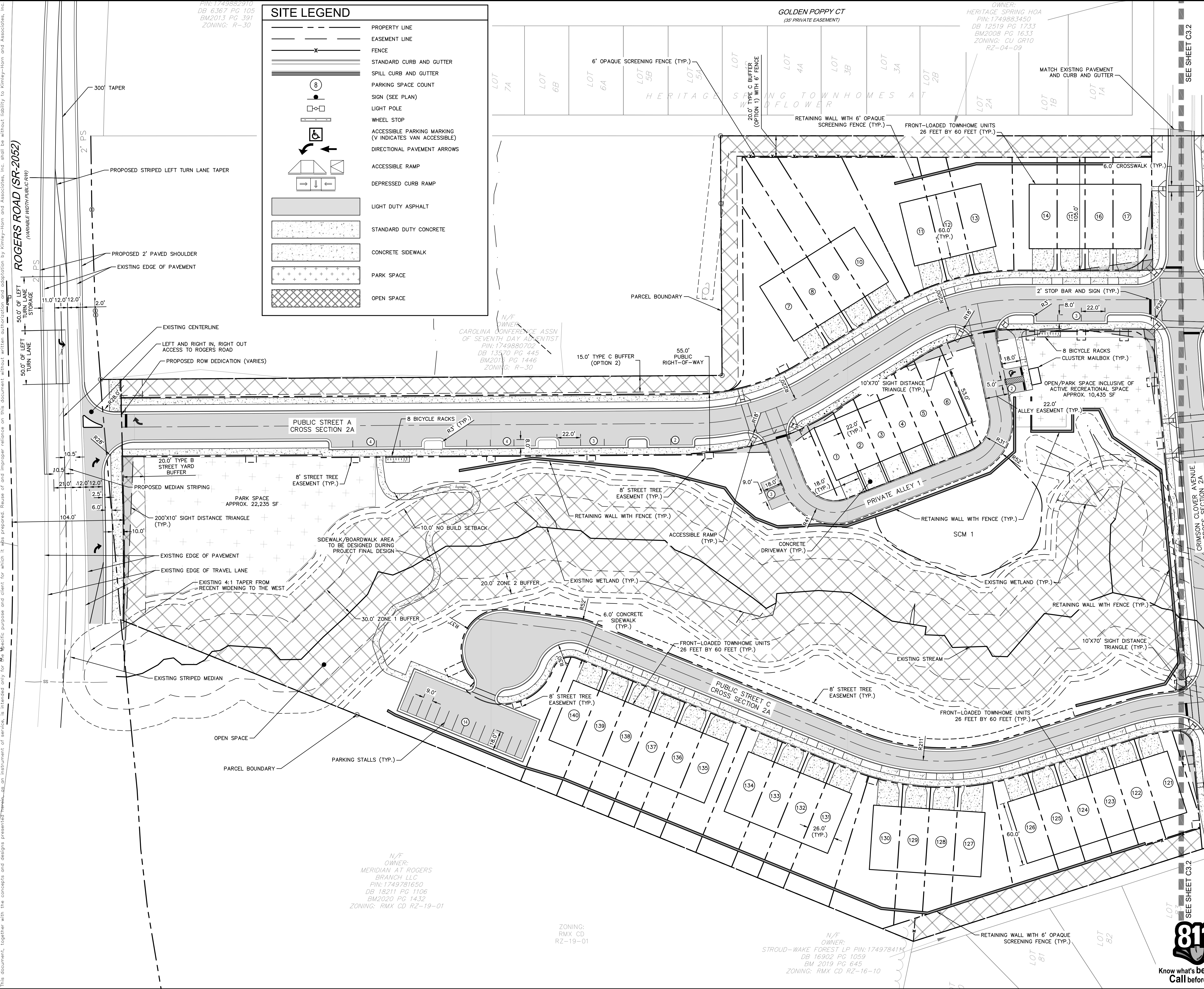
DATE

REVISIONS

NO.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	5/31/23	ASA
3	PER TOWN COMMENTS	5/4/23	ASA
2	PER TOWN COMMENTS	4/3/23	ASA
1	PER TOWN COMMENTS	3/2/23	WTH

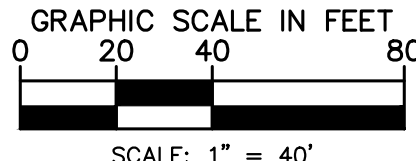
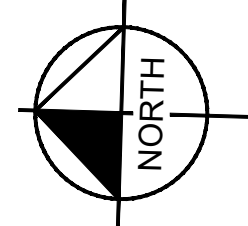


Plotted By: Alterra, Andie Sheet Set: ROGERS ROAD TOWNHOMES Layout: C3.1 ENLARGED SITE PLAN.dwg June 29, 2023 09:32:14am K:\VIAL\DEVELOPMENT\002_rogers_road\08_cad_files\plansheets\C3.1 ENLARGED SITE PLAN.dwg  
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RECOMMENDATION FOR APPROVAL BY  
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OF COMMISSIONERS  
DATE _____

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD  
DATE _____



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ROGERS ROAD  
TOWNHOMES  
PREPARED FOR  
BAKER RESIDENTIAL

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ENLARGED SITE PLAN

NC

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PER TOWN COMMENTS

5/31/23

ASA

PER TOWN COMMENTS

5/4/23

ASA

PER TOWN COMMENTS

4/3/23

ASA

PER TOWN COMMENTS

3/2/23

WTH

REVISIONS

No.

DATE

BY





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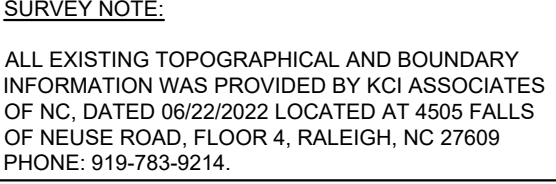








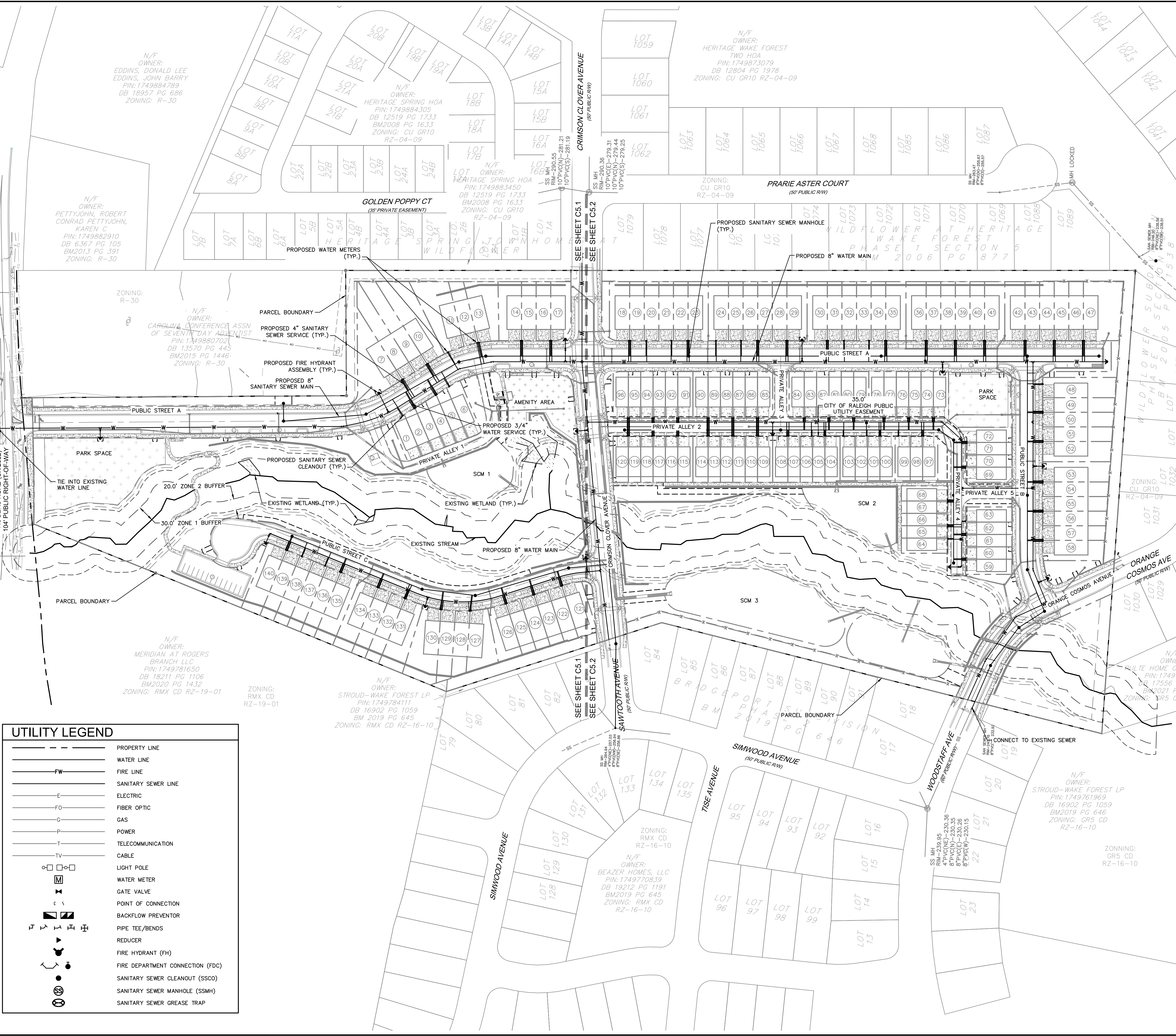






Plotted By: Alterra, Andie - Sheet Set: ROGERS ROAD TOWNHOMES - Layout: C5.0 OVERALL UTILITY PLAN - June 29, 2023 - 09:34:02am - K:\RA\LD\EA\018810002-rogers road\08_c5.0 OVERALL UTILITY PLAN.dwg  
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UTILITY LEGEND	
	PROPERTY LINE
	WATER LINE
	FIRE LINE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP



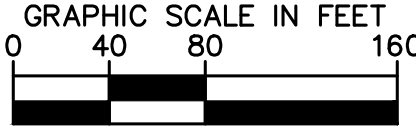
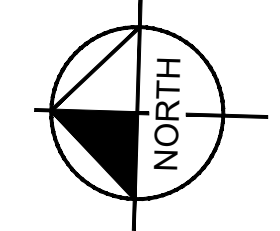
- CITY OF RALEIGH STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:  
(A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.  
(B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.  
(C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS  
(D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER  
(E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)  
(F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
  - INSTALL 3/2" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
  - INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE _____



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PHONE: 919-783-9214.

ROGERS ROAD  
TOWNHOMES  
PREPARED FOR  
BAKER RESIDENTIAL

WAKE FOREST

OVERALL UTILITY  
PLAN

NC

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PRELIMINARY  
NOT FOR CONSTRUCTION  
DATE: 06/30/2022  
SCALE: AS SHOWN  
DESIGNED BY: WITH  
DRAWN BY: ASA  
CHECKED BY: COB

5/31/23 ASA  
5/4/23 ASA  
4/3/23 ASA  
3/2/23 WTH

PER TOWN COMMENTS  
PER TOWN COMMENTS  
PER TOWN COMMENTS  
PER TOWN COMMENTS

4  
3  
2  
1

No.

REVISIONS

DATE

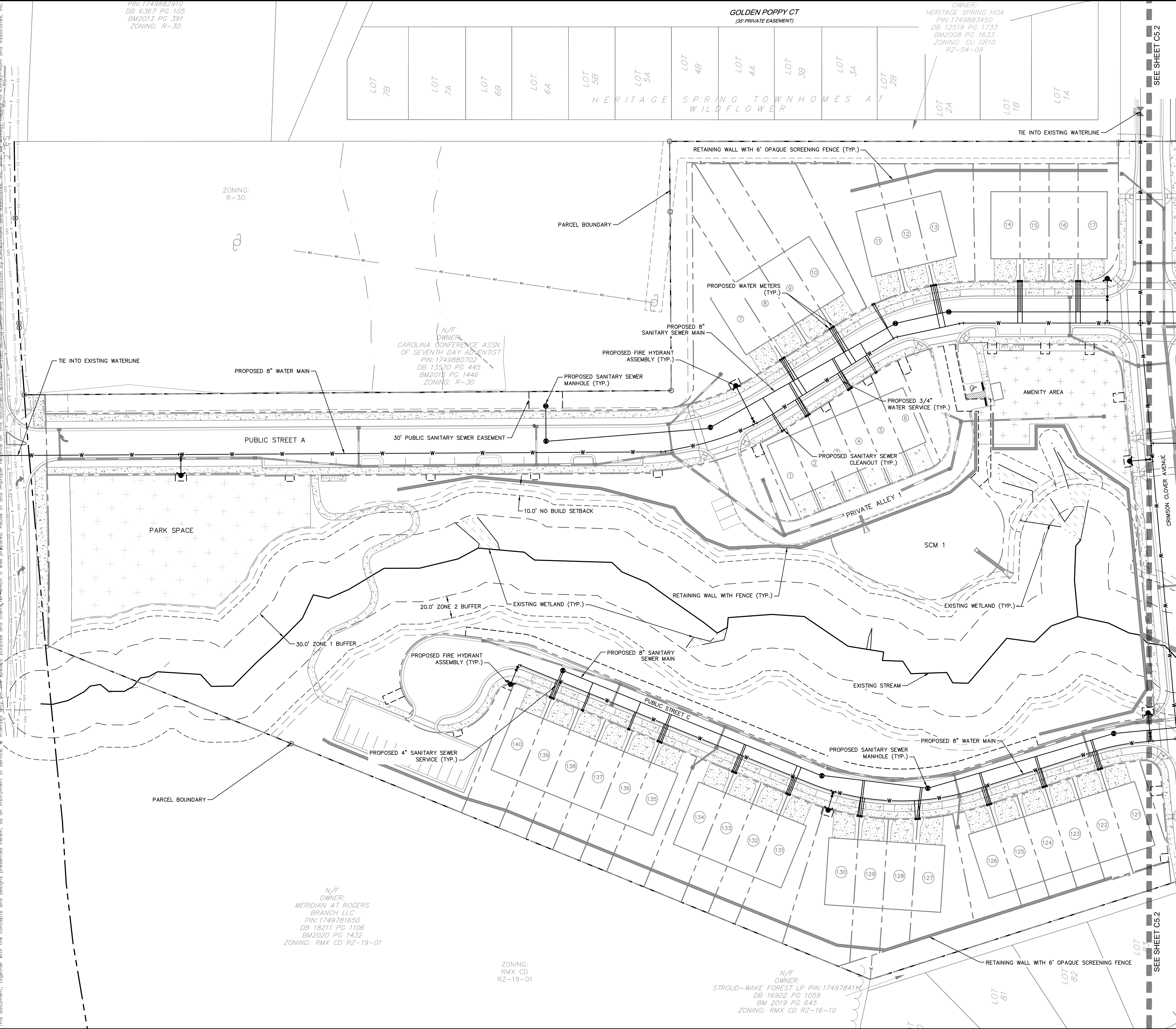
BY

C5.0

SHEET NUMBER



Plotted By: Altmeppen, Andie - Sheet Set: ROGERS ROAD TOWNHOMES - Layout: C5.1 ENLARGED UTILITY PLAN - June 29, 2023 09:34:21am K:\RAL\DEVA\018810002 - rogers road\08 - cadd files\plansheets\C5.1 ENLARGED UTILITY PLAN.dwg  
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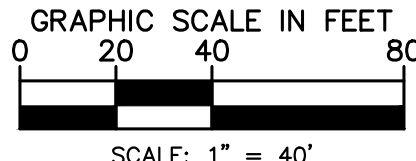
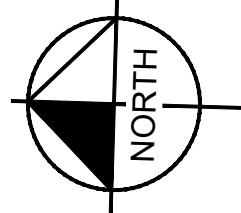
UTILITY LEGEND	
---	PROPERTY LINE
---	WATER LINE
---	FIRE LINE
FW	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
○ □ □	LIGHT POLE
M	WATER METER
□	GATE VALVE
□	POINT OF CONNECTION
□	BACKFLOW PREVENTOR
□	PIPE TEE/BENDS
□	REDUCER
□	FIRE HYDRANT (FH)
□	FIRE DEPARTMENT CONNECTION (FDC)
□	SANITARY SEWER CLEANOUT (SSCO)
□	SANITARY SEWER MANHOLE (SSMH)
□	SANITARY SEWER GREASE TRAP

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE _____

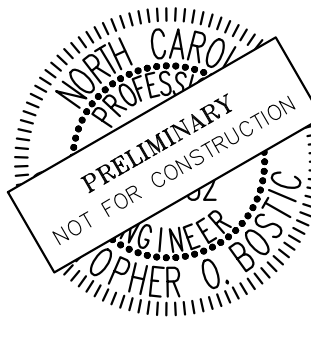


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OF NC, DATED 06/22/2022 LOCATED AT 4505 FALLS  
OF NEUSE ROAD, FLOOR 4, RALEIGH, NC 27609  
PHONE: 919-783-9214.

PER TOWN COMMENTS		5/31/23	ASA
4			
PER TOWN COMMENTS		5/4/23	ASA
3			
PER TOWN COMMENTS		4/3/23	ASA
2			
PER TOWN COMMENTS		3/2/23	WTH
1			
REVISIONS		No.	DATE

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KHA PROJECT	018810002	DATE	06/30/2022	SCALE	AS SHOWN	DESIGNED BY	WTH	DRAWN BY	ASA	CHECKED BY	COB
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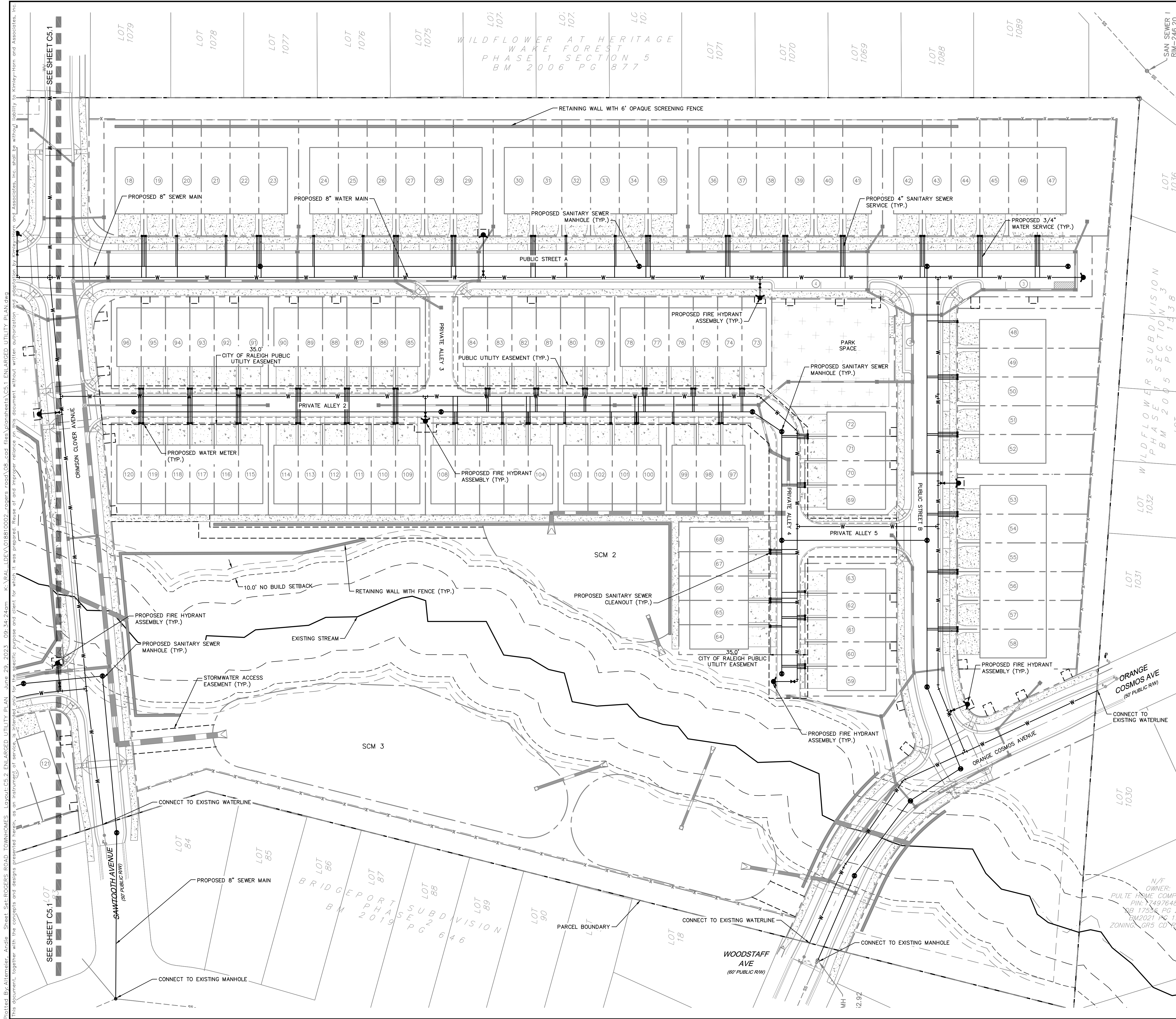
## ENLARGED UTILITY PLAN

ROGERS ROAD  
TOWNHOMES  
PREPARED FOR  
BAKER RESIDENTIAL

SHEET NUMBER  
**C5.1**

WAKE FOREST





UTILITY LEGEND	
	PROPERTY LINE
	WATER LINE
	FIRE LINE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP

KHA PROJECT 018810002		DATE 06/30/2022	SCALE AS SHOWN	DESIGNED BY WTH	DRAWN BY ASA	CHECKED BY COB
PER TOWN COMMENTS 4		5/31/23 ASA				
PER TOWN COMMENTS 3		5/4/23 ASA				
PER TOWN COMMENTS 2		4/3/23 ASA				
PER TOWN COMMENTS 1		3/2/23 WTH				
		REVISIONS		NO.	DATE	BY

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NORTH CAROLINA PROJECT  
PRELIMINARY  
NOT FOR CONSTRUCTION  
APPROVED  
JULY 01, 2023

## ENLARGED UTILITY PLAN

ROGERS ROAD TOWNHOMES  
PREPARED FOR  
BAKER RESIDENTIAL

WAKE FOREST NC

WAKE FOREST

SHEET NUMBER  
**C5.2**



Plotted By: Alterra, Andie Sheet Set: ROGERS ROAD TOWNHOMES Layout: L1.0 TREE SURVEY May 31, 2023 05:48:54pm K:\RAL\DEVA\018810002 Rogers road\08 cod files\plan\sheet\1.0 TREE SURVEY.dwg



Tree Species Key	
Common Name	Label
American elm	T1
American holly	T2
American sycamore	T3
black cherry	T4
eastern red cedar	T5
loblolly pine	T6
mockernut hickory	T7
northern red oak	T8
post oak	T9
red maple	T10
sourwood	T11
southern hackberry	T12
southern red oak	T13
sweetgum	T14
tulip poplar	T15
white oak	T16
willow oak	T17
Large dead or fallen trees	DEAD

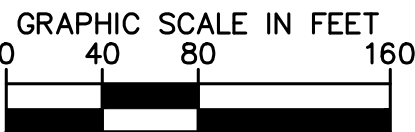
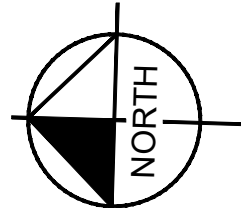
TREE SURVEY LEGEND

- SPECIMEN TREE
- X

TREE TO BE REMOVED
- TREE THAT IS DEAD OR OBSERVED TO BE IN DECLINE

TREE SURVEY NOTES:

- ANY CANOPY TREE IN FAIR OR BETTER CONDITION WHICH EQUALS OR EXCEEDS 20 INCH DBH AS WELL AS ANY UNDERSTORY TREE WHICH EQUALS OR EXCEEDS 8 INCH DBH SHALL BE CONSIDERED A SPECIMEN TREE PER SECTION 8.3.4 OF THE WAKE FOREST UDO.
- WITHIN THE ROOT ZONE OF A TREE NONE OF THE FOLLOWING SHALL OCCUR WITHOUT PERMISSION OF LANDSCAPE ARCHITECT, PROJECT ENGINEER, AND DEVELOPMENT COMPLIANCE ADMINISTRATOR: ALTERATION OR DISTURBANCE TO EXISTING GRADE, STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL OR DEBRIS; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
- IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE CONTRACTOR MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT, PROJECT ENGINEER, AND DEVELOPMENT COMPLIANCE ADMINISTRATOR FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.



SCALE: 1" = 80'

TREE SURVEY NOTE:

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ROGERS ROAD TOWNHOMES PREPARED FOR BAKER RESIDENTIAL

WAKE FOREST

Kimley»Horn

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NORTH CAROLINA  
PLANNING  
NOTARIAL SEAL FOR KIMLEY-HORN.COM  
NOTARY IN M. ROLLINS

KHA PROJECT 018810002  
DATE 06/30/2022  
SCALE AS SHOWN  
DESIGNED BY AMR  
DRAWN BY MAH  
CHECKED BY AMR

TREE SURVEY

NC

PER TOWN COMMENTS 5/31/23 ASA  
PER TOWN COMMENTS 5/4/23 ASA  
PER TOWN COMMENTS 4/3/23 WTH  
PER TOWN COMMENTS 3/2/23 WTH

REVISIONS  
DATE BY  
No.

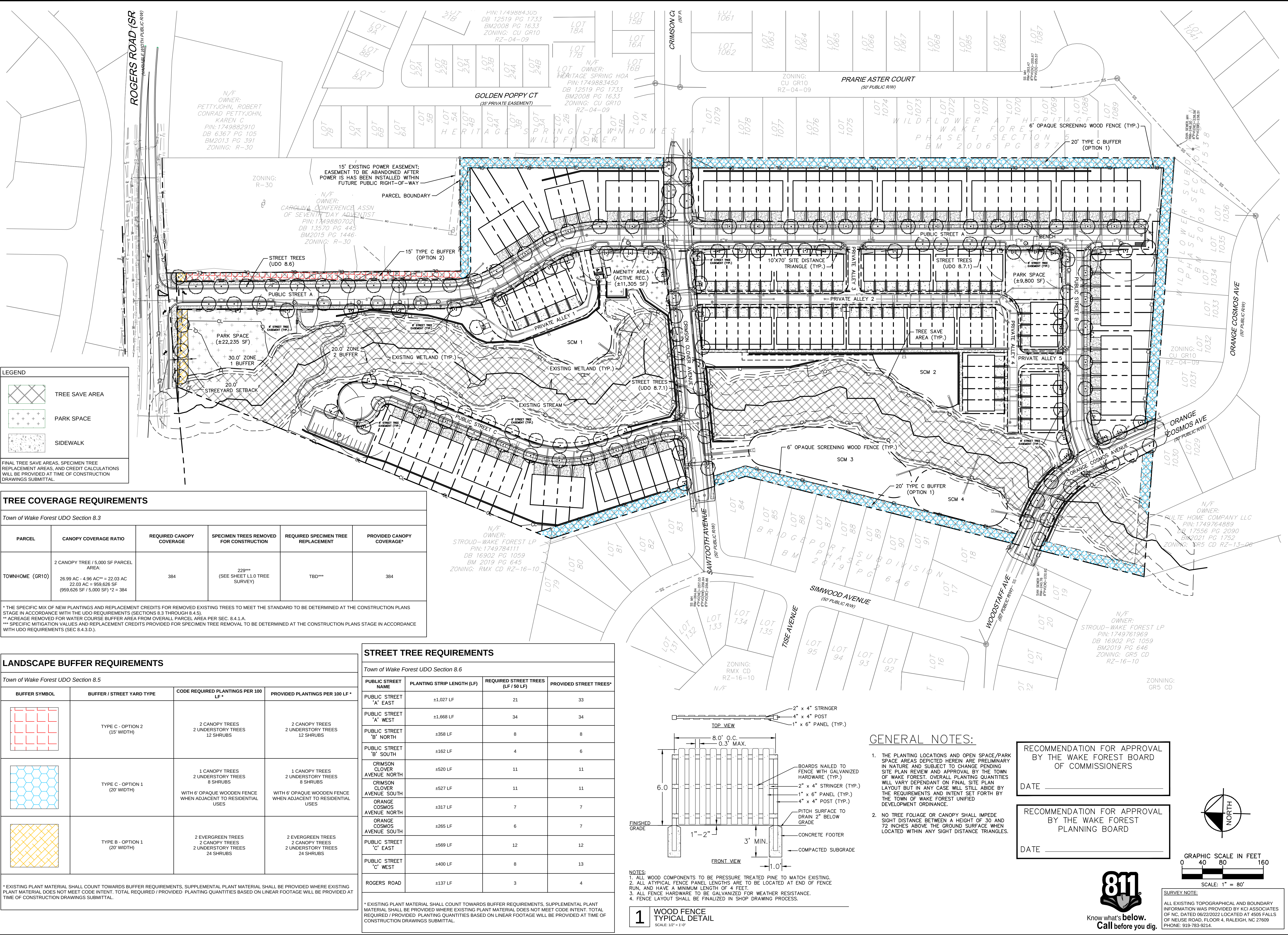
SHEET NUMBER  
L1.0

100



Plotted By:Roland, Austin Street Set:ROGERS ROAD TOWNHOMES Layout:L2.0 OVERALL LANDSCAPE PLAN June 29, 2023 08:17:19am K:\REAL-IDEV\018810002 Rogers Road 08 CAD Files\PlanSheets\L2.0 OVERALL LANDSCAPE PLAN.dwg

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#F-0102

18

NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
NO. 18767 EXPIRATION DATE 12/31/2025

KHA PROJECT  
018810002

DATE  
06/30/2022

SCALE AS SHOWN

DESIGNED BY  
AMR

DRAWN BY  
MAH

CHECKED BY  
AMR

OVERALL  
LANDSCAPE PLAN

ROGERS ROAD  
TOWNHOMES  
PREPARED FOR  
BAKER RESIDENTIAL

WAKE FOREST

NC

SHEET NUMBER  
L2.0

PER TOWN COMMENTS  
5/31/23 ASA

PER TOWN COMMENTS  
5/4/23 ASA

PER TOWN COMMENTS  
4/3/23 ASA

PER TOWN COMMENTS  
3/2/23 WTH

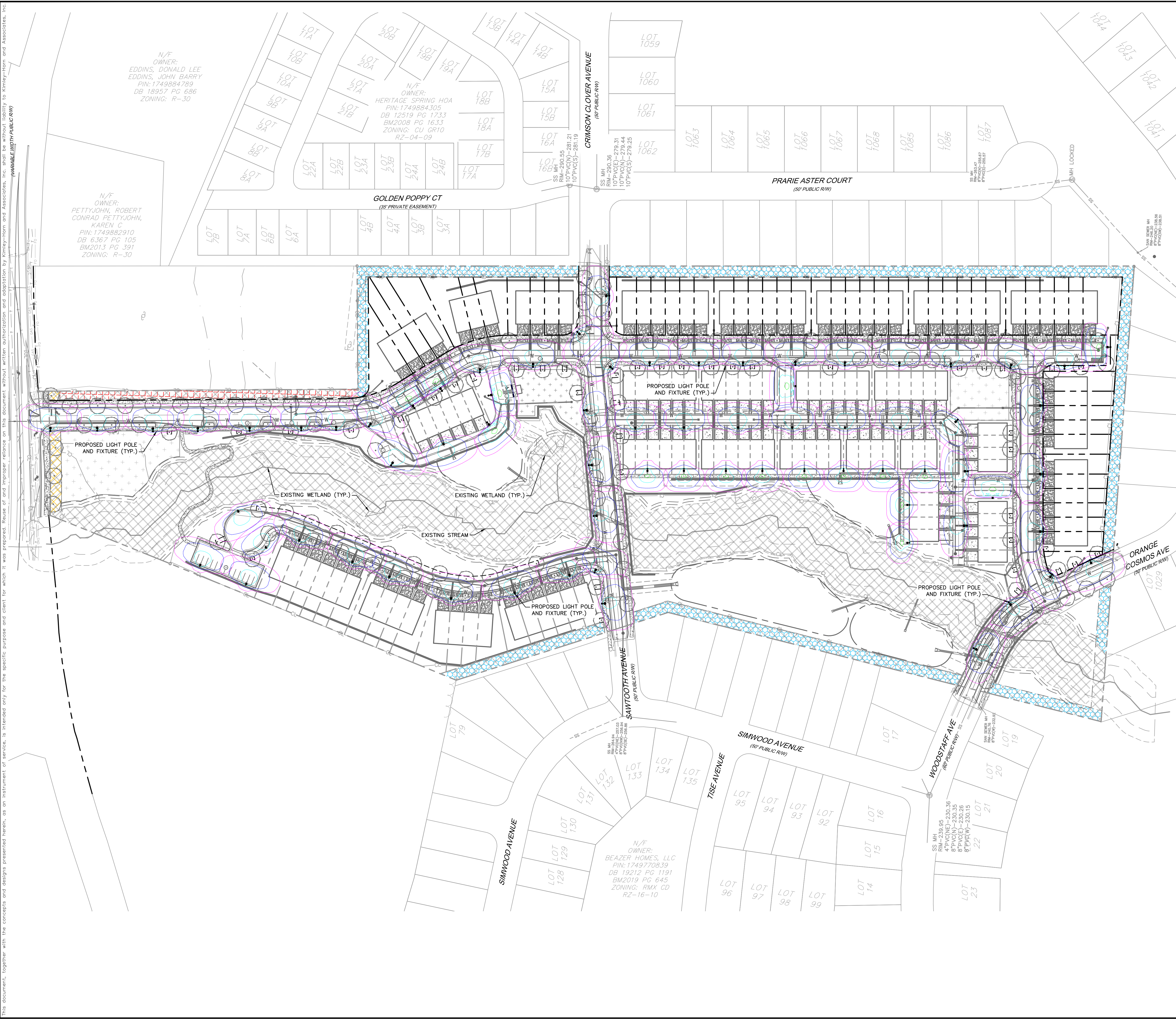
REVISIONS

DATE

BY

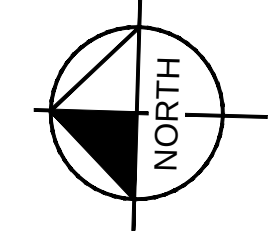


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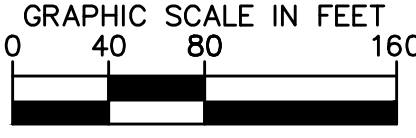




Know what's below.  
Call before you dig.



NORTH



GRAPHIC SCALE IN FEET  
0 40 80 160  
SCALE: 1" = 80'

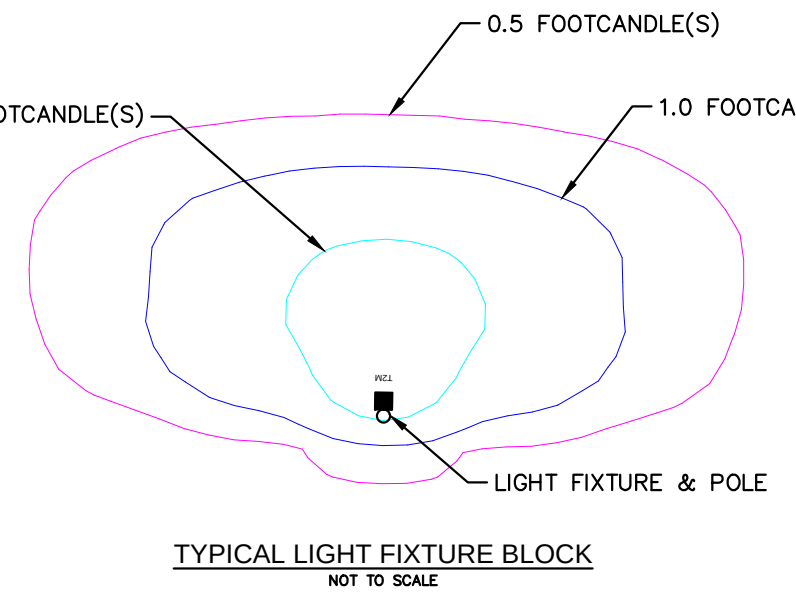
**SURVEY NOTE:**  
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PHONE: 919-783-9214.

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE _____



2.0 FOOTCANDLE(S)  
1.0 FOOTCANDLE(S)  
0.5 FOOTCANDLE(S)  
LIGHT FIXTURE & POLE  
TYPICAL LIGHT FIXTURE BLOCK  
NOT TO SCALE

KHA PROJECT 01B810002		DATE 06/30/2022		SCALE AS SHOWN		DESIGNED BY WITH ASA		DRAWN BY ASA		CHECKED BY COB	
ROGERS ROAD TOWNHOMES PREPARED FOR BAKER RESIDENTIAL		PRELIMINARY LIGHTING PLAN		SHEET NUMBER P1.0		WAKE FOREST		NC		ROGERS ROAD TOWNHOMES PREPARED FOR BAKER RESIDENTIAL	
Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM		#P-0102		PER TOWN COMMENTS		5/31/23 ASA		DATE	
4		PER TOWN COMMENTS		5/4/23 ASA		3		PER TOWN COMMENTS		4/3/23 ASA	
2		PER TOWN COMMENTS		4/3/23 ASA		1		PER TOWN COMMENTS		3/2/23 WTH	
No.		REVISIONS		BY		DATE		BY		DATE	





## Planning Board Agenda Item Report

Agenda Item No.: 2023-169-  
Submitted by: Courtney Tanner  
Submitting Department: Planning  
Meeting Date: July 11, 2023

### **SUBJECT**

Presentation on the Wake Forest Public Transit Plan Transit Service Alternatives

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [Agenda Summary](#)

**Agenda Item:** Presentation on the Wake Forest Public Transit Plan Transit Service Alternatives

**Summary:** The Town of Wake Forest began offering bus service in 2008 as a partnership between the City of Raleigh and the Town of Wake Forest, with GoRaleigh operating the route and the City of Raleigh paying for the portion of the route located in Raleigh. The fare free fixed route service, the Wake Forest Loop, offers Wake Forest residents access to commercial and shopping opportunities, medical facilities, and public services in the Wakefield neighborhood in Raleigh. The Town is also served by the Wake Forest-Raleigh Express (WRX), a commuter service route from GoTriangle, and operated by GoRaleigh. The bus service runs hourly during peak hours between Downtown Wake Forest, Triangle Town Center, and Downtown Raleigh.

After conducting a popup event, open houses, two online surveys, and evaluating existing conditions, Toole Design developed several transit service alternatives to address the five identified purposes for expanding transit in Wake Forest. Feedback provided by the Board of Commissioners, Planning Board, and the public will be used to 1) select the preferred alternative, 2) develop preferred scenario feasibility, and 3) finalize the draft Public Transit Plan and action matrix.

**Attachments:** None