



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda October 10, 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

[8-21-2023 Planning Board Minutes DRAFT.pdf](#)

[9-06-2023 Special Planning Board Minutes Draft \(1\).pdf](#)

[9-12-2023 Planning Board Minutes DRAFT.pdf](#)

4.Presentations

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Presentation of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).
[RZ-23-02 Staff Report.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

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

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

[Exhibit 1 - Proposed Conditional District Plan.pdf](#)

- 7.B. Consideration of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)

[2023-260 Staff Report.pdf](#)

[Attachment A - Application.pdf](#)

[Attachment B - Maps.pdf](#)

[Exhibit 1 - Proposed Community Plan Amendments.pdf](#)

8.New Business

9.Staff Comments

- 9.A. 2024 Planning Board Potential Meeting Schedule Options

[Agenda Summary_PB.pdf](#)

[Potential Meeting Schedules for 2024.pdf](#)

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2023-281-

Submitted by: Ella Dowtin

Submitting Department: Planning

Meeting Date: October 10, 2023

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [8-21-2023 Planning Board Minutes DRAFT.pdf](#)
- [9-06-2023 Special Planning Board Minutes Draft \(1\).pdf](#)
- [9-12-2023 Planning Board Minutes DRAFT.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Monday, August 21, 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 Sheila Bishop

Planning Board Members absent: N/A

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Senior Planner Timothy Richards, Planner II – Long Range Planning Emma Linn, Parks & Recreation Director Ruben Wall, Assistant Town Manager Candace Davis, Town Manager Kip Padgett, and Deputy Town Clerk Ella Downtin

1. Call to Order

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

2. Adoption of Agenda

ACTION:

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

Second: Michael Hickey.

Vote: Motion carried 5-0.

3. Approval of Minutes

ACTION:

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

Seconder: Sheila Bishop.
Vote: Motion carried 5-0.

4. Presentations

4.A. Wake Forest Parks & Recreation Master Plan Update: Project Kick-Off Presentation

Parks, Recreation & Cultural Department Director Ruben Wall presented the project kick-off for the Master Plan Update: Play-It-Forward.

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-23-01, 4Rivers – Wake Forest Self Storage, a conditional rezoning filed by Rob Caudle on behalf of Franklin Village, LLC, to rezone 2.64 acres located at 0 Friendship Chapel Road, being Wake County Tax PIN 1850066925, from General Residential 10 (GR10) to Highway Business Conditional District (HB-CD).

Senior Planner Tim Richards provided the staff report for case RZ-23-01, 4Rivers – Wake Forest Self Storage.

Mark Frederick with Parker, Poe, Adams, and Bernstein presenting on behalf of the 4Rivers property group provided a presentation for the rezoning of 0 Friendship Chapel Road for self-storage.

Public Comment

No Public Comments.

Discussion

The Planning Board discussed the objectives of case RZ 23-01 and received clarification from the developer.

Michael Hickey asked if there was going to be a retaining wall needed for the back slope of the building. Mr. Frederick responded that there will be no retaining walls, it is just a part of the three-story building.

Michael Siderio asked if there is a reason why the plan does not include a six-foot-high fence around the building along Friendship Chapel and Jones Diary. Mr. Frederick responded the UDO prohibits fences in front of setbacks and doesn't believe they have an option.

Michael Almquist asked what the public will see when driving by the storage facility. Mr. Frederick referenced the presentation as to how the building would be and explained that you might see cars loading and unloading but the doors have an automatic close system so they will be closed. Mr. Almquist asked if there was not enough room there for buffering. Mr. Frederick responded that it was attempted to get the road wrapped around the building but that would have required a lot of retaining walls and it would be less impactful to the environment. Hunter Dawkins of 4Rivers responded that it is intended for everyone to have their things on the inside and not on the outside and that it is a 20-foot foyer with open and closed doors so you would not see anything on the outside.

Michael Siderio asked if there was a reason why they selected to have the business as a neighborhood business instead of a highway business. Mr. Frederick responded that he did not think commercial businesses were prohibited in neighborhoods. Mr. Richards responded that commercial businesses are allowed if it is zoned conditionally.

ACTION:

Mover: Michael Hickey moved not to approve this rezoning plan based on the Town's interpretation of the UDO and its inconsistency with the existing UDO.

Motion amended.

Michael Hickey moved to deny the application for rezoning based on the inconsistency with the Comprehensive Plan, land use, and the surrounding zoning.

Seconder: Sheila Bishop.

Vote: Motion carried 5-0.

7.B. Consideration of August 2023 Draft Wake Forest Public Transit Plan (CPA-23-02)

Planner II – Long Range Planning Emma Linn introduced Consultant Jared Draper of Toole Design.

Jared Draper, Toole Design presented the plan overview, transit services evaluated, preferred transit services, and next steps of the draft Wake Forest Public Transit Plan.

Discussion

The Planning Board discussed the draft Wake Forest Public Transit Plan and received clarification from the consultant.

Michael Hickey asked why not extend the operating time later than 9 pm for those who work later and may need transportation. Mr. Draper responded normally 6 am to 9 pm are the general operating hours which is a good base time for revenue hours and if time is extended it could affect the revenue cost.

Michael Almquist asked what is the target project date is and what transit style would be funded. Mr. Draper responded that funding has been allocated for the loops. Adding microtransit must be worked through and will take more time. Planning Director Courtney Tanner interjected by stating that some of the funding will come from the ARPA funding and there is a deadline of July 1, 2024, to release the monies that align with the fiscal year and contracts. As for microtransit, the next step would be to look for vendors and proposals which could start as early as September 2024.

Mr. Hickey asked if the microtransit proposal was just for one minivan for the entire area. Mr. Draper explained the cost of the door-to-door transit and the operation of the minivan transit.

Mr. Almquist asked for the timing of the current loop. Mr. Draper responded it is currently one hour.

Mrs. Tanner suggested that the board consider if they want the elected officials to consider two buses for each loop at double the cost.

Mr. Siderio asked if the transit days are going to be extended. Mr. Draper responded no not at this time; that is something that would have to be considered.

Shelia Bishop asked about sharing the fleet maintenance with Raleigh and if the Rolesville connections is considered in the budget. Mr. Draper responded that the microtransit provider would take care of the vehicle maintenance.

ACTION:

Mover: Michael Hickey moved to approve the August 2023 Draft Public Transit Plan with three recommendations for the Board to consider:

- Encourage the expedition of 2L to be implemented
- Explore the addition of two buses for each loop to encourage ridership and speed to each destination
- Prioritize bus shelter installation for each of the loops

Seconder: Michael Siderio.

Vote: Motion carried 5-0.

8. New Business

No New Business Presented.

9. Staff Comments

Planning Director Courtney Tanner reminded the Planning Board of the Special UDO Work Session Meeting on Wednesday, September 6, 2023, at 6 p.m.

10. Planning Board Comments

No Planning Board Comments Presented.

11. Adjournment

ACTION:

Mover: Michael Hickey moved to adjourn at 7:45 p.m.

Seconder: Michael Almquist.

Vote: Motion carried 5-0.

Wake Forest Planning Board

August 21, 2023

Page 6 of 6

Duly approved in open session this 10th day of October 2023.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on Wednesday, **September 6, 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 Sheila Bishop

Planning Board Members absent: N/A

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Senior Planner – Development Services Kari Grace, Town Paralegal Aiden Portnoy, 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 Siderio moved to adopt the agenda as presented.

Seconder: Michael Hickey.

Vote: Motion carried 5-0.

3. Work Session

Unified Development Ordinance Comprehensive Update Work Session #4 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 Siderio asked if there is a proposed depth required for each planting area between retaining wall terraces. Ms. Berg responded yes, three to four feet would be sufficient to accommodate the required landscape. Mr. Siderio asked if they are terracing can they exceed the fifteen or twenty feet height requirement. Ms. Berg responded no, the twenty feet is the maximum height; you can't go beyond that without a variance. Mr. Siderio asked Ms. Grace what you do when there is terrain that exceeds more than twenty feet. Ms. Grace responded the goal is to have people work with the existing topography rather than to grade it all out.

Ms. Berg asked the board if the proposed adjacent property transition strategies achieve desired compatibility or are there other transition provisions to consider?

Karin Kuropas asked how the ordinances would apply if you combined the two concepts together-fifteen foot retaining wall and one story building adjacent to one story welling unit. Ms. Berg responded that discussion on where to measure height from in comparison to adjacent building is something that still needs to be determined.

Michael Almquist asked if there is a buffer definition. Ms. Berg responded yes, Chapter eight has all the landscape standards, and this is one of the buffer yards established in that section. Mr. Almquist asked if it is part of the current UDO. Ms. Berg responded yes, it is with some minor flexibility and options. Kari Grace responded that there are two options in the current UDO, a fifteen-foot or twenty-foot buffer. The fifteen-foot option requires a fence to be installed.

Shelia Bishop asked are the existing buildings going to keep the recessed entry design. Ms. Berg responded yes, most of the buildings in the historic district will want to keep the original design. Ms. Bishop asked if there could be awnings placed on those buildings to modify the current buildings. Ms. Berg responded yes, pending approval of the downtown plan process and within input from the Historic Preservation Planner.

Ms. Berg asked if 100,000 square feet was a suitable threshold. Mr. Siderio asked if this was to drive smaller buildings in. Ms. Tanner responded no.

Michael Almquist asked if the Tree Canopy Coverage chart was in the existing UDO. Ms. Berg responded no it is not. Mr. Almquist asked does the existing UDO have

canopy tree requirements. Ms. Grace responded that the existing UDO goes by the zoning district and requires a specific number of trees per square footage.

Michael Hickey asked if this was intended to address clear-cutting of the entire development. Ms. Grace responded that it can't be addressed entirely because we don't have the legislative authority to prohibit clear-cutting.

Ms. Berg asked if the increased landscaping standards and new canopy coverage standards balance preservation goals with the other development requirements. Mr. Hickey responded that it is a good starting place; Ms. Bishop agreed, and Mr. Almquist responded it would be an enhancement.

Michael Hickey asked if the Town has a parking preference, in reference to the size of parking. Ms. Grace responded that there is no parking preference. Mr. Hickey asked what the standard space requirement is. Ms. Berg responded that the average size of a parking space is 9x18.

Ms. Bishop asked if this parking is for commercial or residential buildings. Ms. Berg responded the maximum allowance would apply to commercial, institutional, and multifamily developments and the minimum parking requirements would be removed. On the other hand, single-family homes or duplexes would have minimum parking requirements.

Mr. Almquist asked how the number of electric vehicle charging stations (EV) is generated. Ms. Berg responded that it is a trending standard.

Mr. Siderio asked when the percentage of the EV station requires 0.5, will they round it up and down. Ms. Berg responded it is up to the Town and how they write it; Ms. Grace responded that they would follow regular rounding rules.

Mr. Siderio asked if the Town is going to allow the developer to come in and propose fee-in-lieus. Ms. Tanner responded that if someone could not physically install the infrastructure, the town may accept a fee-in-lieu. However, if a site improvement was back ordered, a bond would be required until it could be installed.

4. Adjournment

ACTION:

Mover: Michael Hickey moved to adjourn at 7:21 p.m.

Seconder: Michael Siderio.

Vote: Motion carried 5-0.

Duly approved in open session this 10th day of October.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, September 12, 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 Sheila Bishop

Planning Board Members absent: N/A

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Senior Planner Patrick Reidy, Planner II – Long Range Planning Emma Linn, Assistant Engineering Director Monica Sarna, Planner I – Long Range Planning Antione Jordan, Assistant Town Manager Aileen Staples, Town Manager Kip Padgett, and Deputy Town Clerk Ella Downtin

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.

Seconder: Sheila Bishop.

Vote: Motion carried 5-0.

3. Approval of Minutes

No Minutes Presented.

4. Presentations

4.A. Proposed Updates to the Fire Protection Facility Fees

Assistant Town Manager Aileen Staples presented the updates to the Fire Protection Facility Fees.

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-23-05, 2117 Averette Road, a rezoning map amendment filed by Douglas and Sarah Machado to rezone 2.822 acres located at 2117 Averette Road, being Wake County Tax PIN 1851-90-8235, from Wake County's Residential-30 (R-30) to General Residential 5 (GR5).

Planner II – Long Range Planning Emma Linn provided the staff report for case RZ-23-05, 2117 Averette Road rezoning.

Public Hearing Opened.

Public Comment

Margaret Watkins 407 Belmellen Ct – Wake Forest NC 27587; opposed zoning map amendment.

Public Hearing Closed.

Discussion

Michael Hickey asked if this is an application brought forth by the property to access the municipal utilities. Ms. Linn responded yes, that is correct.

Michael Siderio asked if the property owners submitted an annexation petition. Ms. Linn responded correct. Mr. Siderio asked if the property is not annexed, will it affect the rezoning request. Ms. Linn responded they do need to be in Town limits to connect to those municipal services, so annexation is required.

ACTION:

Mover: Michael Hickey moved to approve Legislative Case RZ 23-05, on the grounds that it is consistent with the comprehensive plan.

Seconder: Sheila Bishop.

Vote: Motion carried 5-0.

7.B. Consideration of LEGISLATIVE CASE RZ-20-05-01, Fuller Capital Boulevard Property, a rezoning map amendment filed by Red Line Engineering to rezone 29.367 acres located at 4925 Unicon Drive, 4975 Unicon Drive, and 10200 Capital Blvd (portion), being Wake County Tax PINs 1739-51-8319, 1739-61-2717, 1739-51-4482 (portion) from Rural Holding District (RD) and Light Industrial Conditional District (LI-CD) to Light Industrial Conditional District (LI-CD).

Discussion

Mr. Hickey asked if that is the correct mapping of the lot lines crossing Capital Blvd. Ms. Linn responded yes, it is consistent with the previous rezoning, and it is an amendment of the one acre of the conventional residential area. Mr. Hickey asked what would become of the parcel that is already on the highway should it be approved; why does the rezoning include the highway. Ms. Linn responded that was already existing and is not a new addition to the zoning boundary that was previously approved. Courtney Tanner responded historically all parcels run to the centerline of a road and sometimes take up the entire right-of-way; you will often see the right-of-way dedication when parcels are subdivided; in this case, this is a vestige of a historical parcel.

Mr. Siderio asked if the portion outside of the hatched area is the part to be rezoned. Ms. Linn responded that the hatched area is not included in the rezoning; the purpose of the one acre is to add a buffer because the property is historic.

Public Hearing Opened.

Public Comment

Gary McCabe 123 Raleigh St. – Fuquay-Varina NC 27526, applicant spoke on behalf of the client.

Parker Hudson 701 Finger Lakes Dr. – Wake Forest NC 27587; present but did not wish to speak.

Public hearing closed.

ACTION:

Mover: Michael Almquist moved to approve Legislative Case RZ-20-05-01, Fuller Capital Boulevard Property, rezoning amendment as it is consistent with the comprehensive plan.

Seconder: Michael Siderio.

Vote: Motion carried 5-0.

7.C. Consideration of LEGISLATIVE CASE RZ-21-08, Joyner Property, a rezoning filed by McAdams Company to rezone 124.68 acres located at 1180 and 1200 (portion) Club Villas Dr, being Wake County Tax PINs 1841091336 and 1831895139 (portion) from General Residential 3 Planned Unit Development* (GR3 PUD*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O). (*While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.)

Senior Planner Patrick Reidy provided the staff report for case RZ-21-08, Joyner Property rezoning.

Discussion

Shelia Bishop asked for clarity for the 30,000 square foot lot minimum west at Horse Creek. Patrick Reidy responded that it is the lot size; the lots are much larger than the lots on the east side; the restriction is recorded with the Wake County Register of Deeds, and this is what is being honored. Ms. Bishop asked what use will be permitted. Mr. Reidy responded it is allotted for single-family dwellings.

Mr. Hickey asked for clarity on the emergency exit. Mr. Reidy responded you will be restricted to only turn right onto US 1 with a U-turn to take you North bound.

Mr. Siderio asked why not limit Country Club Drive to a right turn only. Mr. Reidy responded that it was never brought up as a concern by the neighbors, only Club Villas. Mr. Siderio asked if the development would tap into the existing water and sewer system. Mr. Reidy responded yes, that is correct. Mr. Siderio asked has Public Utilities verified that the existing eight-inch line could support the development or would need to be upgraded. Mr. Reidy responded that it is possible that it would need to be upgraded; however, Raleigh would have to make the decision of the upgrades. Mr. Siderio asked for clarity on application page four, item seven. Mr. Reidy responded that the conditions in the application showed the original conditions offered and they don't apply. Mr. Siderio asked if there was a requirement to have a fence along the service road in the buffer. Mr. Reidy responded no, there is no fence requirement. Mr. Siderio asked how many soil collections are required. Monica Sarna responded it's how the soil samples are collected; however, she does know how many were collected. Mr. Siderio asked what the requirements are to protect the ponds during construction. Mr. Reidy responded there are measures to protect the ponds and the Town construction inspectors assist with monitoring the project along with the developer to remain in compliance.

Public Hearing Opened.

Public Comment

Richard Mayo – 7810 Hogan Dr. – Wake Forest, NC 27587; opposed to RZ-21-08.

Gina Micchia – 212 Middlestone Ct. – Wake Forest, NC 27587; opposed to RZ-21-08.

Mary Kircher – 1217 Chilmark Ave. – Wake Forest, NC 27587; opposed to RZ-21-08.

Richard Ostergard – 8032 Hawkshead Rd. – Wake Forest, NC 27587; opposed to RZ-21-08.

Roger Melvin – 1427 Country Club Dr. – Wake Forest, NC 27587; opposed to RZ-21-08.

Bernie Vollmer – 1118 Fairway Villas Dr. – Wake Forest, NC 27587; opposed to RZ-21-08.

Keith Weber – 1136 Chilmark Ave. – Wake Forest, NC 27587; opposed to RZ-21-08.

Public hearing closed.

Nil Gosh, attorney with Morning Star Law Group presented on behalf of the owner of the property.

ACTION:

Mover: Shelia Bishop moved to deny the project as it is inconsistent with the comprehensive plan and 2009 community plan. Furthermore, if the Board of Commissioners considers approval, recommend that:

- Accept Staff's recommended condition language for Condition #19.
- Accept Staff's recommendation to remove Condition #20.
- Accept Staff's recommendation to remove Condition #22.

Second: Michael Hickey seconded with the request for Ms. Bishop to consider striking **Condition 13** and **Condition 14** and retain **Condition 20** contrary to staff's recommendation that it be removed. Additionally in **Condition 24** I would suggest that the developer review the right turn only out of the development in two areas Country Club Drive and Club Villas Dr.; given that there are no stop lights there. I believe it's already dangerous enough and that the developer should work with the Town in order to make that right turns onto Capital only.

The Planning Board discussed the motion and second.

Ms. Bishop amended her motion.

ACTION:

Mover: Ms. Bishop moved to deny this zoning map amendment as inconsistent with the comprehensive plan and 2009 community plan; Furthermore, if the Board of Commissioners considers approval, the Planning Board would like them to consider the recommendations to the applicant's proposed conditions:

- Remove Condition #13 and required the UDO standard to be met.
- Remove Condition #14 and require the UDO standard to be met.
- Accept Staff's recommended condition language for Condition #19
- Accept Staff's recommendation to remove Condition #20
- Accept Staff's recommendation to remove Condition #22

Second: Mr. Hickey seconded.

Vote: Motion carried 4-1.

Aye

Michael Hickey

Karin Kuropas

Michael Siderio

Shelia Bishop

Nay

Michael Almquist

8. New Business

No New Business Presented.

9. Staff Comments

Planning Director Courtney Tanner reminded the Board that on Wednesday, September 13, 2023, between 6 and 8 p.m. at the main entrance of the Factory, there will be an open house for the South Main St. corridor study.

The Board of Commissioners will consider Planning Board applicants to fill vacancies (one regular seat and one ETJ seat) on September 19, 2023.

10. Planning Board Comments

No Planning Board Comments Presented.

11. Adjournment

ACTION:

Mover: Michael Hickey moved to adjourn at 8:00 p.m.

Seconder: Michael Siderio.

Vote: Motion carried 5-0.

Duly approved in open session this 10th day of October 2023.

Ella Downtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2023-265-

Submitted by: Patrick Reidy

Submitting Department: Planning

Meeting Date: October 10, 2023

SUBJECT

Presentation of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-23-02 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Attachment E - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)



Staff Report

Case RZ-23-02: Stadium Drive Mixed-Use Conditional District

Meeting Date	October 10, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 Stadium Drive: 1. Act on Plan Consistency Statement 2. Rezone 19.30 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD), Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) , Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
March 14, 2023 <i>(See Attachment A)</i>	October 10, 2023	November 21, 2023

CASE INFORMATION

Applicant	Williams Mullen C/O Tom Johnson 301 Fayetteville St, Suite 1700 Raleigh, NC 27601
Developer	Capitol Commercial, LLC C/O Tyler Morris PO Box 6247 Raleigh, NC 27628
Property Owner	Southeastern Baptist Theological Seminary C/O Ryan Hutchinson 240 N. Wingate Street Wake Forest, NC 27587-2343
Location	Frontage along US-1 and Stadium Drive
Addresses	0 Stadium Drive

Wake County Tax PIN	1831957846
Acreage	19.30 acres
Zoning	Existing: Rural Holding District (RD) , Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O) Proposed: Neighborhood Mixed-Use Conditional District (NMX-CD) , Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O)
Land Use	Existing: Vacant Proposed: General Commercial – 19,428 square feet Medical Clinic – 25,00 square feet Dwelling – Multifamily (307 units)
Community Plan Designation	Corridor Commercial Located within an Activity Center area centered at the US-1 and Durham Road interchange
Corporate Limits	This application is in the Town’s corporate limits
<i>See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See Community Plan page 42 in a description of Corridor Commercial areas and page 48 for guidance on Activity Centers. See also Community Plan page 66 for relevant policies on commercial development, page 69 for relevant policies on screening and buffering, and page 70 for relevant policies on community character.</i>	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Townhome Dwellings (Staffordshire)	General Residential 5 Planned Unit Development (GR5 PUD)
South	Vacant; General Commercial Greater than 100,000 sf (Wake Forest Crossing)	Rural Holding District (RD) and Conditional Use Highway Business (CU HB)
East	Townhome Dwellings (Staffordshire)	General Residential 5 Planned Unit Development (GR5 PUD)
West	Single-Family Dwellings; US1 Right-of-Way	Residential Mixed-Use Conditional District (RMX-CD); Conditional Use General Residential 3 (CU GR3); and General Residential 3 (GR3)
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: 2% or 0.38 acres Proposed: 2% or 0.38 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space	Required: 2% or 0.38 acres Proposed: 2% or 0.38 acres Summary: The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Active Recreation	Required: 25% of park space or 0.1 acres Proposed: 25% of park space or 0.1 acres Summary: The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: This property is served by a 12" water line located along Stadium Drive. It is also served by an 8" sewer line located along Stadium Drive that will be extended through the project. There is an existing 8" water main and a 6" force sewer line that is located along Old Stadium Drive, these lines will be re-routed through the site. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
Parking	Required: Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 553 parking spaces. The parking requirement for general commercial is 1 space per 350 SF or 56 parking spaces. The parking requirement for medical clinic is 1 space per 250 SF or 100 parking spaces. A total of 709 parking spaces are required. The bike parking requirement for Dwelling – Multifamily is 2 per 40 auto spaces and 1 per 30 units for private recreation facilities or 35 bike spaces. The bike parking requirement for general is 2 per 40 auto spaces or 3 bike spaces. The bike parking requirement for medical clinic is 2 per 50 auto spaces or 4 bike spaces.

	Proposed: The applicant is proposing to provide 623 parking spaces through off-street parking spaces. Rezoning condition #5a requests that the requirement for dwelling multi-family be reduced from 1.8 spaces per unit to 1.52 spaces per unit since this is a mixed-use project where residents will not need to drive to use the non-residential uses. The developer will provide at least 42 bike parking spaces. The final locations will be determined at the time of Construction Plan review. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO if Condition #5a is approved by the Board of Commissioners.
Roads	Required: The Comprehensive Transportation Plan requires a US-1 Service Road North of S. Main Street cross section adjacent to US-1. It also required a 3A cross section for Stadium Drive. Based on the amount of development proposed, the UDO required a Transportation Impact Analysis (TIA).
	Proposed: The proposed Master Plan (Exhibit 1, Sheet PP8.0) complies with the US-1 service road cross sections for the new service road adjacent to US-1 and the 3A cross section for Stadium Drive. The US 1 Council of Planning determined that the proposed Master Plan is generally in compliance with the US 1 Corridor Study at its March 30, 2023 meeting. A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are: <u>Old Stadium Drive</u> • Realign Old Stadium Drive to intersect Stadium Drive at the existing intersection of Stadium Drive and the Wake Forest Crossing Shopping Center northern driveway instead of Glencoe Drive. This realignment is consistent with the plans for the Y26 Service Road as part of NCDOT STIP U-5307 • Realigned Old Stadium Drive (future Y26 collector road) should be constructed as a 3-lane section to provide left-turn lanes at the site driveways <u>Stadium Drive at Shopping Center Driveway/Old Stadium Drive</u> • Restripe eastbound Stadium Drive to provide a left-turn lane with 100 feet of storage • Construct a westbound right-turn lane with 100 feet of storage on Stadium Drive • Construct the southbound approach with a through-right-turn lane and a left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Medical Driveway 2/Site Driveway 2.

	- Restripe the northbound Shopping Center Driveway approach to add a through movement to the northbound right-turn lane <u>Old Stadium Drive at Medical Driveway 1</u> - Construct the full-movement Medical Driveway 1 with one ingress and one egress lane <u>Old Stadium Drive at Site Driveway 1</u> - Construct the full-movement Site Driveway 1 with one ingress and one egress lane - Construct the northbound approach with a right-turn lane and a left-turn lane that extends back into a two-way left-turn lane (TWLTL) towards the intersection of Old Stadium Drive at Medical Driveway 2/Site Driveway 2 - Construct the eastbound approach with one through-right lane - Implement all-way stop control <u>Old Stadium Drive at Medical Driveway 2/Site Driveway 2</u> - Construct the full-movement Medical Driveway 2 with one ingress and one egress lane - Construct the full-movement Site Driveway 2 with one ingress and one egress lane. - Construct a northbound left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Shopping Center Driveway/Old Stadium Drive In addition to the TIA requirements, NCDOT is requiring a 2nd U-turn lane on US-1 north of Stadium Drive at the RCI that will be installed as part of the Amavi development. - The developer has also offered rezoning condition #6 that requires the developer to install these improvements. The condition also states that if Amavi does not construct the RCI improvements, this developer shall pay a fee-in-lieu in the amount of 3% of the cost of the full RCI construction based on the amount of traffic that this development will generate at the US-1/Stadium drive intersection.
	Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.

PROPOSED MODIFICATIONS OF BASE NEIGHBORHOOD MIXED-USE ZONING DISTRICT STANDARDS

Article 2.2.3.D.1 Principal Front Setback	
Required:	12' max
Proposed:	40' max from back of curb of parking lot to front of building

Article 2.2.3.D.5 Frontage Buildout	
Required:	60% min
Proposed:	35.1% for Lot 1 along Street A and 25.4% for Lot 2 along Street A
Article 2.4.3.C Special Highway Overlay Landscaping and Buffering	
Required:	50' average street bufferyard for frontage of existing right-of-way (US-1) 30' average street bufferyard adjacent to access road (Street A)
Proposed:	20' average street bufferyard for frontage of existing right-of-way (US-1) 20' average street bufferyard adjacent to access road (Street A)
Article 2.4.3.D Special Highway Overlay Dimensional Requirements	
Required:	Building Setback - 100 feet from property line abutting major access corridor Parking Setback - 50 feet from property line abutting major access corridor.
Proposed:	Building Setback: 25 feet for Building 6 and 48 feet for Building 2 from property line abutting major access corridor. Parking Setback: 24 feet for Lot 2
Article 9.3 Permitted Parking Locations	
Required:	Parking permitted in 2 nd and 3 rd layers only.
Proposed:	Parking to be allowed per Master Plan.
Article 9.4.A.6 Off-street Parking	
Required:	1.8 parking spaces per unit for Multifamily
Proposed:	1.52 parking spaces per unit for Multifamily
<i>See Attachment B for proposed zoning conditions.</i>	

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.
Historic Preservation Plan (2021)	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 Resources 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. The applicant has provided Conditions #11 to provide public art as part of the development.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment D 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.</i>	

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

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

EXHIBITS

Exhibit 1: Proposed Conditional District Plan

NEIGHBORHOOD MEETING SUMMARY PACKAGE
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING
(RZ-23-02/SP-23-04)

Unaddressed Property on Stadium Drive, Wake Forest, NC
(Wake County PIN: 1831957846)

Included:

- Mailed Neighborhood Meeting Notice
- List of Owners - Properties within 500 Feet
- Summary of Neighborhood Meeting
- Meeting Attendance Sign-in Sheet

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

March 1, 2023

Re: Notice of Neighborhood Meeting for Proposed Rezoning – Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

Dear Neighboring Property Owner:

You are invited to attend an informational neighborhood meeting to learn about a proposed rezoning for an 18.6-acre unaddressed property (identified as Wake County PIN: 1831957846) located on Stadium Drive and adjacent to the east side of Capital Boulevard, outlined in red shown on the enclosed vicinity maps. The meeting will be held on **Tuesday, March 14, 2023 from 6:00 PM until 7:00 PM in Carson Hall (Room 101) located at 101 N Wingate Street, Wake Forest, NC, on the Southeastern Baptist Theological Seminary Campus** (parking is located adjacent to the building). The applicant is proposing to rezone the property from the current zoning of Rural Holding District (RD) to Neighborhood Mixed-Use Conditional District (NMX-CD) to allow for development that includes a building for medical office use, mixed-use buildings with multifamily dwellings above ground level commercial/retail uses, buildings with only multifamily dwellings, and associated amenity areas for residents with development on the site subject to an associated conditional district master plan (see attached) included as part of the rezoning application.

In accordance with Town of Wake Forest neighborhood meeting procedures, applicants are required after filing a rezoning application with the Town to notify owners of properties within 500 feet of property that is the subject of the proposed rezoning and invite them to attend a neighborhood meeting. This meeting allows the applicant to inform surrounding property owners about the proposed project and master plan, and provide neighbors an opportunity to ask questions of the applicant and discuss any potential concerns they may have about the project before rezoning is presented to the Planning Board and Board of Commissioners. The purpose of the neighborhood meeting is informational, and formal public meetings on the request with the Town's Planning Board and Board of Commissioners will occur later in the rezoning process.

I represent CC Investments, LLC, the applicant for the rezoning application described above. If you have any questions about this proposed rezoning, please contact me at 919-981-4006 or tjohnson@williamsmullen.com. Information about the Town of Wake Forest's rezoning process can be found at <https://www.wakeforestnc.gov/planning> and search "Rezoning Process", or by contacting Patrick Reidy with the Wake Forest Planning Department at 919-435-9515.

Sincerely,

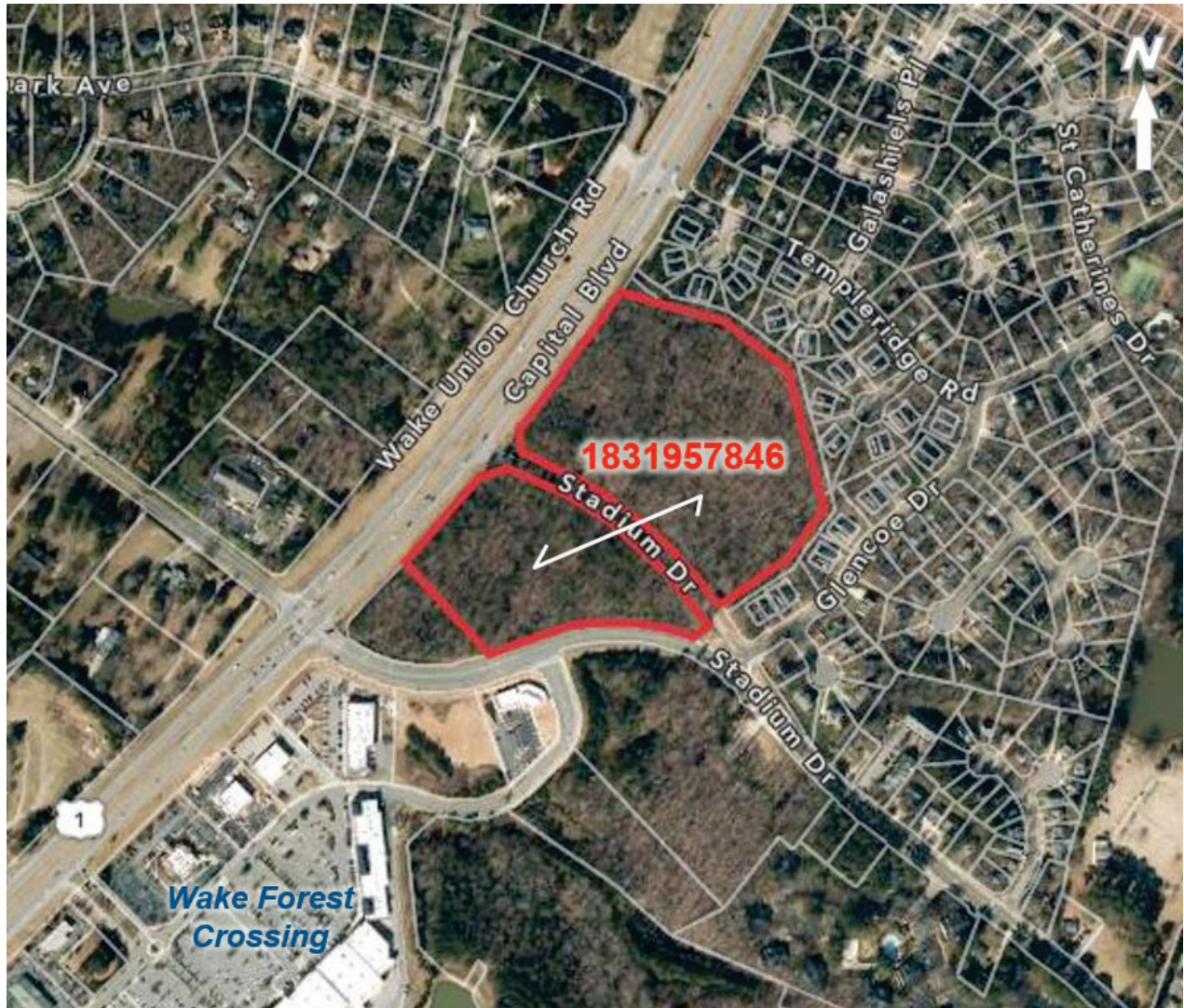


Thomas H. Johnson, Jr.

Enclosures: vicinity maps (aerial image and current zoning)
conditional district master plan (site layout)

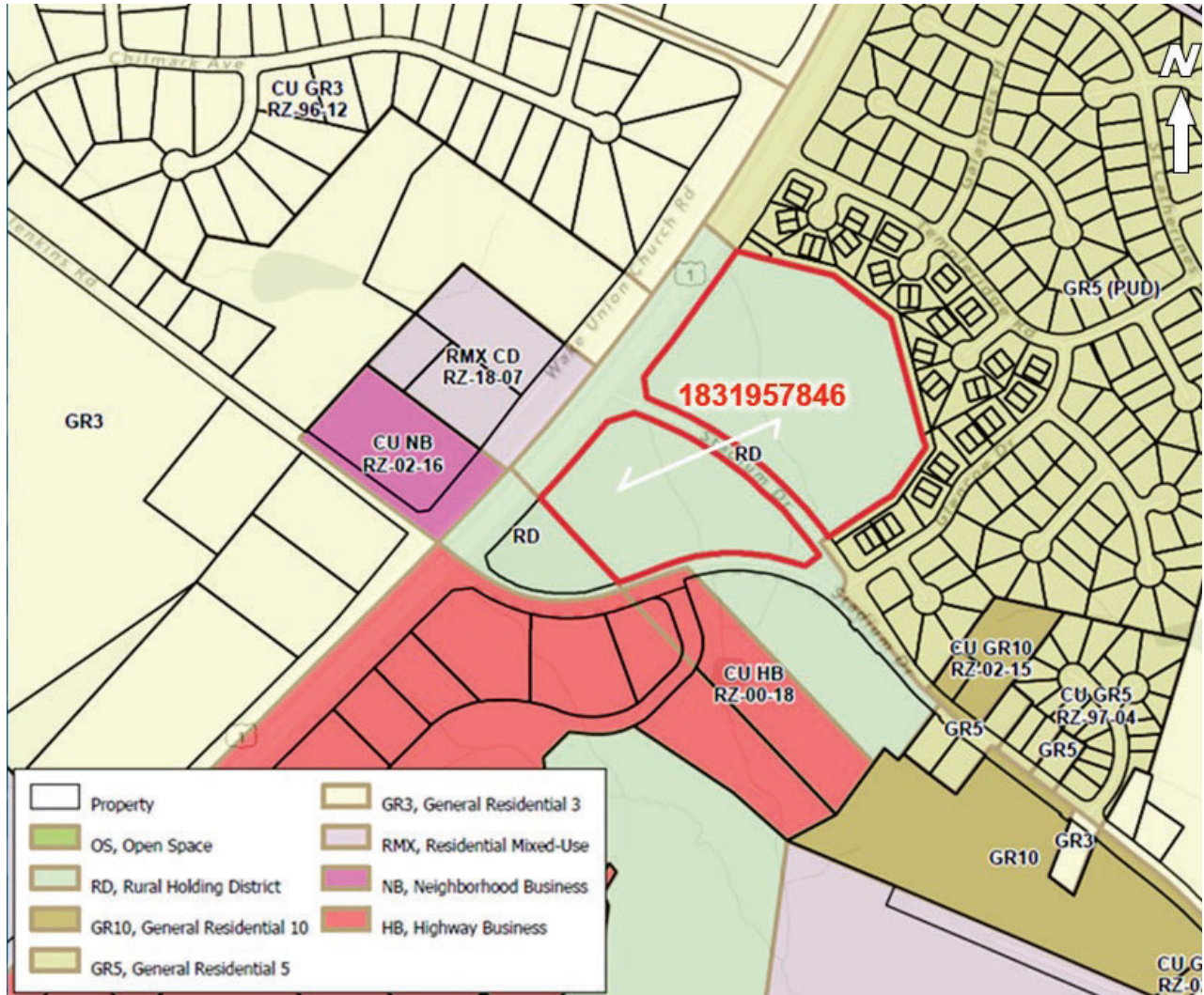
cc: Town of Wake Forest Planning Department

VICINITY MAP (WITH 2021 AERIAL IMAGE)



Parcel boundaries and 2021 aerial image source: Wake County GIS iMAPS

VICINITY MAP (WITH ZONING DISTRICTS)



Parcel boundaries, zoning map/information source: Wake County GIS iMAPS (2/27/23)

MAILING LIST - NEIGHBORHOOD MEETING NOTICE
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

OWNER	ADDR1	ADDR2	ADDR3
STAFFORDSHIRE HOMEOWNERS ASSOC INC	SENTRY MGMT INC	2180 W SR 434, STE 5000	LONGWOOD, FL 32779-5042
DICKERSON, LAWRENCE P	407 GALASHIELS PL	WAKE FOREST, NC 27587-8779	
SOWA, AUDREY	405 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
MAINSAIL INVESTMENTS	7401 LOUISBURG RD	RALEIGH, NC 27616-6454	
KEARNEY, GLORIA	990 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
CORRIEVEAU, NANCY	407 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
HOWELL, BRIAN MITCHELL HOWELL, AMY KAREN	408 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
SRA WAKE FOREST LLC	5345 PINE TREE DR	MIAMI BEACH, FL 33140-2143	
VAUGHN, AMBER MARIE	337 GLENCOE DR	WAKE FOREST, NC 27587-8785	
CUNNINGHAM, MARTHA R HOWELL, ROSE C	304 GLENCOE DR	WAKE FOREST, NC 27587-9030	
WHITE, LISA A	955 TEMPLERIDGE RD	WAKE FOREST, NC 27587-6655	
ANDAL, JOCELYN	609 TORRY HILL CT	WAKE FOREST, NC 27587-2662	
RIGGINS, THERESA	400 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
STAFFORDSHIRE INC	C/O JAMES R ROGER III	875 WASHINGTON ST, STE B2	RALEIGH, NC 27605-3272
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH, NC 27611-6807	
JOYNER, GINGER L	313 GLENCOE DR	WAKE FOREST, NC 27587-8785	
HEISTERBERG, JON F HEISTERBERG, BEVERLY A	7449 HEARTLAND DR	WAKE FOREST, NC 27587-5799	
EDELEN, RYAN CHRISTIE, ERICKA	512 GALASHIELS PL	WAKE FOREST, NC 27587-9022	
FLYNN, JAIMI DIANNE	205 GLENCOE DR	WAKE FOREST, NC 27587-8784	
BRIDGES, SARAH G	12737 WAKE UNION CHURCH RD	WAKE FOREST, NC 27587-9743	
SCOTT, SHANE LOUIS SCOTT, MIRELA	237 HAYWICKE PL	WAKE FOREST, NC 27587-9027	
WILL, JULIA ROSE	403 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
SHECKELLS, JESSICA M	956 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
WEINGARTEN/INVESTMENTS INC	KIMCO REALTY	500 N BROADWAY, STE 201	JERICHO, NY 11753-2122
SOUTHEASTERN BAPTIST THEO	PO BOX 1889	WAKE FOREST, NC 27588-1889	
FOZDAR, MANISH A FOZDAR, RITA M	1109 CHILMARK AVE	WAKE FOREST, NC 27587-5334	
SIMMONS, BEAULAH	406 GALASHIELS PL	WAKE FOREST, NC 27587-9001	
WOOSTER, EUGENE R WOOSTER, LOIS	406 GLENCOE DR	WAKE FOREST, NC 27587-9003	
ULIANO, KATHLEEN M	331 GLENCOE DR	WAKE FOREST, NC 27587-8785	
JAFFEE, IRA W JAFFEE, EVA E	994 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
HERES, TINA M	409 GLENCOE DR	WAKE FOREST, NC 27587-8786	
CHAMPAGNE, EDNA Y	407 GLENCOE DR	WAKE FOREST, NC 27587-8786	
REHMAN, BABAR REHMAN, AZIZ	942 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
SW CAPITAL LLC	12631 CAPITAL BLVD	WAKE FOREST, NC 27587-5359	
SPRINGER, RODGER D SPRINGER, LOUISE S	3815 HERITAGE SPRING CIR	WAKE FOREST, NC 27587-8376	
PACE, DONNA ROLLINS ROBERTS-BETSCH, LINDA ROLLINS	2804 KIMMON WAY	WAKE FOREST, NC 27587-5442	
WARREN, ROBERT E WARREN, GLORIA	321 GLENCOE DR	WAKE FOREST, NC 27587-8785	
ARMSTRONG, RICKY L ARMSTRONG, FRANCINE B	503 GALASHIELS PL	WAKE FOREST, NC 27587-8780	

MAILING LIST - NEIGHBORHOOD MEETING NOTICE
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

OWNER	ADDR1	ADDR2	ADDR3
PRIVOTT, WILLIAM THOMAS PRIVOTT, LINDA B	712 WELLINGHAM DR	DURHAM, NC 27713-7504	
VALENTINE, GARNELL L VALENTINE, NATTIKI W	7713 KENNINGTON MANOR LN	WAKE FOREST, NC 27587-3909	
DAVE, LANISHA	998 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
ROOSEN, ALEXANDER J. PUCKETT, DANA C.	504 GALASHIELS PL	WAKE FOREST, NC 27587-9022	
GRUBBS, ALTON B GRUBBS, ALLISON R	5812 LORD GRANVILLE WAY	ROLESVILLE, NC 27571-8766	
HARVEY, THOMAS E HARVEY, BEVERLY J	243 HAYWICKE PL	WAKE FOREST, NC 27587-9027	
LITTLE, DAVID H LITTLE, MARTHA W	PO BOX 90111	RALEIGH, NC 27675-0111	
MARCY, TINA KATHLEEN MARCY, GLEN THOMAS	340 GLENCOE DR	WAKE FOREST NC 27587-9030	
MARLOWE & MOYE LLC	PO BOX 20667	RALEIGH, NC 27619-0667	
BERGDOLT, HENRY F	1200 WATERGATE CT	RALEIGH, NC 27615-5473	
SOUTHEASTERN BAPTIST THEO	240 N WINGATE ST	WAKE FOREST, NC 27587-2343	
CARBALLA, RICHARD CARBALLA, KAREN	5241 WILDERNESS TRL	ROCKFORD, IL 61114-7022	
CRESCENT 1000 LLC CAPITAL 12520 LLC	100 CRESCENT GREEN, STE 101	CARY, NC 27518	
HATCH, ADAM DAVID HATCH, ERIN MCNALLY	334 GLENCOE DR	WAKE FOREST, NC 27587-9030	
KOLARSKY, ANTHONY L KOLARSKY, KATHLEEN A	312 GLENCOE DR	WAKE FOREST, NC 27587-9030	
CHUKWURAH, EDWIN C CHUKWURAH, CHINWE N N	882 DROGHEDA PL	WAKE FOREST, NC 27587-9025	
HOLEMAN, ROBERT W HOLEMAN, LINDA C	880 DROGHEDA PL	WAKE FOREST, NC 27587-9025	
DRAKE, SARAH A TRUSTEE	508 HILLANDALE DR	RALEIGH, NC 27609-7082	
BUTTERFLY HOLDINGS LLC E HUNT II LLC	1121 JENKINS RD	WAKE FOREST, NC 27587-9064	
PHAM-NGUYEN, ASHLEY T NGUYEN, TUAN	1233 KEITH RD	WAKE FOREST, NC 27587-7301	
ALFORD, WANDA JOY	886 DROGHEDA PL	WAKE FOREST, NC 27587-9025	
NANCE-POOR, ROBERT STEPHEN	402 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
EDWARDS, FRANCES E WILMOTH, PATRICIA DEANNA	253 HAYWICKE PL	WAKE FOREST, NC 27587-9027	
TOLLENS, MARY	991 W DURNES CT	WAKE FOREST, NC 27587-4919	
HELLMAN, AUDREY LAURA	945 E DURNES CT	WAKE FOREST, NC 27587-4921	
FULLER, MARTIN SMITH, SUSAN	404 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
QUIZON, SAMANTHA ROSE	401 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
MATTHEWS, LEONARD C MATTHEWS, ANGELA H	1104 CHILMARK AVE	WAKE FOREST, NC 27587-5358	
WFDA PROPERTIES, LLC	207 ANNISTON CT	CARY, NC 27519-6821	
GRIFFIN, JERRY	400 GALASHIELS PL	WAKE FOREST, NC 27587-9001	
TALLENT, PAMELA FULLER TALLENT, JOHN MARK SR	999 W DURNES CT	WAKE FOREST, NC 27587-4919	
RIPPLE, JAMIE G RIPPLE, KRISTIANNE F	320 GLENCOE DR	WAKE FOREST, NC 27587-9030	
HOWELL, WESLEY HOWELL, SUMMER	403 GALASHIELS PL	WAKE FOREST, NC 27587-8779	
CASTILLO, ANTONIO J RODRIGUEZ RODRIGUEZ, CLARET J ROJAS DE	323 GLENCOE DR	WAKE FOREST, NC 27587-8785	
RAY, TIFFINY	407 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
MCELHENNON, DERMOT F MCELHENNON, DREW	409 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
CALDWELL, CORAL CALDWELL, CHRISTOPHER	311 GLENCOE DR	WAKE FOREST, NC 27587-8785	
WILLIAMS, NADELLE S BURNS, DEBBIE S	1636 CARRIAGE DR	FRANKLINTON, NC 27525-7024	

MAILING LIST - NEIGHBORHOOD MEETING NOTICE
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

OWNER	ADDR1	ADDR2	ADDR3
FARRAND, NANCY	3413 SECRETARIAT WAY	RALEIGH, NC 27614-8370	
HARGROVE, JILL LYNN MAY, MARK W	409 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
HENDERSON, KAREN W HENDERSON, TIMOTHY L	1105 CHILMARK AVE	WAKE FOREST, NC 27587-5334	
SMITH, JOSEPH BRENT ODELL, ALYSSA GABRIELLA	408 GALASHIELS PL	WAKE FOREST, NC 27587-9001	
FILSINGER, DANIEL	409 GALASHIELS PL	WAKE FOREST, NC 27587-8779	
DITELLO, JANICE MARY	408 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
STANSBURY, JEANETTE D	401 GALASHIELS PL	WAKE FOREST, NC 27587-8779	
CANADY, LAWRENCE THOMAS CANADY, MARSHA F	231 HAYWICKE PL	WAKE FOREST, NC 27587-9027	
WHITLEY, DONNA	982 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
MACLAREN, ERICH	329 GLENCOE DR	WAKE FOREST, NC 27587-8785	
QUALLS, JEREMY B QUALLS, THOMAS	1100 CHILMARK AVE	WAKE FOREST, NC 27587-5358	
GONCALVES, JEANETTE ALVES	953 TEMPLERIDGE RD	WAKE FOREST, NC 27587-6655	
SIX FORKS INVESTMENT GROUP INC	8700 REINDEER MOSS DR	WAKE FOREST, NC 27587-4838	
ARAFAT, AHMED A ALDAGHMA, NAHLA L	402 GALASHIELS PL	WAKE FOREST, NC 27587-9001	
YARMOLIK, TATSIANA YARMOLIK, ANDREI	995 W DURNES CT	WAKE FOREST, NC 27587-4919	
SMITH, PATRICK EVAN	890 DROGHEDA PL	WAKE FOREST, NC 27587-9025	
RAVINDRAN, URVI P RAVINDRAN, VEJAY K	8024 GHOST PONY TRL	RALEIGH, NC 27613-1721	
KLINGERMAN, KYLE KLINGERMAN, LAUREN SLAYTON	881 DROGHEDA PL	WAKE FOREST, NC 27587-9025	
GRIFFIN, JAMES ALEXANDER	405 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
EYROLLES, KRAIG ANDREW	932 TEMPLERIDGE RD	WAKE FOREST, NC 27587-9006	
GOLDEN BEAR INVESTMENT GROUP LLC	1755 RIVER CLUB WAY	FRANKLINTON, NC 27525-7048	
HOWELL, ELIZABETH	400 KILMARNOCK CT	WAKE FOREST, NC 27587-9004	
BRUCE, GREGORY BRUCE, MELISSA	229 HAYWICKE PL	WAKE FOREST, NC 27587-9027	
REVRI, AYESHA	977 W DURNES CT	WAKE FOREST, NC 27587-4919	
CARRINGTON, YVETTE CARRINGTON, CRYSTAL	339 GLENCOE DR	WAKE FOREST, NC 27587-8785	
GARCIA, LAURA R GARCIA, MARCO S	406 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
NEAL, SARA L. BLACKWELL, GORDON L II	1101 CHILMARK AVE	WAKE FOREST, NC 27587-5334	
CHAVIS, CARSON EUGENE CHAVIS, CONNIE ANN	885 DROGHEDA PL	WAKE FOREST, NC 27587-9025	
EVANS, SARAH PAULETTE	203 GLENCOE DR	WAKE FOREST, NC 27587-8784	
SMITH, LINDA MARY SMITH, GARY JAY	983 W DURNES CT	WAKE FOREST, NC 27587-4919	
JIMENEZ, ARTURO G	403 SHANNONFORD CT	WAKE FOREST, NC 27587-9005	
IANUALE, JAMES DEAN IANUALE, ALEXA	3657 SLEEPY HOLLOW RD	WAKE FOREST, NC 27587-8300	

NEIGHBORHOOD MEETING SUMMARY
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

The neighborhood meeting was held on **March 14, 2023**, from **6:00 - 7:05 PM** at **Carson Hall (Room 101)** located at **101 N Wingate St., Wake Forest, NC**, on the Southeastern Baptist Theological Seminary Campus. Written notice of the meeting was mailed in accordance with the Town's notification requirements (see attached mailing list).

Applicant Team Members present:

Tyler Morris (Capitol Commercial, LLC)
Jason Stegall (CC Investments, LLC)
Tom Johnson (Williams Mullen)
David Lasley (Piedmont Land Design)
Lyle Overcash (Kimley-Horn)
Roberta Gunnels (Kimley-Horn)
Wayne Nicholas (Williams Mullen)

Attendees:

38 neighbors/residents attended meeting (see attached attendance roster)

Meeting began at 6:00 PM. Tom Johnson (TJ) introduced the project team and explained his professional experience and role on the team. Tyler Morris (TM) provided a brief background of his professional experience and described examples of similar types of projects the applicant has developed and he has worked on. He presented an overview of the proposed rezoning and showed copy of master plan included with application submittal. He described the proposed mixed-use development of multifamily dwellings with ground level commercial and retail with residences above in two of the buildings, and an office use on a separate parcel. He explained the building design, site layout including buffers and amenity areas, and future road network for the site including the planned NCDOT project for the Capital Boulevard/Stadium Drive intersection and its impact on the subject parcel.

The following summarizes the questions, comments and concerns (grouped below by topic) from attendees at the meeting, and the responses provided by the applicant team:

Traffic

Questions:

- How does development affect traffic in area?
- Expected traffic flow from development?
- What is planned for intersection at Capital Blvd and Jenkins Road?
- How does traffic enter the development?
- Will vehicles be able to take left turns off Capital Blvd to enter the development?
- Will development provide greater walkability to shopping in the area?
- Will proposed commercial space attract more traffic?
- How will apartment residents walk to shopping center on opposite side Stadium Drive?

Concerns:

- additional traffic on Capital Blvd. (mentioned by multiple attendees);
- proposed access road to Stadium Drive from development being across from access for existing shopping center on opposite side Stadium Drive;
- traffic by-passing main roads in area and using other roads;
- vehicles being able to make right turn out of Glencoe Drive onto Stadium Drive;
- length of traffic signal at Capital Blvd intersection;
- traffic in general in the area.

NEIGHBORHOOD MEETING SUMMARY
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

Applicant team responses:

The proposal follows the Town's Community Plan goals for development in this location. The applicant team explained a traffic impact analysis study (TIA) was prepared and submitted in accordance with the Town's requirements. They explained the study accounts for traffic from proposed development and other approved developments in the area, and looks at traffic flow on adjacent roads and to/from the proposed development. They described the roadway and traffic-related improvements the development will make to mitigate possible impacts. The applicant understands concern about traffic possibly by-passing main roads and using other local roads, and described the length and nature of routes that would be involved in by-passing the main roads. The applicant explained that the design does not allow for vehicles to turn left from Capital Blvd into the development. The applicant team explained the changes currently proposed by the NCDOT project for the intersection.

Environment

- What will happen to wildlife in area?
- General question about tree removal.
- How does stormwater for development get handled?
- Has sound study been done?
- Concern with removal of trees and possible increase in noise?

Applicant team responses:

The applicant team understands concern about wildlife and tree removal, and is required to comply with the Town's regulations in developing the site. They explained the project design is required to meet Town and other stormwater regulations, and review of a detailed stormwater design occurs during site plan review process and not rezoning. The applicant team explained a sound study is not typically required for this type of development, and added the Town has noise regulations that must be complied with.

Site Design/Layout

- Proximity of buildings to existing townhomes off Glencoe Drive?
- Are there buffers between apartment buildings and adjacent development?
- Suggestion that applicant look at buffer next to Staffordshire.
- Location of dumpster and number of locations in development?
- Concern with location of buildings on site.
- General question about parking for the development?
- What types of amenities will be provided for apartment residents?
- How is lighting in development addressed?
- Will apartments have balconies, and would they be facing internal to development or facing external? Concern about balconies facing adjacent properties.
- Can higher buffer be provided to help with sound?
- What can be done to prevent car from going through buffer to adjacent properties?

NEIGHBORHOOD MEETING SUMMARY
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

Applicant team responses:

TM and TJ showed the proposed plan and explained/described: the locations of buildings and buffers being provided; the building setbacks and vegetated buffers will comply with the Town's requirements; amenities being provided including open space areas, swimming pool with courtyard, and other amenity areas inside the building; the distance of proposed building to closest existing development is approximately 80–100 feet; the location of the proposed dumpster and the screening required by the Town in addition to the vegetated buffer between dumpster and adjacent property; the proposed design locates the more intense buildings containing mix of residential and commercial uses towards middle of development away from adjacent properties; the Town ordinance requires more than 600 parking spaces for the proposed development; the Town has regulations for lighting that require no spillover, and lighting will be reviewed with the site plan submittal.

Land Use

- What is the type/design of apartments?
- Will development include affordable housing?
- What type of office use is proposed?
- Concern about stores that sell cannabis products.

Applicant team responses:

The proposed development is apartments in multi-story buildings with units accessed by internal corridors. At this time affordable units are not proposed. The office parcel is intended for medical office use. The applicant understands the concern from neighbor about stores that sell cannabis products.

Other Questions/Comments

- What is the status of proposed development, is it already final?
- Have there been any Planning Board or Board of Commissioners meetings yet on this request?
- How do neighbor comments and concerns get mentioned?
- How do residents see summary of meeting from applicant?

Applicant team responses:

The applicant has submitted the rezoning application to the Town. The application has been through one review by staff so far. The Town requires a neighborhood meeting after the first staff review and before resubmitting. The request must still go through rezoning process including review and recommendation by the Planning Board at a meeting, and a public hearing and decision by the Board of Commissioners at a meeting. The meetings will occur later in the rezoning process. Notices of the meetings/hearing will be mailed to property owners and signs posted on the property in accordance with Town's requirements for notification. The applicant is required to provide the Town with a written summary of the neighborhood meeting which will be included in staff report. There will be opportunities for residents to speak at public hearing and meeting about the proposed rezoning.

- Can project be less dense and provide more open space?
- Proposed development seems similar to other developments.
- What could happen where the project does not end up moving forward?

NEIGHBORHOOD MEETING SUMMARY
STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)

Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

Applicant team responses:

The Town's long-range plan is for mixed-use development with higher density in this location. Changes in the economy, the request not being approved by the Town would affect the proposed development.

- How will proposed development affect property values?
- Concern about security from having more residents in area.
- Is seminary selling property? What about taxes?
- Who is the broker listing the seminary property?

Applicant team responses:

The applicant has an agreement to purchase the property. New development will generate additional tax revenue for the Town. The buildings will have secure access.

While concluding the meeting, TJ and TM thanked those in attendance for coming to meeting, asking questions, sharing feedback and engaging in discussion with the applicant team. TJ and TM encouraged neighbors to reach out to applicant with any additional questions during the process as it moves forward and provided their contact information.

Meeting concluded at 7:05 PM.

Neighborhood Meeting Attendance Roster

Tuesday, March 14, 2023 6:00 PM

Carson Hall, 101 N Wingate Street, Wake Forest, NC

Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

Name	Address	Phone	Email Address
David Lacey (APPLICANT TEAM)	6522 204 Sycamore Rd Palmont, NC	(919) 845-7600	
Joe Martinusar	920 ST CATHERINE DR WAKE FOREST	919.414.7103	
Jammi Flynn	805 Glenview Dr Wake Forest	435 214 0984	
Jesse Flynn	205 Wendover Dr	425 244 6984	
Elizabeth Powell	400 Kilmarnock Ct Wake Forest, NC	402-253-7028	
Coral Caldwell	311 Glenview Drive	757-567-7488	cmullen2013@gmail.com
Loris Woster Eugene	406 Glenview 702 St Catherine's	919-554-3228	
Christina Corcoran	918 Temple Ridge Rd	908 251 7928	ben203ac913@gmail.com
Jade Shocks	956 Templeidge	715-404-9503	jaded8@gmail.com
Dale Zurevsky	808 St Catherine	651-686-3202	retrivingconnection@gmail.com
Christina Apple	320 Glenview Dr	(919) 601-1630	knipple@crossroadsps.org
Graig Johnson	Abasco Vie Rd	—	—

Neighborhood Meeting Attendance Roster

Tuesday, March 14, 2023 6:00 PM

Carson Hall, 101 N Wingate Street, Wake Forest, NC

Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

Name	Address	Phone	Email Address
Patrick Elliott	962 E. durness Ct	919-904 5240	Elliott.280@gmail.com
Kristen Elliott	962 E. durness Ct	919-412-9526	kristenelliott@gmail.com
Margaret P Watkins	402 Belmellen Ct.	919-426-3850	mpwatkins@alumni.peace.edu
Andreï Yarmolik	995 W Durness Ct	917-604-9745	andre.yarmolik@gmail.com
TATSIANA Yarmolik	995 W Durness Ct	917-615-3808	latiandad@gmail.com
Francine Armstrong	503 Galashields Pl.	919-556-6946	farmstrong55@gmail.com
Catie Puckett	504 Galashields Pl		
Alex Rossen	" "		
Renee Shandlin	935 G. Catherine's Dr.	919-306-3690	momofcarni@yahoo.com
Renee Shandlin	925 St. Catherine's Dr.	336-213-5834	MATHEVANKEE17@gmail.com
Najia Alvarado	710 St. Catherine's Dr	919-307-7551	najialvarado@gmail.com

Neighborhood Meeting Attendance Roster

Tuesday, March 14, 2023 6:00 PM

Carson Hall, 101 N Wingate Street, Wake Forest, NC

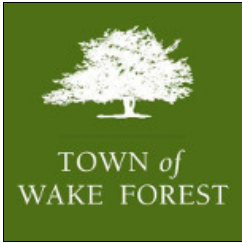
Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

Name	Address	Phone	Email Address
Kathleen Uliano	331 Glenwood	919-607-0861	KathleenUliano@yahoo.com
Birdie Holman	880 Dresheda Pl	919-554-4520	birdieholman@gmail.com
Buddy Holman	"	"	buddyholman@gmail.com
Paula Evans	203 Glenwood	919-556-0756	evansp73@gmail.com
Matt & Barb Fisch	923 Templedy Rd		
Bill Andrews	1121 Jenkins Rd	919-368-8885	bandrease.entrustholdingsinc.com
Suzanne Richards	842 ST Catherine's, WF	919-671-4403	metechwriter@gmail.com
GIE LAMANDO	850 ST. CATHERINES DR	919-669-54K	
JEFF & MARY FORTUNATO	836 ST CATHERINES DR	910-228-9330	jfortunato41@yahoo.com
Lisa Kennedy	714 St. Catherine's	919-671-8571	
Theresa Riggins	400 Shannanford Ct WF 31537	919-556-7514	
Joe Monck	813 St. Catherine's	919-569-2114	

Tuesday, March 14, 2023 6:00 PM

Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

[illegible]



Conditional District Rezoning Application

(Conditional District Rezoning 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

#942296

Project Title: Stadium Drive Mixed Use Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

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: 11/16/2021

Staff Member Met With: Kari Grace

Pre-application Conference Project Number:

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:

Tax PIN: 1831957846 (Unverified)

- 0 STADIUM DR (Unverified)

- 1831957846 (Unverified)

Acreage: 19.30

Name of Existing Development/Subdivision (if applicable--for reference only): Stadium Drive Apartments Rezoning

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:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use:

Planning and Zoning:

In SH1-O Overlay:

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

Is there an existing Special Use Permit for the Property?: No

Case Numbers of other related approvals (if applicable):
none

Currently a Conditional Use?: No

Case Number of related site plan (if applicable):

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

Tom Johnson
Williams Mullen
301 Fayetteville Street, 1700
Raleigh, NC 27601
P:919-981-4006
tjohnson@williamsmullen.com

Project Contact - Developer

Tyler Morris
Capitol Commercial, LLC
PO BOX 6247
Raleigh, NC 27628
P:1-252-722-9312
tmorris@ccrdu.com

Project Contact - Traffic Engineer

Project Contact - Property Owner

Southeastern Baptist Theological Seminary, Inc.
240 N Wingate Street
Wake Forest, NC 27587
P:123-456-7890
xxxx.xxxx@xxxx.com

Project Contact - Engineer

David Lasley
Piedmont Land Design, LLP
8522-204 Six Forks Road
Raleigh, NC 27615
P:919-845-7600
david@piedmontlanddesign.com

Project Contact - Attorney

Lyle Overcash
Kimley-Horn
421 Fayetteville Street, 600
Raleigh, NC 27601
P:919-677-2000
Lyle.Overcash@kimley-horn.com

Tom Johnson
Williams Mullen
301 Fayetteville Street, 1700
Raleigh, NC 27601
P:919.981.4006
tjohnson@williamsmullen.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: NMX-CD, Neighborhood Mixed-Use

Proposed Land Use:

Multifamily, mixed use (multifamily and retail/commercial), and medical office

Proposed Number of Lots: 2

Number of Buildings: 6

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 307

Number of Stories: 4

Square Footage of All Buildings (non-residential): 39428

Plan Information - Conditional Rezoning

Description of Request:

Rezoning of entire property and area within adjacent Stadium Drive right-of-way to Neighborhood Mixed-Use Conditional (NMX-CD). A separate petition to close the subject portion of Stadium Drive has been submitted to the Town in conjunction with this rezoning request. The rezoning proposes a variety of use types including a stand-alone building for medical office use, mixed-use buildings with multifamily dwellings above ground level commercial/retail uses, buildings with only multifamily dwellings, and associated amenity areas for residents.

Initial Proposed Conditions Offered by Applicant:

1. The conditional district master plan approved as part of this rezoning request shall be a condition of this NMX-CD zoning district. Amendments to the approved master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted master plan. Minor amendments include but are not limited to moving buildings, updating parking layout, realignment of the private street network and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary.
2. All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with the approved master plan in accordance with Condition 1.
3. The following uses shall be permitted within this NMX-CD zoning district in accordance with the UDO and this master plan, and may be subject to additional use standards (see UDO) uses followed by (SUP) require approval of a special use permit; uses followed by (A) denote allowed as accessory use; uses followed

by (s) denote use allowed subject to supplemental use standards contained in UDO:

RESIDENTIAL: Multifamily Dwellings (s)

OFFICE/SERVICE: ATM; Bank, Credit Union, Financial Services; Business Support Services; Dry Cleaning & Laundry Services; Medical Clinic; Personal Services; Professional Services; Home Occupation (A)(s)

COMMERCIAL/ENTERTAINMENT: General Commercial; Bar/Tavern; Restaurant; Outdoor Seating (A)(s)

CIVIC: Public Safety Station; Recreation Facility, Indoor

AGRICULTURE: Garden (Community and Private); Produce Stand (s)

INFRASTRUCTURE: Wireless Telecommunications Facility, Non-Tower (s); Wireless Telecommunications Facility, Tower (SUP) (s); Utilities Class 1; UtilitiesClass 2

OTHER: Temporary Uses (See UDO Section 4.7 for Specific Provisions)

Justification of Consistency with Comprehensive Plan:

The rezoning request is consistent with multiple goals, objectives and recommendations of the Comprehensive Plan. The property is adjacent to Capital Boulevard, shown on the Land Use Plan within the Corridor Commercial designation and also shown within an Activity Center. The rezoning proposes both a vertical and horizontal mix of uses including multifamily dwellings with some units above ground level commercial/retail uses, and a stand-alone building for medical office use. The residential use with ground floor commercial/retail uses provides an active pedestrian-scale environment with a mix of uses, connectivity and amenity areas for residents, aligning with the Activity Center guidelines. The rezoning is consistent with objectives of the Land Use and Development Growth Strategy being an infill development with a design and mix of uses that provides more housing choices and commercial opportunities on land already within Town limits. Development proposed by this rezoning furthers key recommendations in the Plan, including promoting multi-story structures within commercial corridor areas with residential above commercial uses and encouraging pedestrian-oriented shopping environments. Design of the proposed development incorporates future NCDOT plans for Capital Boulevard in this location, furthering another key recommendation of the Plan. Overall, the mix of uses and site design proposed by this rezoning is consistent with several Plan goals, including: balancing the mix of uses; providing diverse housing opportunities; supporting a pedestrian-friendly community; supporting strategic growth; and supporting unique, thriving businesses.

WILLIAMS MULLEN

Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

September 25, 2023

VIA E-MAIL

Patrick Reidy, AICP, CZO
Senior Planner - Development Services
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587

RE: ZONING CONDITIONS Stadium Drive Mixed Use Conditional District Rezoning (RZ-23-02/SP-23-04); Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

Dear Patrick:

Please accept this letter as our agreement to the below conditions:

- 1.) The conditional district master plan SP-23-04 approved as part of this rezoning request shall be a condition of this NMX-CD zoning district. Amendments to the approved master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted master plan. Minor amendments include, but are not limited to, moving buildings, updating parking layout, realignment of the private street network and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary.
- 2.) All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with the approved master plan in accordance with Condition 1.
- 3.) The following uses shall be permitted within this NMX-CD zoning district in accordance with the UDO and this master plan, and may be subject to additional use standards (see UDO) – uses followed by “(SUP)” require approval of a special use permit; uses followed by “(A)” denote allowed as accessory use; uses followed by “(s)” denote use allowed subject to supplemental use standards contained in UDO:

RESIDENTIAL: Multifamily Dwellings (s)

OFFICE/SERVICE: ATM; Bank, Credit Union, Financial Services; Business Support Services; Dry Cleaning & Laundry Services; Medical Clinic; Personal Services; Professional Services; Home Occupation (A)(s)

COMMERCIAL/ENTERTAINMENT: General Commercial (EXCEPT any business in which the primary/principal use or activity is the retail sales of vaping and/or CBD products is prohibited); Bar/Tavern; Restaurant; Outdoor Seating (A)(s); Open Air Retail (s)

CIVIC: Public Safety Station; Recreation Facility, Indoor

AGRICULTURE: Garden (Community and Private); Produce Stand (s)

INFRASTRUCTURE: Wireless Telecommunications Facility, Non-Tower (s); Wireless Telecommunications Facility, Tower (SUP)(s); Utilities – Class 1; Utilities – Class 2

OTHER: Temporary Uses (See UDO Section 4.7 for Specific Provisions)

- 4.) Building heights shall be limited to a maximum of four (4) stories plus a basement.
- 5.) As part of the rezoning, modifications to UDO standards/requirements are granted as follows:
 - a) Modification to the number of parking spaces required by the UDO: for multi-family residential use to allow parking at a ratio of 1.52 spaces per unit.
 - b) Modification to UDO 9.3 regarding parking locations to allow parking to be located as shown on the approved plan.
 - c) Each of Buildings 1-5 shall be a maximum of 40 feet from the back of curb of the parking lot in the front of each building.
 - d) Modification to allow the required number of parking spaces for retail use and shown on the plan to include restaurant and bar uses based on the integrated mix of uses on the site that facilitates patronage of the non-residential space by residents within the development that can walk to these establishments.
 - e) Modification to the minimum frontage buildout (UDO 2.2.3.D) to allow: minimum frontage buildout of 35.1% for Lot 1 along frontage of built and future NCDOT right-of-way (street A); and minimum of 25.4% for Lot 2 along frontage of built and future NCDOT right-of-way (street A).
 - f) Modification of the required setbacks from a major access corridor in the SHO district to allow: a minimum building setback of 25 feet for Building 6 (Lot 2); a minimum parking setback of 24 feet for a portion of the parking area on Lot 2; and a minimum building setback of 48 feet for Building 2 (Lot 1) for a portion of the building.

- g) Modification of the required street bufferyard in the SHO district to allow a minimum average width of 20 feet along US Hwy 1 and a minimum average width of 20 feet along Street A.
- 6.) Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the Applicant. Amavi is obligated to complete superstreet improvements on US 1/Capitol Blvd. related to its development approved in project number RZ-22-07 ("Superstreet Improvements"). In the event that Amavi does not complete the Superstreet Improvements, Applicant will pay a fee in lieu in the amount of 3% of the cost of the Superstreet Improvements based upon Applicant's traffic impact related to the Superstreet Improvements.
- 7.) The vertically mixed-use buildings shall each contain a minimum of 8,000 square feet of non-residential use space inclusive of incidental areas (hallways, storage and/or mechanical equipment space). To more effectively respond to evolving market conditions and better facilitate accommodating the needs of residents within this development and the community, no minimum amount of retail use as defined in the UDO is required within the non-residential square footage of the mixed-use buildings.
- 8.) EV charging stations will be provided in the development at a rate of two (2) per building with locations and details to be determined and shown on the construction drawings submitted for review of this development.
- 9.) In an effort to create continuity for the entire project, a common building material shall be provided on the site plan submitted for review of this development that is used in all phases of the development. The material could be used in a variety of ways including, but not limited to: landscaping walls, signage, building materials, accent materials, etc. Providing a minimum of one element for each phase shall satisfy this condition, but the developer may choose to provide the material in multiple facets if desired.
- 10.) Prior to issuance of the first building permit for the multifamily buildings, supplemental plantings if necessary will be installed in the perimeter buffer adjacent to existing residential development. Since the perimeter buffer incorporates existing vegetation, Town staff may, at the request of the applicant, defer installation of supplemental plantings to a later date if staff determines at the time of issuing each building permit that existing vegetation in the vicinity of the respective building functions consistent with screening requirements.
- 11.) As part of construction drawing review for this development, the applicant will work with staff to identify general areas for opportunities to incorporate public art within the

development appropriate in scale and context for the locations. The locations for public art opportunities will be shown on the approved construction drawings.

- 12.) A minimum of six outdoor seating/benches will be provided in the active park space behind Building 2, along pedestrian plazas, and adjacent to sidewalks and/or other area within the development where practical and appropriate subject to site development constraints, with locations and details to be determined at the time of construction drawing review for this development.
- 13.) A thirty-foot (30') buffer shall be provided adjacent to the shared property lines with Staffordshire Inc. and Sarah A. Drake, Trustee Drake Family Trust, as shown on the plan approved as part of rezoning RZ-23-02/SP-23-04.
- 14.) No balconies or patios shall be allowed on the north facing facade of Building 4 and the south and east facing facades of Building 5.
- 15.) As part of construction drawing review for this development, the applicant will work with the appropriate staff to identify potential mutually acceptable location of a bus shelter within the existing right-of-way adjacent to Stadium Drive near Glencoe Drive.

Agreed and consented to by:



Thomas H. Johnson, Jr.
Attorney for Capitol Commercial, LLC

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-23-02/SP-23-04 Submittal Date: _____

Southeastern Baptist Theological Seminary, Inc. 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

0 Stadium Drive, Wake Forest, NC 27587; Wake Co. PIN: 1831957846

The property is located at: (NE quadrant of Capital Blvd. and Stadium Dr. intersection)

The agent for this project is: Thomas H. Johnson, Jr. (Williams Mullen)

☐ I am the owner of the property and will be acting as my own agent.

Name: Thomas H. Johnson, Jr. - attorney (Williams Mullen)

Address: 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Telephone Number: 919.981.4006 Fax: _____

Email Address: tjohnson@williamsmullen.com

Signature(s) of Owner(s):

SOUTHEASTERN BAPTIST THEOLOGICAL
SEMINARY INC. BY: [Signature], EVP

Print or type name(s):

Southeastern Baptist Theological Seminary, Inc.

BY: KAU R. HUTCHINSON, EVP

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.**

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-23-02/SP-23-04

Submittal Date: _____

Southeastern Baptist Theological Seminary, Inc. 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
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- ☐ Variance
- ☐ Major Architectural Review

0 Stadium Drive, Wake Forest, NC 27587; Wake Co. PIN 1831957846

The property is located at: (NE quadrant of Capital Blvd. and Stadium Dr. intersection)

The ^{applicant} agent for this project is: CC Investments, LLC (Jason Stegall)

☐ I am the owner of the property and will be acting as my own agent.

Name: CC Investments, LLC (Jason Stegall)

Address: PO BOX 6247; Raleigh, NC 27628

Telephone Number: 252-722-9312 Fax: _____

Email Address: _____

Signature(s) of Owner(s):



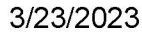
Print or type name(s):

Southeastern Baptist Theological Seminary, Inc.

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



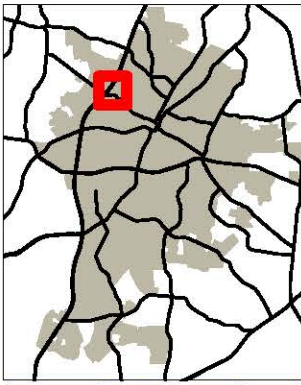
TOWN of
WAKE FOREST

RZ-23-02
Stadium Drive
Mixed Use Conditional District Rezoning



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.

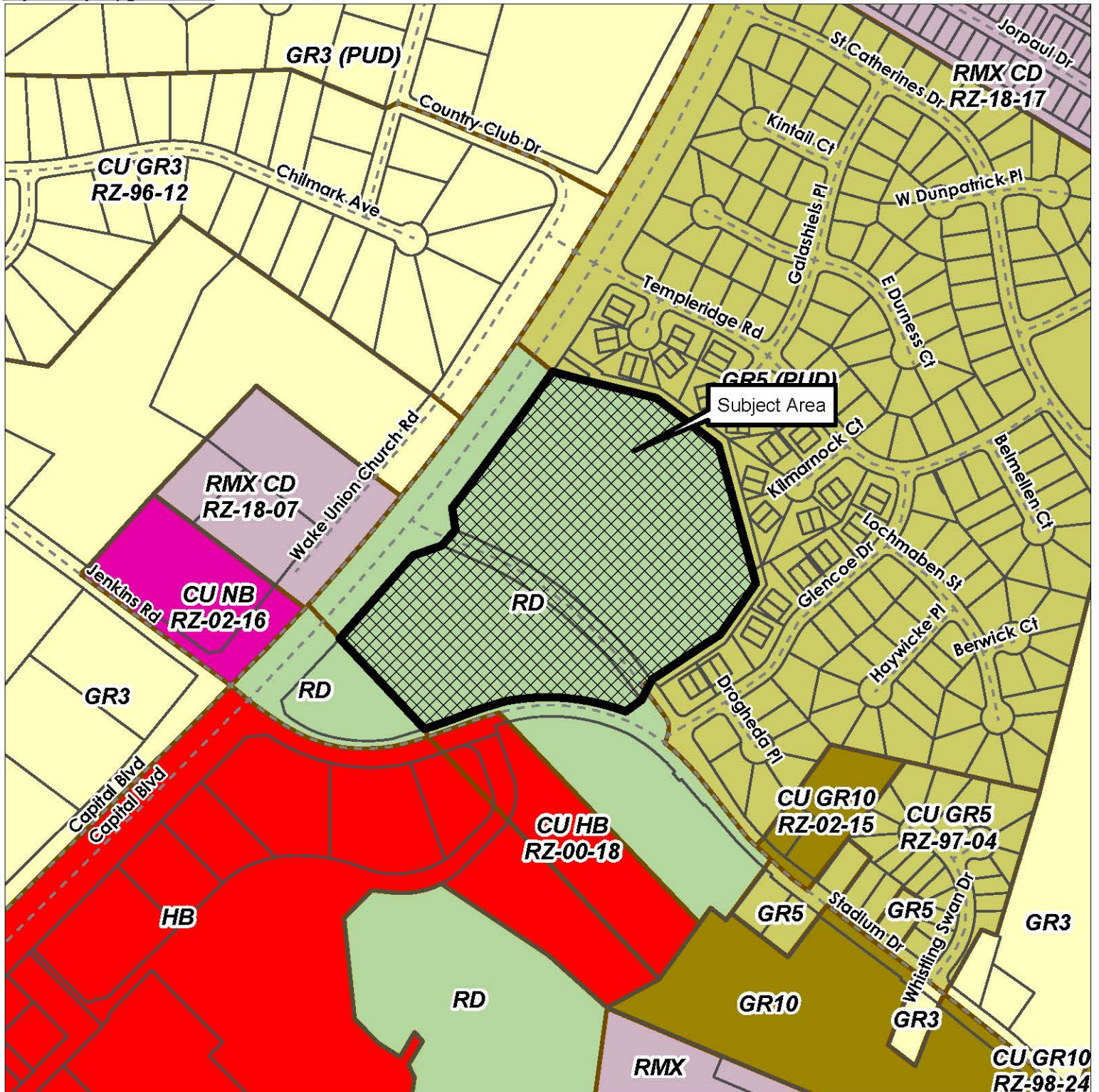




TOWN of
WAKE FOREST

RZ-23-02 Stadium Drive Mixed Use Conditional District Rezoning

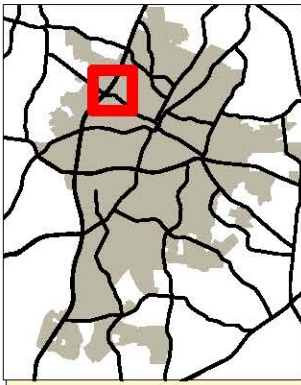
3/23/2023



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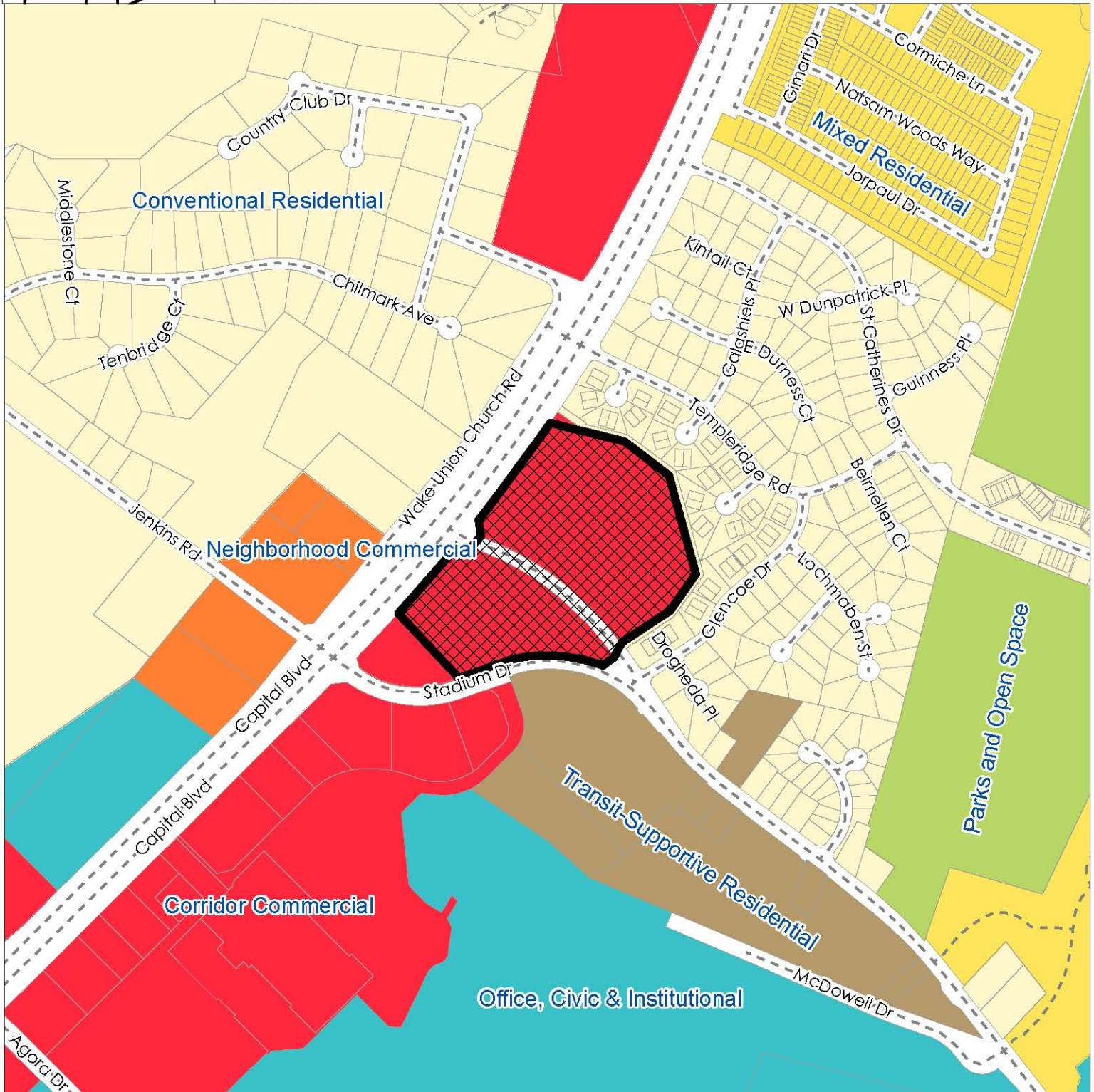
Land Use Plan



TOWN of
WAKE FOREST

RZ-23-02 Stadium Drive Mixed Use Conditional District Rezoning

3/23/2023



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Community Plan Consistency Grid: RZ 23-02					
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: RZ 23-02					
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				
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				

Community Plan Consistency Grid: RZ 23-02					
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: RZ 23-02					
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: RZ 23-02					
	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: RZ 23-02					
	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: RZ 23-02					
	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: RZ 23-02					
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				
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				

Community Plan Consistency Grid: RZ 23-02					
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				
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				



Traffic Impact Analysis

Stadium Drive Mixed-Use

Wake Forest, NC

Prepared for:
Capitol Commercial, LLC.

Kimley»Horn

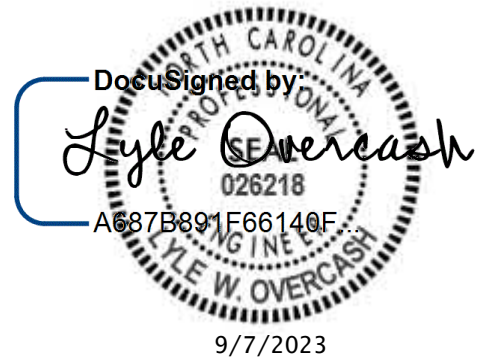
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Traffic Impact Analysis for
Stadium Drive Mixed-Use
Wake Forest, North Carolina

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September 2023
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Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis (TIA) for the proposed Stadium Drive Mixed-Use project located along US 1 (Capital Boulevard). This project site is located in the northeast quadrant of the intersection of US 1 and Jenkins Road/Stadium Drive.

The proposed development is currently expected to consist of approximately 350 mid-rise apartments, 25,000 square feet (SF) of medical office space, and 20,000 SF of retail space. The development is expected to be completed in 2025. The mixed-use development is proposed to be accessed by a right-in, right-out driveway (Old Stadium Drive) on US 1 and a full movement driveway on Stadium Drive that will connect with the existing Shopping Center Driveway south of the future site. In addition, there will be multiple internal site driveways along the realigned Old Stadium Drive.

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, the projected (2025) background traffic condition, and the projected (2025) build-out traffic condition.

As shown in [Table ES-1](#), the project is projected to generate 2,864 new daily trips, 236 new trips during the AM peak hour, and 302 new trips during the PM peak hour on a typical weekday.

Table ES-1								
ITE Traffic Generation (Vehicles)								
Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
					In	Out	In	Out
221	Multifamily Housing (Mid-Rise)	350	d.u.	1,624	33	109	84	54
720	Medical Office Building	25,000	s.f.	966	55	14	30	69
822	Retail	20,000	s.f.	1,074	27	18	64	63
Subtotal				3,664	115	141	178	186
Internal Capture				800	10	10	31	31
Total Net New External Trips				2,864	105	131	147	155

Capacity analyses were performed using Synchro software. [Table ES-2](#) summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-2 - Level of Service Summary

Intersection and Approach/Movement	Traffic Control	Existing (2022) Traffic		Background (2025) Traffic		Build-out (2025) Traffic	
		AM	PM	AM	PM	AM	PM
US 1 at Jenkins Road/Stadium Drive	Signalized	D (54.9)	D (46.9)	N/A		N/A	
Northbound Overall		N/A		A (9.6)	B (18.8)	B (10.9)	C (22.3)
Southbound Overall		N/A		D (40.5)	B (18.3)	D (47.3)	B (19.9)
US 1 (Capital Boulevard) at Northern U-Turn	Signalized	N/A		D (39.4)	C (26.7)	D (49.4)	D (35.2)
US 1 (Capital Boulevard) at Southern U-Turn	Signalized	N/A		B (14.9)	C (32.1)	B (15.7)	D (38.3)
US 1 (Capital Boulevard) at Old Stadium Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Westbound		B (13.6)	C (18.9)	C (15.1)	C (22.6)	C (15.6)	C (24.9)
US 1 at Country Club Drive/Templeridge Road	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Eastbound		E (49.0)	F (57.3)	F (69.3)	F (74.1)	F (70.4)	F (78.2)
Westbound		E (40.1)	F (62.2)	F (60.5)	F (96.5)	F (62.2)	F (101.2)
Northbound Left		C (17.8)	C (15.1)	C (22.3)	C (17.9)	C (22.7)	C (18.3)
Southbound Left		B (12.4)	C (17.8)	B (13.9)	C (22.0)	B (14.0)	C (22.5)
Stadium Drive at Shopping Center Driveway/Old Stadium Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Northbound		B (11.3)	B (12.9)	C (15.8)	C (22.5)	D (28.0)	F (111.1)
Southbound		N/A	N/A	N/A	N/A	C (21.9)	D (28.3)
Eastbound Left		N/A	N/A	N/A	N/A	A (8.6)	A (8.2)
Westbound Left		A (8.0)	A (8.4)	A (8.5)	A (8.6)	A (8.5)	A (8.8)
Stadium Drive at Glencoe Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Southbound		B (13.3)	B (12.1)	C (18.3)	B (14.5)	C (18.9)	C (15.3)
Eastbound Left		A (8.1)	A (8.1)	A (8.5)	A (8.5)	A (8.6)	A (8.6)
Glencoe Drive at Old Stadium Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	N/A	N/A
Eastbound		A (9.1)	A (8.9)	A (9.1)	A (9.0)		
Northbound Left		A (7.5)	A (7.5)	A (7.5)	A (7.5)		
Old Stadium Drive at Medical Driveway 1	Unsignalized	N/A	N/A	N/A	N/A	- (-)	- (-)
Northbound						A (8.8)	A (8.7)
Westbound Left						A (7.3)	A (7.3)
Old Stadium Drive at Stadium Drive/Site Driveway 1	Unsignalized	N/A	N/A	N/A	N/A	A (7.5)	A (7.3)
Eastbound						A (7.1)	A (7.0)
Westbound						A (7.6)	A (7.5)
Northbound						A (7.5)	A (7.3)
Old Stadium Drive at Medical Driveway 2/Site Driveway 2	Unsignalized	N/A	N/A	N/A	N/A	- (-)	- (-)
Eastbound						A (9.7)	A (9.0)
Westbound						B (10.3)	B (10.4)
Northbound Left						A (7.4)	A (7.3)
Southbound Left						A (7.3)	A (7.4)

NCDOT STIP U-5307D Project

Planning and development is underway on the NCDOT State Transportation Improvement Program (STIP) U-5307 project to convert US 1 (Capital Boulevard) to a controlled-access facility from I-540 in Raleigh to Purnell Road/Harris Road in Wake Forest. This project is intended to improve traffic congestion and reduce travel times along US 1. A controlled-access highway is one on which access is provided only via ramps at interchanges. Some cross-streets will be grade-separated, and no driveway connections will be allowed on US 1.

The “D” portion of the U-5307 project plans to realign Stadium Drive and reconfigure the US 1 at Jenkins Road/Stadium Drive intersection, creating an overpass, however, this segment is not funded. As part of the U-5307D preliminary design, a collector road (Y26B) was proposed that originally bisected the project site roughly in half, leaving some odd remnant parcels adjacent to US 1, see attached schematic. In addition, the original Y26B alignment would have likely been more expensive due to ROW acquisition driven by fill slopes.

In coordination with NCDOT and their STIP project consultant, Kimley-Horn prepared several options to realign Y26B while not affecting the overall alignment of the Stadium Drive overpass over US 1. Option B was selected as the preferred alternative, it is attached to this document, along with an interim design to accommodate the connection to Stadium Drive prior to U-5307D being constructed. Option B slid the collector road more towards US 1 and left a more developable area for the Stadium Drive Mixed-Use development site.

Through extensive coordination with NCDOT, the site plan was modified to accommodate the interim and future alignment of the Y26B collector road. Shaded portions of the site plan denote reserved areas for possible future NCDOT ROW. It is anticipated that NCDOT will incorporate this design in the U-5307D plans once this segment moves forward with funding.

Background Improvements

The following background improvements are to be performed with the Horse Creek Amavi development:

US 1 at Jenkins Road/Stadium Drive:

- Convert the intersection to a reduced conflict intersection (RCI) with side streets restricted to right turns only
- Provide a new exclusive eastbound right-turn lane with approximately 500 feet of storage and appropriate taper length
- Stripe the eastbound approach of Jenkins Road to provide dual right turn lanes
- Restripe the westbound approach of Stadium Drive to provide dual right turn lanes

- Extend the existing northbound left-turn lane on US Highway 1 to provide a minimum of 450 feet of storage plus appropriate deceleration and taper length
- Modify the existing traffic signal to accommodate the new configuration and coordinate the signal with the new U-turn intersections

US 1 at Northern U-Turn:

- Construct a new northbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road/Stadium Drive

US 1 at Southern U-Turn:

- Construct a new southbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper. Depending on the exact location of the new U-turn, it may be ideal to start the taper for the southbound U-turn lane at/near the intersection with Jenkins Road
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road/Stadium Drive

Recommendations

The following improvements are recommended to be performed with the Stadium Drive Mixed-Use development to accommodate projected site traffic volumes:

Old Stadium Drive:

- Realign Old Stadium Drive to intersect Stadium Drive at the existing intersection of Stadium Drive and the Wake Forest Crossing Shopping Center northern driveway instead of Glencoe Drive. This realignment is consistent with the plans for the Y26 Service Road as part of NCDOT STIP U-5307D
- Realigned Old Stadium Drive (future Y26 collector road) should be constructed as a 3-lane section to provide left-turn lanes at the site driveways

Stadium Drive at Shopping Center Driveway/Old Stadium Drive:

- Restripe eastbound Stadium Drive to provide a left-turn lane with 100 feet of storage
- Construct a westbound right-turn lane with 100 feet of storage on Stadium Drive
- Construct the southbound approach with a through-right-turn lane and a left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Medical Driveway 2/Site Driveway 2.
- Restripe the northbound Shopping Center Driveway approach to add a through movement to the northbound right-turn lane

Old Stadium Drive at Medical Driveway 1:

- Construct the full-movement Medical Driveway 1 with one ingress and one egress lane

Old Stadium Drive at Site Driveway 1:

- Construct the full-movement Site Driveway 1 with one ingress and one egress lane
- Construct the northbound approach with a right-turn lane and a left-turn lane that extends back into a two-way left-turn lane (TWLTL) towards the intersection of Old Stadium Drive at Medical Driveway 2/Site Driveway 2
- Construct the eastbound approach with one through-right lane
- Implement all-way stop control

Old Stadium Drive at Medical Driveway 2/Site Driveway 2:

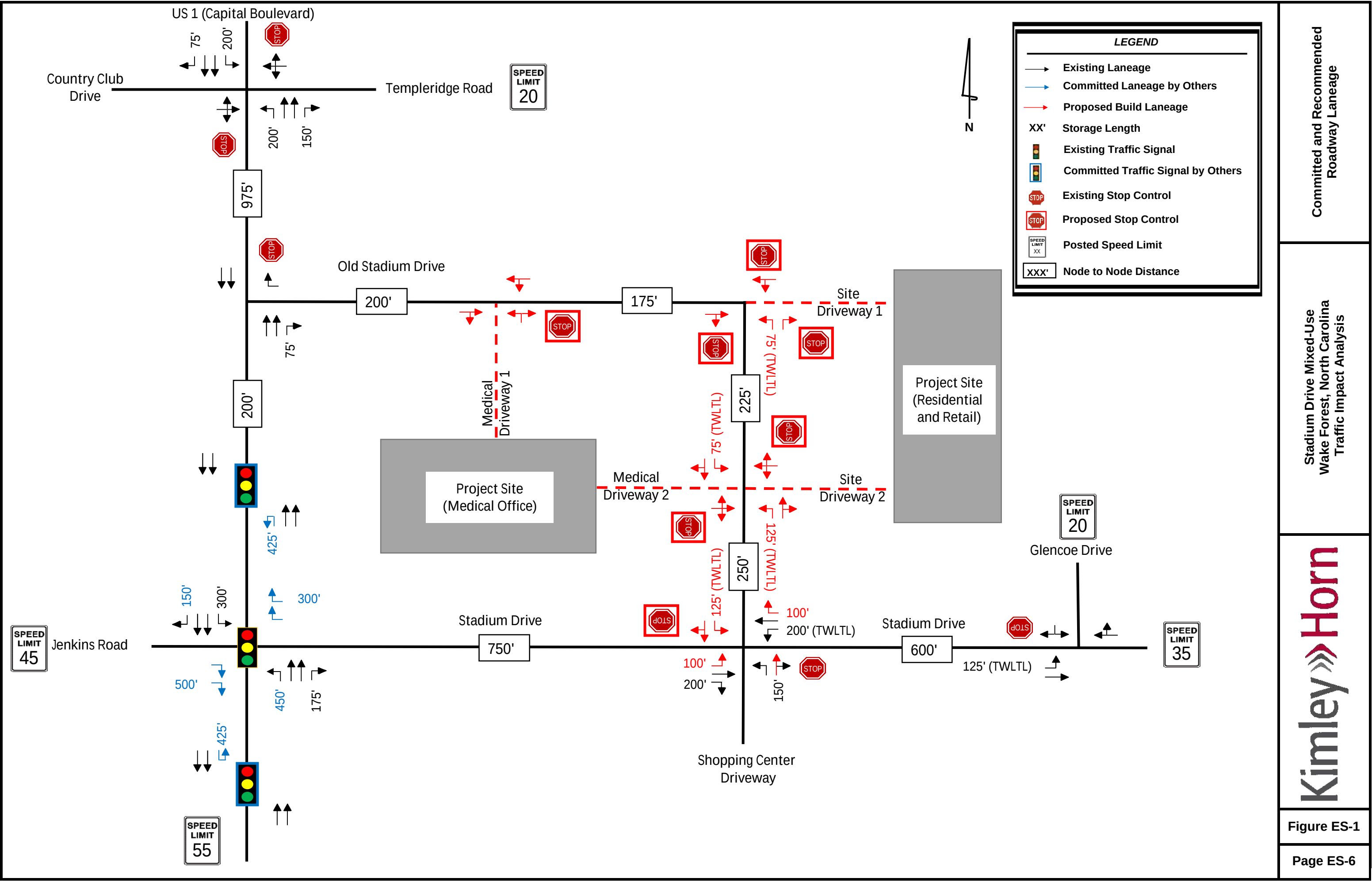
- Construct the full-movement Medical Driveway 2 with one ingress and one egress lane
- Construct the full-movement Site Driveway 2 with one ingress and one egress lane.
- Construct a northbound left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Shopping Center Driveway/Old Stadium Drive

Analyses indicate that all signalized intersections are expected to operate acceptable with the RCI background improvement.

Analyses also indicate that most of the unsignalized study intersections are expected to operate with short or moderate delays on minor street approaches at project build-out with the exception of the unsignalized intersections of US 1 (Capital Boulevard) at Country Club Drive/Templeridge Road. 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.

At the unsignalized intersection of Stadium Drive and the Shopping Center Driveway/Stadium Drive, the northbound minor street approach (Shopping Center Driveway) is expected to operate with increased delays in the PM peak hour in the study year 2025 with the proposed Stadium Drive Mixed-Use development in place. However, no queueing issues are expected at this intersection and no roadway improvements are recommended to be performed for the northbound approach of intersection to accommodate projected site traffic.

Figure ES-1 shows the recommended roadway laneage.



Committed and Recommended
Roadway Laneage

Stadium Drive Mixed-Use
Wake Forest, North Carolina
Traffic Impact Analysis



Figure ES-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Roy Cooper
Governor

J. Eric Boyette
Secretary

September 21, 2023

Stadium Drive Mixed-Use

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2023-022R1
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Madonna Saleh, Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
OFFICE OF THE CHIEF ENGINEER
1536 MAIL SERVICE CENTER
RALEIGH, NC 27699-1536

Telephone 919-707-2500
Fax: 919-733-9428
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

Stadium Drive Mixed-Use

SC-2023-022R1

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	09/18/23	Date of Site Plan	08/30/23
Date of Complete Information	09/18/23	Date of Sealed TIA	09/07/23

Proposed Development

The TIA assumes the development is completed by 2025 and consists of the following:

Land Use	Land Use Code	Size
Multifamily Housing (Mid-Rise)	221	350 d.u.
Medical-Dental Office Building - Stand Alone	720	25,000 sq.ft.
Strip Retail Plaza (<40k)	822	20,000 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	115	141	256
PM Peak Hour	178	186	364
Daily Trips			3,664

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.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

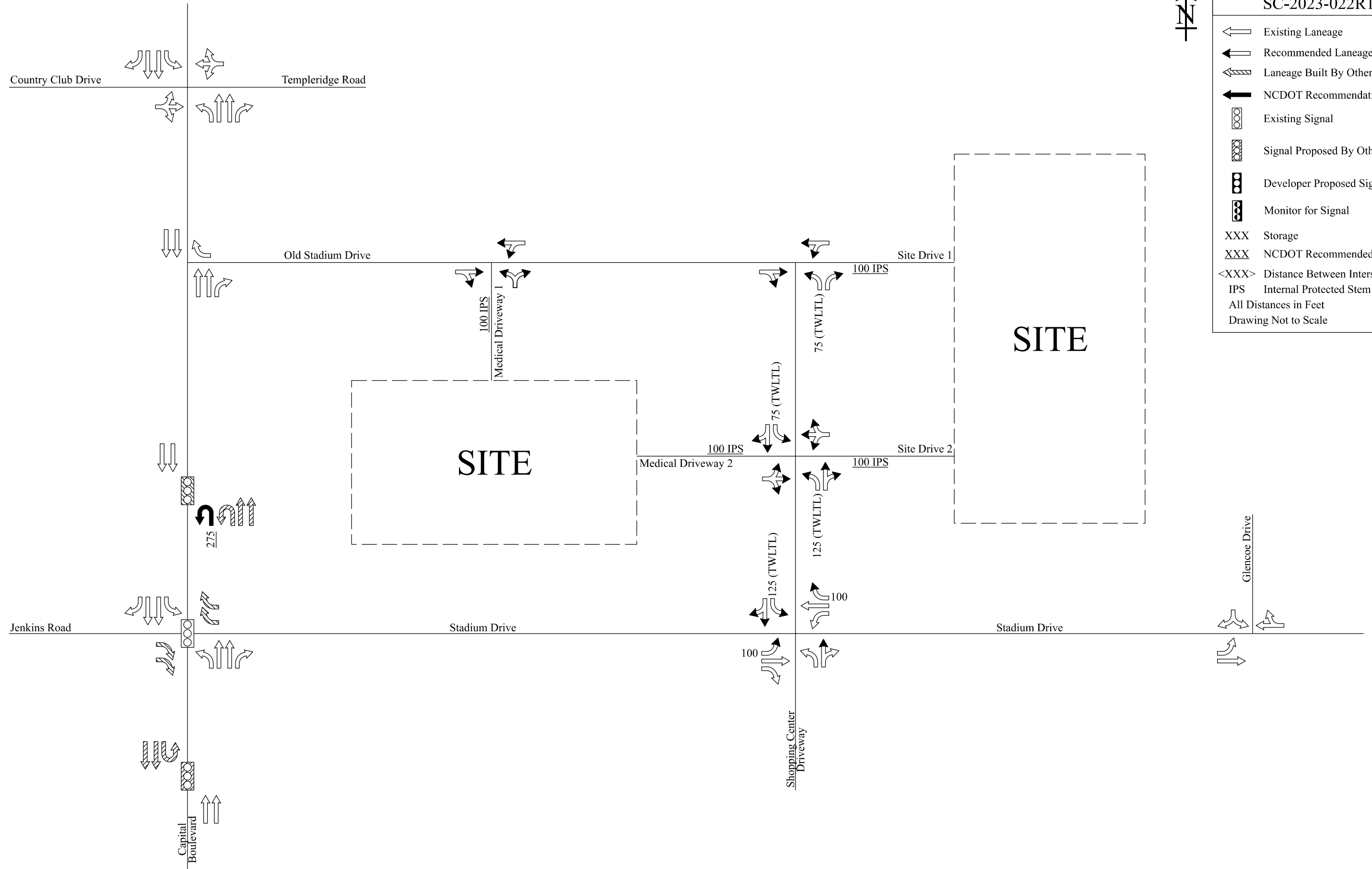
Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Stadium Drive Mixed-Use
Wake Forest, Wake County
SC-2023-022R1



- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Developer Proposed Signal
- Monitor for Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



SITE DATA

1. CURRENT PROPERTY OWNERS	SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY, INC. 240 WINGATE STREET WAKE FOREST, NC 27587
2. CONTACT PERSON	PIEDMONT LAND DESIGN, LLP ATTN: MIKE SCHNEIDER 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) MIKES@PIEDMONTLANDDESIGN.COM (E-MAIL)
3. EXISTING LOT AREA	19.30 AC (INCLUDES STADIUM DRIVE ROW, TO BE ABANDONED)
4. PROPOSED LOT AREAS	NEW LOT 1 = 14.80 AC NEW LOT 2 = 3.28 AC NEW ROW = 1.22 AC TOTAL AREA = 19.30 AC
5. PARCEL DATA:	PIN: 1831957846 DB 1244, PG 333
5. EXISTING ZONING	RURAL HOLDING DISTRICT (RD)
6. PROPOSED ZONING	NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)
7. MINIMUM LOT CRITERIA:	-SETBACKS (MINIMUMS): PRINCIPAL FRONT SETBACK: 12' MAXIMUM STREET SIDE/SECONDARY FRONT SETBACK: 12' MAXIMUM SIDE SETBACK (from adjacent lot): 0' MINIMUM REAR SETBACK: 0' MINIMUM -FRONTAGE BUILDOUT (FOR PRINCIPAL STREET FRONTAGE ONLY) MINIMUM REQUIRED: 60% PROVIDED: 35.1% FOR LOT 1 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A); AND MINIMUM OF 25.4% FOR LOT 2 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A). -MINIMUM LOT WIDTH AT FRONT SETBACK: 60' -MINIMUM LOT SIZE: 40,000 SF -MINIMUM ALLOWABLE BUILDING HEIGHT = NONE -MAXIMUM ALLOWABLE BUILDING HEIGHT = 6 STORIES -MAXIMUM PROPOSED BUILDING HEIGHT = 4 STORIES
8. MAXIMUM DENSITY	N/A
9. PROPOSED DENSITY	LOT 1 = 307 UNITS/14.80 AC=20.7 UNITS/AC (APARTMENTS) LOT 2 = N/A (MEDICAL BLDG.) *SEE "BUILDING DATA" CHART PROPOSED BUILDING SQUARE FOOTAGES
10. PROPOSED RESIDENTIAL UNITS	307 UNITS
11. PROPOSED BUILT UPON AREA (IMPERVIOUS AREA)	NEW LOT 1 NEW LOT 2 NEW ROW BUILDINGS = 2.46 AC (16.6%) 0.46 AC (13.8%) N/A PAVEMENT/SIDEWALKS = 5.87 AC (39.5%) 1.10 AC (33.0%) 0.82 AC TOTAL = 8.33 AC (56.1%) 1.56 AC (46.8%) 0.82 AC
12. CURRENT USE	VACANT
13. PROPOSED USES	LOT 1 = MULTI FAMILY/RETAIL LOT 2 = MEDICAL OFFICE BLDG. * FOR SQUARE FOOTAGE AND LOCATION OF USES, SEE "BUILDING DATA" TABLE THIS SHEET
14. PROPOSED DISTURBED AREA	17.0 AC (88.0%)
15. HISTORIC STRUCTURES	NONE ARE LOCATED ON SITE
16. FEMA FLOODPLAIN	PROPERTY IS NOT LOCATED IN A FEMA FLOOD AREA
17. WATERSHED	RICHLAND CREEK WATERSHED MANAGEMENT AREA DISTRICT (RC-WMA)
18. SPECIAL FLOOD HAZARD SOILS	NONE
19. PROPOSED PUBLIC ROADS	838 LF
20. FIRE LANE WIDTHS	20' WIDE (SEE FIRE ROUTE PLAN SHEET)
21. EXISTING IMPERVIOUS	0.3 AC
22. OPEN SPACE/PARK SPACE	OPEN SPACE ROD=2% OF SITE AREA OPEN SPACE ROD=2% OF SITE AREA PARK SPACE ROD=2% OF SITE AREA PARK SPACE ROD=2% OF SITE AREA ACTIVE RECREATION REQUIRED=25% OF PROVIDED PARK SPACE ROD AREA=25% OF 0.38 AC=0.1 AC (0.1 AC/25% PROVIDED) SEE PLAN FOR PROVIDED AMENITIES.
23. COMMUNITY PLAN DESIGNATION	CORRIDOR COMMERCIAL - LOCATED IN AN ACTIVITY CENTER
24. APPLICANT:	THOMAS H. JOHNSON, JR WILLIAMS MULLEN 301 FAYETTEVILLE STREET, SUITE 1700 RALEIGH, NC 27601 PH: 919-981-4006 E-MAIL: T.JOHNSON@WILLIAMSMULLEN.COM
25. DEVELOPER:	CAPITOL COMMERCIAL, LLC PO BOX 6247 RALEIGH NC 27628 ATTN: TYLER MORRIS PHONE: 252-722-9312

AUTO PARKING DATA

NEW LOT #1
REQUIRED PARKING: MULTI FAMILY: 307 UNITS X 1.8 SPACES/UNIT = 553 SPACES REQUIRED RETAIL: 19,428 SF X 1 SPACE/350 SF = 56 SPACES REQUIRED TOTAL PARKING REQUIRED = 609 SPACES
PROVIDED PARKING: MULTI FAMILY: 467 SPACES PROVIDED * RETAIL: 56 SPACES PROVIDED TOTAL PARKING PROVIDED = 523 SPACES
* A MODIFICATION IS REQUESTED TO ALLOW 467 PARKING SPACES FOR THE MULTI-FAMILY. THE PROVIDED PARKING RATIO = 467 SPACES/307 UNITS = 1.52
NEW LOT #2
REQUIRED PARKING: MEDICAL: 25,000 SF X 1 SPACE/250 SF = 100 SPACES REQUIRED
PROVIDED PARKING: 100 SPACES PROVIDED

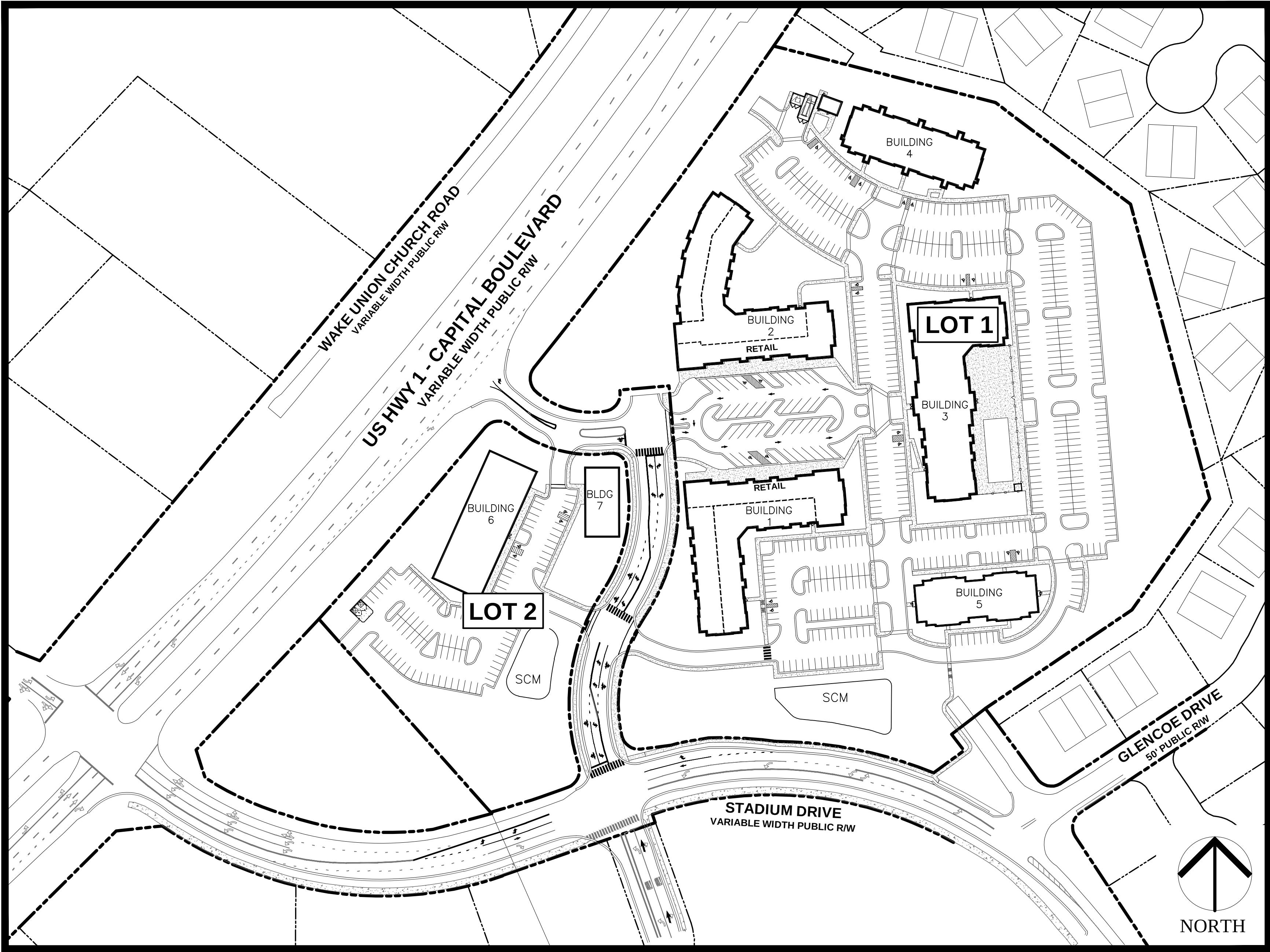
BIKE PARKING DATA

NEW LOT #1
REQUIRED PARKING: MULTI FAMILY: 468 AUTO SPACES X (2 BIKE SPACES/40 AUTO SPACES) = 24 SPACES REQUIRED RECREATION FACILITY: 1 SPACE/30 UNITS = 307/30 = 11 SPACES REQUIRED RETAIL: 56 AUTO SPACES X (2 BIKE SPACES/40 AUTO SPACES) = 3 SPACES REQUIRED
TOTAL BIKE PARKING REQUIRED = 38 SPACES
PROVIDED PARKING: 38 SPACES PROVIDED - LOCATION(S) AND DETAILS TO BE DETERMINED AND SHOWN ON THE CONSTRUCTION DRAWINGS SUBMITTED FOR REVIEW OF THIS DEVELOPMENT
NEW LOT #2
REQUIRED PARKING: MEDICAL: 100 AUTO SPACES X (2 BIKE SPACES/50 AUTO SPACES) = 4 SPACES REQUIRED
PROVIDED PARKING: 4 SPACES PROVIDED - LOCATION(S) AND DETAILS TO BE DETERMINED AND SHOWN ON THE CONSTRUCTION DRAWINGS SUBMITTED FOR REVIEW OF THIS DEVELOPMENT

REZONING APPLICATION FOR:
STADIUM DRIVE APARTMENTS

RZ-23-02 / SP-23-04
WAKE FOREST, NORTH CAROLINA

A DEVELOPMENT BY:
CAPITOL COMMERCIAL, LLC



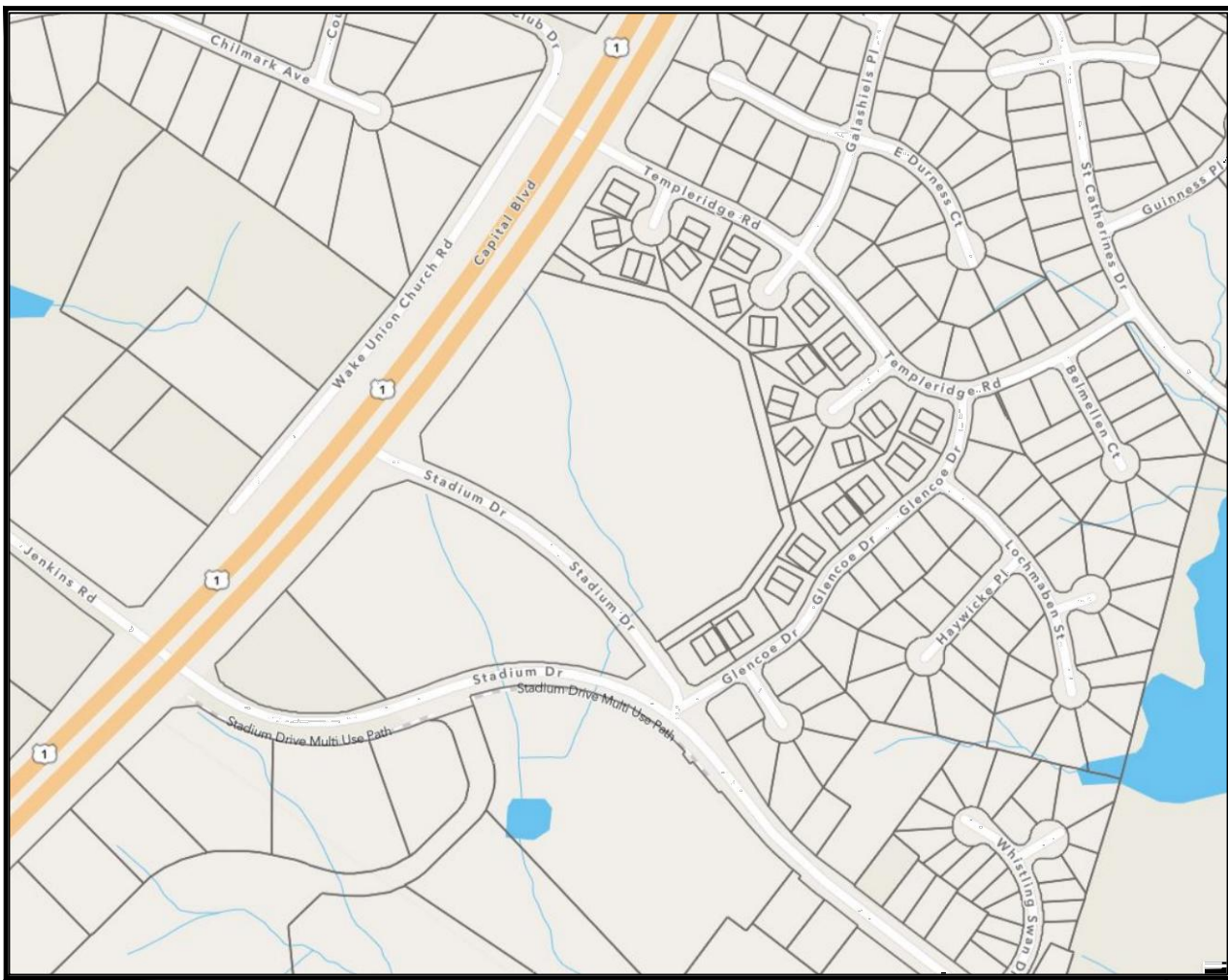
VICINITY MAP SCALE: 1"=100

SHEET INDEX:

PP 1.0	COVER SHEET
PP 2.0	EXISTING CONDITIONS & TREE SURVEY PLAN
PP 3.0	TREE DEMOLITION PLAN
PP 4.0	SITE PLAN
PP 5.0	FIRE ROUTE PLAN
PP 6.0	GRADING AND DRAINAGE PLAN
PP 7.0	UTILITY PLAN
PP 8.0	ROADWAY CROSS SECTIONS
PP 9.0	FUTURE NCDOT STADIUM DRIVE ALIGNMENT
PP 10.0	LIGHTING PLAN
LP 1.1	LANDSCAPE PLAN
LP 9.1	LANDSCAPE DETAILS

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, WAKE COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
- SURVEY DATA PROVIDED BY ROBINSON & PLANTE, PC, NC LICENSE C-2687, 970 TRINITY RD, RALEIGH, NC 27607 (919)859-6030
- A LIGHTING PLAN PREPARED IN ACCORDANCE WITH APPLICABLE UDO REQUIREMENTS SHALL BE INCLUDED WITH THE SITE PLAN SUBMITTED FOR REVIEW OF THIS DEVELOPMENT



VICINITY MAP NTS

ZONING CONDITIONS

STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)
UNADDRESSED PROPERTY ON STADIUM DRIVE, WAKE FOREST (WAKE COUNTY PIN: 1831957846)

- THE CONDITIONAL DISTRICT MASTER PLAN SP-23-04 APPROVED AS PART OF THIS REZONING REQUEST SHALL BE A CONDITION OF THIS NMX-CD ZONING DISTRICT AMENDMENTS TO THE APPROVED MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE ADOPTED MASTER PLAN. MINOR AMENDMENTS INCLUDE, BUT ARE NOT LIMITED TO, MOVING BUILDINGS, UPDATING PARKING LAYOUT, REALIGNMENT OF THE PRIVATE STREET NETWORK AND ADJUSTING BUILDING SQUARE FOOTAGES WITHIN THE LIMITS OF THE 1A, TOTAL BUILDING SQUARE FOOTAGE AND NUMBER OF BUILDINGS COULD DECREASE, IF NECESSARY.
- ALL DEVELOPMENT WILL COMPLY WITH REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION AND WILL COMPLY WITH THE APPROVED MASTER PLAN IN ACCORDANCE WITH CONDITION 1.
- THE FOLLOWING USES SHALL BE PERMITTED WITHIN THIS NMX-CD ZONING DISTRICT IN ACCORDANCE WITH THE UDO AND THIS MASTER PLAN, AND MAY BE SUBJECT TO ADDITIONAL USE STANDARDS (SEE UDO) - USES FOLLOWED BY "(SUP)" REQUIRE APPROVAL OF A SPECIAL USE PERMIT. USES FOLLOWED BY "(A)" DENOTE ALLOWED AS ACCESSORY USE; USES FOLLOWED BY "(S)" DENOTE USE ALLOWED SUBJECT TO SUPPLEMENTAL USE STANDARDS CONTAINED IN UDO:

RESIDENTIAL: MULTIFAMILY DWELLINGS (S)
OFFICE/SERVICE: ATM; BANK; CREDIT UNION; FINANCIAL SERVICES; BUSINESS SUPPORT SERVICES; DRY CLEANING & LAUNDRY SERVICES; MEDICAL CLINIC; PERSONAL SERVICES; PROFESSIONAL SERVICES; HOME OCCUPATION (A)(S)
COMMERCIAL/ENTERTAINMENT: GENERAL COMMERCIAL (EXCEPT ANY BUSINESS IN WHICH THE PRIMARY/PRINCIPAL USE OR ACTIVITY IS THE RETAIL SALES OF VAPING AND/OR CBD PRODUCTS IS PROHIBITED); BARY/Tavern; RESTAURANT; OUTDOOR SEATING (A)(S); OPEN AIR RETAIL (S)
CIVIC: PUBLIC SAFETY STATION; RECREATION FACILITY, INDOOR
AGRICULTURE: GARDEN (COMMUNITY AND PRIVATE); PRODUCE STAND (S)
INFRASTRUCTURE: WIRELESS TELECOMMUNICATIONS FACILITY, NON-TOWER (S); WIRELESS TELECOMMUNICATIONS FACILITY, TOWER (SUP)(S); UTILITIES - CLASS 1; UTILITIES - CLASS 2
OTHER TEMPORARY USES (SEE UDO SECTION 4.7 FOR SPECIFIC PROVISIONS)

- BUILDING HEIGHTS SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES PLUS A BASEMENT.
- AS PART OF THE REZONING, MODIFICATIONS TO UDO STANDARDS/REQUIREMENTS ARE GRANTED AS FOLLOWS:
a) MODIFICATION TO THE NUMBER OF PARKING SPACES REQUIRED BY THE UDO: FOR MULTI-FAMILY RESIDENTIAL USE TO ALLOW PARKING AT A RATIO OF 1.52 SPACES PER UNIT.
b) MODIFICATION TO UDO 9.3 REGARDING PARKING LOCATIONS TO ALLOW PARKING TO BE LOCATED AS SHOWN ON THE APPROVED PLAN.
c) EACH OF BUILDINGS 1-5 SHALL BE A MAXIMUM OF 40 FEET FROM THE BACK OF CURB OF THE PARKING LOT IN THE FRONT OF EACH BUILDING.
d) MODIFICATION TO ALLOW THE REQUIRED NUMBER OF PARKING SPACES FOR RETAIL USE AND SHOWN ON THE PLAN TO INCLUDE RESTAURANT AND BAR USES BASED ON THE INTEGRATED MIX OF USES ON THE SITE THAT FACILITATES PATRONAGE OF THE NON-RESIDENTIAL SPACE BY RESIDENTS WITHIN THE DEVELOPMENT THAT CAN WALK TO THESE ESTABLISHMENTS.
e) MODIFICATION TO THE MINIMUM FRONTAGE BUILDOUT (UDO 2.2.3.D) TO ALLOW: MINIMUM FRONTAGE BUILDOUT OF 35.1% FOR LOT 1 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A); AND MINIMUM OF 25.4% FOR LOT 2 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A).
f) MODIFICATION OF THE REQUIRED SETBACKS FROM A MAJOR ACCESS CORRIDOR IN THE SHO DISTRICT TO ALLOW: A MINIMUM BUILDING SETBACK OF 25 FEET FOR BUILDING 6 (LOT 2); A MINIMUM PARKING SETBACK OF 24 FEET FOR A PORTION OF THE PARKING AREA ON LOT 2; AND A MINIMUM BUILDING SETBACK OF 48 FEET FOR BUILDING 2 (LOT 1) FOR A PORTION OF THE BUILDING.
g) MODIFICATION OF THE REQUIRED STREET BUFFERYARD IN THE SHO DISTRICT TO ALLOW A MINIMUM AVERAGE WIDTH OF 20 FEET ALONG US HWY 1 AND A MINIMUM AVERAGE WIDTH OF 20 FEET ALONG STREET A.
h) IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS (AS APPROVED BY NCDOT AND TOWN OF WAKE FOREST) SHALL BE CONSTRUCTED AS PER FINAL REQUIREMENTS AND TIMING. ANY NCDOT DRIVEWAY PERMITS, ENCROACHMENT PERMITS AND/OR CONTROL OF ACCESS PERMITS WILL HAVE TO BE OBTAINED BY THE APPLICANT FROM NCDOT AND ANY CONDITIONS IMPOSED BY NCDOT WILL HAVE TO BE MET BY THE APPLICANT. AMAVI IS OBLIGATED TO COMPLETE SUPERSTREET IMPROVEMENTS ON US 1/CAPITOL BLVD, RELATED TO ITS DEVELOPMENT APPROVED IN PROJECT NUMBER RZ-22-07 ("SUPERSTREET IMPROVEMENTS"). IN THE EVENT THAT AMAVI DOES NOT COMPLETE THE SUPERSTREET IMPROVEMENTS, APPLICANT WILL PAY A FEE IN LIEU IN THE AMOUNT OF 3% OF THE COST OF THE SUPERSTREET IMPROVEMENTS BASED UPON APPLICANT'S TRAFFIC IMPACT RELATED TO THE SUPERSTREET IMPROVEMENTS.
- THE VERTICALLY MIXED-USE BUILDINGS SHALL EACH CONTAIN A MINIMUM OF 8,000 SQUARE FEET OF NON-RESIDENTIAL USE SPACE INCLUSIVE OF INCIDENTAL AREAS (HALLWAYS, STORAGE AND/OR MECHANICAL EQUIPMENT SPACES), TO MORE EFFECTIVELY RESPOND TO EVOLVING MARKET CONDITIONS AND BETTER FACILITATE ACCOMMODATING THE NEEDS OF RESIDENTS WITHIN THIS DEVELOPMENT AND THE COMMUNITY. NO MINIMUM AMOUNT OF RETAIL USE AS DEFINED IN THE UDO IS REQUIRED WITHIN THE NON-RESIDENTIAL SQUARE FOOTAGE OF THE MIXED-USE BUILDINGS.
- EV CHARGING STATIONS WILL BE PROVIDED IN THE DEVELOPMENT AT A RATE OF TWO (2) PER BUILDING WITH LOCATIONS AND DETAILS TO BE DETERMINED AND SHOWN ON THE CONSTRUCTION DRAWINGS SUBMITTED FOR REVIEW OF THIS DEVELOPMENT.
- IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT, A COMMON BUILDING MATERIAL SHALL BE PROVIDED ON THE SITE PLAN SUBMITTED FOR REVIEW OF THIS DEVELOPMENT THAT IS USED IN ALL PHASES OF THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO: LANDSCAPING WALLS, SIGNAGE, BUILDING MATERIALS, ACCENT MATERIALS, ETC. PROVIDING A MINIMUM OF ONE ELEMENT FOR EACH PHASE SHALL SATISFY THIS CONDITION, BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.
- PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE MULTIFAMILY BUILDINGS, SUPPLEMENTAL PLANTINGS IF NECESSARY WILL BE INSTALLED IN THE PERIMETER BUFFER ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT SINCE THE PERIMETER BUFFER INCORPORATES EXISTING VEGETATION, TOWN STAFF MAY, AT THE REQUEST OF THE APPLICANT, DEFER INSTALLATION OF SUPPLEMENTAL PLANTINGS TO A LATER DATE IF STAFF DETERMINES AT THE TIME OF ISSUING EACH BUILDING PERMIT THAT EXISTING VEGETATION IN THE VICINITY OF THE RESPECTIVE BUILDING FUNCTIONS CONSISTENT WITH SCREENING REQUIREMENTS.
- AS PART OF CONSTRUCTION DRAWING REVIEW FOR THIS DEVELOPMENT, THE APPLICANT WILL WORK WITH STAFF TO IDENTIFY GENERAL AREAS FOR OPPORTUNITIES TO INCORPORATE PUBLIC ART WITHIN THE DEVELOPMENT APPROPRIATE IN SCALE AND CONTEXT FOR THE LOCATIONS. THE LOCATIONS FOR PUBLIC ART OPPORTUNITIES WILL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
- A MINIMUM OF SIX OUTDOOR SEATING/BENCHES WILL BE PROVIDED IN THE ACTIVE PARK SPACE BEHIND BUILDING 2, ALONG PEDESTRIAN PLAZAS, AND ADJACENT TO SIDEWALKS AND/OR OTHER AREA WITHIN THE DEVELOPMENT WHERE PRACTICAL AND APPROPRIATE SUBJECT TO SITE DEVELOPMENT CONSTRAINTS, WITH LOCATIONS AND DETAILS TO BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWING REVIEW FOR THIS DEVELOPMENT.
- A THIRTY-FOOT (30') BUFFER SHALL BE PROVIDED ADJACENT TO THE SHARED PROPERTY LINES WITH STAFFORDSHIRE INC. AND SARAH A. DRAKE, TRUSTEE DRAKE FAMILY TRUST, AS SHOWN ON THE PLAN APPROVED AS PART OF REZONING RZ-23-02/SP-23-04.
- NO BALCONIES OR PATIOS SHALL BE ALLOWED ON THE NORTH FACING FACADE OF BUILDING 4 AND THE SOUTH AND EAST FACING FACADES OF BUILDING 5.
- AS PART OF CONSTRUCTION DRAWING REVIEW FOR THIS DEVELOPMENT, THE APPLICANT WILL WORK WITH THE APPROPRIATE STAFF TO IDENTIFY POTENTIAL MUTUALLY ACCEPTABLE LOCATION OF A BUS SHELTER WITHIN THE EXISTING RIGHT-OF-WAY ADJACENT TO STADIUM DRIVE NEAR GLENCOE DRIVE.

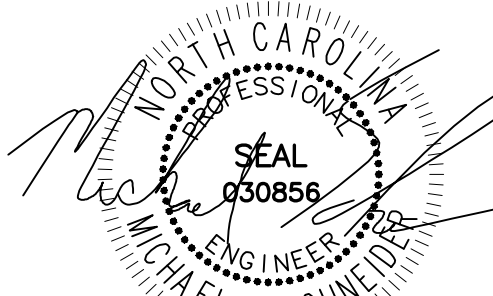
WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS	RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:	DATE:

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843



09-20-23

PRELIMINARY
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

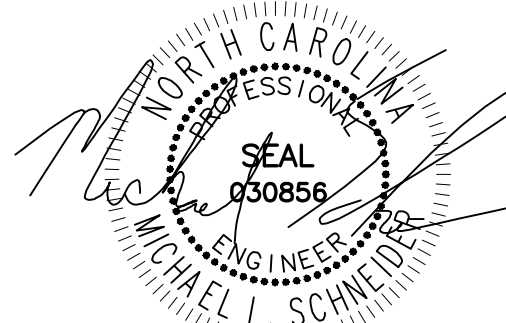
15 MAY 2023	PER TOWN COMMENTS
30 AUG 2023	PER TOWN COMMENTS
20 SEP 2023	PER TOWN COMMENTS

DRAWN BY: JET
CHECKED BY: JDL

PROJECT: CCUS1SDWF

COVER SHEET

DWG. NO. PP 1.0



08-30-23

PRELIMINARY
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

15 MAY 2023
PER TOWN COMMENTS
30 AUG 2023
PER TOWN COMMENTS

DRAWN BY: JET
CHECKED BY: JDL

PROJECT: CCUS1SDWF

EXISTING
CONDITIONS &
TREE SURVEY

DWG. NO. PP 2.0

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°06'08" W	59.93'
L2	N 37°33'01" W	32.54'
L3	N 39°15'01" W	7.41'
L4	N 38°57'18" W	37.03'
L5	N 40°19'40" W	51.57'
L6	N 42°52'05" W	51.45'
L7	N 44°43'23" W	51.29'
L8	N 47°02'14" W	51.43'
L9	N 48°56'05" W	51.29'
L10	N 50°37'10" W	51.19'
L11	N 52°41'41" W	51.45'
L12	N 54°56'57" W	52.14'
L13	N 58°07'49" W	52.01'
L14	N 61°37'24" W	52.02'
L15	N 64°35'48" W	51.66'
L16	N 66°01'54" W	68.17'
L17	N 67°23'40" W	54.07'
L18	N 63°25'38" W	70.73'
L19	N 69°04'22" E	95.22'
L20	S 68°54'43" E	74.30'

LINE TABLE		
L21	S 65°56'34" E	64.68'
L22	S 64°35'48" E	49.09'
L23	S 61°57'22" E	48.63'
L24	S 58°07'49" E	48.51'
L25	S 54°56'57" E	49.29'
L26	S 52°41'41" E	49.19'
L27	S 50°37'10" E	49.22'
L28	S 48°56'05" E	49.41'
L29	S 47°02'14" E	49.22'
L30	S 44°43'23" E	49.10'
L31	S 42°52'05" E	49.15'
L32	S 40°19'40" E	49.27'
L33	S 38°28'54" E	49.45'
L34	S 37°20'03" E	25.36'
L35	S 37°20'03" E	29.15'
L36	S 53°43'35" W	53.55'
L37	S 73°40'58" W	29.70'
L38	S 73°19'51" W	30.86'
L41	N 21°05'42" E	59.98'
L42	S 52°39'57" W	60.40'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
C1	1°28'23"	7747.94'	194.67'	97.34'	N 37°39'18" E
C2	2°20'37"	7747.94'	316.92'	316.89'	N 35°45'48" E
C3	2°25'58"	7748.27'	328.98'	328.96'	N 41°03'54" E
C4	34°36'04"	602.96'	364.13'	358.62'	N 85°06'18" W

GENERAL NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- PROPERTY IS IN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, BY FEMA FIRM NO. 3720184100K, PANEL 1841, LAST REVISED 07/19/22, AND FIRM 3720183100K, PANEL 1831, LAST REVISED 07/19/22.
- AREAS BY COORDINATE METHOD.
- DISTANCES ARE HORIZONTAL GROUND.
- ZONING SHOWN PER WAKE COUNTY GIS.
- UNDERGROUND UTILITIES SHOWN TO EXTENT POSSIBLE THRU SURFACE STRUCTURES AND PAINTED LINES. UNDERGROUND UTILITY LOCATION IS APPROXIMATE AND MAY BE INCOMPLETE.
- D.B. 4986 PG. 160 RECORDS A TEMPORARY DRAINAGE EASEMENT A MAXIMUM WIDTH OF 18' OUTSIDE THE RIGHT OF WAY (FOR SLOPES).

TREE LEGEND

- XX TREE SPECIES (TO BE REMOVED)
- XX TREE SPECIES (TO REMAIN)

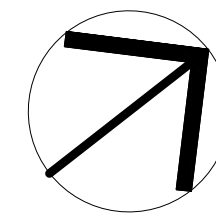
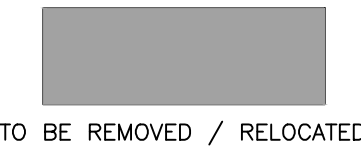
TREE SUMMARY

ALL SURVEYED TREES TO BE REMOVED UNLESS OTHERWISE SPECIFIED IN THIS TREE SUMMARY.

TREES TO BE SAVED:

- T1 - 22" WHITE OAK
T2 - 23" WILLOW OAK
T3 - 26" WHITE OAK
T4 - 24" HICKORY
T5 - 35" WHITE OAK
T6 - 21" WHITE OAK
T7 - 21" RED OAK
T8 - 25" PINE
T9 - 28" WHITE OAK
T10 - 29" PINE
T11 - 23" WHITE OAK
T12 - 21" WHITE OAK
T13 - 22" WHITE OAK
T14 - 24" WHITE OAK
T15 - 25" WHITE OAK
T16 - 28" WHITE OAK
T17 - 23" RED OAK

SITE LEGEND



0 50 100 150
SCALE IN FEET

PRELIMINARY
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY
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OF COMMISSIONERS
DATE:

RECOMMENDATION FOR APPROVAL BY
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PLANNING BOARD
DATE:





TREES TO BE REMOVED:

NORTH

0 50 100 150

SCALE IN FEET

WAKE FOREST CASE# - SP-23-04

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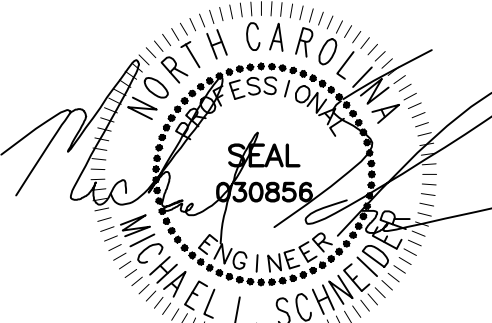
RECOMMENDATION FOR APPROVAL BY
THE WAKE FOREST
PLANNING BOARD

DATE: _____

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843



08-30-23

PRELIMINARY
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

**0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA**

ISSUED: 19 JAN 2023

REVISIONS:

1 15 MAY 2023

30 AUG 2023

PER TOWN COMMENTS

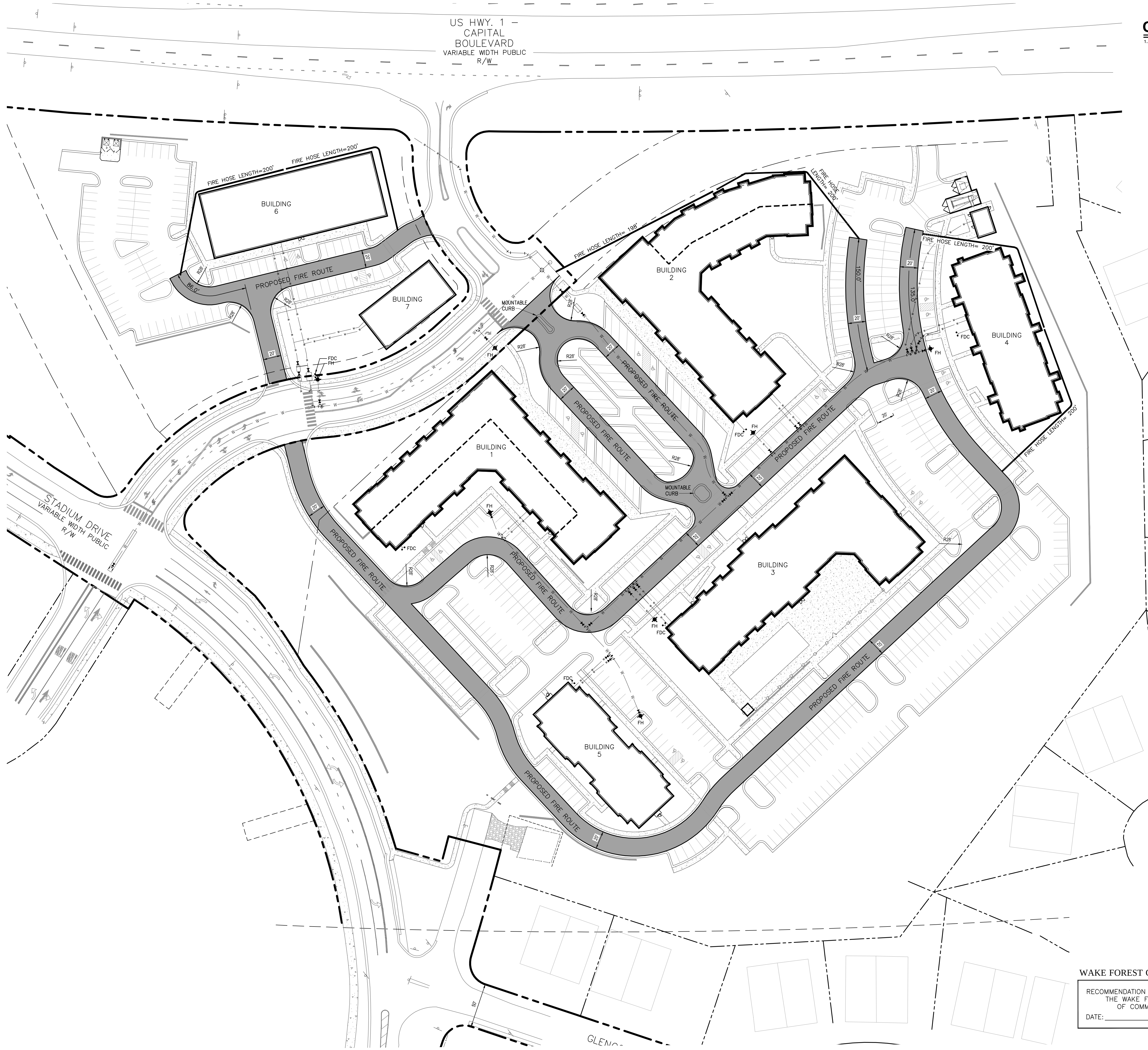
DRAWN BY: JET
CHECKED BY: JDL

PROJECT: CCUS1SDWF

TREE DEMOLITION PLAN

DWG. NO. **PP 3.0**

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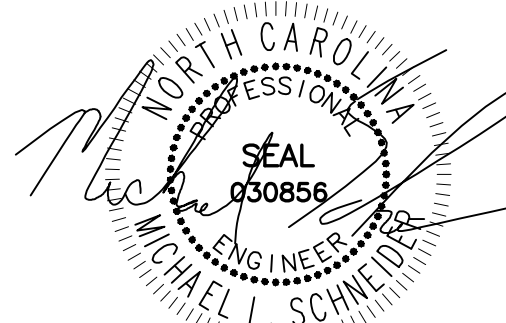
GENERAL NOTES

1. ALL HVAC UNITS WILL BE LOCATED ON THE ROOF TOPS.

PLD

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8522-204 SIX FORKS ROAD
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08-30-23

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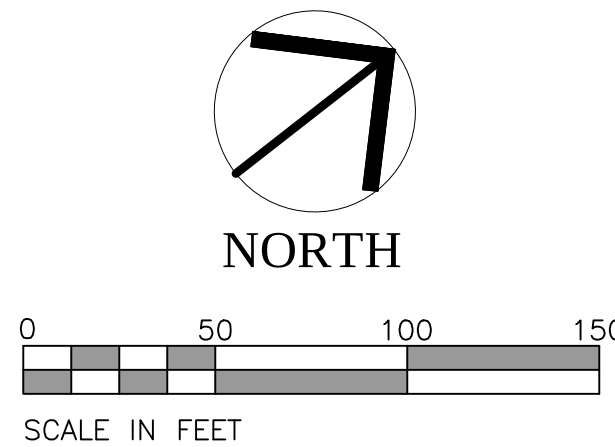
STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA

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REVISIONS:

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PER TOWN COMMENTS
- 30 AUG 2023
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WAKE FOREST CASE# - SP-23-04

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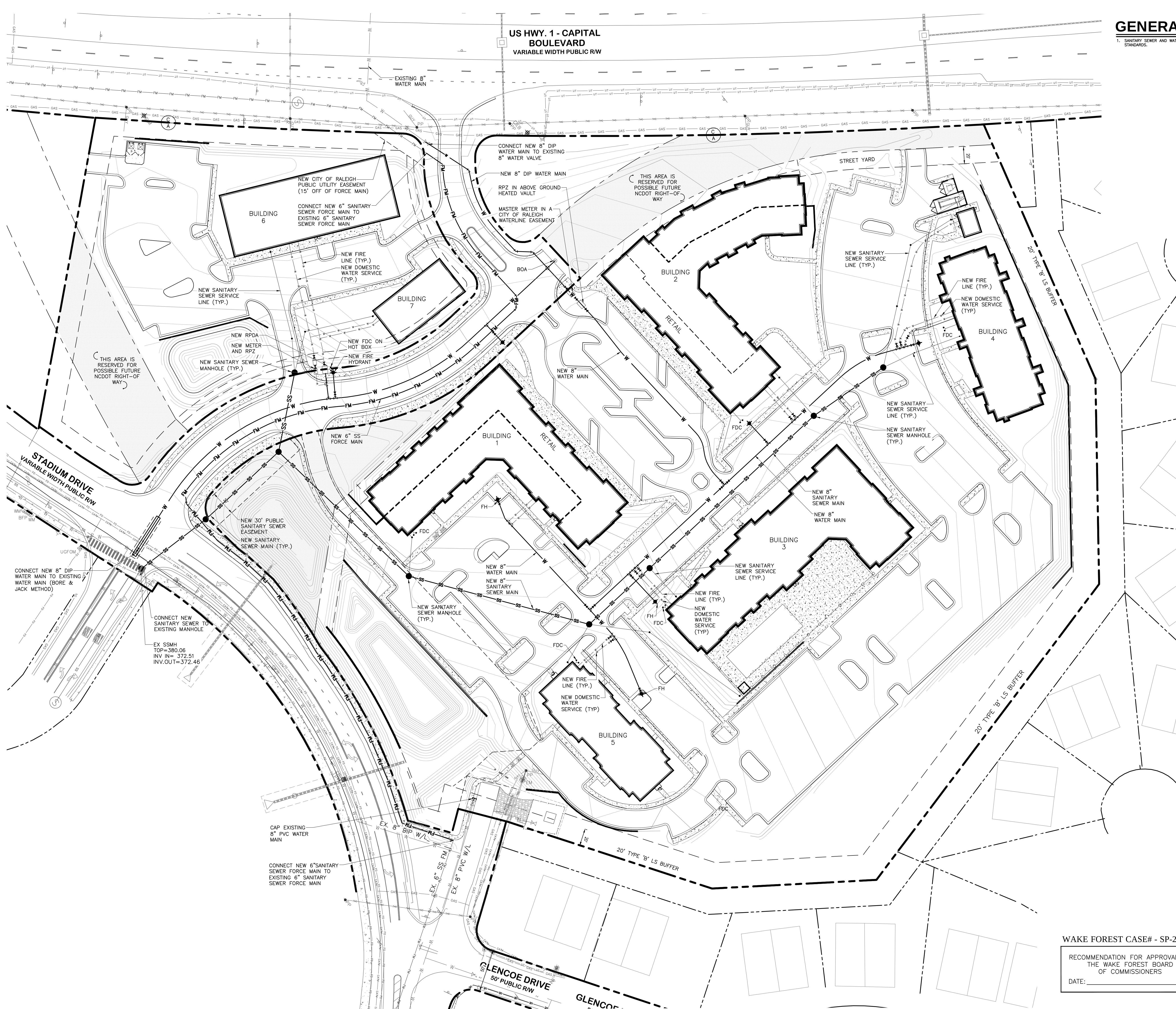
RECOMMENDATION FOR APPROVAL BY
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PLANNING BOARD
DATE:

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CHECKED BY: JDL

PROJECT: CCUS1SDWF

FIRE ROUTE
PLAN

DWG. NO. PP 5.0



NORTH

A horizontal number line with tick marks at 0, 50, 100, and 150.

SCALE IN FEET

PRELIMINARY
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

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STADIUM DRIVE APARTMENTS

**0 STADIUM DRIVE
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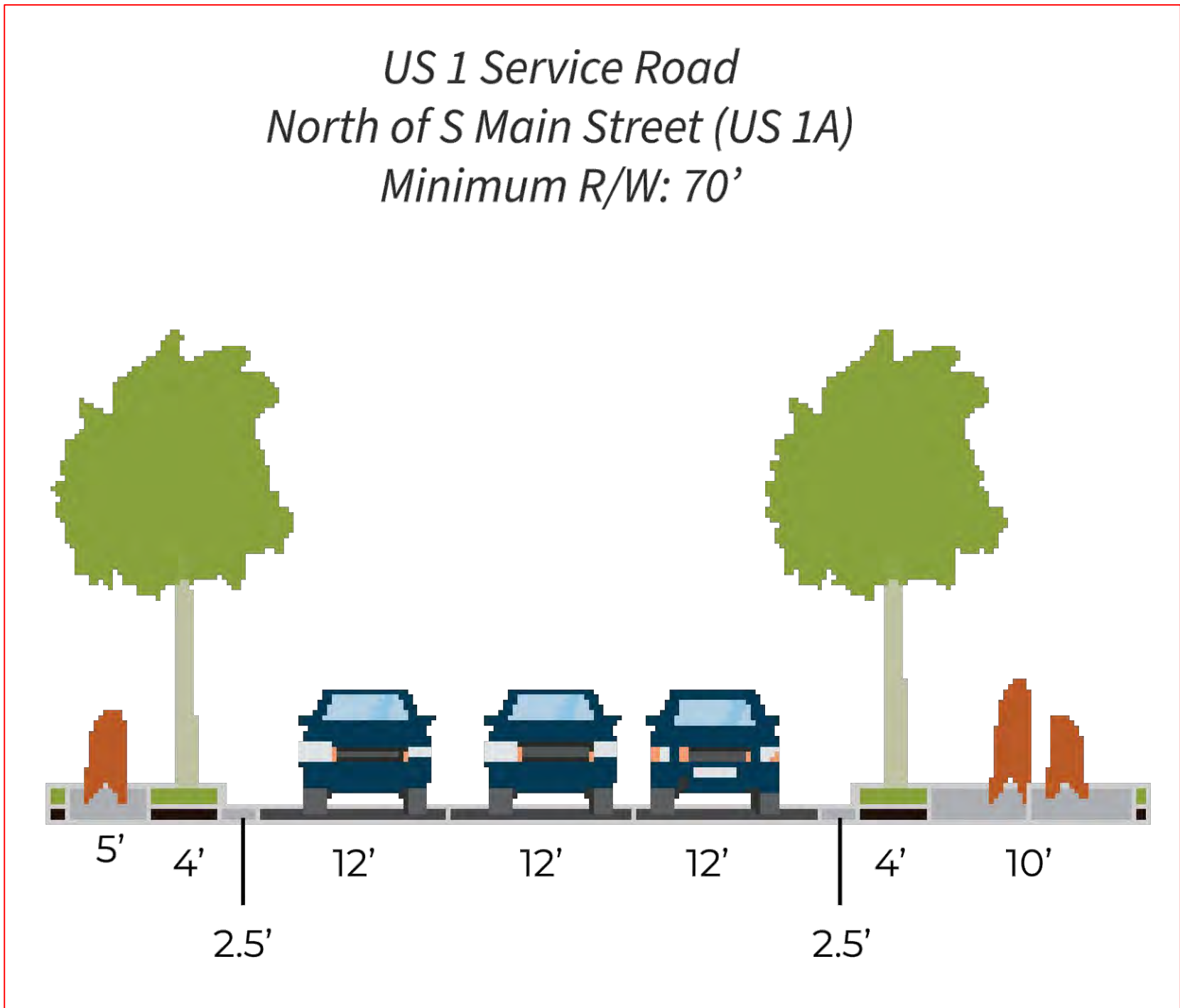
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PER TOWN COMMENTS	
2	30 AUG 2023
PER TOWN COMMENTS	

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CHECKED BY: JDL

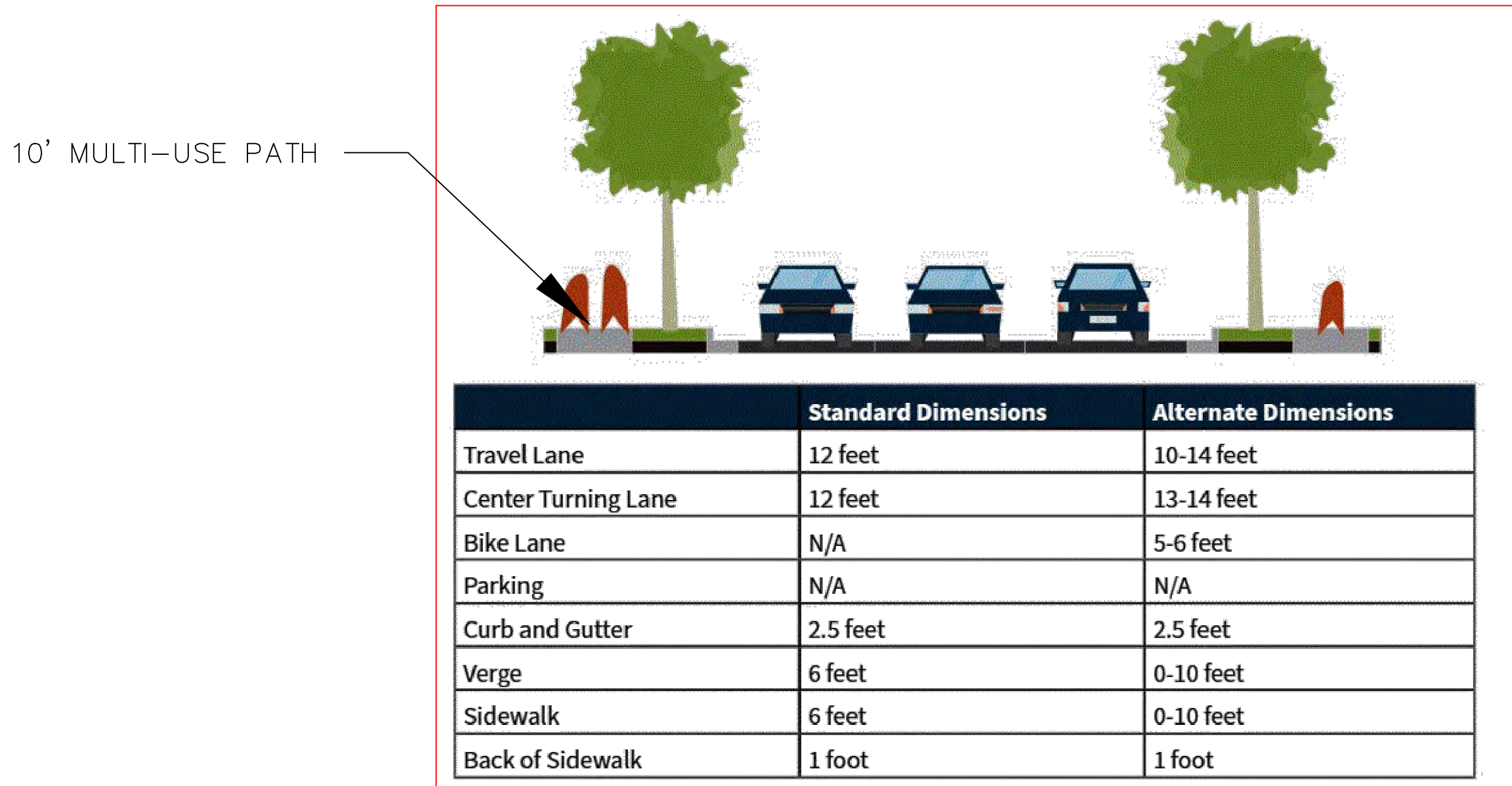
PROJECT: **CCUS1SDWF**

ROADWAY CROSS SECTION

DWG. NO. **PP 8.0**



STREET A



STADIUM DRIVE

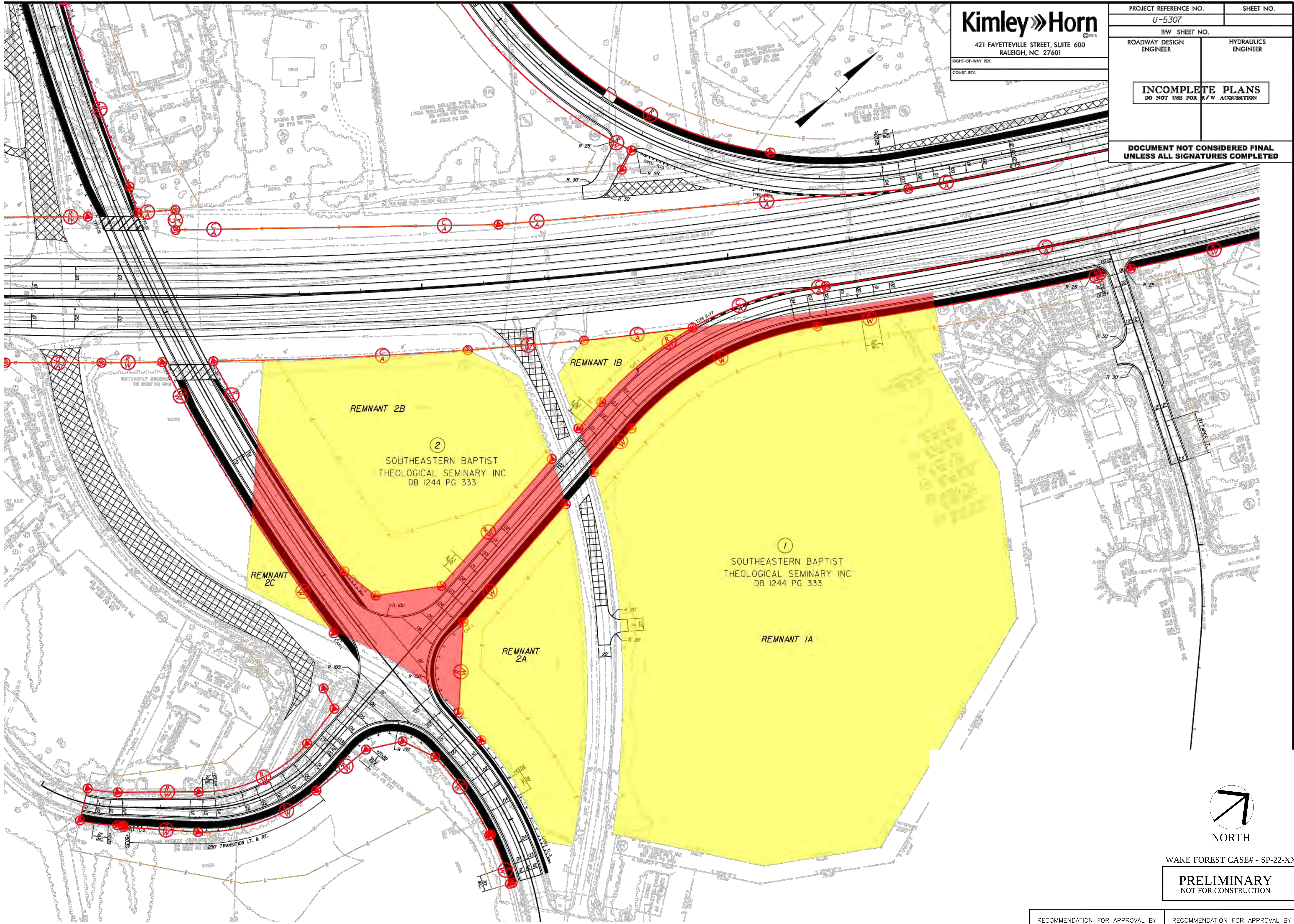
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OF COMMISSIONERS
DATE: _____

RECOMMENDATION FOR APPROVAL BY
THE WAKE FOREST
PLANNING BOARD

DATE: _____



Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.
CONST. REV.

PROJECT REFERENCE NO. SHEET NO.

U-5307

RW SHEET NO.

ROADWAY DESIGN
ENGINEER

HYDRAULICS
ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED

PLD

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STADIUM DRIVE APARTMENTS

**0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA**

ISSUED: 19 JAN 2023

REVISIONS:

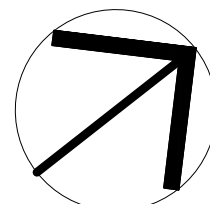
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PROJECT: CCUS1SDWF

**FUTURE NCDOT
STADIUM DRIVE
ALIGNMENT**

DWG. NO. **PP 9.0**

FOR REFERENCE ONLY NTS



NORTH

WAKE FOREST CASE# - SP-22-XX

PRELIMINARY
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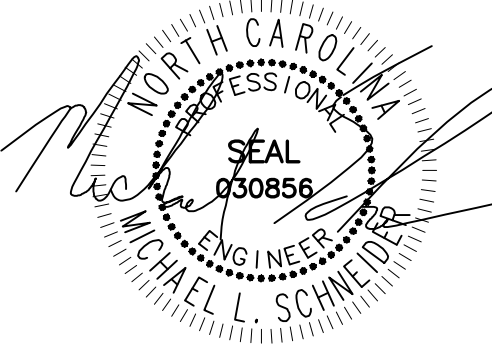
GENERAL NOTES

1. A LIGHTING PLAN PREPARED IN ACCORDANCE WITH APPLICABLE UDO REQUIREMENTS SHALL BE INCLUDED WITH THE SITE PLAN SUBMITTED FOR REVIEW OF THIS DEVELOPMENT

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD
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09-20-23

PRELIMINARY
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA

ISSUED: 30 AUG 2023

REVISIONS:

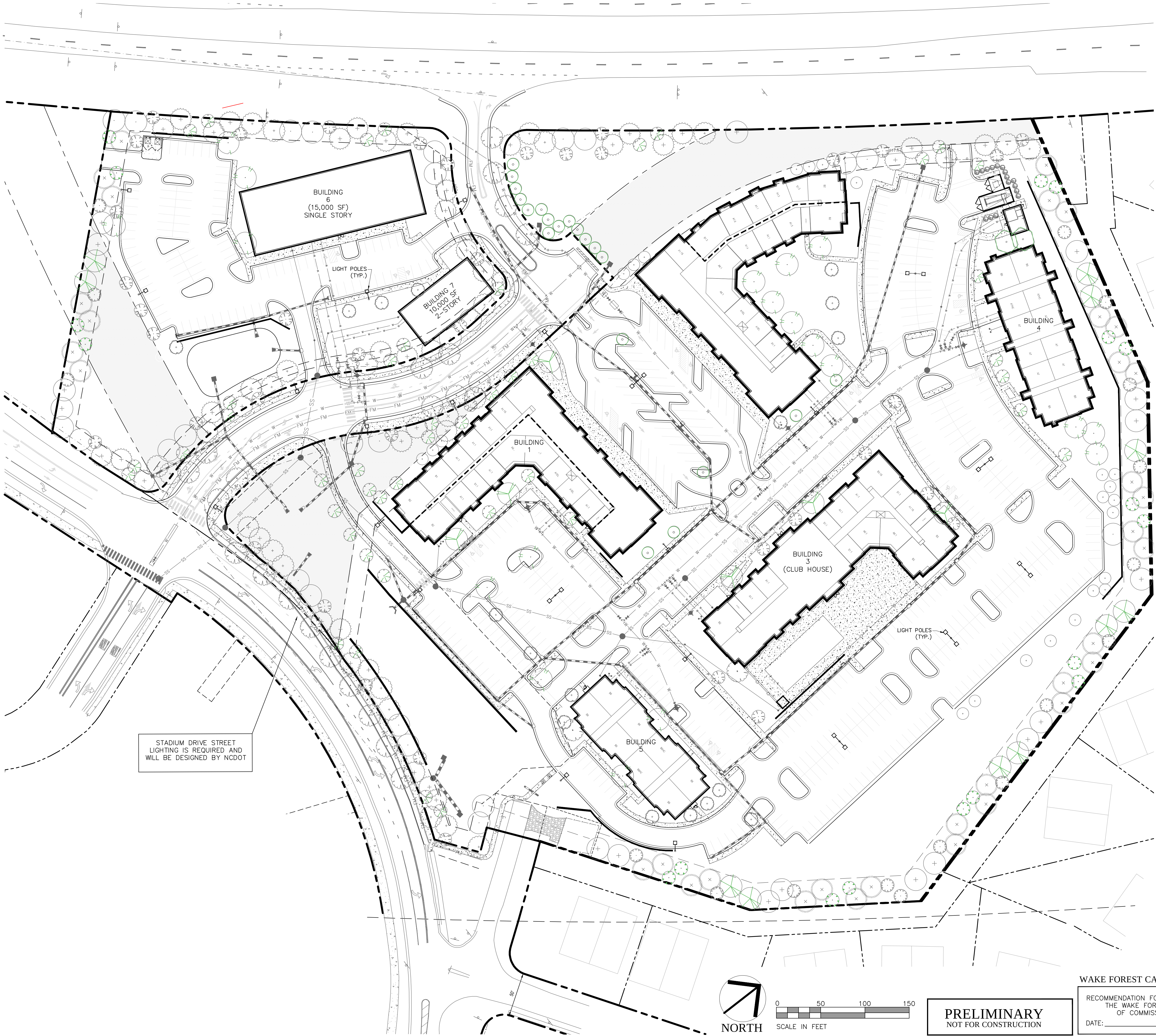
20 SEP 2023
PER TOWN COMMENTS

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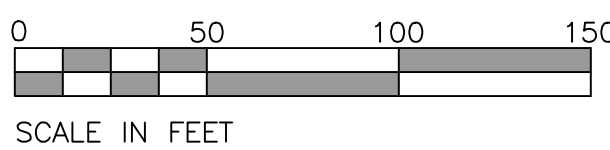
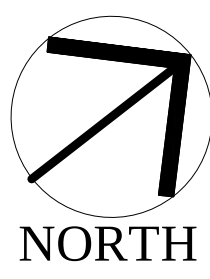
PROJECT: CCUS1SDWF

LIGHTING PLAN

DWG. NO. PP 10.0



STADIUM DRIVE STREET
LIGHTING IS REQUIRED AND
WILL BE DESIGNED BY NCDOT



PRELIMINARY
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

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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LANDSCAPE NOTES:

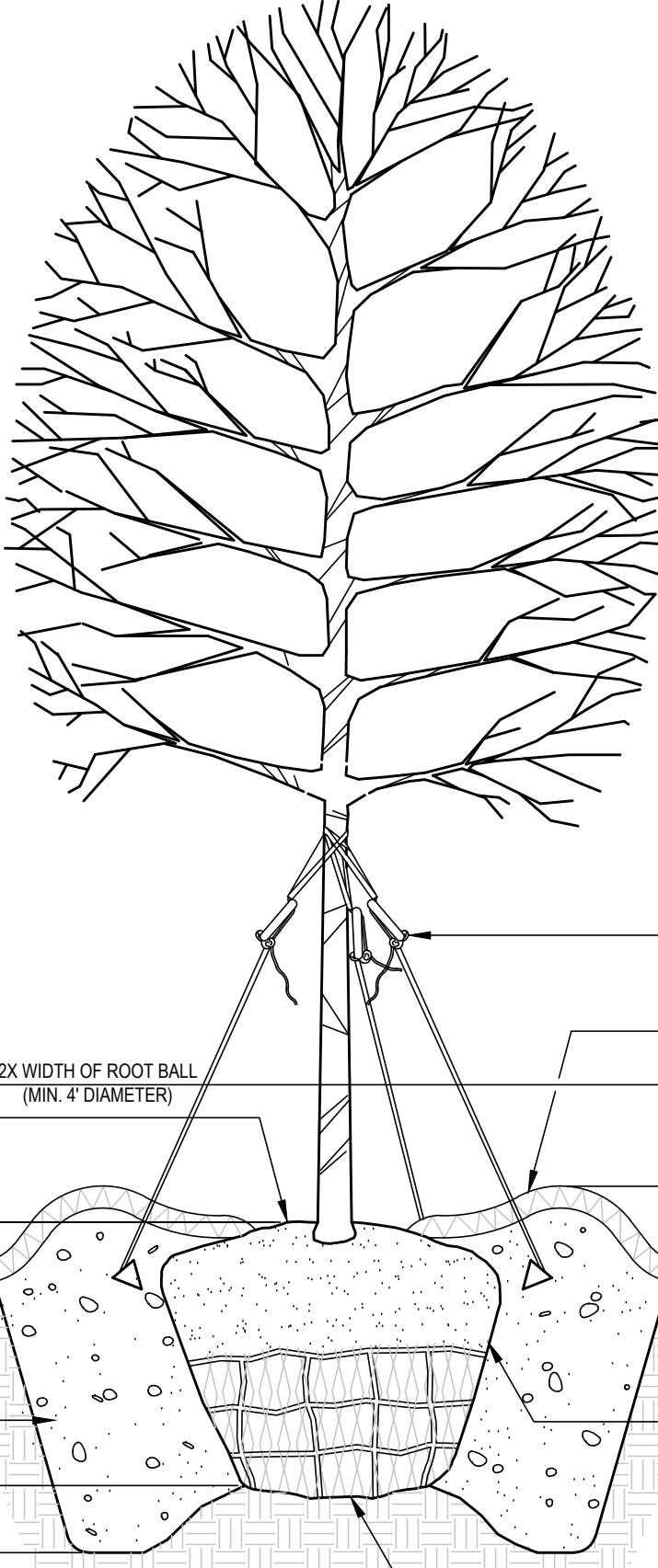
1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF WAKE FOREST.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF WAKE FOREST.
7. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3", MAXIMUM DEPTH OF 4", WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
8. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S), ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 30 INCHES AND 72 INCHES ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBS EXIST.
10. HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
11. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
12. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAKE FOREST.
13. MIN. 15' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
14. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
15. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
16. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
17. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
18. A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
19. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

LANDSCAPE NOTES
SCALE: NTS

6

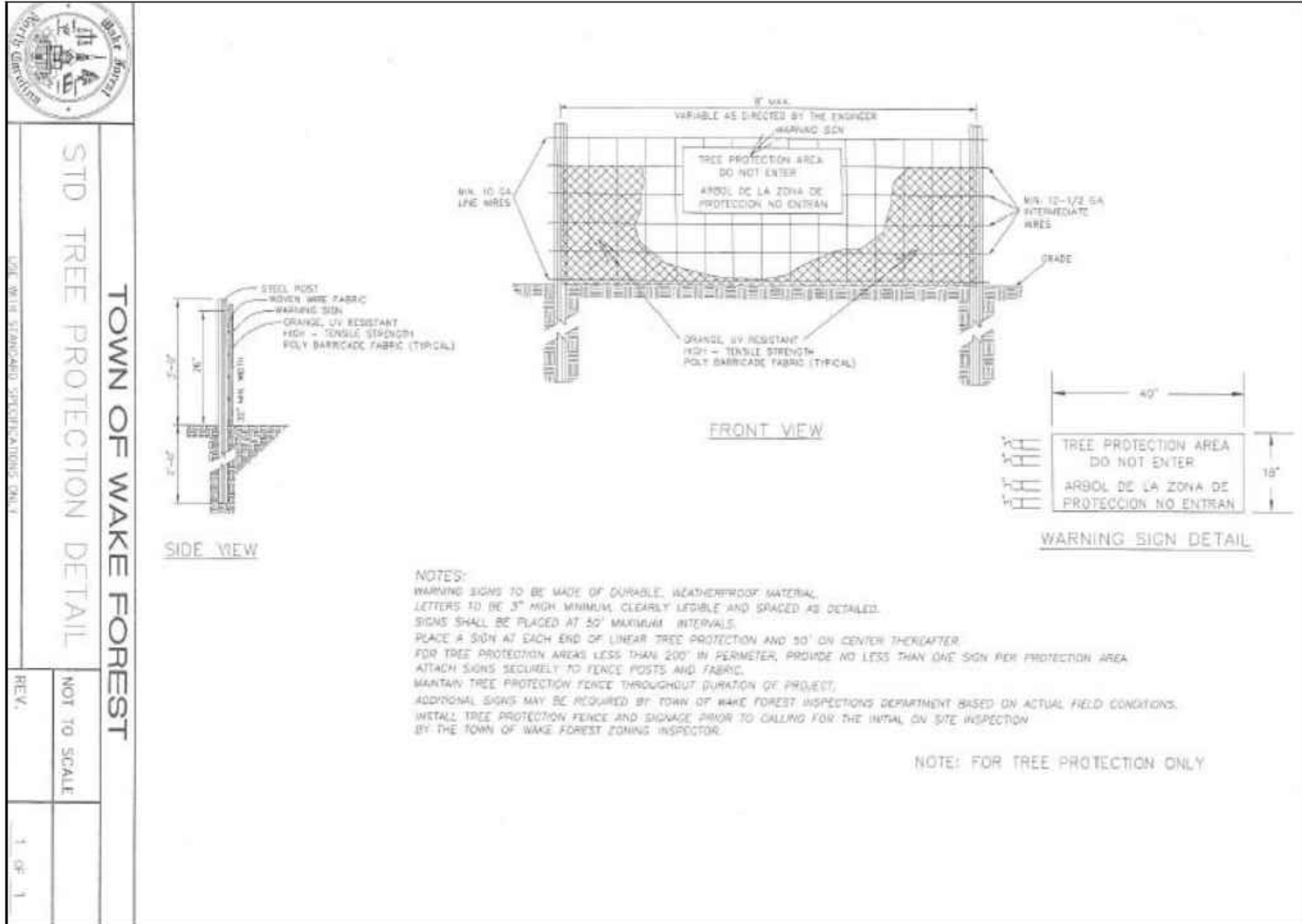
TREE PLANTING NOTES

1. MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
2. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
3. IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
4. FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
6. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
7. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE..
8. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL
9. KEEP MULCH AWAY FROM ROOT CROWN.



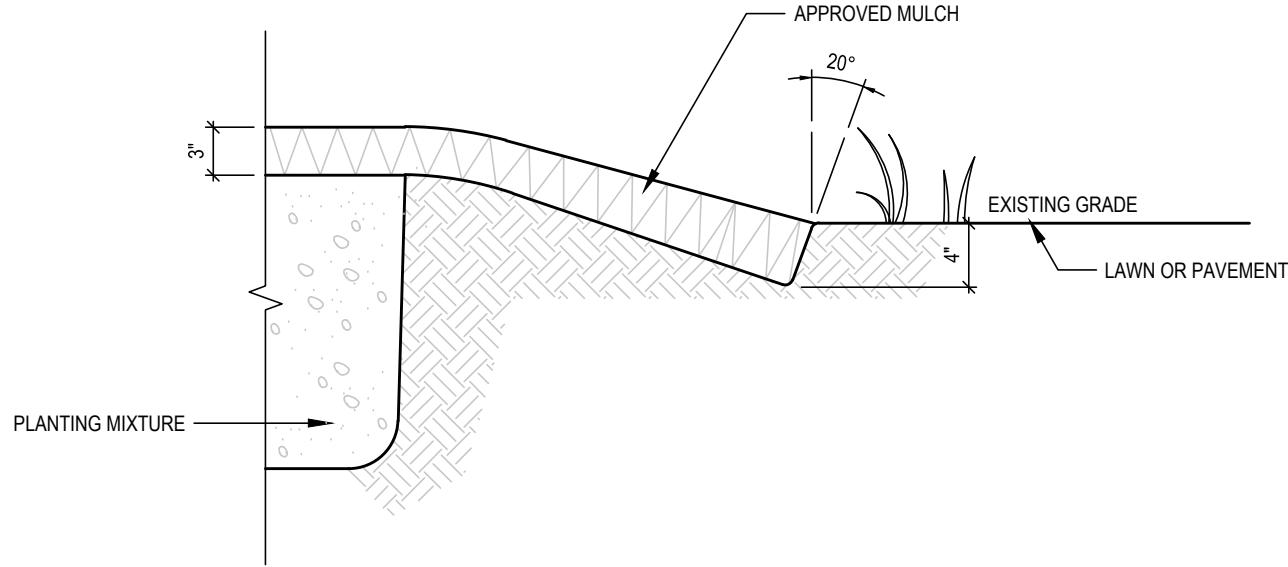
TREE INSTALLATION
SCALE: NTS

3



TREE PROTECTION FENCE
SCALE: NTS

5

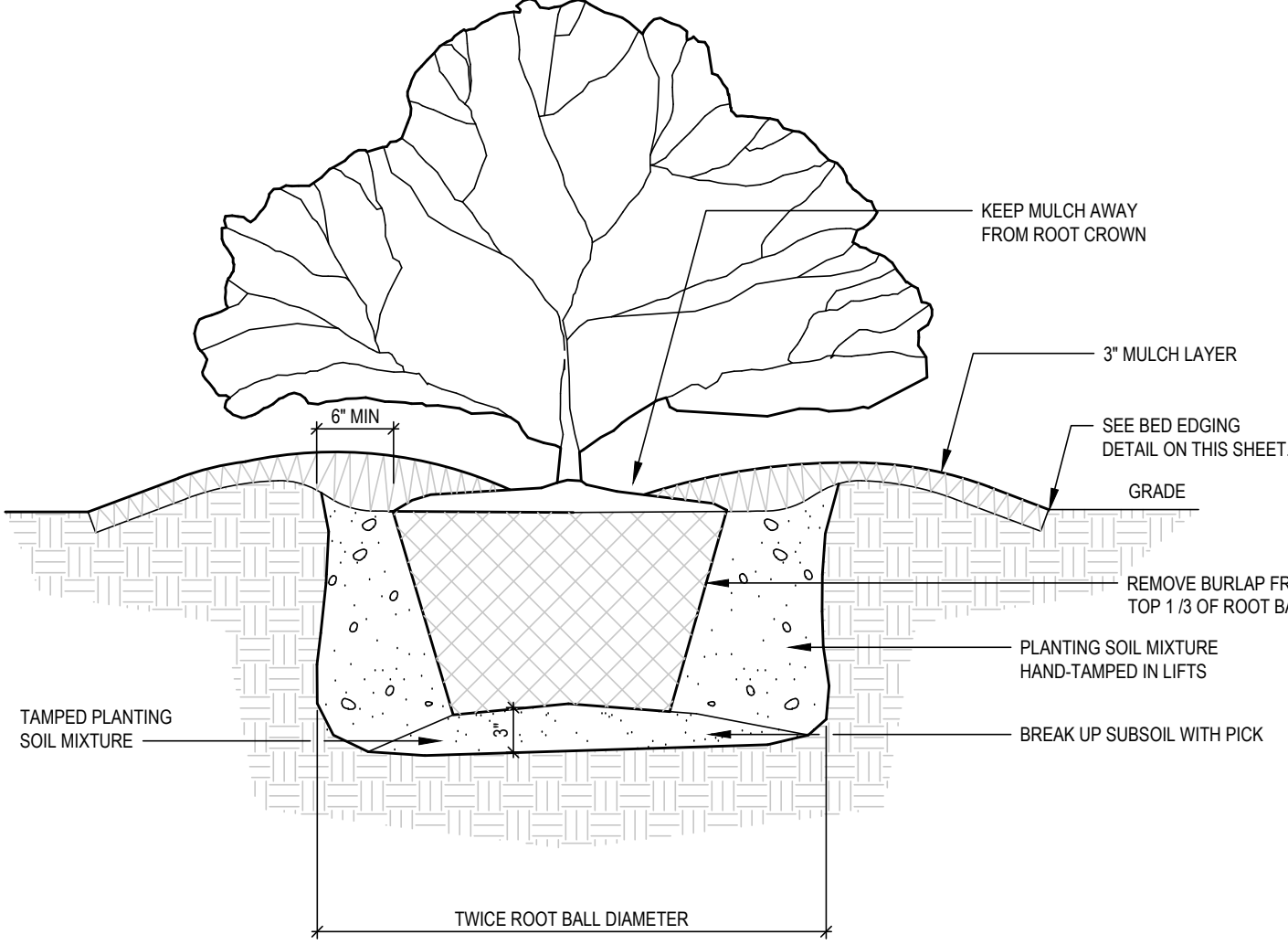


BED EDGING
SCALE: NTS

4

SHRUB PLANTING NOTES

1. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
2. SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
3. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
4. PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.
5. KEEP MULCH AWAY FROM ROOT CROWN.
6. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.

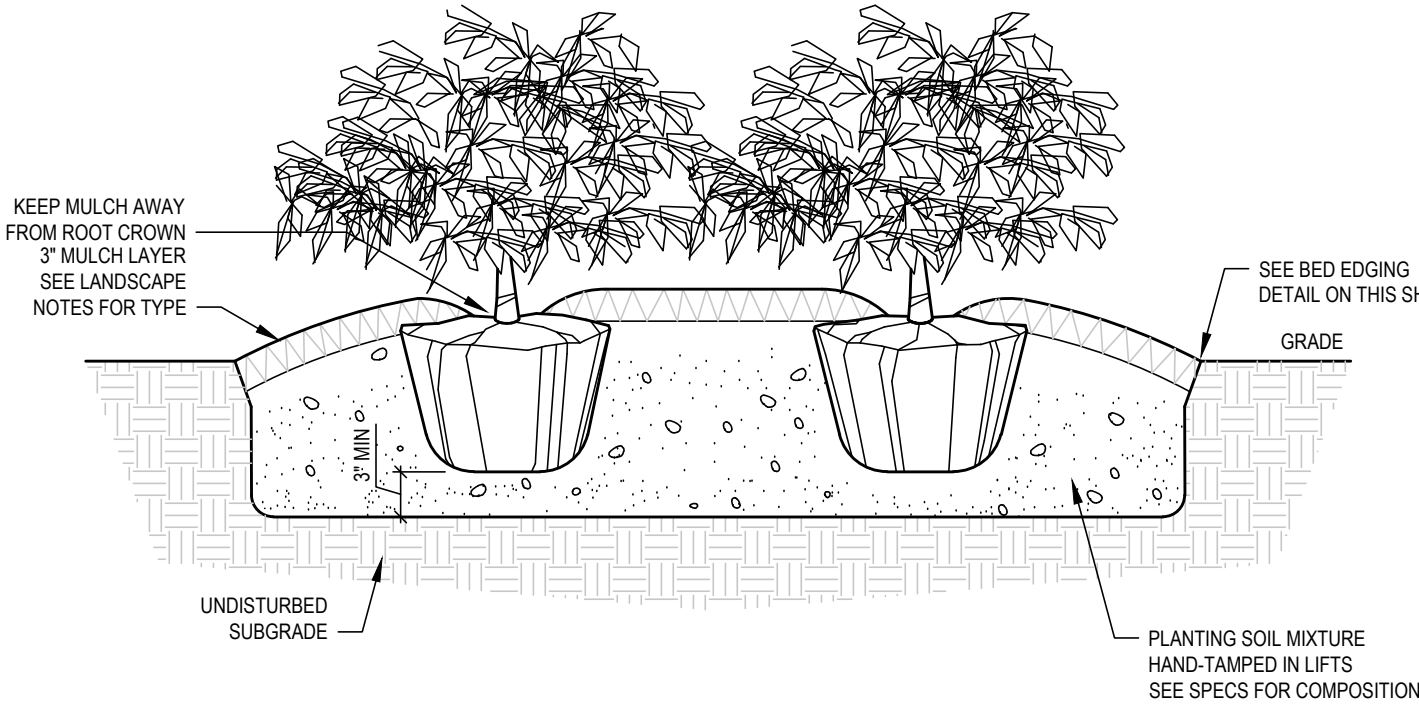


B & B SHRUB INSTALLATION
SCALE: NTS

2

MASS PLANTING NOTES

1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
2. CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
3. KEEP MULCH AWAY FROM ROOT CROWN.



CONTAINER PLANT INSTALLATION
SCALE: NTS

1

P L A N T L I S T									
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT AT INSTALLATION	HEIGHT AT MATURITY	WIDTH AT MATURITY	REMARKS	
T R E E S									
44	AGAB	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1" MIN	6' MIN	20'	20'	Street Yard Buffer, Understory Replacement	
43	BN	Betula nigra 'Dura Heat' Single Stem	Single Stem Dura Heat River Birch	1.5" MIN	8' MIN	40'	30'	Canopy Replacement Tree	
17	CAC	Carpinus caroliniana	American Hornbeam	1" MIN	8' MIN	25'	25'	Landscape Buffer	
41	CC	Cercis canadensis	Eastern Redbud	1" MIN	6' MIN	25'	20'	Street Yard Buffer, Understory Replacement	
46	CEJ	Cercidiphyllum japonicum	Katsura Tree	1.5" MIN	8' MIN	50'	40'	Landscape Buffer, Canopy Replacement	
18	CK	Cornus florida	Flowering Dogwood	1" MIN	6' MIN	20'	20'	Landscape Buffer	
61	CO	Celtis occidentalis	Common Hackberry	1.5" MIN	8' MIN	60'	50'	VUA Landscaping	
34	CRJ	Cryptomeria japonica	Japanese Cedar	1.5" MIN	8' MIN	60'	30'	Landscape Buffer	
24	CR	Chionanthus retusus	Chinese Fringetree	1" MIN	6' MIN	25'	15'	Understory Replacement Tree	
67	GB	Ginkgo biloba (MALE ONLY)	Ginkgo (fruitless)	1.5" MIN	8' MIN	60'	35'	Street Tree, Canopy Replacement	
45	LSR	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	1.5" MIN	8' MIN	60'	30'	Landscape Buffer, Canopy Replacement	
21	LT	Liriodendron tulipifera	Tulip Poplar	1.5" MIN	8' MIN	60'	50'	Street Yard Buffer	
71	MG	Magnolia grandiflora	Southern Magnolia	1.5" MIN	8' MIN	60'	40'	Street Yard Buffer, Canopy Replacement	
50	NS	Nyssa sylvatica	Blackgum	1.5" MIN	8' MIN	60'	30'	Street Yard Buffer, Canopy Replacement	
20	PC	Pistacia chinensis	Chinese Pistache	1" MIN	6' MIN	30'	25'	Understory Replacement Tree	
17	PXD	Prunus x 'Okame'	Okame Cherry	1" MIN	6' MIN	25'	25'	Understory Replacement Tree	
33	QL	Quercus lyrata	Overcup Oak	1.5" MIN	8' MIN	60'	40'	Canopy Replacement	
68	QP	Quercus phellos	Willow Oak	1.5" MIN	8' MIN	60'	40'	VUA Landscaping, Canopy Replacement	
S H R U B S									
252	DP	Distylium 'Pidiishi' PP25_304	Copperstone Distylium		18" MIN	4' MIN	4'	VUA Screening	
175	HQ	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	3" MIN	6' MIN	6' MIN	6'	Street Yard Buffer	
165	ICBN	Ilex cornuta 'Burdorfii Nana'	Dwarf Burford Holly	3" MIN	6' MIN	6' MIN	5'	Street Yard Buffer	
16	INS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	3" MIN	6' MIN	6' MIN	5'	Refuse Screening	
120	LC	Loropetalum chinense	Chinese Loropetalum	3" MIN	6' MIN	6' MIN	6'	Landscape Buffer	
198	LGR	Linnaea x grandiflora	Glossy Abelia	3" MIN	6' MIN	6' MIN	6'	Street Yard Buffer	
130	PL	Prunus laurocerasus 'West Coast Schipkaensis'	West Coast Schip Laurel	3" MIN	6' MIN	6' MIN	6'	Landscape Buffer	
142	VAC	Viburnum awabuki 'Chindo'	Chindo Viburnum	3" MIN	6' MIN	6' MIN	6'	Landscape Buffer	
G R A S S E S									
286	SS	Schizachyrium scoparium 'Prairie Blues'	Prairie Blues Little Bluestem		6" MIN	36"	24"	Median Grass	

EXISTING TREES PRESERVED (SEE PP3.0 FOR DETAILS)			
Number	Species	DBH	Credits
T1	White Oak	22"	3
T2	Willow Oak	23"	3
T3	White Oak	26"	3
T4	Hickory	24"	3
T5	White Oak	35"	4
T6	White Oak	21"	3
T7	Red Oak	21"	3
T8	Pine	25"	3
T9	White Oak	28"	3
T10	Pine	29"	3
T11	White Oak	23"	3
T12	White Oak	21"	3
T13	White Oak	22"	3
T14	White Oak	24"	3
T15	White Oak	25"	3
T16	White Oak	28"	3
T17	Red Oak	23"	3
Total Tree Credits			52

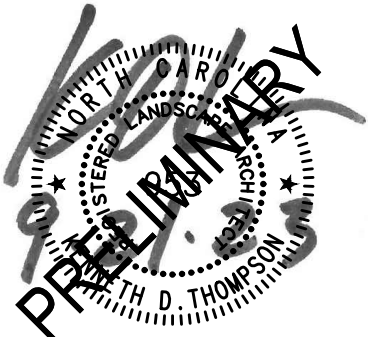
Wake Forest UDO Landscape & Screening Requirements Project: Wake Forest Stadium Apartments Date: 01.06.2023 (Rev 09.21.2023) UDO Version: July 13, 2015, Last Amendment July 19, 2022			
Tree Canopy Coverage Requirements			
Square Feet of Site	19.31 AC	=	840,708.00 SF
Canopy Trees Required (1.5" cal. 8' ht. @ 1 tree/10,000 SF)	840708 / 10,000 =		84.1 EA
Preserved Tree Credits (20"-30" DBH = 3 Canopy)	16 x 3 =		48 EA
Preserved Tree Credits (31"-41" DBH = 4 Canopy)	1 x 4 =		4 EA
Credits for Preservation of Wooded Areas (1 tree credit/ 700 SF Protected Area)	65,918 / 700 =		94 EA
Total Canopy Trees and Coverage Credits			146 EA
Replacement of Specimen Trees			
Canopy Specimen Trees To Be Removed (See PP3.0)			
Replacement Canopy Trees Required (4 trees/1 specimen)(x20" DBH)	164 x 4 =		656 EA
Replacement Canopy Trees Provided (1.5" cal. 8' ht.)-includes street, VSA, buffer trees			656 EA
Understory Specimen Trees To Be Removed (See PP3.0)			
Replacement Understory Trees Required (4 trees/1 specimen)(x8" DBH)	25 x 4 =		25 EA
Replacement Understory Trees Provided (1" cal. 6' ht.)			100 EA
Total Replacement Trees Required			756 EA
Total Replacement Trees Provided			756 EA
Amount of trees to be replaced via payment equal to the value of the lost or removed specimen trees add to a tree planting fund maintained by the Town of Wake Forest			
			0 FA
Per Patrick Ratty, tree replacement is a 4 to 1 ratio. Replacement quantity may include proposed street, VSA and buffer trees.			
Large Residential Street A - Street Trees			
Length of Right of Way (less driveways, SDTs)			469.51 LF
Canopy Trees Required (1.5" cal. 8' ht. @ 50' o.c. average)	469.51 / 50 =		9.0 EA
Canopy Trees Provided (1.5" cal. 8' ht. @ 50' o.c. average)			9 EA
Old Stadium Drive - Street Trees			
Length of Right of Way (less driveways, SDTs)			158.79 LF
Canopy Trees Required (1.5" cal. 8' ht. @ 50' o.c. average)	158.7882 / 50 =		3.0 EA
Canopy Trees Provided (1.5" cal. 8' ht. @ 50' o.c. average)			4 EA
Stadium Drive - Street Trees			
Length of Right of Way (less driveways, SDTs)			422.80 LF
Canopy Trees Required (1.5" cal. 8' ht. @ 50' o.c. average)	422.80 / 50 =		8.0 EA
Canopy Trees Provided (1.5" cal. 8' ht. @ 50' o.c. average)			9 EA
20 FT Type 'B' Street Yard Buffer			
Buffer Type:			B
Combined length of Street Yard "B" Buffer areas			2,190.00 LF
Canopy Trees Required (1.5" cal. 8' ht. @ 2/100 LF)	2190 x 0.02 =		43.8 EA
Canopy Trees Preserved in Buffer (varying cal.)			0 EA
Canopy Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)			43 EA
Total Canopy Trees Meeting Requirements			43 EA
Evergreen Trees Required (1.5" cal. 8' ht. @ 2/100 LF)	2190 x 0.02 =		43.8 EA
Evergreen Trees Preserved in Buffer (varying cal.)			1 EA
Evergreen Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)			43 EA
Total Evergreen Trees Meeting Requirements			40 EA
Understory Trees Required (1" cal. 6' ht. @ 2/100 LF)	2190 x 0.02 =		43.8 EA
Understory Trees provided (1" cal. 6' ht. @ 2/100 LF)			46 EA
Shrubs Required (36" ht. @ 24/100 LF)(50% Evergreen)	2190 x 0.24 =		525.6 EA
Shrubs Provided (36" ht. @ 24/100 LF)(50% Evergreen)			538 EA
25 FT Type 'B' Landscape Buffer for Adjacent Zonings			
Buffer Type:			B
Combined length of "B" Buffer areas			1,613.12 LF
Canopy Trees Required (1.5" cal. 8' ht. @ 2/100 LF)	1613.12 x 0.02 =		32.3 EA
Canopy Trees Preserved in Buffer (varying cal.)			7 EA
Canopy Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)			27 EA
Total Canopy Trees Meeting Requirements			34 EA
Evergreen Trees Required (1.5" cal. 8' ht. @ 2/100 LF)	1613.12 x 0.02 =		32.3 EA
Evergreen Trees Preserved in Buffer (varying cal.)			1 EA
Evergreen Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)			33 EA
Total Evergreen Trees Meeting Requirements			34 EA
Understory Trees Required (1" cal. 6' ht. @ 2/100 LF)	1613.12 x 0.02 =		32.3 EA
Understory Trees provided (1" cal. 6' ht. @ 2/100 LF)			35 EA
Shrubs Required (36" ht. @ 24/100 LF)(50% Evergreen)	1613.12 x 0.24 =		387.1 EA
Shrubs Provided (36" ht. @ 24/100 LF)(50% Evergreen)			392 EA
Vehicular Use Area Screening			
Combined length of parking areas needing screening			1,236.62 LF
Shrubs Required (1 shrub/5' O.C. must reach height of 4' in 3 yrs)	1,236.6 / 5 =		247.3 EA
Shrubs Provided (1 shrub/5' O.C. must reach height of 4' in 3 yrs)			252 EA
Shrubs must be evergreen			
Vehicular Use Area Spatial Requirements			
Planting areas determine amount of trees planted within. Minimum planting areas:			
1 canopy tree per 400 SF of planting area			
2 canopy trees per 700 SF of planting area			
3 or more trees, 300 SF of planting area per tree			
All parking spaces must be within 60 FT of a canopy tree			
Parking lot lighting cannot be within 15ft of a canopy tree			

REZONING APPLICATION

PROJECT:	VWF-21203	DATE	
ISSUE:	Rezoning Application	01.19.2023	
REVISIONS:			
	1st Review Comments	05.15.2023	
	2nd Review Comments	09.05.2023	
	3rd Review Comments	09.21.2023	
DRAWN BY:	ML		
CHECKED BY:	KT		
CONTENT:	LANDSCAPE DETAILS		
	CODE REQUIRED LANDSCAPE		
	NOTES		

LP9.1

Capitol Commercial, LLC
Stadium Drive Apartments
0 Stadium Drive
Wake Forest, North Carolina 27587





Planning Board Agenda Item Report

Agenda Item No.: 2023-260-
Submitted by: Courtney Tanner
Submitting Department: Planning
Meeting Date: October 10, 2023

SUBJECT

Consideration of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)

Recommendation:

Item Summary:

ATTACHMENTS

- [2023-260 Staff Report.pdf](#)
- [Attachment A - Application.pdf](#)
- [Attachment B - Maps.pdf](#)
- [Exhibit 1 - Proposed Community Plan Amendments.pdf](#)



Staff Report

CPA-23-03: Comprehensive Plan Amendment

Meeting Date	10/10/2023
Requested Actions	Consideration a Request to Amend the following: 1. Land Use Map in the Community Plan to include the area in the vicinity of Oak Grove Church Road as Conventional Residential. 2. Residential Areas Plan text in the Community Plan by adding the Oak Grove Church Road & Gilcrest Farm Road description. 3. Residential Areas Plan map in the Community Plan to include the +6 parcels in vicinity of Oak Grove Church Road as Future Conventional Residential.
Case Manager	Courtney Tanner, Planning Director

PUBLIC MEETINGS

Public Comment Session	Public Hearing (Tentative)
10/10/2023	11/21/2023

CASE INFORMATION

Applicant	Town of Wake Forest 301 South Brooks Street Wake Forest, NC 27587
Location	East of Gilcrest Farm Road, South of the Wake County Line, and along Oak Grove Church Road
Wake County PIN(s)	1851946713, 1851725939, 1851838214, 1851630250, 1851849241, 1861042033, 1851756902, 1851858546, 1851952427, 1851832345, 1861043146, 1851835341, 1851835834, 1851832890, 1851738883, 1851736844, 1851734809, 1851626527, 1851639632, 1851639337, 1851731760, 1851738442, 1861044544, 1861047643, 1851729434, 1851733101, 1851639098, 1851619814, 1851821839, 1851722524, 1861049618, 1851946441, 1851949309, 1851720521, 1851622872, 1851947195, 1861030871, 1851724522, 1851729905, 1851730942, 1851459139, 1851948585, 1851636043, 1851632953, 1851746585, 1851526899, 1851945132, 1851527384, 1851620274, 1851944628, 1851736204, 1851826512, 1851933875, 1851930299, 1851522495, 1851946294, 1851933386, 1851936485, 1851930479, 1861040720,

	1851614809, 1851938927, 1851943111, 1851726510, 1851942677, 1851830177, 1851934635, 1851937685, 1851830874, 1861050044, 1851948843, 1851734433, and 1851952116
Acreage	~584 acres
<i>See Attachment A for copy of the Application and Attachment B for surrounding land use classifications in the Community Plan.</i>	

SURROUNDING LAND USES

	Land Use	Zoning
North	Residential (single-family) and Vacant	Franklin County Residential 30 (R-30)
South	Residential (single-family), Open Space (Wake Forest Reservoir), and Vacant	General Residential 3 (GR3), General Residential 3 PUD (GR3 PUD), General Residential 3 Conditional District (GR3 CD), Open Space (OS), General Residential 10 Conditional District (GR10 CD), General Residential 5 Conditional District (GR5 CD), Wake County Residential-30 (R-30), Wake County Residential-80 Watershed (R-80W), Neighborhood Mixed-Use (NMX)
East	Residential (single-family) and Vacant	Wake County Residential-30 (R-30)
West	Residential (single- and multi-family) and Vacant	Urban Residential Conditional District (UR CD) and Residential Mixed Use (RMX)
<i>See Attachment B Aerial, Zoning, and Land Use Maps.</i>		

CASE SUMMARY

The area subject to this amendment was ineligible to receive municipal water and/or sewer until the adoption of the Third Amendment to the Wake Forest/Raleigh Utility Merger Agreement earlier this year. If a property owner desires to receive municipal water and/or sewer, a parcel must request the Wake Forest Board of Commissioners (BOC) to approve both a voluntary annexation and rezoning request since municipal services cannot be provided to non-municipal parcels. The purpose of this amendment is to provide staff, Planning Board, and BOC comprehensive plan guidance should a property owner request to rezone their property to receive municipal water and/or sewer. This proposed amendment does not annex or rezone any parcel of land.

The amendment proposes to classify the land use for the subject area as Conventional Residential. See Exhibit 1 for the Conventional Residential land use description and proposed change to the Land Use Plan map. Additionally, a residential area description was added for the subject area to encourage conservation design principles and encourage pedestrian and bicycle connections to

enhance access the reservoir. See Exhibit 1 for the full text description and change to Residential Areas Plan map.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Comprehensive Plan Amendment for the following reasons.

- Provides guidance to the Town as to the appropriate zoning should a property owner request municipal water and/or sewer.
- Articulates how conservation design principles should be prioritized to help maintain water quality, protect valued habitat and ecosystems, and design within the context of environmental features and assets.
- Advises that any development of the area should incorporate pedestrian and bicycle trails and connections that enhance access to the reservoir.

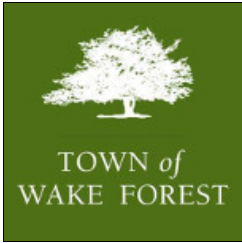
ATTACHMENTS

Attachment A: Application

Attachment B: Aerial, Zoning and Land Use Maps

EXHIBITS

Exhibit 1: Proposed Map and Text Amendments



Comprehensive Plan Amendment Application

(Comprehensive Plan Amendment 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

#1131358

Project Title: Community Plan Amendment related to the Wake ForestRaleigh Utility Merger Agreement

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Comprehensive Plan Amendment

State: NC

Workflow: Comprehensive Plan Amendment

County: Wake

Confirmation Checklist Items Submitted

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

[VIEW COMPREHENSIVE PLAN AMENDMENT
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: 05/01/2023

Staff Member Met With: Jennifer Currin

Pre-application Conference Project Number: NA

Project Contact - Applicant/Owner

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

Project Contact - Property Owner

Kip Padgett
Town of Wake Forest
301 South Brooks Street
Wake Forest, NC 27587
P:9194359411
kpadgett@wakeforestnc.gov

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Town of Wake Forest
301 South Brooks Street
Wake Forest, NC 27587
P:9194359411
kpadgett@wakeforestnc.gov

Amendment Type

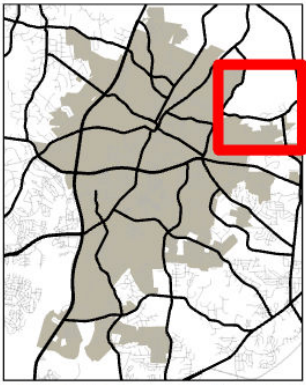
Please provide answers to the questions below. Other application materials specified in the submittal checklist must be uploaded as separate documents. You will have the opportunity to upload documents prior to finalizing and submitting this application.

Plan Being Amended: Wake Forest Community Plan

Type of Amendment: Text, Map or Cross-Section

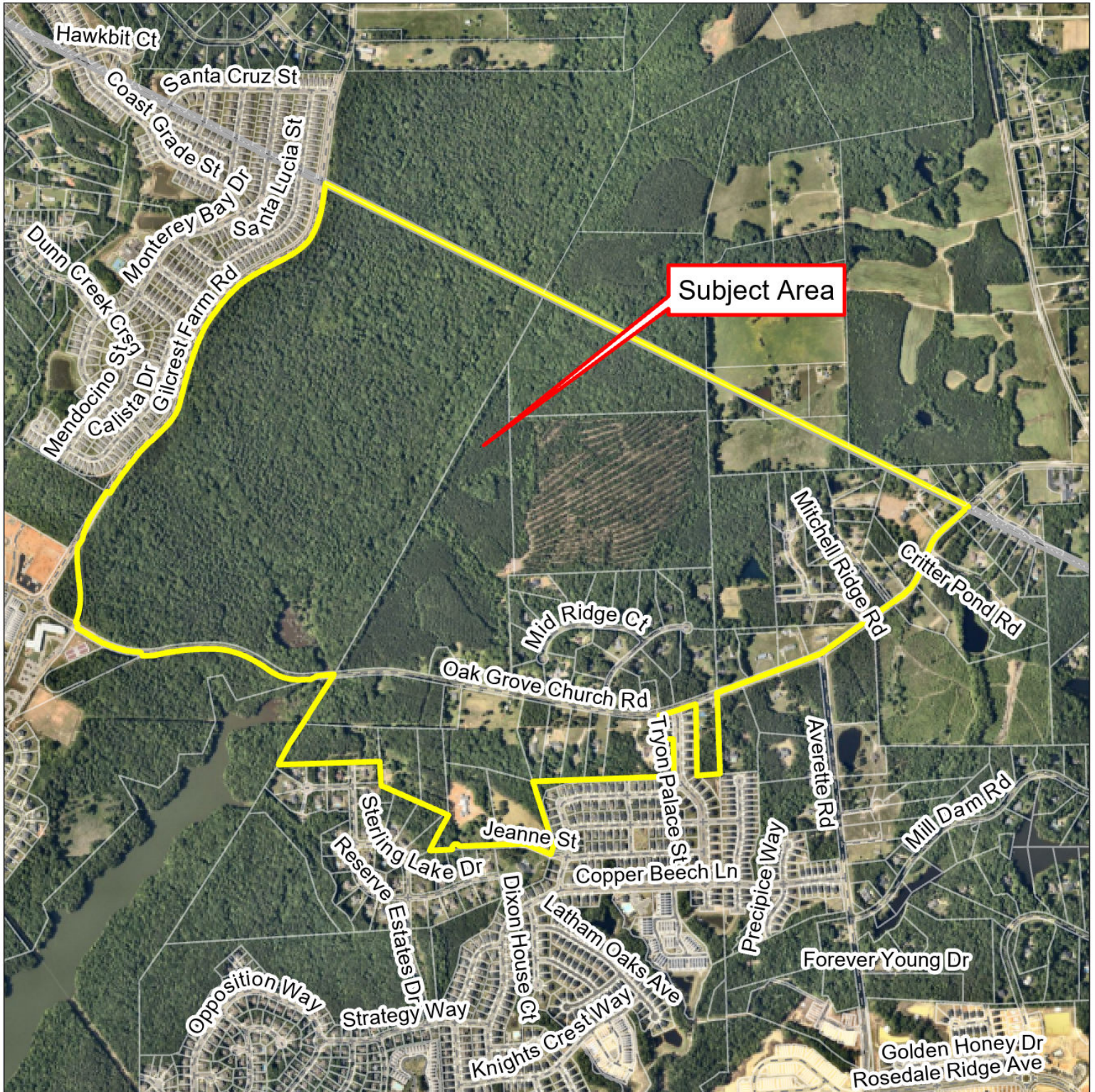
Description of Request:

Raleigh and Wake Forest entered into an agreement to merge the utility functions of both municipalities on June 6, 2005 with the first amendment in 2013, second amendment in 2019, and third amendment in 2023. This proposed amendment will provide staff zoning guidance should a property owner desire to annex and rezone their property in order to receive water and/or sewer services.



Comprehensive Plan Amendment (CPA-23-03)

10/2/2023



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 2,000 2,500 3,000 3,500 4,000 4,500
Feet

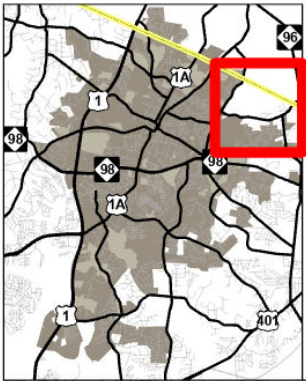




TOWN of
WAKE FOREST

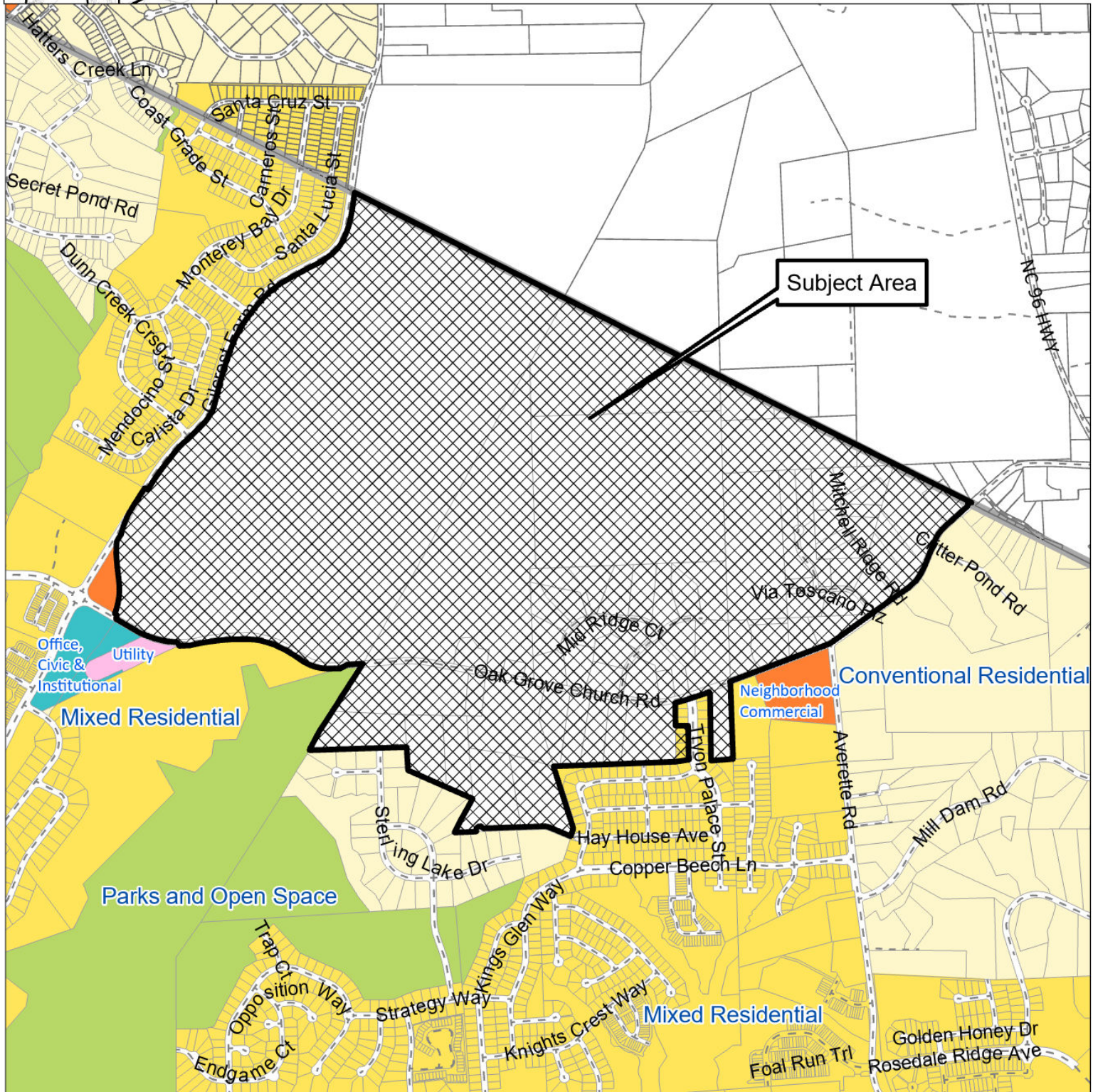
Comprehensive Plan Amendment (CPA-23-03)

[illegible]



Comprehensive Plan Amendment (CPA-23-03)

9/27/2023



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 0.25 0.5 0.75 Miles



TOWN OF WAKE FOREST Community Plan

*Adopted April 19, 2022
Updated MONTH ##, 2023*

ACKNOWLEDGMENTS

Board of Commissioners

Vivian Jones, Mayor

Adam Wright, Commissioner

Bridget Wall-Lennon, Commissioner
(through December 2021)

Chad Sary, Commissioner

Jim Dyer, Commissioner

Keith Shackelford, Commissioner

Liz Simpers, Commissioner
(through December 2021)

Nick Sliwinski, Commissioner

Planning Board

Joe Kimray, Chair

Karin Kuropas, Vice-Chair

Colleen Sharpe, Board Member
(through December 2021)

Christopher Joyner, Board Member

Michael Siderio, Board Member

Michael Hickey, Board Member

Sheila Bishop, Board Member

Thomas Ballman, Board Member

Steering Committee

Ann Welton

Jacob Anderson

Joseph Lassiter

Kenneth Christie

Leeann Tedder

Ryan Akers

Sheneque Duncan

Shipman Northcutt

Shynese Hockaday

Stacey Mortiz

Timothy Shail

Zee Khan

Town Departments

Administration

Communications

Downtown Development

Economic Development

Finance

Fire

Human Resources

Inspections

Information Technology

Parks, Recreation & Cultural
Resources

Police

Public Works

Wake Forest Power

Wake Forest Renaissance Centre

Planning Staff

Courtney Tanner,
Planning Director

Jennifer Currin,
Assistant Planning Director

Brad West,
Long Range Planning Manager

Dylan Bruchhaus,
Planner II - Long Range

Michelle Michael,
Senior Planner -
Historic Preservation

Ben Coleman,
Zoning Enforcement Officer

Josh Michael,
Planning Administrative Assistant

Kari Grace,
Senior Planner -
Development Services

Patrick Reidy,
Senior Planner -
Development Services

Emma Linn,
Planner I - Development Services

Thanks to Those Who Participated

A special thank you goes to everyone who participated in the planning process for the Wake Forest Community Plan. This Plan was made possible by the contributions and insights of the residents, business owners, property owners, developers, and representatives from various groups and organizations.

Project Consultant



We are an innovation-based urban planning and design firm. We pride ourselves on creativity, collaboration, and delivery of quality. Our team approach is built on strong relationships, the exchange of ideas, and a commitment to the integration of technology. Our priorities are to do good, have fun, work hard, and provide responsive, visionary, and viable solutions to our clients and partners.

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PLAN CONTEXT

The Town of Wake Forest is a fast-growing community positioned just north of Raleigh and northeast of North Carolina's Research Triangle Park. Incorporated in 1909, the Town grew as a community of rich heritage, small-town character, home to a vibrant and historic Downtown, festivals and events, and scenic natural areas cherished by its residents. Over the past two decades, the Town has experienced unprecedented growth reflective of the surrounding region, prompting new development that has been primarily residential. Today, residents enjoy attractive suburban living with access to nearby urban amenities.

In August 2020, the Town initiated an update to the Wake Forest Community Plan to address Wake Forest's continual growth and ensure future development supports a thriving community with a high quality of life. The planning process included an extensive analysis of existing conditions and robust community engagement to identify unique issues and opportunities within the Town. Together, these components formed the vision, goals, and recommendations of this Community Plan. The Plan establishes a roadmap for how Wake Forest should develop and grow over the next 10 to 20 years to achieve its vision along with the critical steps necessary to do so.

WHAT IS THE COMMUNITY PLAN?

The Community Plan and Future Land Use Map (Community Plan) is Wake Forest's new comprehensive land use plan that creates a long-term vision for the Town to implement over the next 10 to 20 years. The Community Plan is built off past planning efforts, existing policies that remain relevant, and at its core, community input from a wide-ranging outreach process. It presents a cohesive vision that is representative of Wake Forest's residents, business community, and community stakeholders. The Community Plan outlines the critical steps essential to ensure future growth and development in the Town aligns with the community's priorities.

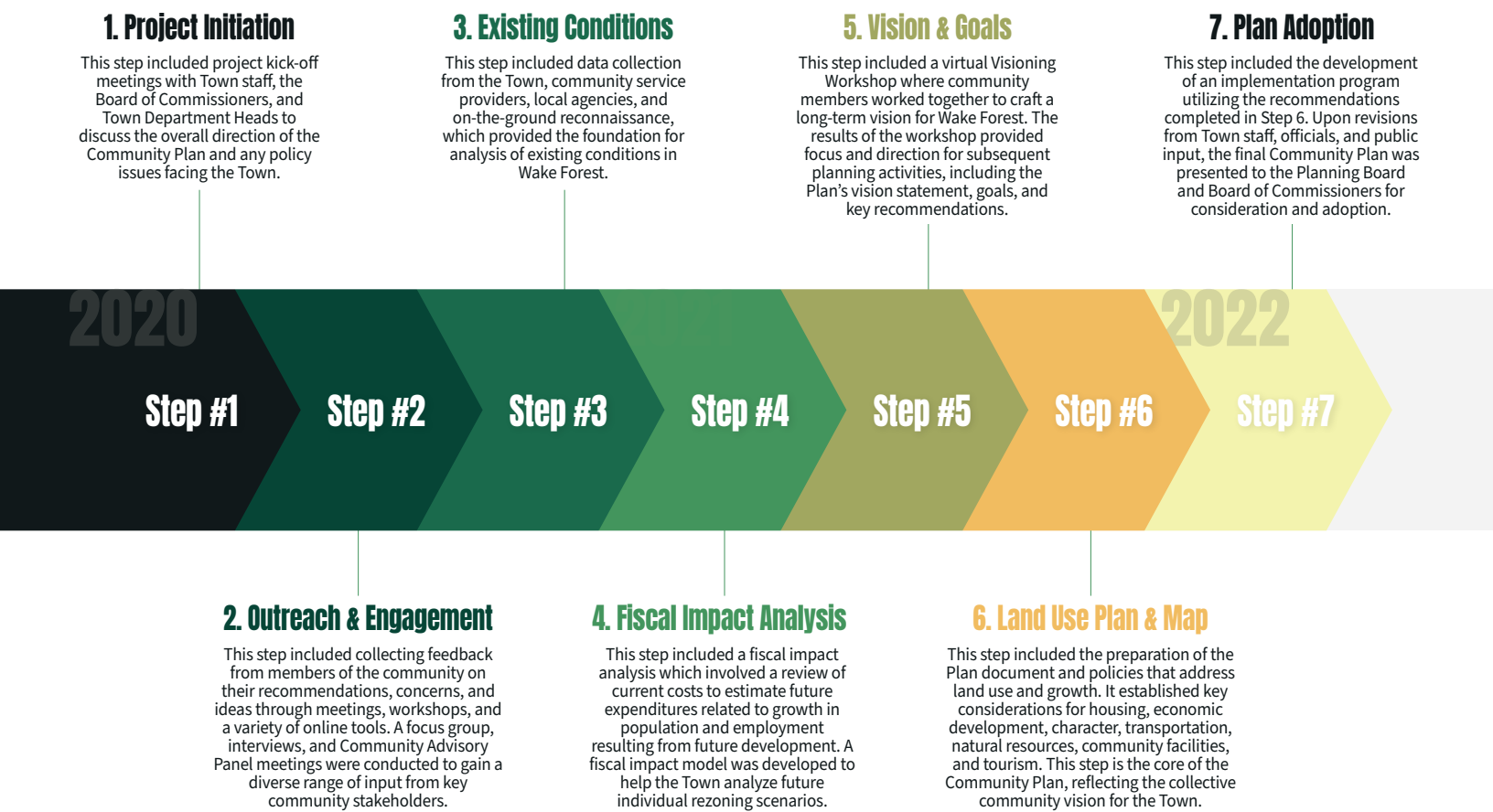
The Community Plan is a product of an 21-month planning process that included considerable community engagement. It began in the summer of 2020 and ended spring of 2022. The planning process included the seven steps below:



Community Plan Update

PROJECT BRANDING

To better brand the Community Plan, the logo above was created for the planning process.



REGIONAL SETTING

Part of North Carolina's Research Triangle, Wake Forest is located on the periphery of one of the fastest-growing research and development hubs in the United States. The community is connected to the surrounding region by the major routes US 1, NC Hwy 98, I-540, and US 401, with access to destinations across the world via the Raleigh-Durham International (RDU) Airport located just 17 miles away.

According to the Wake County Planning, Development, and Inspections Department, Wake County has grown by 80% over the past 20 years, with a net average increase of 62 residents per day. The County is projected to gain another 250,000 residents over the next decade with a need for an additional 125,000 to 175,000 new housing units over the next 10 to 15 years. As Wake Forest is among the top 10 fastest growing municipalities in North Carolina, it presents considerable potential for future expansion and development.

RESEARCH TRIANGLE

The Research Triangle is the Raleigh-Durham-Chapel Hill metro area in North Carolina that is anchored by three major research universities: Duke University, University of North Carolina at Chapel Hill, and North Carolina State University. It includes Research Triangle Park (RTP), the largest research park in the country at 7,000 acres, which contains hundreds of companies including science and technology firms, government agencies, academic institutions, start ups, and non-profits. RTP has stimulated major growth in high-tech and research industries, drawing significant employment and business opportunities to the region.





BUTNER

15

56

FRANKLINTON

LOUISBURG

96

YOUNGVILLE

401

WAKE FOREST

98

50

540

RDU

MORRISVILLE

54

CARY

NORTH CAROLINA
STATE UNIVERSITY

440

RALEIGH

KNIGHTDALE

ROLESVILLE

96

64

ZEBULON

264

WENDELL

GARNER

HOLLY SPRINGS

401

40

CLAYTON

42

50

FUQUAY-VARINA

42

70

95

5

108



The Royall Cotton Mill Building ca. 1910, courtesy of the Wake Forest Historical Museum

HISTORY

The Town of Wake Forest began as a rural and forest district in northern Wake County, North Carolina with its earliest surviving building dating back to circa 1800. In 1820, Calvin Jones purchased a 615-acre plantation from Davis Battle, coining the name Wake Forest when he was postmaster of what was known as the “Forest District of Wake.” The North Carolina Baptist Convention purchased his plantation in 1834 to develop the Wake Forest Manual Labor Institute, which would become Wake Forest College in 1838. The area witnessed growth due to the College, the relocation of the railroad depot from Forestville to Wake Forest in 1874, and the establishment of the Royall Cotton Mill in 1899, one of the State’s largest cotton mills and a major local employer.

In 1909, the North Carolina General Assembly rechartered the community as the Town of Wake Forest, giving the Town authority to sell bonds to build a generator and electric system. US 1’s relocation west of town in 1952, Wake Forest College’s move to Winston-Salem in 1956, and the closure of the mill in 1976 brought significant changes and economic hardship, but the Town persevered. Beginning in the 1990s and continuing today, Wake Forest has experienced a considerable increase in population together with the surrounding region, prompting new residential and economic growth across the community.



Calvin Jones House ca. 1820



Ailey Young House, construction in the mid-late 1800s

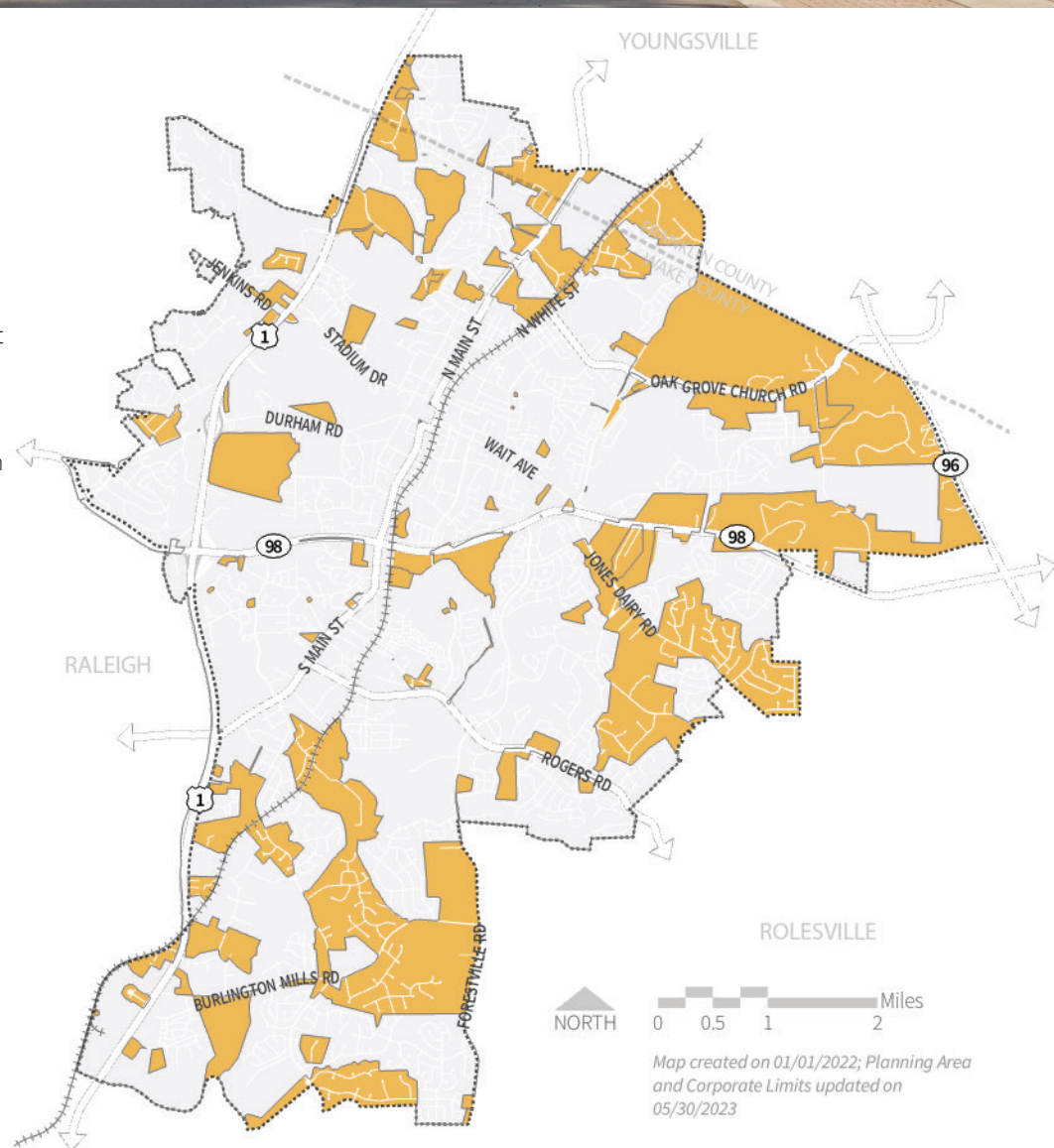


PLANNING AREA

Wake Forest's planning area includes all properties within the Town's municipal boundary, Extraterritorial Jurisdiction (ETJ), and urban service areas. The ETJ contains properties that are subject to Wake Forest's development regulations but are currently unincorporated. The Town maintains annexation agreements with the communities of Raleigh, Rolesville, and Youngsville, delineating the extent to which the Town can plan for annexations and utility extensions.

PLANNING AREA

- ++ Railroad
- Town Limits
- ▤ Planning Area
- Within Town Limits
- Unincorporated Area



EXISTING LAND USE

Wake Forest is a unique place to live and work in the Research Triangle region. Existing land uses provide insight into how the Town has grown and developed over time and inform what type of development will be appropriate in the future. The Town's existing land use was inventoried based on field reconnaissance and research conducted in October 2020. All parcels within the planning area have been categorized into one of the following 15 land use classifications:

Single-Family Detached

Includes single-family homes occupying individual lots. This is the predominant residential development in the Town. The single-family detached land use includes newer planned subdivisions as well as older established neighborhoods. It also includes manufactured homes and mobile home parks, where detached single-family homes are constructed on a permanent chassis.

Single-Family Attached

Includes single-family attached homes where dwelling units share an exterior wall with at least one adjacent unit. Each dwelling unit has a separate dedicated building entrance. This land use includes townhomes and duplexes.

Multifamily

Includes structures containing multiple dwelling units stacked vertically and/or horizontally. Multifamily housing often features shared building entrances, stairways, hallways, and occasionally amenities. This land use includes apartments, condominiums, two-over-tuos, congregate care, and assisted living facilities.

Mixed Use

Includes buildings with two or more distinct uses vertically stacked. Developments usually contain commercial on the ground-floor and residential or office uses above.

Mixed Commercial

Includes properties with a mix of commercial retail, commercial service, or office uses. This use contains individual free-standing structures with different uses on a single property, such as at the southern corner of S Main Street and Rogers Road, as well as large commercial strip buildings containing multiple tenants with varying uses, such as at Gateway Commons.

Commercial Retail

Includes commercial establishments that sell a product, such as grocery stores, gas stations, clothing stores, pharmacies, and home goods stores.

Commercial Service

Includes commercial establishments that sell a service, such as hair salons, auto repair shops, restaurants, drive-thru dining options, and cafes.

Heavy Industrial

Includes facilities involved in the processing of chemicals and plastics, refineries, and industrial machinery. These uses are larger in scale and typically have environmental, noise, and visual impacts on adjacent areas.

Light Industrial

Includes facilities involved in the manufacturing, processing, storage, and distribution of goods and materials. Light industrial uses typically have a minimal impact on surrounding areas and are generally clustered together within established industrial parks.

Office

Includes offices used for professional services as well as medical office uses. Individual small offices, legal firms, and family physicians are included.

Public/Semi-Public

Includes local government uses, municipal facilities, Town-owned parking lots, community service providers, schools, nonprofit organizations, and religious institutions. Examples include Town Hall, fire stations, libraries, places of worship, and Wake County Public Schools.

Parks & Open Space

Includes designated public park spaces managed by the Wake Forest Parks, Recreation, and Cultural Resources Department, as well as private parks and recreational facilities located within traditional subdivision developments. This category also includes preserved natural areas, greenways, active golf courses, detention and retention ponds, and designated open spaces areas within private developments.

Agriculture

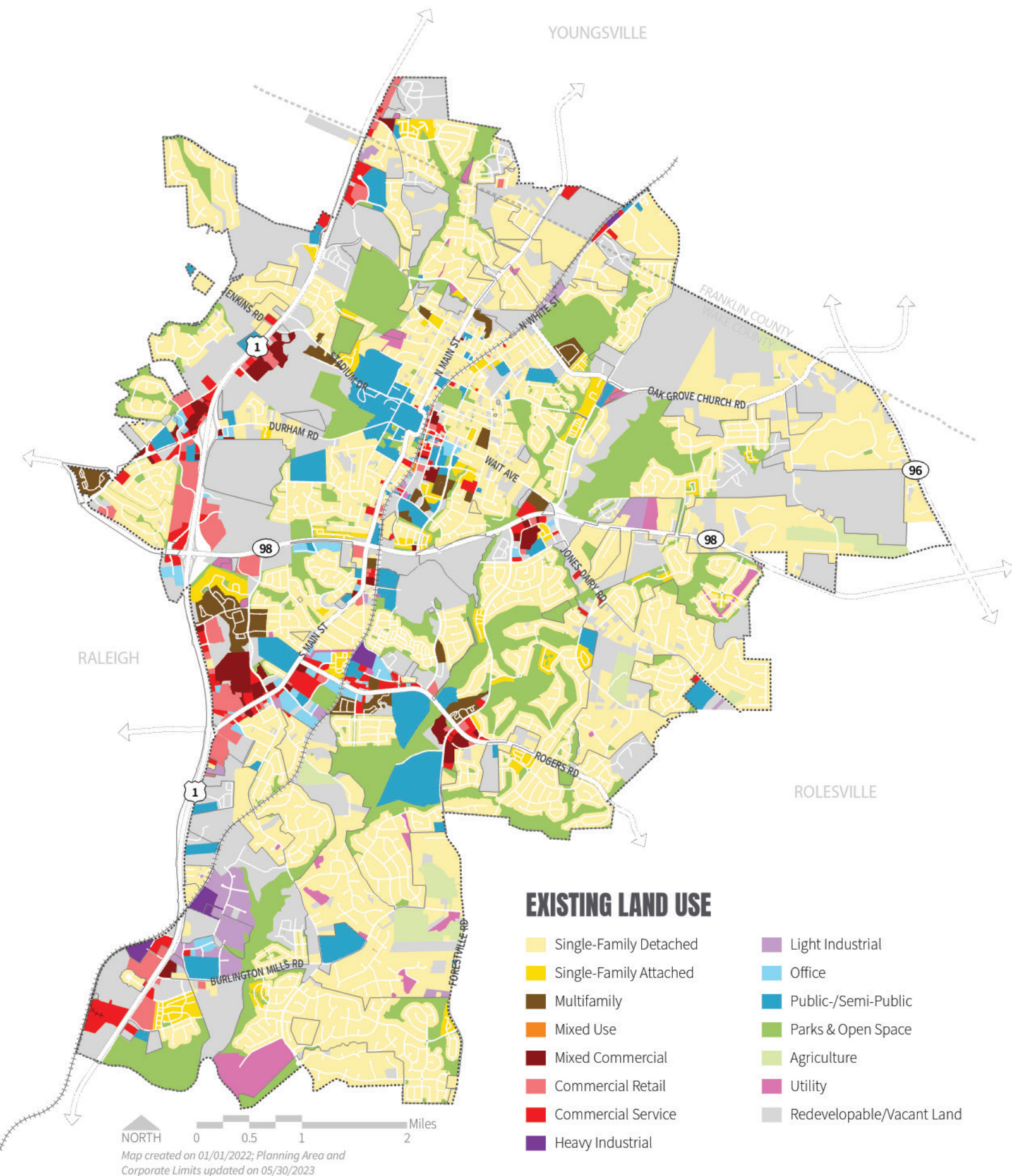
Includes land that is actively being used to produce crops, livestock, and other farming-related activities.

Utility

Includes utility infrastructure, such as electrical substations, power line rights-of-way, and water treatment facilities. Utility uses are dispersed throughout the Town to support existing development.

Redevelopable/Vacant Land

This category includes areas that have not been developed for any use and are not designated open space. This includes land that has yet to be cleared for development, as well as land that has been cleared and primed for development, potentially with connections to one or multiple utilities, including water, sewer, electric, gas, and telecommunications. This category also includes land that contains vacated existing structures that can be reasonably considered available for redevelopment.



CURRENT ZONING

Development controls such as the Town's municipal zoning code and sign ordinance provide the legal framework to regulate the built environment. Wake Forest's zoning regulations are outlined in its Unified Development Ordinance (UDO), which dictates land use and guides development within the Town. Note: The following section and Current Zoning Map only identify zoning districts within the Town's existing Unified Development Ordinance (UDO). Each property within the Town's jurisdiction is designated as one of the following 16 zoning districts:

Open Space (OS)

This district is intended to preserve and protect environmentally sensitive lands, such as floodways or wetlands, and properties that are already under public ownership and/or otherwise restricted for use for passive or active recreational use.

Rural Holding District (RD)

This district includes areas where the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, or steep slopes.

General Residential (GR3, GR5, GR10)

These districts are established to maintain previously developed suburban residential subdivisions for their existing or approved low- to medium-density single-family dwellings and related recreational, religious, and educational facilities. Intended to act as a transitional zoning district between rural development in the County and the urban development of the Town, these districts discourage any use which would be detrimental to the predominately residential nature of the areas in the district.

Urban Residential (UR)

This district is intended to establish residential districts in which a variety of housing types are permitted. Permitted housing in this district includes single-family and duplex residences, small apartment buildings, and townhouses.

Residential Mixed Use (RMX)

This district is intended to provide a mix of small residences and multifamily structures in relatively high density neighborhoods within walking or biking distance from mixed use centers. This district also allows limited commercial uses in pedestrian-scaled, residential-style structures.

Neighborhood Mixed Use (NMX)

This district is intended to create pedestrian-scaled, mixed use areas that cater to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians.

Urban Mixed Use (UMX)

This district is intended to promote an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed use, as well as free-standing buildings. This district encourages retail at street level, with residential uses in rear or upper stories.

Renaissance Area Historic Core (RA-HC)

This district is intended to support the sensitive continuation of the "Main Street" environment of S White Street and its secondary streets. The ground floor of buildings on S White Street should feature active storefronts, such as retail or restaurants, with office and residential located on second stories. Side streets east of White Street may have a greater variety of ground-floor uses.

Neighborhood Business (NB)

This district is intended to provide areas for lower intensity retail trade and services such as cafes, childcare facilities, and small scale grocery stores that reduce trips to major commercial areas for residents. Such districts are generally located near residential areas and cater to the everyday needs of nearby residential neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians.

Highway Business (HB)

This district supports retail, service, and office uses. It is intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the creation of new pedestrian-friendly, mixed use areas that avoid strip commercial development and establish more resilient land development patterns. This district is generally located on major thoroughfares in Town.

Light Industrial (LI)

This district is intended to accommodate externally benign industrial and office uses that pose minimal nuisance to adjacent residential or mixed use areas.

Heavy Industrial (HI)

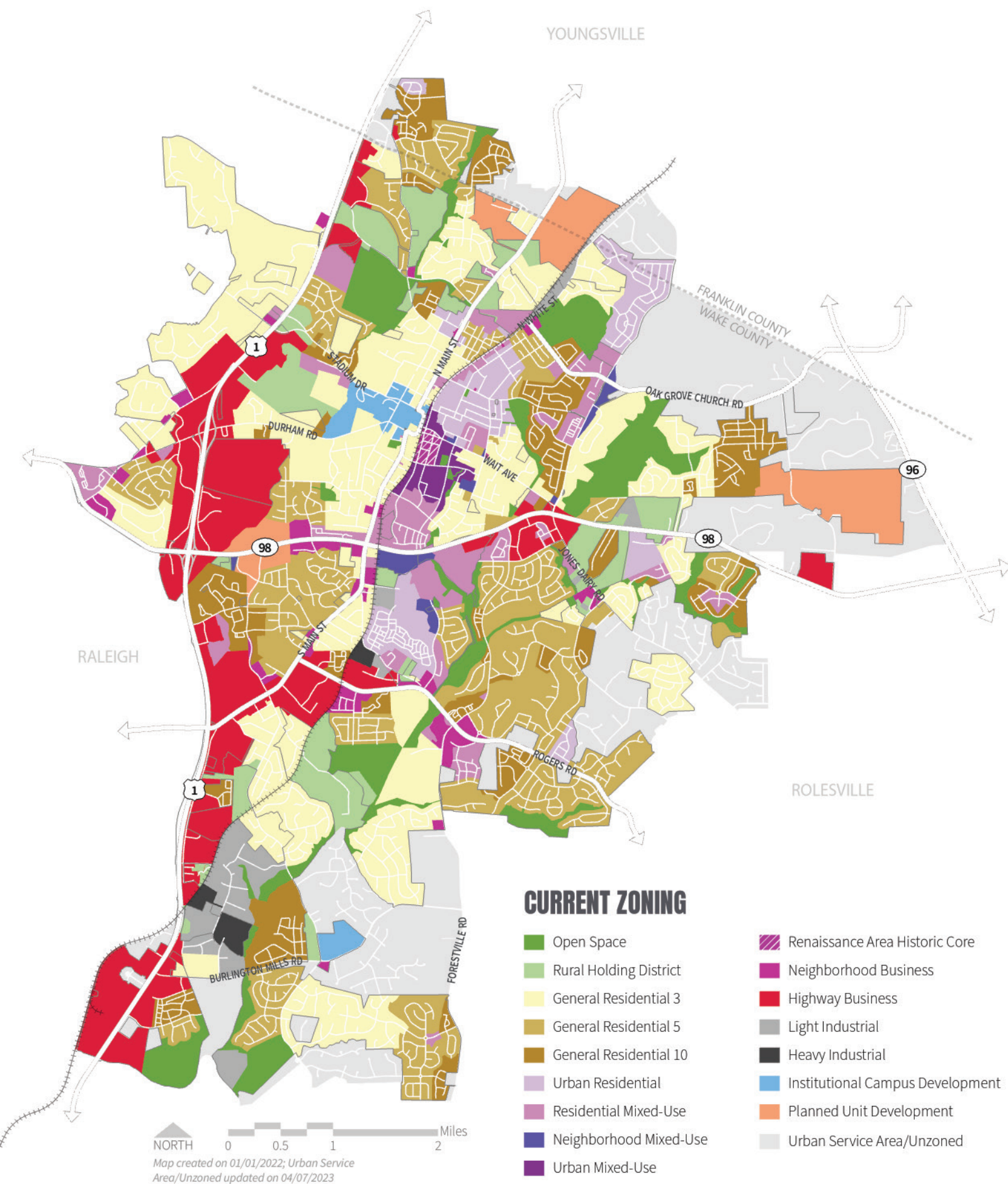
This district is intended to accommodate those industrial, manufacturing, or large-scale utility operations that are known to pose levels of noise, vibration, odor, or truck traffic that are considered nuisances to surrounding development.

Institutional Campus Development (ICD)

This district is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities, where the campus or facility has a total development size greater than 10 acres. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential and historic areas. In the attempt to meet this goal numerous requirements are included, such as buffers, landscaping, outdoor lighting, parking, signage, building height, and setbacks.

Planned Unit Development (PUD)

This district is intended to promote a compatible mix of uses to instigate an integrated and sustainable development consistent with the Town's unique character. This district encourages design flexibility; multi-modal connectivity between uses; sensitivity to natural resources and environmental features; and the efficient provisions of infrastructure, utilities, and adequate public facilities.



OVERLAY DISTRICTS

An overlay district is a zoning tool that applies an additional set of regulations on top of an underlying zoning district(s) to establish stricter standards for development. The following overlay districts aim to manage certain environmentally sensitive or visually important areas, establishing design, use, or other standards in addition to the requirements of the underlying base district(s).

Historic District & Landmarks Overlay (HL-O)

This district is intended to provide additional protections and controls to preserve the special character of properties and structures located within locally designated Historic Districts as well as to individual Historic Landmarks. Historic Districts include:

- Wake Forest Local Historic District and Local Historic Landmarks
- Wake Forest National Register Historic District
- Glen Royall Mill Village
- Downtown Wake Forest National Register Historic District

For more information on National Register Historic Districts, see page 71.

Glen Royall Mill Village Character Preservation Overlay (MVCP-O)

This district is intended to preserve and protect the specific historic and unique neighborhood character found within the Glen Royall Mill Village National Register Historic District.

Special Highway Overlay (SH1-O and SH2-O)

This district is intended to protect and preserve the natural scenic beauty along major access corridors located in the Town's zoning jurisdiction. It is also intended to protect the carrying capacity of these major thoroughfares by reducing the hazards arising from unnecessary points of ingress and egress and cluttered roadside development. The overlay district is also designed to reduce the costs of future highway expansions by protecting the associated highway corridors at the time of development.

Required Shopfront (SF)

This district is intended to implement vibrant, pedestrian-friendly areas in Form-Based Districts, or districts in which development is regulated primarily based on physical form rather than land use. It ensures that the ground floors of buildings in designated blocks are designed using either shopfront and awning, gallery, or arcade private frontage.

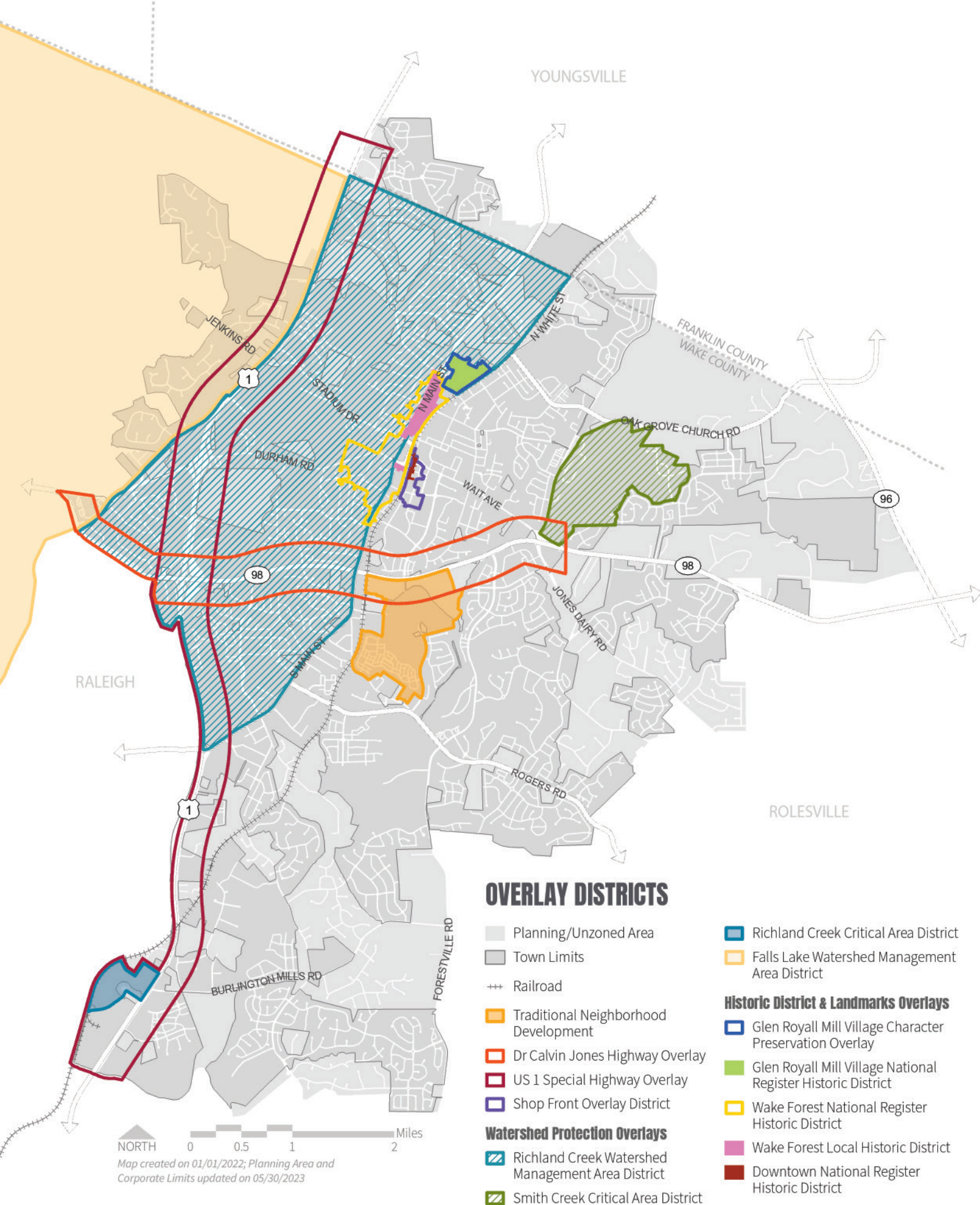
Traditional Neighborhood Development (TND)

This district is intended to allow the development of fully integrated, mixed use, pedestrian-oriented neighborhoods to minimize traffic congestion, suburban sprawl, infrastructure costs and environmental degradation. This district is a planned development district as it is created through the combination of other form-based districts as subdistricts under the umbrella of the TND.

Watershed Protection Overlays

These districts are intended to preserve water quality in the Town's water supply watersheds to provide safe drinking water. They establish regulations that ensure the availability of public water supplies at an acceptable level of water quality for present and future residents, and include the following overlays:

- Falls Lake Watershed Protection Overlay (Falls Lake-Critical Area & Falls Lake-Watershed Management Area)
- Richland Creek Watershed Protection Overlay (Richland Creek-Critical Area & Richland Creek-Watershed Management Area)
- Smith Creek Watershed Protection Overlay (Smith Creek-Critical Area & Smith Creek Watershed Management Area)
- Little River Watershed Protection Overlay (Little River-Watershed Management Area)



DEMOGRAPHIC SNAPSHOT

The Demographic Snapshot assesses the existing demographic characteristics of the Town of Wake Forest. The snapshot helped guide the planning process to ensure the Community Plan reflects accurate demographic data and addresses existing trends, issues, and opportunities.

POPULATION

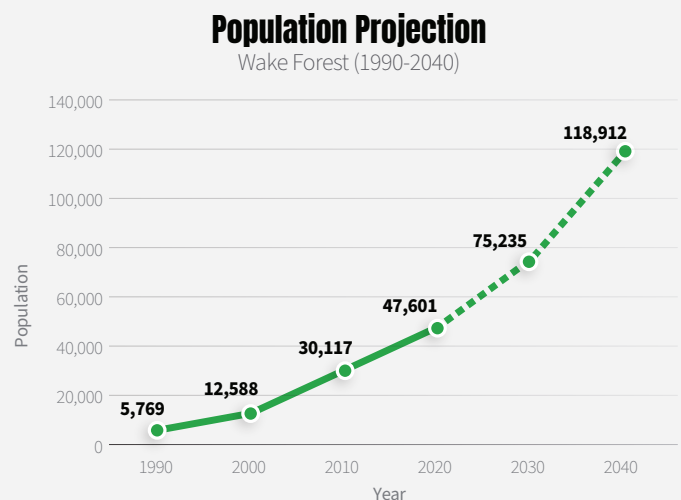
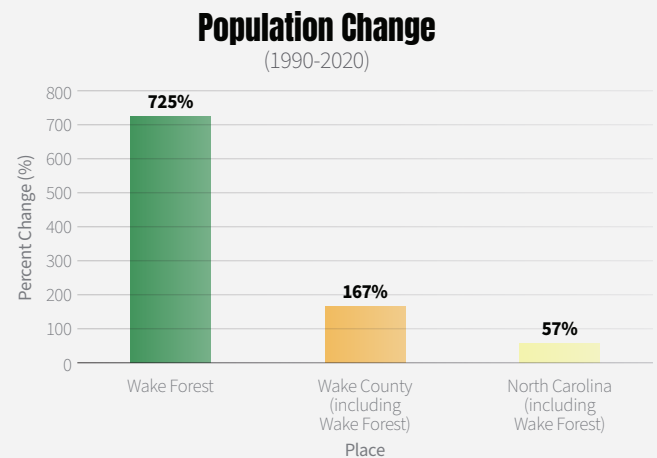
Wake Forest has experienced significant growth since the 1990s, with its population increasing by over seven times its size.

The current population of the Town of Wake Forest is 47,601 people. Between 1990 and 2020, the Town experienced tremendous growth by 41,832 new residents, a 725% population change. This is more than four times greater than Wake County's population growth and almost 13 times greater than North Carolina's growth within the same period. The Town's significant population increase is reflective of the major growth occurring in municipalities across the Research Triangle. The Town's growth is most likely associated with the availability and lower cost of land and housing compared to the City of Raleigh. Over the next two decades, Wake Forest's population is projected to increase by 150% to 118,912 people in 2040. This rate could increase, however, with the construction of the proposed S-Line stations that would improve transit access to and from the Town (see page 75 for more information).

725%

Increase in population between 1990 and 2020

Source: U.S. Census; American Community Survey; Houseal Lavigne Associates

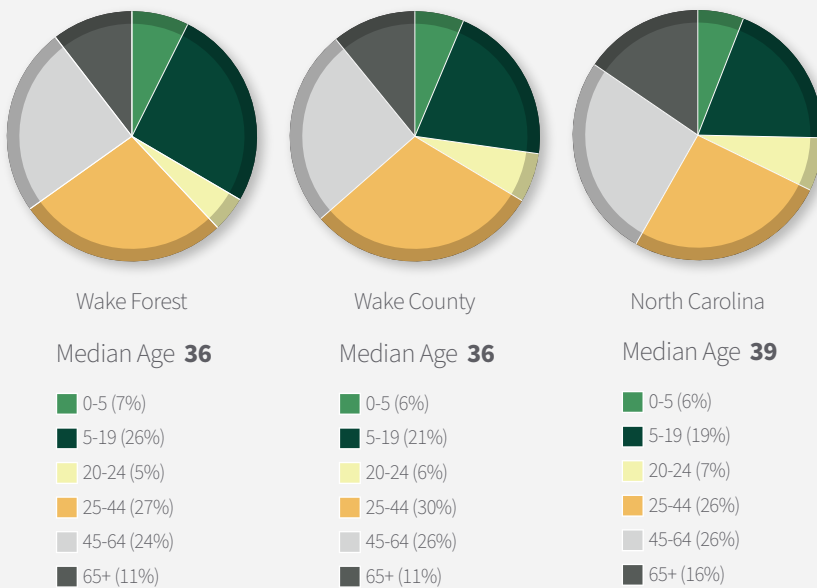


AGE

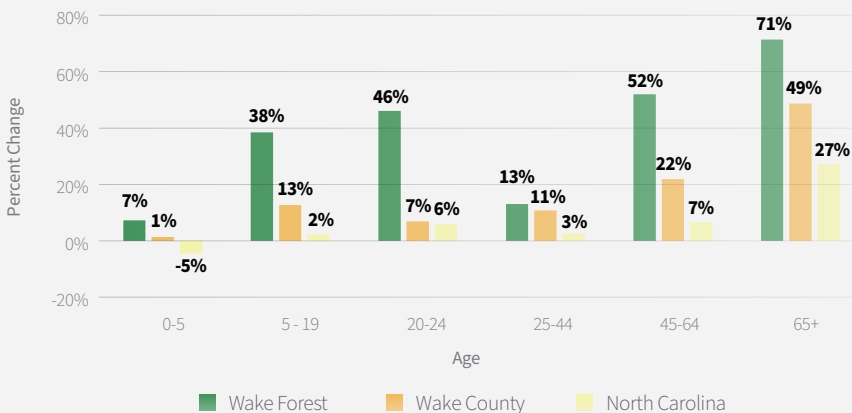
Wake Forest's senior population is growing in line with county, state, and national trends.

The Wake Forest community is growing older. Based on U.S. Census Bureau data, the Town experienced a substantial 71% increase in seniors (people aged 65 years and older) over the past decade, and a 52% increase in the 45 to 65 age group. Wake County and North Carolina both show a similar pattern, though less significant. All three geographies align with national trends driven by the large, aging baby boomer generation, underscoring the growing need for senior housing, amenities, and services.

Age Distribution (2018)



Age Distribution Change (2010-2018)



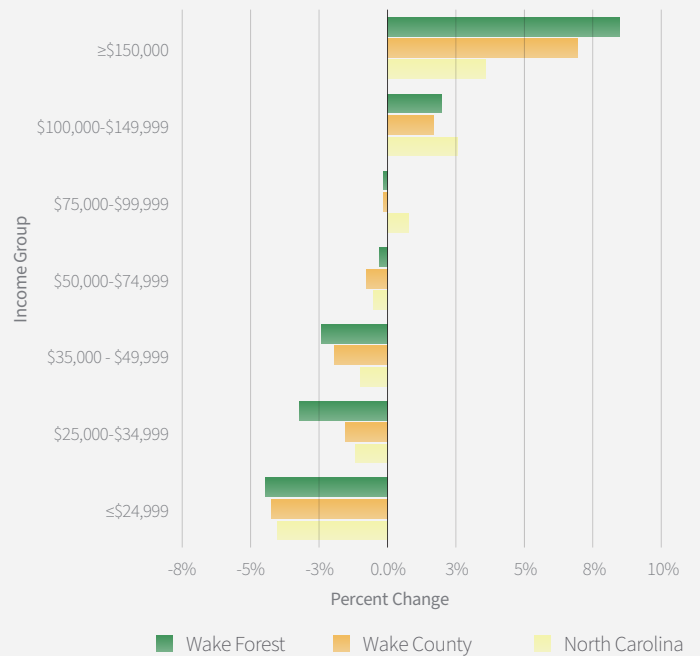
INCOME

Like Wake County and North Carolina, Wake Forest's higher-income households have grown over the last eight years while lower-income households have decreased.

Wake Forest's largest household income group is the \$150,000 and over group, followed by the \$100,000 to \$149,999 group. Wake Forest, Wake County, and North Carolina each show similar trends, highlighting a higher-income population that is growing, and simultaneously, a shrinking lower-income population. This could indicate an increase in higher paying jobs in the area for existing workers and/or new residents moving in with higher incomes.

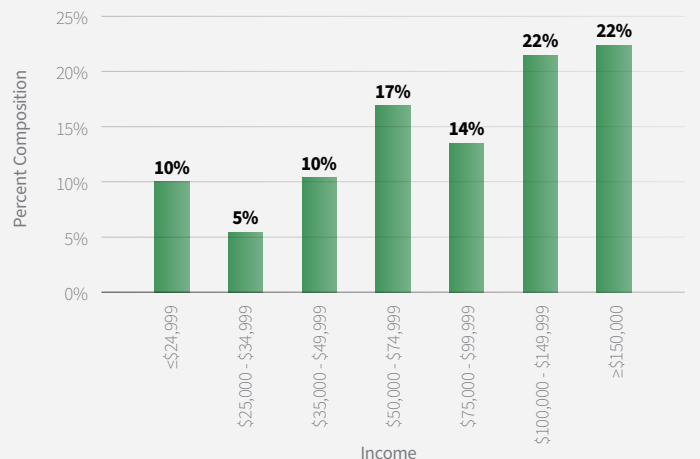
Change in Household Income

Percent Composition (2010-2018)



Household Income

Wake Forest (2018)

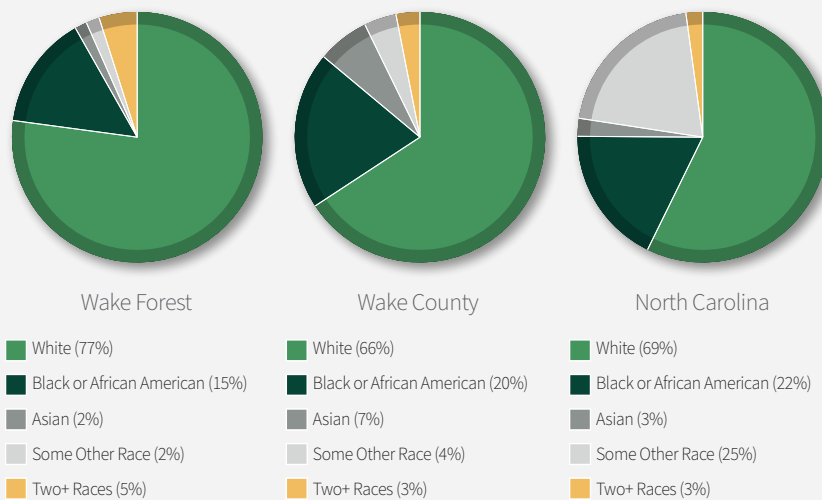


RACE & ETHNICITY

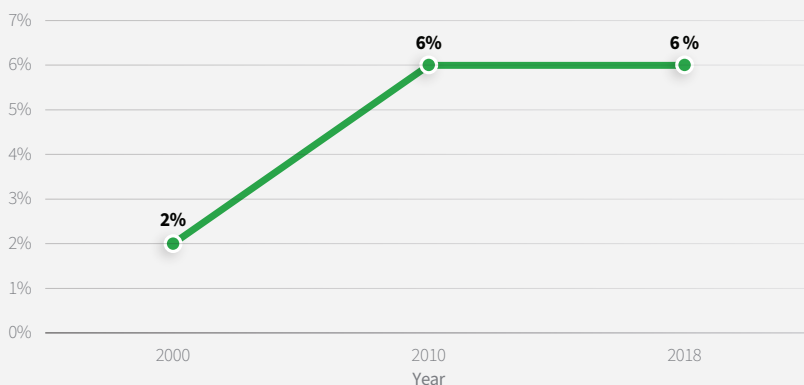
Wake Forest is less diverse than Wake County and North Carolina.

According to the U.S. Census Bureau, most of Wake Forest identifies as White (77%) and the second largest racial group is Black or African American (15%). The Town is less diverse than Wake County (66% White and 20% Black or African American) and North Carolina (69% White and 22% Black or African American). Wake Forest also has a lower proportion of people who identify as Hispanic, an ethnicity which can be made up of any race, at 6% compared to Wake County at 10% and North Carolina at 9%. The Hispanic population has increased as a percentage of the total in Wake Forest, albeit at a minimal rate.

Race Distribution
(2018)



Change in Hispanic Population
Wake Forest (2000-2018)

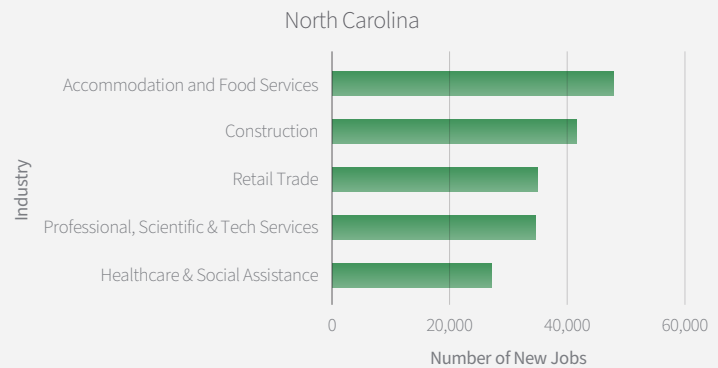
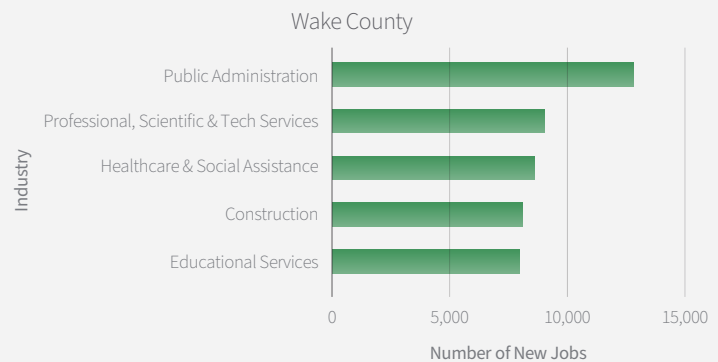
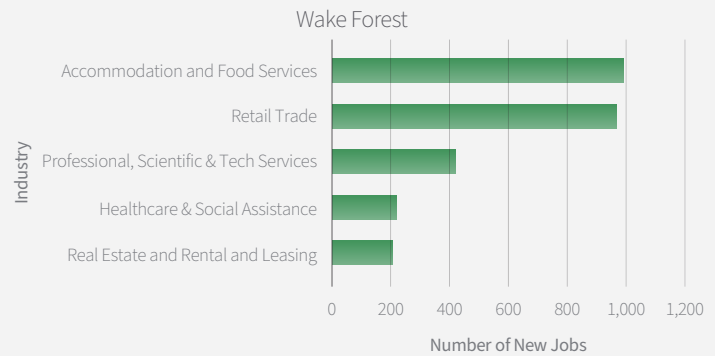


EMPLOYMENT

Wake Forest's corporate community and expanding business environment has created a variety of job opportunities over the past decade.

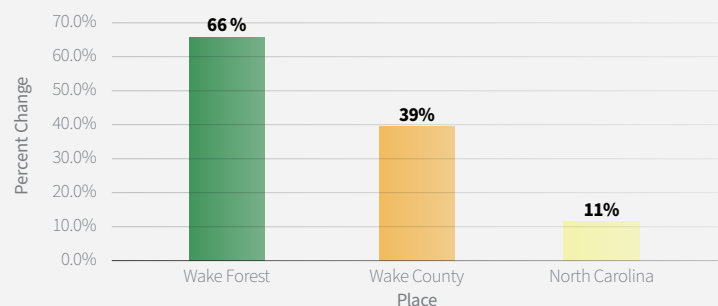
The Town has experienced a 66% increase in total primary jobs between 2013 and 2017, reflecting the fast-paced economic development occurring throughout the Triangle Region. The Town's largest industry is Retail Trade, which makes up 23% of its employment base, followed by Accommodation and Food Services (18%) and Professional, Scientific, and Technical Services (11%). While Retail Trade currently provides the most jobs within the Town, Accommodation and Food Services experienced the largest growth between 2013 and 2017 (993 new jobs), followed again by Retail Trade (968 new jobs) and Professional, Scientific, and Technical Services (422 new jobs). Professional, Scientific, and Technical Services and Healthcare and Social Assistance fall within the Town's, County's, and State's top five growing industries. This corresponds with the significant growth in the research, technology, and medical-related businesses in the larger region, including in Research Triangle Park (RTP).

Job Growth (2013-2017)



Change in Total Primary Jobs

Wake Forest (2007-2017)



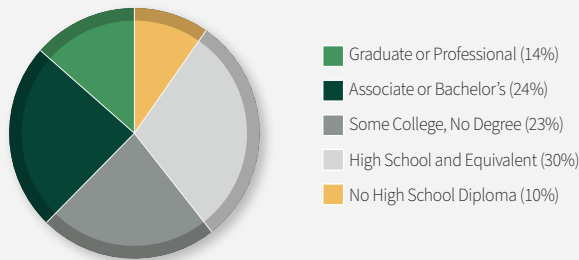
EDUCATION

Wake Forest's population is slightly more educated than the State's but trails the County's.

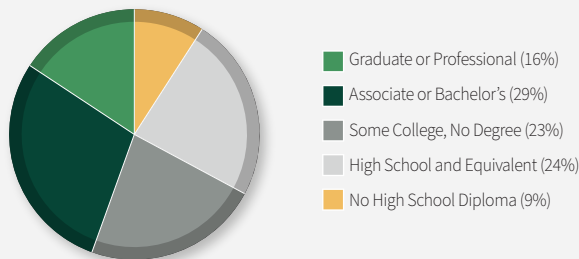
Between North Carolina, Wake County, and Wake Forest, the County has the highest educational attainment levels, though there is not a substantial disparity in between the three geographies. This is likely due to Raleigh's urban nature and universities located in the County that provide greater access to higher education institutions. The Town has the second highest rate of graduate and professional degrees (14%) and second lowest rate of residents aged 25 or older without a high school diploma (10%).

Educational Attainment (2018)

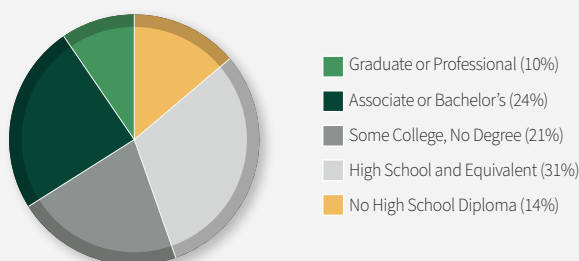
Wake Forest



Wake County



North Carolina

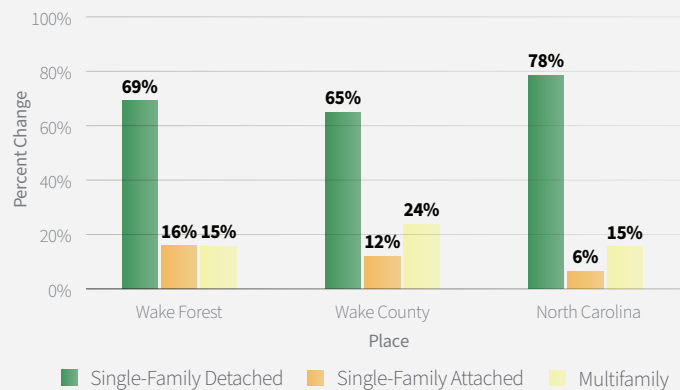


HOUSING TYPE & TENURE

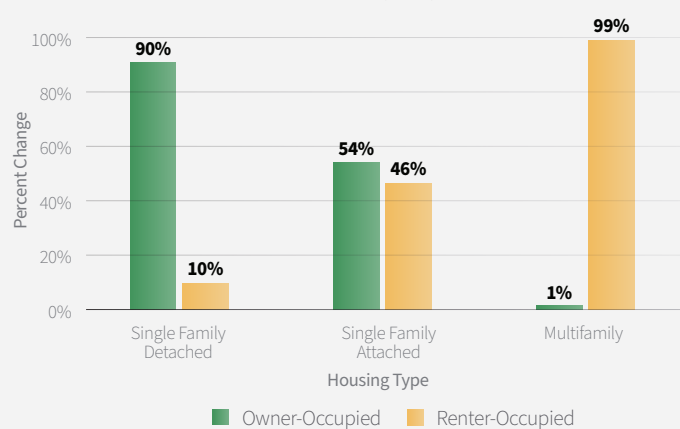
Wake Forest's housing stock is mostly owner-occupied single-family homes.

Single-family homes are the most common housing type in the Town at 69%, which is a greater proportion than the County (65%), but less than the State (78%). Single-family attached and multifamily housing make lower proportions at 16% and 15%, respectively. Homeownership rates among the housing types in Wake Forest are 90% for single-family detached, 54% for single-family attached, and 1% for multifamily. Since most of the Town's single-family housing is owner-occupied, multifamily housing will continue to be a critical rental option.

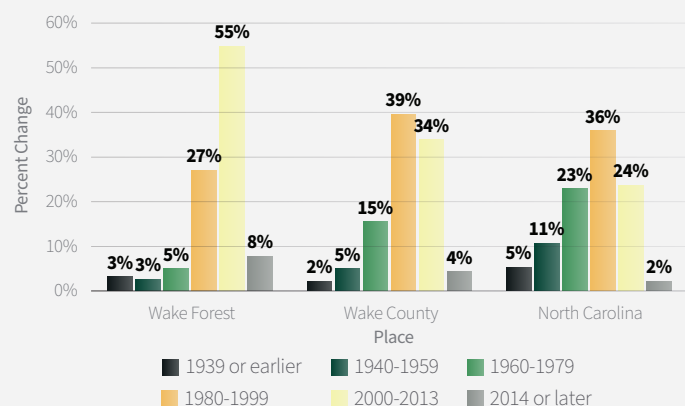
Housing by Type
(2018)



Housing by Type & Tenure
Wake Forest (2018)

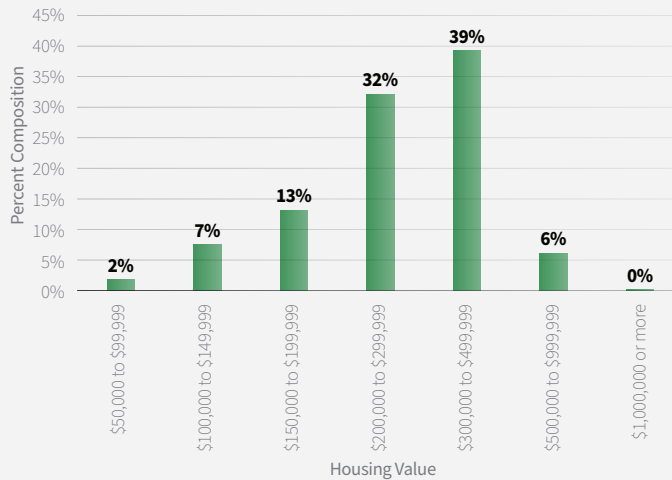


Housing Age



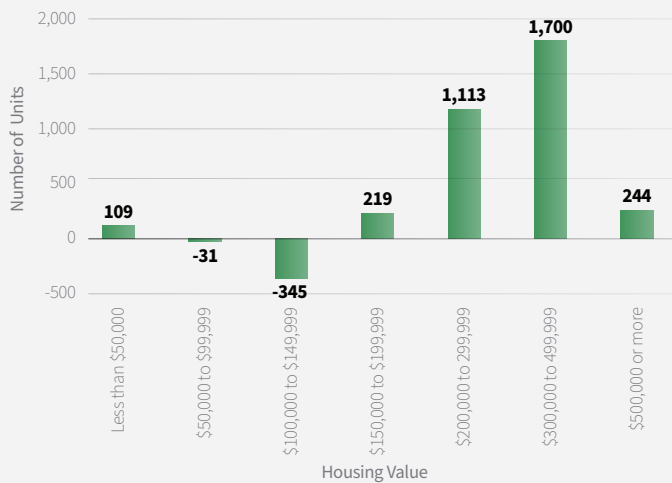
Housing Value

Wake Forest (2018)



Change in Housing Units by Value

Wake Forest (2010-2018)



HOUSING AGE & VALUE

Most of Wake Forest's housing was built in the last 20 years and there is a lack of new middle to lower income housing.

The majority of homes in Wake Forest were built between 1980 and 2013 (82%). The Town's rate of new housing construction was particularly high between 2010 and 2013 (55% of the housing stock)—more than double the County's. Wake Forest's homes are mostly valued between \$200,000 and \$499,999. Less than 1% of homes are valued at over \$1,000,000, and only about 2% of homes are valued under \$50,000, which shows the lack of housing on the extreme ends of the price spectrum. From 2010 to 2018, homes valued at \$300,000 to \$499,999 increased the most at 1,700 new units, followed by the \$200,000 to \$299,999 range with 1,113 new units. Homes valued between \$50,000 and \$150,000 experienced a decline or a small increase, highlighting the lower number of new housing options for middle to lower income residents.

PAST PLANS & STUDIES

It is important that the Community Plan respects relevant past planning efforts that have shaped the Town into what it is today. The review of the Town's past plans and studies ensures existing community policies and goals are carried forward within the Plan where relevant. The following section contains an overview of some of the Town's local past plans and studies. The overview is not a comprehensive list of the Town's past plans and studies as there may be other important plans relevant to land use planning.

Community Plan (2009)

The 2009 Community Plan establishes direction for community planning and growth management in Wake Forest for the following 10 to 15 years. The Plan addresses topics like residential, commercial, and industrial development; parks, open space, and greenways; transportation; quality of life; and Town appearance. The Plan's goals include maintaining the community's small-town character, revitalizing the Downtown, improving its multimodal transportation system, and enhancing access to parks and recreation. The Plan also addresses strategies for supporting affordable and quality residential neighborhoods, balanced and compatible commercial development, and local businesses and employment opportunities.

Further, sustainable growth is an important component of the Town's vision in the 2009 Community Plan, with an emphasis on discouraging leapfrog development patterns, single purpose subdivisions, and neighborhoods isolated from services and jobs. A Growth Strategy Map is included, which identifies future growth areas to better plan for the provision of municipal services, preservation of open space, and the density and character of new development.

This new Community Plan will serve as an official update to the 2009 Plan.

Comprehensive Transportation Plan (2019)

The 2019 Comprehensive Transportation Plan (CTP) is a long-range plan that provides recommendations to address the Town's multimodal transportation needs for the next 25 to 30 years. This includes improvements to highways and streets, pedestrian and bicycle infrastructure, and transit that will steer the Town towards providing a safe, efficient, flexible, innovative, and inclusive transportation system with a multitude of options for residents and visitors. Recommendations within the Plan include specific locations for new multi-use paths, bicycle lanes and sharrows, rail service, and a "reverse route" of the existing Wake Forest Loop bus service.

This Community Plan takes into consideration recommendations of the CTP where applicable to help guide land use and development that is supportive of the Town's goals for improved multimodal accessibility.

Renaissance Plan (2017)

The 2017 Renaissance Plan establishes recommendations for the revitalization of Wake Forest's historic Downtown. The Plan aims to create a vibrant core for the community that provides a place to live, work, and play for both locals and visitors. It also identifies key new development and redevelopment opportunities for mixed use, housing, retail, office, and dining. Mobility is a major theme carried throughout the Plan, with recommendations for enhancing the pedestrian environment, bikeability, and access to transit from within the Downtown. Further, the Plan sets the framework for urban design enhancements that promote a high quality of life, such as appropriate building height standards, continuous frontages, spatial enclosure, and gateway improvements.

This Community Plan builds on the Renaissance Plan, incorporating applicable recommendations while re-examining the future land uses in the Downtown (see the Downtown Area Plan on page 58).

Parks, Recreation & Cultural Resources Master Plan (2015)

The 2015 Parks, Recreation, and Cultural Resources Master Plan guides the Town in meeting the needs of current and future residents by enhancing and expanding on the community's unique parks, recreation, and cultural assets. The Plan includes a facility inventory, GRASP (Geo-Referenced Amenities Standards Process) Level of Service Analysis, needs assessment, and operational and marketing analysis, that inform recommendations on how to enhance existing facilities while pursuing opportunities for new facilities and improvements. Issues identified include the need for better circulation systems within parks, increased connectivity to the trail system, enhanced open space integration into parks, and better provision of park facilities west of Capital Boulevard and south of Dr. Calvin Jones Highway (Hwy 98).

This Community Plan supports the Master Plan and provides high-level recommendations for expanded access to parks, recreation, and cultural resources.

Historic Preservation Plan (2012)

The 2012 Wake Forest Historic Preservation Plan outlines the Town's current preservation funding and oversight mechanisms, historic preservation-related activities and projects, and lists of the Town's historic districts and landmarks. The plan also provides a set of policies that provide the framework for the Town's approach to historic preservation. A summary of a community workshop that was hosted by the Wake Forest Historic Preservation Commission is included in the appendix.

The Community Plan promotes coordination with the Historic Preservation Plan and encourages new development and redevelopment within historically significant areas to complement the existing historic character.

Northeast Community Plan (2021)

The Northeast Community Plan recommends policies and actions to address the current and future needs of the Northeast Community in Wake Forest. The Plan aims to help preserve the history, diversity, and affordability of the area while addressing issues of growth, economic health, public infrastructure, and preservation. The update to the Northeast Neighborhood Plan was underway during the development of the updated Community Plan, and the two project teams met multiple times throughout the planning process to ensure alignment of the Plans.

While the Community Plan does not provide recommendations for the Northeast Community Plan, it ensures surrounding uses are supportive of the neighborhood's vision and goals.

COMMUNITY OUTREACH

Community engagement was an essential component of developing the new Community Plan, supporting a bottom-up approach to the development of the Town's vision, goals, and objectives. Outreach gave residents, local business community, Town staff, and community stakeholders a chance to be heard and an opportunity to take part in shaping the future of the Town. Outreach events were promoted through the project page on the Town's website. Online surveys and an online mapping tool were available throughout the community outreach phase of the planning process.

Community Advisory Panel

A Community Advisory Panel was formed to serve as a sounding board for the Community Plan and Future Land Use Map. The Panel consisted of 12 community stakeholders, most of which were residents, with a diverse range of local expertise regarding Wake Forest. The group met four times to provide valuable feedback to Town Staff and the Board of Commissioners during the planning process on key issues, overall policy direction, Plan content, and recommendations as they were developed.

Board of Commissioners & Planning Board Work Sessions

Four Work Sessions were conducted with the Board of Commissioners and Planning Board to discuss the overall direction and policy issues facing the community. The Work Sessions gathered ideas and feedback from Town officials to ensure that the Plan accurately captures the shared sentiments of the leaders of the community.

Business Focus Group

On October 7, 2020, the Town of Wake Forest and the project consultant team hosted a virtual Business Focus Group with seven participants targeted specifically to property owners, business owners, and developers. The purpose of the workshop was to gain feedback from business community members who have a unique insight on important factors facing the Town and its business climate.

Key Person Interviews

Key person interviews were conducted in October 2020 with 21 people to gain first-hand insight into the community from a diverse array of specialized perspectives. The project team worked with Town staff to identify which individuals and groups to be interviewed. Interviewees included a variety of stakeholders, such as representatives of the development community, business owners and operators, adjacent communities, and other institutional and civic groups.





Offer your input during interactive
Visioning Workshops
VIRTUAL THROUGH ZOOM
April 13 ■ 6:30–8 pm
April 17 ■ 10–11:30 am

The Town of Wake Forest is updating the **Community Plan** and **Future Land Use Map**. The updated plan will serve as an important guide for future decision-making.

The workshops will include...

- ▶ Short presentation on existing conditions in Wake Forest
- ▶ Highlights of important issues and key opportunities to include in the plan
- ▶ Interactive polling using your smartphone, computer or tablet

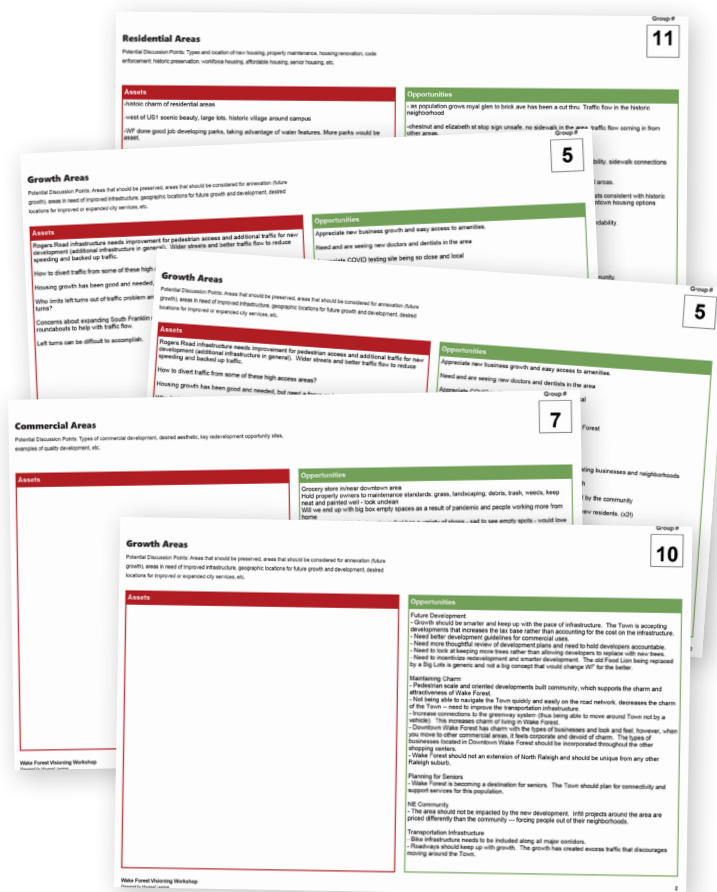
Register Now

Your input is essential to crafting the vision for the town. Pre-register for the workshop at wakeforestnc.gov/community-plan

Questions? Contact Assistant Planning Director Jennifer Currin, jcurrin@wakeforestnc.gov, 919-435-9510

POST CARDS

Post cards were mailed to all addresses (residential and commercial) within the Town limits, ETJ, urban service areas, and areas within annexation agreement boundaries. The post cards informed community members about the Community Plan and promoted the Community Survey, Visioning Workshops, and Open House.



Our Town Newsletter

A cover story on the Community Plan was included in the July/August edition of Wake Forest's Our Town newsletter, and additional articles were included in the September/October and November/December editions (mailed to every home in the 27587 zip code).

Open House Series

On February 1, 2022, the Town of Wake Forest and Houseal Lavigne's project consultant team hosted two in-person Open House events at the Flaherty Park Community Center. The events provided residents, business owners, and stakeholders the opportunity to share their thoughts and opinions on Wake Forest's long-term vision, vitality, and sustainability as captured in the draft Community Plan and Future Land Use Map. Each event was two hours long in an informal, open house-style format where attendees could review Plan elements, discuss key issues and priorities, and provide comments on Plan content. A total of 245 community members attended the Open House series.

IMPACTS OF COVID-19

The planning process took place during the COVID-19 pandemic, which prompted adjustments to the project timeline and outreach strategy. The project team was able to pivot and effectively engage residents and stakeholders by leveraging online and social media platforms and providing virtual meetings, workshops, and tools aimed at allowing people to actively participate in the planning process from home. Throughout the project, the public was able to see presentations, ask questions, provide input, and remain actively and effectively engaged.

VIRTUAL VISIONING WORKSHOPS (THREE)

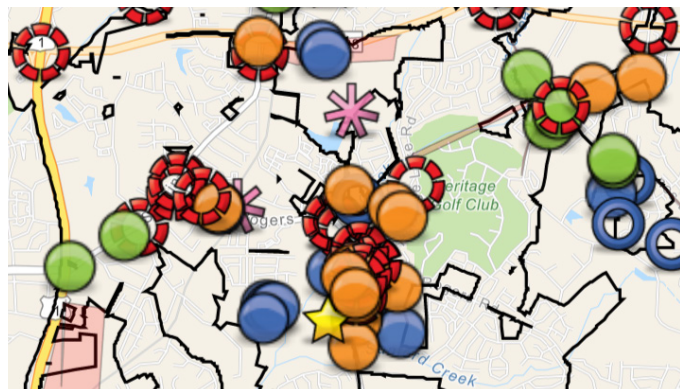
On April 13, 17, and 22 of 2021, the Town of Wake Forest and Houseal Lavigne's project consultant team hosted three virtual Visioning Workshops. A total of 225 people attended the workshop series, providing feedback on key issues and opportunities in the Town to help shape the vision and goals of the Plan. Attendees participated in a live polling activity and breakout rooms for group discussions, where Town staff recorded feedback on virtual workshop packets. The feedback received was synthesized to form the vision and goals of the Plan.



map.social

Using map.social, an online mapping tool, over 117 points of interest were mapped by community members through the planning process, which identified locations of existing assets, issues, and opportunities within Wake Forest. Participants created personalized maps that pinpointed the following elements:

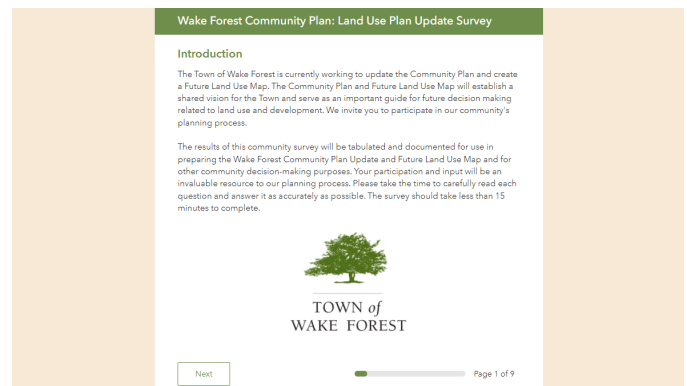
- Community assets
- Public safety concerns
- Development priority sites
- Problematic intersections
- Undesirable uses
- Key transit destinations
- Desired uses/developments
- Poor appearance areas
- Other (for elements not included in the categories above)



Online Surveys

The following online surveys were available through the project website to gain input from a wide variety of residents, business community members, property owners, and other community stakeholders:

- **Community Survey** – available to all community members to gain input on issues and opportunities regarding residential areas, commercial and industrial uses, community facilities, parks and recreation, and image and identity within Wake Forest. (1,316 respondents)
- **Vision and Goals Survey** – available during the visioning phase of the planning process to receive input on desirable types of land use and development and preliminary vision and goal topics. (229 respondents)



Planning

Addressing & Street Naming
Annexations
Citizens Planning Academy
Community Plan
Development
Development Services
Electronic Plan Review
Fence Permits
Flood Damage Prevention
Greenways
Long Range Planning
Maps, Plans & Ordinances
Planning Board Academy
Planning Forms & Applications
Sign Permitting
Subdivision & Site Plan Review
Unified Development Ordinance
Zoning
Zoning Enforcement

Community Plan

Community Plan Open House
Tuesday, Feb. 1
11 am-1 pm
6:30-8:30 pm
Flaherty Park Community Center, 1226 N. White St.

The DRAFT Community Plan and Future Land Use Map is ready for your review. The plan will be posted online Tuesday, Jan. 11.

Please join us for one of two drop-in style Open Houses on Tuesday, Feb. 1, at the Flaherty Park Community Center, 1226 N. White St.

- 1st Session: 11 am-1 pm
- 2nd Session: 6:30-8:30 pm

Community Plan Overview

What will Wake Forest look like in 20 years? The answer to that question is up to you. It is up to all of us.

The Town of Wake Forest currently relies on the adopted Town of Wake Forest Community Plan and Growth Strategies Map as a policy-based comprehensive plan with an action agenda to achieve implementation. The Community Plan was adopted in 2009 and it contains the vision statements, policies, and actions that have guided growth in the Town of Wake Forest for the last 10 years. The current plan is broken into the key sections: Town Areas; Town Transportation; Town Appearance; Growth Management; Quality of Life; and Growth Strategy Map.

However, it is time to update this plan! Why is updating the plan so important? The Wake Forest Community Plan Update and Future Land Use Map will create a blueprint for our future—a land use plan to guide the Town in its decision-making for the next 10 years.

Not only is it recommended that plans are updated every 10 years, but N.C.G.S. Session Law 2019-111 requires that for a town to retain zoning, the town must also have adopted a Comprehensive Plan by July 1, 2022, which further indicates the importance of a comprehensive plan.

This Plan will outline the community's vision and guide development and investment in Wake Forest for the next 10 to 20 years. This 2-year process will result in a set of policies that direct future growth and will lead to potential strategies to help effectively guide Town leaders in making substantive and thoughtful decisions for the community.



COMMUNITY PLAN

Jennifer Curdin
ASSISTANT PLANNING DIRECTOR
919-435-9517

RESOURCES

2009 Community Plan
2020 BOC Presentation

SURVEY RESULTS
Community Survey.81

VISION & GOALS
Vision and Goals Memo

September 7, 2021 BoC Presentation

September 8, 2021 Planning Board Presentation

VISIONING WORKSHOPS

April 13 Presentation

Meeting

April 17 Presentation

Meeting

April 22 Presentation

Meeting

ADVISORY PANEL MEETINGS

October 6, 2020

Meeting Presentation

Online Promotion

The following online promotion was conducted to spread the word on the Community Plan and ways to get involved:

Promotional Video

A video was created to promote the Community Plan and encourage community members to get involved. This video was viewed over 2,000 times.

News Releases

Four news releases were distributed to promote the April 13, 17, and 22, 2021 Visioning Workshops. News releases for the Open House were sent to all local news outlets and posted on the Town website on January 12 and 31, 2022.

Engage Wake Forest

Information about the Community Plan was shared on the engagement platform, including dates of key events, Plan materials and draft documents, and FAQs about the planning process. The Community Plan project page received 1,000 visits to and 29 responses to posted questions.

Town-to-Resident Text & Email Notification System

A email and text message promoting the Open House was sent via Blackboard Connect (16,742 recipients).

Town of Wake Forest App - About 21,000 devices

Reminders about the Community Survey were sent on October 21 and December 16, 2020, and reminders about the Visioning Workshop were sent on April 8 and 16, 2021. Open House push notification reminders were sent on the morning of February 1, 2022.

Nextdoor – About 18,000 members

Reminders about the Community Plan process and the Community Survey were posted four times between September 18 and December 15, 2020 (seen by over 5,000 Nextdoor members). Six reminders were posted about the Visioning Workshops (seen by over 5,000 Nextdoor members). Open House reminders were posted on January 12, 25, and 31, 2022.

E-Alert – About 9,000 email subscribers

An email with a link to the Community Survey was sent on September 28, 2020. An email notice about the availability of draft Community Plan and the Open House was sent on January 12, 2022.

Facebook – About 23,400 followers

Between September 28, 2020 and January 1, 2021 reminders were posted on the following Facebook pages: Town of Wake Forest, Wake Forest Community Info, Advancing Wake Forest, Heritage Wake Forest, and Real Wake Forest Info (seen by over 26,000 people). Between March and April, 2021, 10 reminders were posted on Facebook promoting the Visioning Workshops (seen by over 5,000 people), and on January 10, 12, 18, 25, 27, and 31 and February 1 of 2022 for the Open House.

What's Up in Wake Forest – About 12,000 subscribers

Reminders about the Community Plan and the survey were included in each weekly edition from September 25 through December 21, 2020. Reminders about the Visioning Workshops were included in each weekly addition from March 26 to April 16, 2021, and for the Open House on January 14, 21, and 28, 2022.

Twitter - About 5,000 followers

Tweets were posted on January 10, 12, 18, 25, 27, and 31, and February 1 of 2022 promoting the Open House.

Instagram – About 7,100 followers

Eight reminders were posted promoting the Open House, including pictures on the day of the event.

LinkedIn - About 1,100 followers

Eight reminders were posted promoting the Open House.





Vision & Goals

Driven by community and stakeholder input, this chapter details the Community Plan’s vision and goals, which provide the framework for planning recommendations, policies, projects, and actions expressed within the Wake Forest Community Plan.

The Vision Statement is an aspirational narrative that paints a picture of what the Town can achieve following the adoption of the Community Plan. The narrative depicts the community’s collective desires and serves as the foundation for the Plan’s goals, recommendations, and actions.

The Goals describe desired results towards which planning efforts should be directed. They are broad and long-range. They represent an ambition to be sought and require the culmination of many smaller actions to be fully achieved. The Goals are listed in alphabetical order and each are of equal importance.

VISION STATEMENT

The Town of Wake Forest will continue to prosper as a highly desirable community that preserves its small-town charm while fostering new growth opportunities. Smart, sustainable growth strategies will guide future development, with an enhanced focus on preserving open space, maintaining a lush tree canopy, and ensuring sufficient infrastructure is in place. The Town will support a balanced mix of uses where residents can live comfortably near employment areas, easily access job opportunities, and enjoy a variety of local shops, restaurants, and recreation amenities catering to all ages. Both new and existing neighborhoods will support a diverse range of housing choices and receive an equal share of public investment. Residents will reach regional and community destinations safely and easily via a robust public transit, pedestrian, and bike network.

Wake Forest's economy will flourish, showcasing an entrepreneurial spirit that welcomes innovation, creativity, and collaboration. Residents will have access to a variety of local shops and restaurants, while flexible office spaces and employment centers will generate jobs and strengthen the Town's tax base. Downtown will continue to expand while maintaining its historic character, serving as the hub of civic activity, community events, and entertainment. Future development will be high quality and support a vibrant mix of uses exhibiting the unique character that sets Wake Forest apart from other communities within the Research Triangle.

GOALS



Balance the Mix of Uses

Support a balanced mix of uses that create attractive residential areas, well-paying employment opportunities, and an abundance of recreation options.



Encourage Growth & Activity in Downtown

Continue efforts to revitalize and extend Downtown into a lively, pedestrian-friendly center of civic activity that provides places to eat, shop, and enjoy outdoor public gathering spaces.



Expand & Maintain Wake Forest's Green Spaces

Enhance, expand, and maintain the Town's open space and tree canopy as growth occurs, and balance the preservation of the urban tree canopy with personal property rights.



Establish Safe & Connected Public Transit Options

Establish a well-connected public transit system that improves access to regional and local destinations while supporting transit-oriented development.



Maintain the Historic, Small-Town Charm

Reinvest in established neighborhoods, preserve historic assets, and ensure the quality design of future development to maintain Wake Forest's unique charm and desirability as a place to live.





Provide Diverse Housing Opportunities

Ensure Wake Forest provides a range of housing choices for residents of all income levels, stages of life, and abilities.



Support a Pedestrian-/Bicycle-Friendly Community

Establish a highly-connected network for active modes of transportation to ensure residents can safely and conveniently travel between their neighborhoods, shopping areas, and other community destinations without a car.



Support Strategic Growth

Prioritize infill development and ensure the necessary infrastructure is in place to support future growth.



Support Unique, Thriving Businesses

Support small businesses, innovative industries, and diverse employment opportunities to strengthen the Town's tax base and increase its job, retail, and service options.



Land Use & Development

From long-standing residential areas surrounding the historic Downtown to new neighborhoods like Heritage and Traditions, the community has grown from a Town of 5,769 residents in 1990 to one of 47,601 in 2020. With Wake Forest's population projected to more than double over the next two decades, it is critical that the Town plans ahead to ensure it can accommodate the growing resident body while continuing to support high quality of life for all.

The Wake Forest Community Plan addresses this by providing policy and direction for future land use and development for the next coming years. The Land Use Plan chapter is a high-level policy guide, indicating the type, intensity, and location of land uses and long-range investment. The chapter builds upon existing uses and patterns of development within the community, including areas within the Town's planning jurisdiction and growth areas. The Land Use Plan aims to establish a sustainable, compatible, and desirable mix of uses to meet the needs of current and future residents, while preserving the Town's assets and character that makes it unique in the region.



WHY IS A LAND USE PLAN IMPORTANT?

The Community Plan includes Wake Forest's new comprehensive land use plan that creates a long-term vision for the Town to implement over the next 10 to 20 years. It presents a cohesive vision that is representative of Wake Forest's residents, the business community, and community stakeholders.

Planning for future land use and development is important in ensuring the Town grows in a sustainable and attractive manner over the long term. This includes finding a balance between supporting regional growth pressures and housing demand while preserving Wake Forest's unique community character and assets.

Growth is undeniably here and happening in Wake Forest. It is critical that the Town identifies locations and strategies to accommodate housing, employment, and entertainment for the increasing population. The Community Plan establishes key recommendations for where and how future development should occur to ensure the Town grows in a strategic manner. Unlike the previous Community Plan, a Land Use Plan map is included in this Plan, which identifies where each type of future land use should be accommodated to ensure growth occurs strategically and is compatible to the existing context.

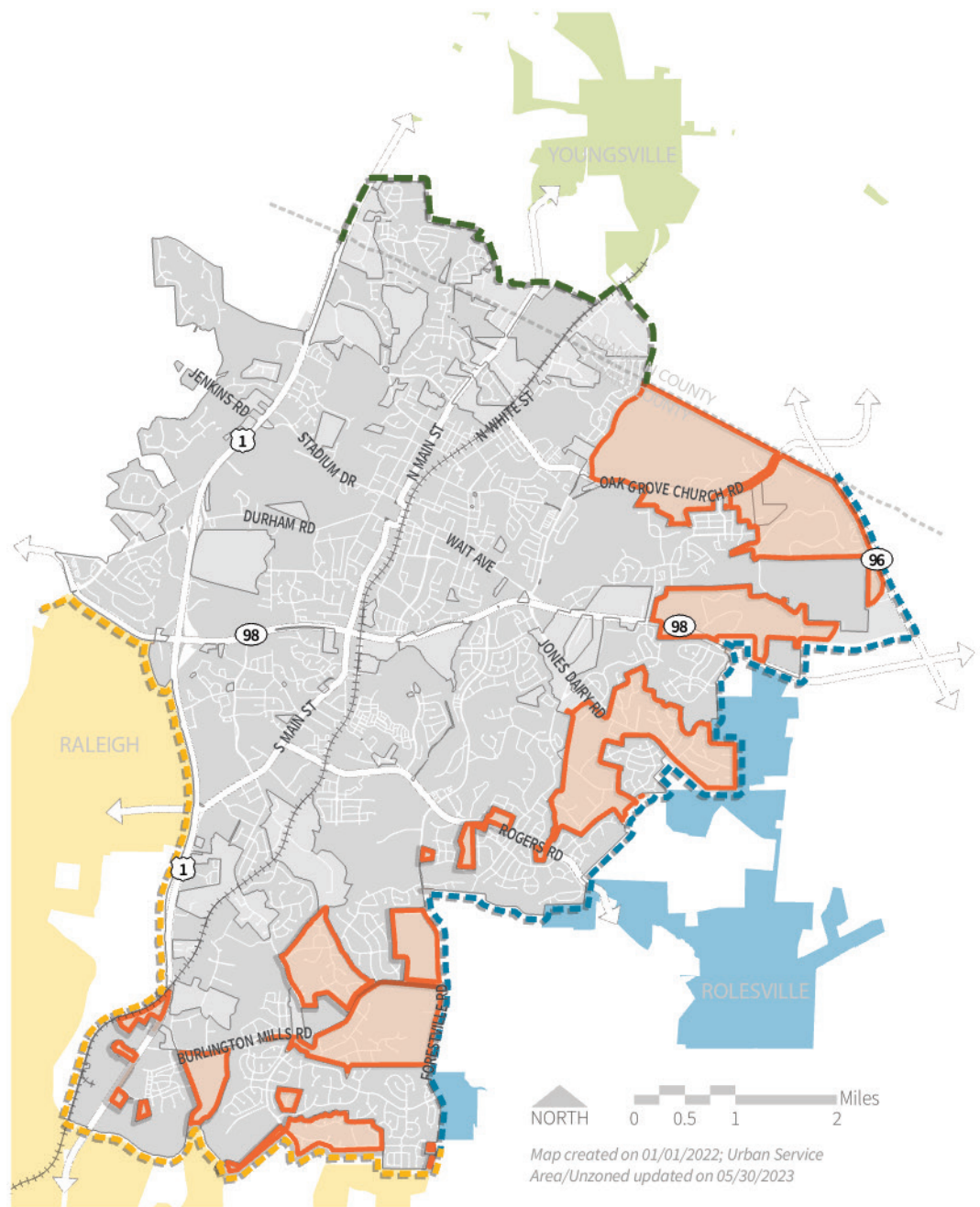
SUSTAINABLE GROWTH

To strategically plan for growth, Wake Forest's future land use and development must build off the Town's existing context, planning jurisdictions, and growth areas. The following section outlines the areas where the Town can plan. It presents a growth strategy to guide targeted, efficient, and sustainable growth.

PLANNING JURISDICTION

Wake Forest is primarily located within Wake County, with a small portion of its northern planning area located within Franklin County. The Town shares direct borders with the City of Raleigh to the south and southwest, the Town of Rolesville to the east, and the Town of Youngsville to the north. According to Chapter 160D Article 2 of the North Carolina General Statutes, the Town of Wake Forest is authorized to plan for all incorporated areas within its corporate limits as well as within its extraterritorial jurisdiction (ETJ). An ETJ includes areas outside a municipality's corporate limits in which it can apply its planning and development regulations.

While State Statute grants a municipality with a population of 25,000 people or more the ability to plan for areas within three miles of its corporate boundary, Wake Forest's planning jurisdiction is instead shaped by formal boundary agreements with its neighboring communities. The Town also has Urban Service Areas that identify potential locations for future water and sewer infrastructure extensions. Together, these create a defined planning area that includes approximately 17,000 acres of land, about 12,000 acres of which is incorporated and about 5,000 acres of which is unincorporated land.



PLANNING JURISDICTION

- Raleigh Boundary Agreement
- Raleigh
- Rolesville Boundary Agreement
- Rolesville
- Youngsville Boundary Agreement
- Youngsville
- Urban Service Area/Unzoned
- Railroad
- Within Town Limits
- Extraterritorial Jurisdiction (ETJ)

GROWTH STRATEGY

As Wake Forest continues to experience significant growth, it must balance preserving the character of the Town's established neighborhoods and supporting new residents and development in appropriate locations. A sustainable and efficient approach to growth will need to prioritize investment in existing infrastructure and established neighborhoods within Town limits before outward expansion. While the Land Use Plan designates where different types of development should be accommodated within the Town's planning area, a comprehensive approach must be taken to guide decisions related to short-, medium-, and long-term growth opportunities and public investment.

The growth strategy is guided by the following objectives:

- Prioritize infill development and reinvestment in established neighborhoods to maximize developable areas while maintaining the existing character.
- Focus development, redevelopment, and infrastructure improvements within Town limits and unincorporated pockets first before expanding into the eastern growth area.
- In the review and approval of proposed development, encourage development of areas that would not require annexation of non-contiguous land. If a non-contiguous area is proposed, work with applicants to explore more suitable land for the development if available.

Promoting Context-Sensitive Infill

Infill development is when a vacant, abandoned, or underutilized property is developed within an area that is largely built out. It supports sustainable development by reducing premature outward growth and greenfield development, while promoting land conservation and reinvestment in neighborhoods. As infill occurs, it is important that new development respects the character of existing neighborhoods while accommodating opportunities for a range of context-sensitive housing options that provides greater housing choices and commercial options. Base zoning district standards should be reviewed and updated to ensure they allow for higher densities while conforming to the surrounding context. Factors to consider include parking orientation and maximums, lot widths, setbacks, and building heights relative to adjacent properties. Incentives for infill development should also be evaluated, such as reduced permitting fees, increased maximum densities, and/or allowable building height.

Enhancing Infrastructure with Growth

Ease of mobility and access to quality utility services are key factors to high quality of life. As the Town continues to grow, it is important that infrastructure is improved and expanded to support the increasing population. As development proposals come online, the Town should continue to work with developers to assess impacts on roadway and utility infrastructure, ensuring necessary improvements are implemented to support new and existing residents. This includes mitigating traffic congestion as required by the UDO and State law, which was frequently cited as a concern by community members. Together with improving roadway capacities for vehicles, supporting multimodal connectivity and pedestrian-friendly environments will play a critical role mitigating congestion, while providing more equitable access to community destinations and enhancing quality of place.

LAND USE PLAN

The Land Use Plan outlines a vision for how land is developed and established neighborhoods are maintained within Wake Forest. It was created with an understanding that land use and development patterns have significant implications for the appearance, character, form, and function of the community. Building upon extensive community outreach, market realities, and regional development trends, the Land Use Plan seeks to ensure Wake Forest remains a livable, desirable, and sustainable community while continuing to grow, develop, and diversify.

The Land Use Plan identifies 10 distinct future land use designations within Wake Forest's planning area. The subsequent Residential, Commercial and Industrial, and Downtown Area Plans build on the Land Use Plan and provide specific policies and recommendations for each contributing land use and key development area within the Town.

- Conventional Residential
- Mixed Residential
- Transit-Supportive Residential
- Neighborhood Commercial
- Downtown
- Corridor Commercial
- Office, Civic & Institutional
- Light Industrial
- Parks & Open Space
- Utility



RENAISSANCE PLAN

The study area for the 2017 Renaissance Plan establishes recommendations for the revitalization of Wake Forest's historic Downtown. For further discussion on the Downtown, see page 58.



NORTHEAST COMMUNITY PLAN

The study area for the 2021 Northeast Community Plan provides detailed policies and actions to address the current and future needs of the Northeast Community including land use, economic development, and housing. For future land uses recommendations in this area, see the Northeast Community Plan.

Conventional Residential

Description:

Conventional Residential areas consist of a mix of housing types that resemble the character and form of traditional single family neighborhoods. This can include single-family homes as well as single-family attached and multifamily developments that appear like a single-family home, such as duplexes, cottage home courts, and townhomes. This land use category consists of Wake Forest’s long standing and newer neighborhoods and residential areas in the Glen Royall Mill Village National Historic District, the Wake Forest National Register District, and the Wake Forest Local Historic District. A mixture of lot sizes and dwelling sizes should be encouraged, with heights ranging from two to three stories. Conventional Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Conventional Residential areas may incorporate commercial corner stores located at key entry points and intersections (page 62 in the Additional Considerations chapter provides additional location and design recommendations).

Primary Uses:

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex

Supporting Uses:

- Commercial Corner Store
- Parks and Open Space
- Multi-Family



Example of an accessory dwelling unit (ADU)
Source: County of San Mateo



Mixed Residential

Description:

Mixed Residential areas consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development. Such diversity in housing types provides opportunities to expand housing choices within the Town in a neighborhood environment. This land use category typically features smaller lot sizes and taller building heights than Conventional Residential areas. Where possible, Mixed Residential areas should serve as a transition from more intense development such as Transit-Supportive Residential and Neighborhood Commercial centers to Conventional Residential neighborhoods. Like Conventional Residential areas, Mixed Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Mixed Residential areas may incorporate commercial corner stores located at key entry points and intersections (page 62 in the Additional Considerations chapter provides additional location and design recommendations).

Primary Uses:

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex
- Two-Over-Two

Supporting Uses:

- Commercial Corner Store
- Parks and Open Space
- Multi-Family
- Senior Housing Facility
- Professional Service



Transit-Supportive Residential

Description:

Transit-Supportive Residential areas include compact residential areas featuring a variety of higher intensity housing types, like apartment buildings and two-over-twos. Such housing types can feature shared building entrances, stairways, hallways, and amenities, with taller building heights and stacked units. This land use should continue to provide greater housing variety and density near Neighborhood Commercial and Corridor Commercial areas to allow more residents to live close to amenities. This includes along existing and future bus routes and transit hubs to sustainably reduce reliance on vehicles. High walkability and bikability should be promoted with well-connected sidewalks, trails, and bicycle routes, and parking lots located to the rear. This land use should provide a transition between lower density single-family residential areas and more intense land uses, such as office campuses and industrial areas. Small-lot or compact single-family developments are also appropriate.

Primary Uses:

- Multi-Family
- Two-Over-Two

Supporting Uses:

- Townhome
- Senior Housing Facility
- Commercial Corner Store
- Parks and Open Space
- Professional Service
- Mixed Use



Neighborhood Commercial

Description:

Neighborhood Commercial uses include local-serving commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. Examples include hair salons, cafes, dry cleaners, restaurants, and small grocery or convenience stores. Neighborhood Commercial uses should support compact, pedestrian-oriented, mixed use environments with building scales compatible with adjacent residential areas. In cases other than adaptive reuse, new Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. They should be located along the Town's major roadways or intersections to provide a transition in intensity to more intense commercial areas and residential neighborhoods. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. Future transit service expansions should target Neighborhood Commercial centers.

Primary Uses:

- Commercial Retail and Service
- Food and Drink
- Office
- Mixed Use

Supporting Uses:

- Institutional and Civic
- Entertainment and Cultural
- Public Gathering Space
- Live-Work
- Upper-Story Residential



Source: The Waterfront Vancouver



Source: Culinary Agents



Source: Gramor Development

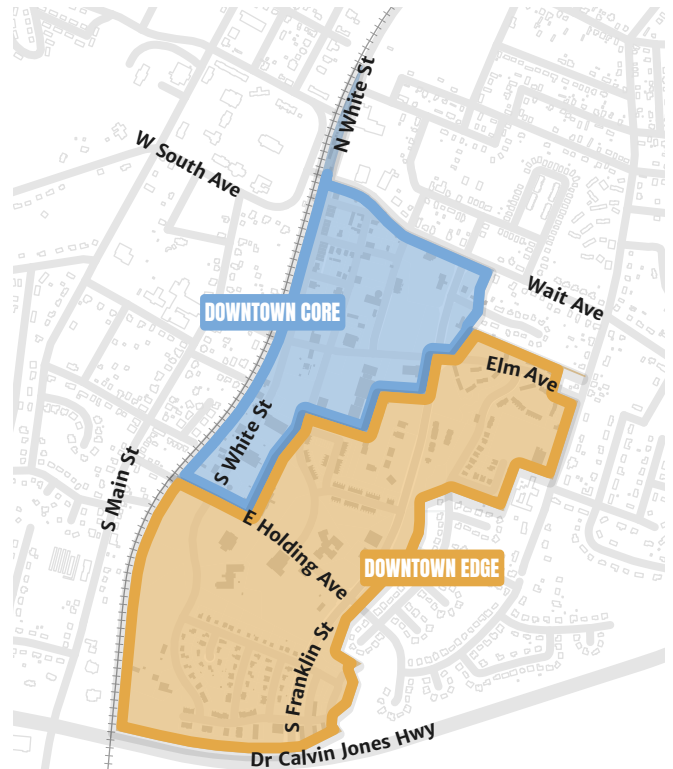
Downtown

Description:

Downtown includes two primary areas: the Downtown Core and the Downtown Edge. The Downtown Core should continue to serve as the historic heart of the Town and the center of culture, tourism, and civic activity. This includes integrated public gathering spaces that support social interaction and community events. The Downtown Core's streetscape should be activated with ground-floor commercial businesses and upper-story office uses. Higher density residential uses should be supported in the Downtown Edge or in the upper floors of Downtown Core mixed use buildings to increase living options near the Downtown's amenities. For more information on the Downtown, see the Downtown Area Plan on page 58.

Primary & Secondary Uses:

See page 58 for a more detailed breakdown of supported uses within Downtown.



Corridor Commercial

Description:

Corridor Commercial uses include auto-oriented retail and service businesses, such as large-scale shopping centers, grocery stores, restaurants, gas stations, and hotels. Standalone office uses are included within this designation. Corridor Commercial areas serve patrons from within Wake Forest and the region and play a role in strengthening the Town's tax base. Corridor Commercial uses should be situated at highly visible and accessible locations along the Town's major roadways, including Capital Boulevard, Rogers Road, and Dr. Calvin Jones Highway. Surface parking lots should be strongly encouraged to be behind buildings. Internal sidewalks, bikeways, and bicycle parking should be provided to link Corridor Commercial uses to the larger active transportation network. Transit access should be strengthened to Corridor Commercial destinations to improve multimodal connectivity.

Primary Uses:

- Commercial Retail and Service
- Food and Drink
- Hotel

Supporting Uses:

- Office
- Entertainment and Cultural
- Institutional and Civic
- Public Gathering Space



Office, Civic & Institutional

Description:

Office, Civic, and Institutional uses contain large-scale, standalone office developments, like corporate headquarters or hospitals, and clusters of smaller-scale offices, like professional services, legal firms, and medical offices. It also includes local government uses, municipal facilities, community service providers, educational facilities, and religious institutions. Examples include Town Hall, fire stations, places of worship, the Wake Forest Community Library, Wake County public schools, charter schools, private schools, and the Southeastern Baptist Theological Seminary. This land use should support local employment opportunities within Wake Forest and be well connected to the multimodal network to provide residents access to community services. Concentrations of Office, Civic, and Institutional uses should incorporate a campus-style site design, with internal pedestrian pathways, ample landscaping, and clear signage of businesses at the entrance. The improvement or expansion of existing community facilities and the development of new facilities should be accomplished through close coordination with respective agencies and governmental entities.

Primary Uses:

- Office
- Institutional and Civic
- Medical

Supporting Uses:

- Commercial Retail and Service
- Higher Education Residential
- Public Gathering Space



Light Industrial

Description:

Light Industrial uses diversify the Town's tax base and provide local employment opportunities. They include facilities involved in the manufacturing, processing, storage, and distribution of goods and materials; telecommunication facilities; research centers; R&D/life sciences facilities; tech industries; and flex spaces. Light Industrial uses should feature large-scale, typically single-story buildings that produce minimal outdoor activity. Light Industrial uses should be concentrated in campus-style industrial parks located near major roadways, with sufficient setbacks and screening to reduce visibility and noise impacts on surrounding uses. Compatible office uses that offer supporting services may be appropriate, as well as accessory commercial uses within industrial buildings, such as a furniture maker with a showroom.

Primary Uses:

- Industrial

Supporting Uses:

- Office



Source: Encore TechLab



Parks & Open Space

Description:

Parks and Open Space includes designated public park spaces managed by the Wake Forest Parks, Recreation, and Cultural Resources Department, as well as golf courses and cemeteries. Open space includes land preserved as natural areas or for outdoor recreational purposes. Efforts to provide equitable public park access and quality programming across the community should be pursued through close coordination with the Parks, Recreation, and Cultural Resources Department.

Primary Uses:

- Parks and Open Space
- Greenway
- Conservation Area
- Cemetery

Supporting Uses:

- Institutional and Civic



Utility

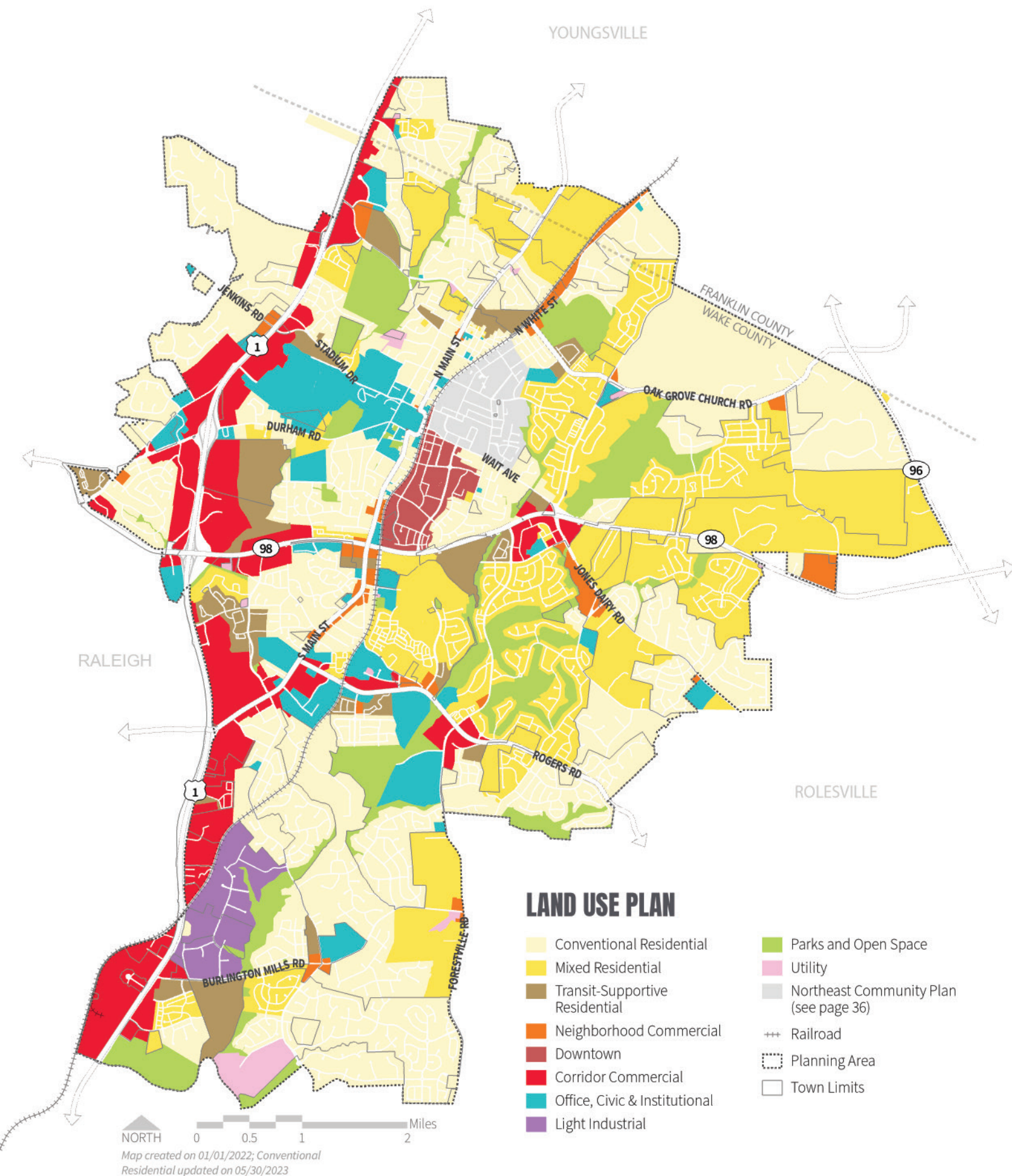
Description:

The Utility land use designation includes utility infrastructure, such as electrical substations and water treatment facilities. Utility uses should be reserved for maintaining the facilities and other infrastructure essential to the operation of the Town. Unattractive facilities should be well screened from neighboring uses to maintain high quality character in the community.

Primary Uses:

- Utility Infrastructure
- Water and Sewer Facility





TOD & ACTIVITY CENTER AREAS

The following section provides guidelines for Transit-Oriented Development (TOD) and Activity Centers that should be applied to the identified areas in addition to their underlying land use designations. These areas have a pedestrian focus with the aim to support a vibrant mix of uses, multimodal connectivity, and high levels of activity.

Transit-Oriented Development

Three potential S-Line stations are being considered in Wake Forest for a local commuter and regional intercity rail service (see page 78 for more information). They present a major opportunity to support highly walkable, active environments, with the most urban and compact development in Wake Forest. TOD should be concentrated around future stations (within about a half mile radius) to provide a critical mass of development and a mix of uses to support and fully leverage the key transit service. Uses should include commercial retail and service, office, residential, and employment, with a focus on mixed use development. Surface parking lots should be limited and oriented to the rear of buildings, with on-street parking and parking garages taking precedence due to higher walkability and access to transit. Streets should be designed to encourage walking and biking, with small blocks, wide sidewalks, safe crossings, bicycle routes and parking stations, and buildings near the property line. If a S-Line station is located in Downtown, a careful balance must be met between supporting future transit-oriented development and preserving the existing historic character.

Activity Center

Activity centers are unique focal points of the community where residents can gather, socialize, live, work, and shop. They should serve as hubs of art, culture, entertainment, and community events where residents can spend time and build a sense of community. They 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. Examples include local restaurants, cafes, breweries, maker spaces, incubator spaces, art galleries, music venues, and artisan shops. Mixed use buildings with residential or offices above commercial should provide live/work opportunities and generate greater foot traffic. Attractive public gathering spaces, play areas, and/or outdoor seating areas should be incorporated to create communal areas where residents can meet and spend leisurely time outside their home and work.

Primary Uses:

- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural
- Office
- Mixed Use Development
- Institutional and Civic
- Parks and Open Space
- Hotel
- Parking Garage

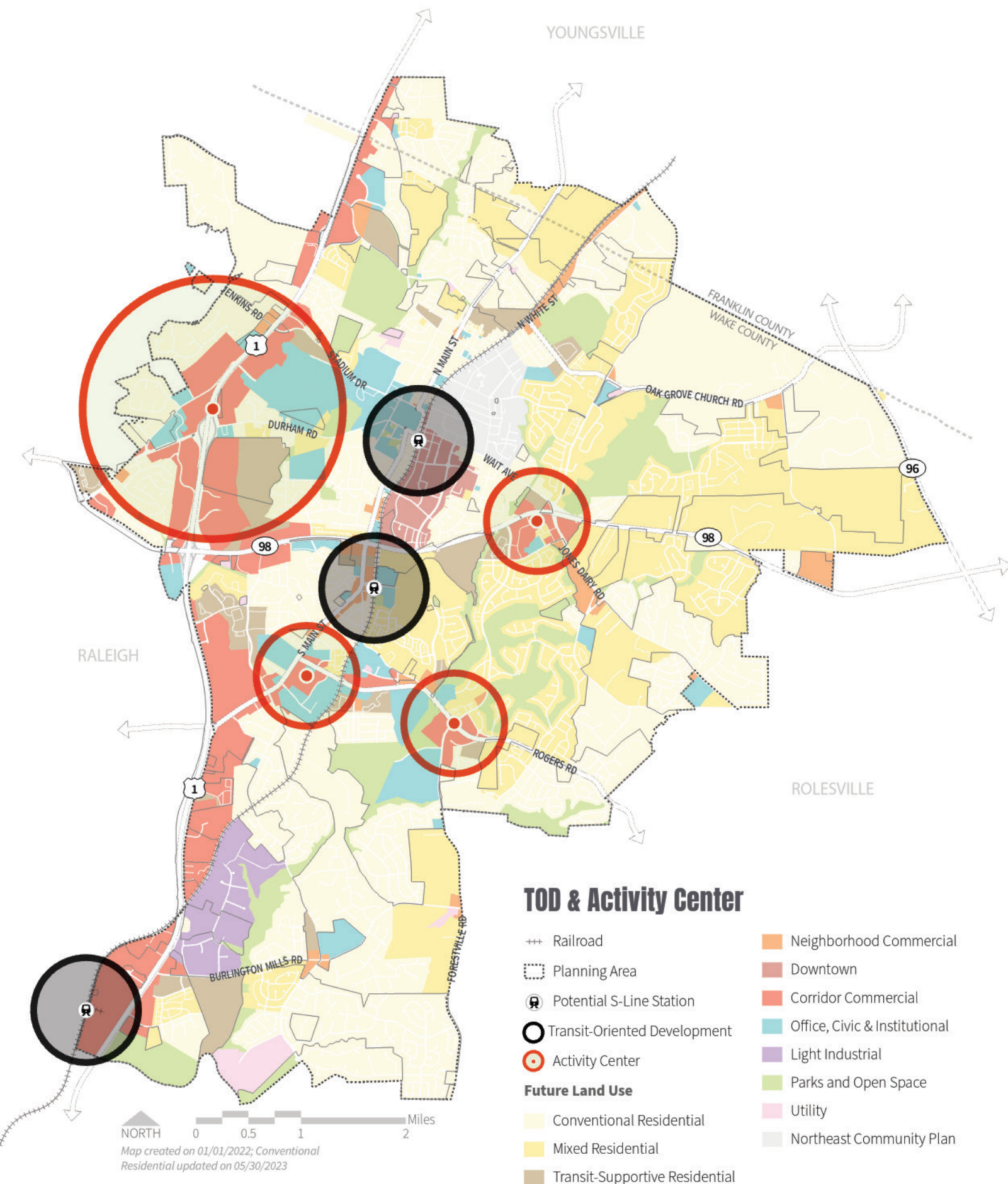
Supporting Uses:

- Townhome
- Two-Over-Two
- Multifamily
- Public Gathering Space



Source: Experience Avalon







RESIDENTIAL AREAS PLAN

The Residential Areas Plan builds on the Land Use Plan, providing a detailed yet flexible guide for preserving existing neighborhoods while supporting new housing options for Wake Forest's growing population. To ensure Wake Forest can support projected growth in the years to come, the Residential Areas Plan focuses on increasing housing diversity and equity, emphasizing a range of housing choices for people of all stages of life and income levels. The Residential Areas Plan supports diversified housing options in appropriate locations. Prioritizing infill and redevelopment opportunities before outward growth will be critical to ensuring new residential growth occurs in a sustainable, strategic manner.

Note: The following area plans are not prioritized or ranked in any order.

Existing Residential

This category includes the Town's existing residential neighborhoods, such as Remington Woods, Heritage, Oakwood Estates, and Traditions. These neighborhoods consist of single-family detached, single-family attached, and multifamily dwellings. Reinvestment in housing stock and infrastructure should be an area of focus as existing neighborhoods age

and reinvestment is necessary to maintain their quality and character for Wake Forest residents.

Reinvestment should include roadway and sidewalk maintenance, strategic curb and gutter construction, tree canopy growth and expansion, and utility line and stormwater management system upgrades. Older neighborhoods developed before the 1990s should be prioritized where such amenities do not exist or have substantially aged. Future redevelopment should be compatible with the built form of existing properties to be respectful of the existing character.

1 Former Wake Forest Golf Course

Once the Wake Forest Country Club, this large property at Capital Boulevard and Country Club Drive now sits abandoned and requires a balanced perspective for redevelopment. To preserve and protect the environmentally sensitive areas such as Horse Creek, existing ponds, and floodplain, a cluster subdivision development is required. These environmentally sensitive areas should be integrated into the site design as enhanced resident amenities with development primarily focused east of Horse Creek and north of the existing ponds running parallel to Country Club Drive. Pedestrian and bicycle connections should be provided within the site

and should connect to the larger network. Connectivity should be emphasized to nearby commercial areas along Capital Boulevard and E. Carrol Joyner Park to the east.

2 Harris Road

Leveraging its direct access to Capital Boulevard, Richland Creek Elementary School, E. Carrol Joyner Park, and Harris Teeter, this undeveloped property should be developed into Transit-Supportive Residential with a mix of higher density residential types. Lower intensity residential types should be located adjacent to existing single-family detached homes along Wallridge Drive and Harris Point Way to complement their character and scale, such as smaller-scale townhomes and duplexes that mimic the character of single-family detached homes. Pedestrian and bicycle access and safe crosswalks should be prioritized along Wallridge Drive and Harris Road to create safe routes to school, parks, and shopping areas. Age-targeted housing should be encouraged to provide desirable senior housing options near such amenities.



3 Jenkins Road & Capital Boulevard

This undeveloped property should be developed into Conventional Residential with primarily single-family detached homes that builds off the surrounding low density residential development. Single-family attached homes should be located towards the southeastern end of the site to provide a transition into the adjacent Neighborhood Commercial development. Horse Creek and its floodplain should be preserved and enhanced as an amenity for residents, such as with walking paths and seating. Safe pedestrian and bicycle connections should be provided to Wake Forest Crossing on the east side of Capital Boulevard.

4 Durham Road & Capital Boulevard

This large scale undeveloped property should be developed into Transit-Supportive Residential to provide greater housing choices near Capital Boulevard and its amenities. This includes primarily multifamily development and townhomes supported at a lower scale. This development should leverage access to Ligon Mill Road, providing roadway connectivity that aligns with the existing street.

Pedestrian-oriented neighborhood-serving businesses should be supported, particularly along the western limits adjacent to Corridor Commercial uses along Capital Boulevard. Mixed use buildings and/or supporting commercial corner stores may also be supported.

5 Historic Residential

This category includes residential properties within the Glen Royall Mill Village National Historic District, the Wake Forest National Register District, and the Wake Forest Local Historic District. These districts contain historic homes that date back to the 19th and mid-20th centuries, concentrated along the west side of the CSX railroad tracks near the old Wake Forest College Campus (now the Southeastern Baptist Theological Seminary). These residential properties should be preserved and maintained as historic assets and tangible evidence of the Town's history. Properties within the Local Historic District require approval from the Historic Preservation Commission for any exterior changes. However, future renovations and new development in all historic districts should follow the design standards in the Wake Forest Historic Property Handbook and Design Standards to protect the special character of the historic properties and districts.

6 Oak Grove Church Road & Gilcrest Farm Road

The properties located at the northeast corner of Oak Grove Church Road and Gilcrest Farm Road are primarily undeveloped and should be developed as Conventional Residential. To complement the newly built single-family homes, this area should continue to offer housing opportunities at a density of no more than three units per acre. Smith Creek and other existing natural features should be preserved and integrated into any site design and development of the area. Conservation design principles should be prioritized to help maintain water quality, protect valued habitat and ecosystems, and design within the context of environmental features and assets. Any development of the area should incorporate pedestrian and bicycle trails and connections that enhance access to the reservoir.



7 306 S Allen Road

This property currently holds a residential care facility that was built in 1958 and has been vacant for over 10 years. Leveraging its proximity to Downtown, and to help address the need for senior housing, this property should be redeveloped into new housing targeted to seniors that matches the scale of the surrounding single-family neighborhood. This could include a new residential care facility or age-targeted single-family detached housing, such as a cottage home court (detached dwellings developed in clusters around a communal open space). Multifamily development should be avoided to maintain existing character.

8 Wait Avenue

A collection of undeveloped parcels is dispersed along Wait Avenue between N Allen Road and Traditions Grande Boulevard. Due to their larger parcel size within the surrounding context, a mix of housing types should be encouraged to complement the scale and character of adjacent single-family detached homes. This includes single-family detached homes, duplexes, cottage home courts, townhomes, triplexes, and quadplexes.

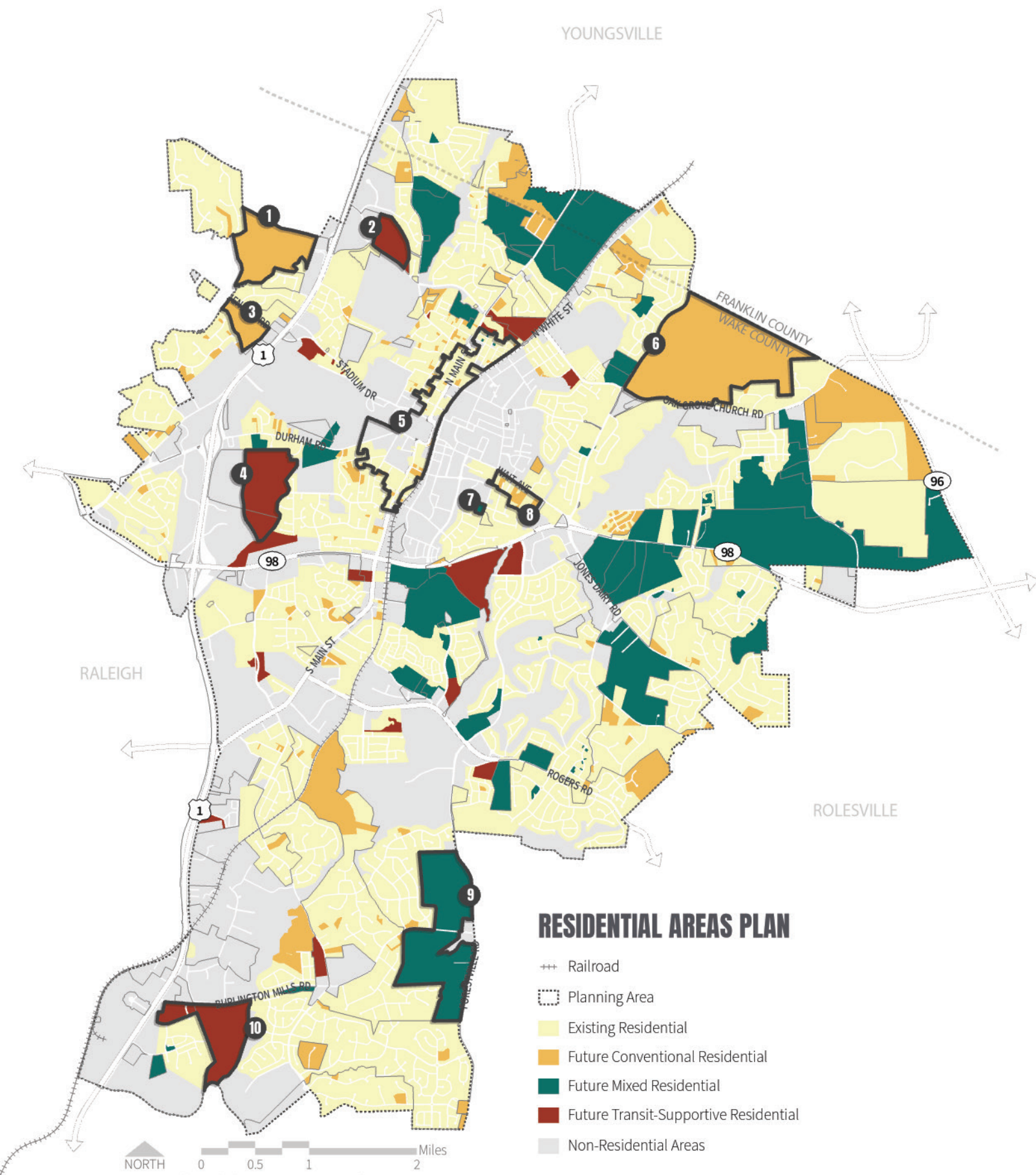
Accommodating greater housing options than only single-family detached homes would allow more residents to live in this desirable location close to Downtown while remaining compatible the character of the existing neighborhood.

9 Forestville Road & Burlington Mills Road

This area presents great potential for Mixed Residential development due to its large scale and convenient access to Forestville Road and Burlington Mills Road. A diverse variety of housing should be provided within the development, ranging from small lot single-family detached housing to lower intensity multifamily development. More dense housing types should be located near the major roadways to act as a buffer from traffic activity to lower intensity residential development. Neighborhood-serving corner stores or food and drink establishments is appropriate, such as along Burlington Mills Road. Traffic impacts of future development should be examined and roadway infrastructure and access management should be upgraded as needed to sufficiently support new development.

10 One World Way & Burlington Mills Road

These properties should be targeted for workforce housing to leverage proximity to the Light Industrial area north of Burlington Mills Road and access to Capital Boulevard. This would allow workers to be within walking distance to their jobs and nearby shopping options. As this area is near a potential S-Line station, TOD may also be supported with ground floor commercial and upper floor residential. Appropriate housing types include multifamily, two-over-twos, duplexes, and townhomes. Homes affordable to households earning 60 to 120 percent of the area's median income (AMI) should be encouraged.





Source: Gramor Development

COMMERCIAL & INDUSTRIAL AREAS PLAN

The Commercial and Industrial Areas Plan builds on the Land Use Plan and offers an achievable approach for maintaining and growing Wake Forest's commercial, employment, and industrial areas. The Plan aims to diversify businesses, grow local job opportunities, and build a sustainable, resilient economy. This includes increasing local shopping options and employment opportunities to ensure residents no longer need to travel outside the Town for work and major shopping needs. Prioritizing the activation of vacant businesses and redevelopment opportunities before greenfield development and outward growth will ensure the Town's commercial and industrial areas develop sustainably. The Commercial and Industrial Areas Plan highlights multimodal connectivity to Wake Forest's commercial and employment to ensure residents can safely and conveniently access their destinations as desired via walking, biking, or transit.

Note: The following area plans are not prioritized or ranked in any order.

1 Capital Boulevard

Capital Boulevard is a major arterial roadway that connects Wake Forest with the surrounding region, including the City of Raleigh. It is the primary route residents and visitors take to pass through the Town. The development of undeveloped and underdeveloped land along Capital Boulevard into commercial uses should be encouraged with both a local and regional customer base. This should be done in coordination with NCDOT's planned controlled-access highway conversion project that will affect roadway configurations. TOD may also be supported near the potential S-Line station at the southern end of the corridor. High quality development should be promoted that features efficient access management, landscaping, and attractive building façades to support a desirable character along this well-traveled roadway. Where commercial uses abut residential areas, sufficient screening and buffering should be in place to provide a smooth transition into lower intensity neighborhoods, screen commercial activity, and preserve the residential character.

2 N White Street

Over the long term, the existing light industrial and auto-oriented development along the west side of N White Street should redevelop into neighborhood-serving retail and services. These uses should serve as a buffer between the railroad and the residential areas to the east while providing residents with access to a variety of food and drink establishments, shops, personal services, and other local businesses. Parking lots should be located to the rear and continuous sidewalks should support high pedestrian connectivity between businesses. A multi-use path along N White Street should further improve pedestrian access and connectivity. Pedestrian and bike connections and safe crossings should provide easy access to Flaherty Park Community Center, Northeast community, and the surrounding neighborhoods.

3 Tech Park

Located near Downtown, the Southeastern Baptist Theological Seminary (formerly Wake Forest College) brings about 3,400 students to the Town each year, playing a vital role in the local economy. The 169 acres west of the campus owned by the Seminary (between Patterson Hall and the Wake Forest Crossing shopping center) is being considered for a future live-work-play tech park. This project



should be supported to increase local job opportunities and the variety of residential and commercial development within the Town, including office, biopharma and life science uses. Compact, walkable development that engage the street and integrated public spaces should be encouraged for a campus-like feel. Single user lots that are not incorporated together should be avoided.

4 S Main Street (North)

S Main Street is a gateway route into Downtown that features aging local commercial businesses, some of which are auto-oriented. Neighborhood-serving commercial uses should continue to be promoted within this area, with an emphasis on improving the corridor's character and supporting day-to-day retail and service options. Working with property owners, existing parking lots should be enhanced in the near term with perimeter landscaping. As redevelopment opportunities arise, parking should be situated to the rear and new buildings should match the setback of adjacent single-family homes, if space allows. Sidewalk conditions should be improved with opportunities for safe pedestrian crossings.

5 Dr Calvin Jones (Hwy 98) Corridor

Dr Calvin Jones Highway (Hwy 98) is a primary east-west corridor that runs through the heart of Wake Forest. It provides connections to key destinations like the Downtown, Heritage, Gateway Commons, and neighboring communities. Infill development should include a mix of regional- and local-serving retail, service, and office uses. Buildings should be located near the right-of-way for visibility along the corridor with parking to the rear. Pedestrian and bike access should be enhanced with a well-buffered sidewalk network along Dr Calvin Jones Highway, safe crossings at traffic signals, pedestrian-scaled lighting, bike parking stations, and internal pedestrian pathways. Street trees and interior and perimeter parking lot landscaping should improve the character of the corridor. Strategically implemented cross access between businesses and efficient access management should reduce congestion and traffic conflicts along Dr Calvin Jones Highway.

6 Forestville Mixed Use

This section of S Main Street includes historic buildings that are remnants of the once thriving railroad town of Forestville. Preservation of these structures will be key as tangible evidence of its rich history. Forestville's aging and disinvested properties should be a focus for exterior improvements or redevelopment that conforms with the character of the surrounding single-family neighborhood. Remaining industrial businesses should redevelop into local-serving commercial or small-scale mixed use that respects the existing architectural style. Existing unpaved parking lots should be paved and future parking should be located to the rear. Buildings should be located near the property line to form a consistent setback in line with adjacent residential properties and a desirable sense of enclosure. New pedestrian crossings, completed bike lanes, and continuous sidewalks on both sides of S Main Street should improve safety, walkability, and bikeability, especially as it is located near a potential S-Line station. Wayfinding and signage should be incorporated to reinforce the corridor's sense of place and historic significance.



7 Rogers Road Corridor

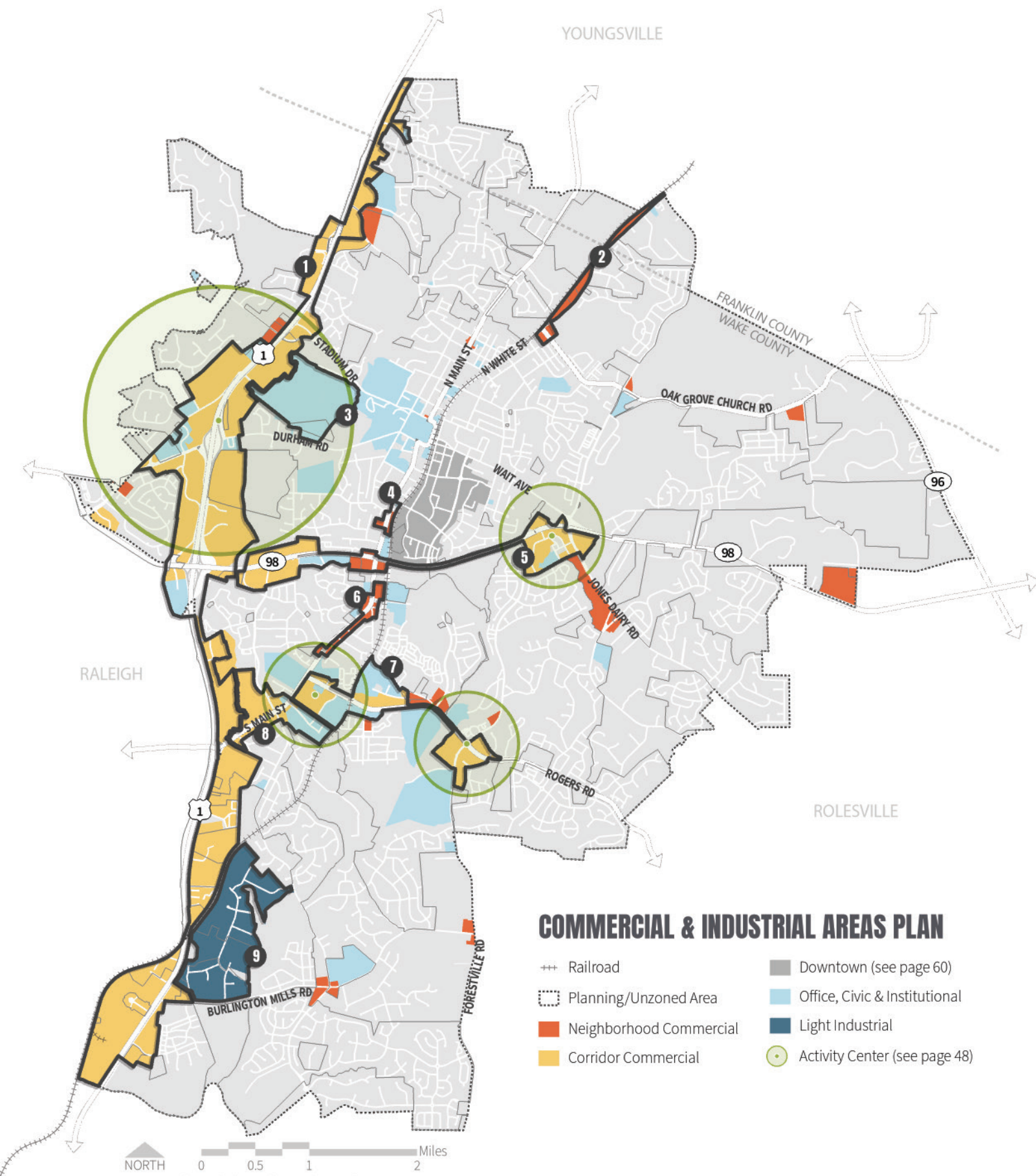
Rogers Road is a major east-west roadway that contains a robust variety of commercial and office businesses. Vacant lots along the Rogers Road corridor should be a focus for infill with additional retail, service, and office uses. As traffic congestion is increasingly becoming an issue, roadway capacity and access management improvements should be prioritized to support future development. Cross access between businesses and connected, alternative routes should be encouraged to reduce traffic impacts along Rogers Road. Pedestrian and bike connectivity along the corridor should be improved with a complete sidewalk network, ample streetscapes between the sidewalk and curb, and safe crossings at traffic signals. To improve onsite multimodal access, pedestrian walkways, bike parking, and parking lot lighting should be incorporated. Landscaping should be used to improve the character of the corridor, including trees along the external sidewalk network and perimeter and internal parking lot landscaping.

8 S Main Street (South)

The Main Street corridor is an entryway into Wake Forest from Capital Boulevard and a gateway into Downtown. For this important corridor, reinvestment in aging commercial buildings and the redevelopment of disinvested structures should be a priority. Future development patterns should include building placement near the sidewalk with parking to the side or rear, promoting a pedestrian-friendly environment. Pedestrian comfort and safety should be improved by closing gaps in the sidewalk system, reducing driveway cuts, widening narrow sidewalks, and providing adequate landscaped buffers between sidewalks and travel lanes. Aesthetics and stormwater functions should be enhanced by working with property owners to resurface deteriorating parking lots and upgrade them with interior and perimeter landscaping.

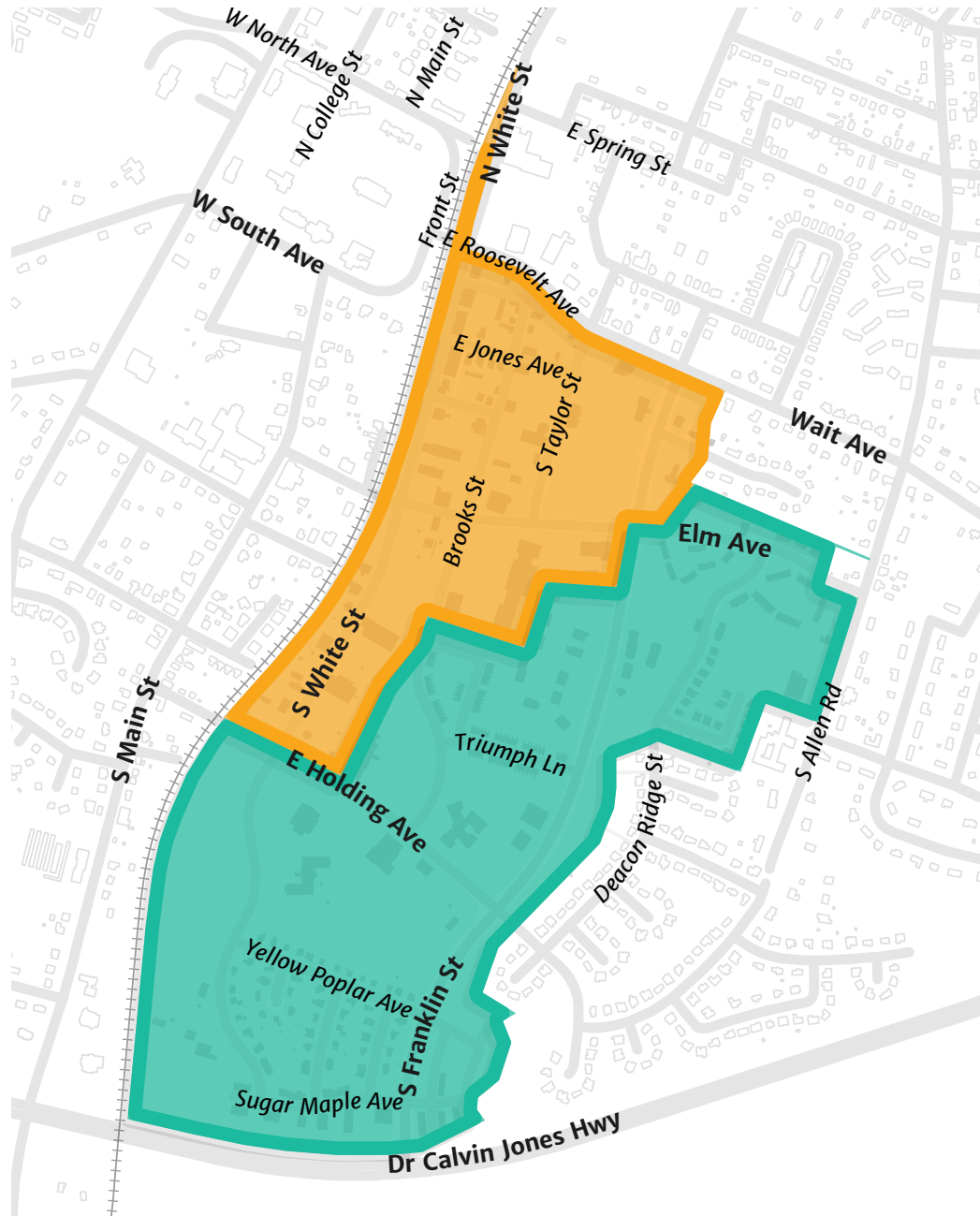
9 Unicon Drive Industrial

Expanding on existing industrial development, future light industrial growth around Unicon Drive should increase local job opportunities and strengthen the Town's tax base. Desirable examples include small-scale manufacturing, biotech, and green industries. Buildings should feature high quality facades that incorporate windows and variations in building material and/or color at its main entrance to help establish an attractive industrial hub. This location benefits from easy roadway access off Capital Boulevard for freight; however, the Town should ensure all truck activity is directed away from adjacent residential neighborhoods. Ample screening, buffering, and setbacks of industrial uses from the residential areas should preserve their character and mitigate adverse impacts in the neighborhoods.



DOWNTOWN AREA PLAN

The Downtown Area Plan outlines a framework for future land use and development within Wake Forest's Downtown. It aims to preserve Downtown's historic character while strengthening a thriving community center where all can visit, work, shop, and live. The Downtown Area Plan divides Wake Forest's Downtown into functional subareas based on existing land use, built form, and character. While all are part of Downtown, each subarea is unique and functions differently from the other. Tailored recommendations for future growth and subsequent planning efforts are provided for each subarea, addressing their distinct contexts while ensuring they work cohesively to form a unified Downtown area.



- Downtown Core
- Downtown Edge

Downtown Core Area

The Downtown Core Area is the heart of Wake Forest. It includes the Downtown Wake Forest National Register Historic District and the Downtown expansion along South White Street. This area should continue to serve as a hub of dining, shopping, entertainment, and community events while offering housing and office space that can leverage direct access to Downtown's amenities. Investments into placemaking and streetscaping should continue, including for public art, pedestrian-scale lighting, landscaping, and wayfinding. Programmed public gathering spaces should be integrated, providing attractive spaces for socializing, relaxation, and play for all ages. Rooftop and patio dining should also be encouraged to enliven Downtown's atmosphere. Parking should be provided on-street or in rear parking lots to foster a pedestrian-friendly environment. Parking garages and podium parking should be encouraged throughout the Downtown Core Area, aside from the Downtown Wake Forest National Register Historic District. Parking decks should be designed to blend in with the character of the area, with street-level commercial and rear and upper-floor parking.

Core Mixed Use

The Core Mixed Use area supports a compact, pedestrian-friendly, and unique environment, with a vibrant mix of local retail, service, entertainment, office, and civic uses. Examples include restaurants, bars, coffee shops, bookstores, banks, boutiques, and salons. To foster a unique business environment, franchise stores should be discouraged in this area in favor of locally owned businesses. Buildings should be located at the property line to create a desirable sense of enclosure and consistent street wall with activated storefronts.

Mixed use development (ground-floor commercial and upper-floor residential or office) and rooftop and patio dining should be encouraged to support an activated streetscape. New development and façade improvements should fit cohesively with the existing historic character. This includes future transit-oriented development that may occur with the proposed S-Line station at the edge of this area. Adaptive reuse should be promoted in the Core Mixed Use area to maintain the Downtown's historic structures.

S White Street Corridor

The S White Street Corridor area should serve as an extension of the Core Mixed Use area to expand the footprint of Downtown. Creative, co-working, incubator, and maker spaces (or collaborative hands-on learning and work spaces) should be encouraged in this area to create a hub of entrepreneurship and creativity that builds off the Loading Dock's culture. As opportunities arise, auto-oriented and industrial uses with desirable built form should be redeveloped or repurposed.

Higher density mixed use buildings like the PowerHouse Row should be supported, with ground-floor commercial and upper-story residential or office. Leveraging the decreasing grade change, building heights of three stories or more should be encouraged to maximize development potential within the S White Street Corridor area. Wide, continuous sidewalks, buildings near the property line, and parking to the rear or on-street should be encouraged to foster a pedestrian-oriented environment. Activated outdoor spaces and outdoor seating/dining should also be encouraged.

Renaissance Centre

The Renaissance Centre for the Arts is a community asset that provides theater and performance art opportunities within the Town. The current site features a standalone commercial use (Dollar General) and an expansive front-loaded parking lot, which disengages buildings from the rest of the Downtown Core. If the property owners were to choose to further enhance the site, below are two alternatives to consider:

- Redevelop the Dollar General and parking lot into a block of mixed use buildings facing Brooks Street, Elm Avenue, and the strip mall. New streets should be constructed to support a pedestrian-oriented environment.
- Explore opportunities to redevelop the site as a highly walkable environment, with mixed use buildings on either side of Brooks Street. The Renaissance Centre could be rebuilt as a state-of-the-art facility that attracts tourists and serves as the center of a collection of arts-oriented businesses.

The Town should remain flexible and creative in the design, integrating public open spaces, outdoor seating areas, attractive lighting, landscaping, and pedestrian walkways to create a unique destination within Downtown Wake Forest. For either Renaissance Centre scenario, parking should be provided on-street or consolidated into a parking garage.

Community Facilities & Utilities

Community Facilities and Utilities in the Downtown Core Area include existing community facilities like Town Hall, the Wake Forest Police Department, and Centennial Plaza. Future improvements, expansions, or buildouts of facilities should be accomplished through close coordination with respective agencies and governmental entities.

Downtown Wake Forest National Register Historic District

Listed in the National Register of Historic Places in 2002, the Downtown Wake Forest National Register Historic District is the center of the Downtown Core Area concentrated around S White Street. It contains historically significant buildings that contribute to Downtown's historic character and heritage, like the Wilkinson Building, the Old Library Building, the Brewer Building, and the old cotton warehouse. Buildings in the Historic District date from 1890 to 1949, range in height from one to three stories, and are primarily brick construction. Façade features include metal cornices, corbeling and other decorative brickwork, and storefronts with display windows and recessed entries. The historic character of the buildings and the district should continue to be preserved by implementing the Secretary of Interior's Standards for Rehabilitation to renovations and new construction. New development should match the character and scale of the district's historic buildings.

Downtown Edge Area

The Downtown Edge surrounds the Downtown Core and is primarily made up of residential uses and community facilities. Higher density residential options should continue to be promoted within the Downtown Edge to provide attractive, diverse, and equitable housing options near the Downtown Core and its amenities. Increasing living options in this area would also support business success within the Downtown Core Area with a greater customer base nearby. Buildings should be oriented towards the street, adjacent buildings, and attractive vistas to support a pedestrian-friendly environment. Pedestrian and bike connectivity should be prioritized to ensure residents can conveniently walk or bike to the Downtown Core.

Conventional Residential

Existing single-family detached areas should be maintained by reinvesting in roadway and utility infrastructure as needed. Higher density infill development, such as duplexes and accessory dwelling units, should be supported to match the area's existing character and further diversify housing choices.

Mixed Residential

Existing single-family attached homes should be maintained and reinvestment in roadway and utility infrastructure should occur as needed. Existing examples include the Retreat at Renaissance Townhomes, Avondale Townhomes, and Heath Ridge Village. Traditional neighborhood formats, with rear parking garages that are accessible by an alley, should continue to be encouraged to improve the character of the neighborhood streetscape. If front-loaded garages are included, garages should be paired to increase room for the entryway/porch area and front yard.

Transit-Supportive Residential

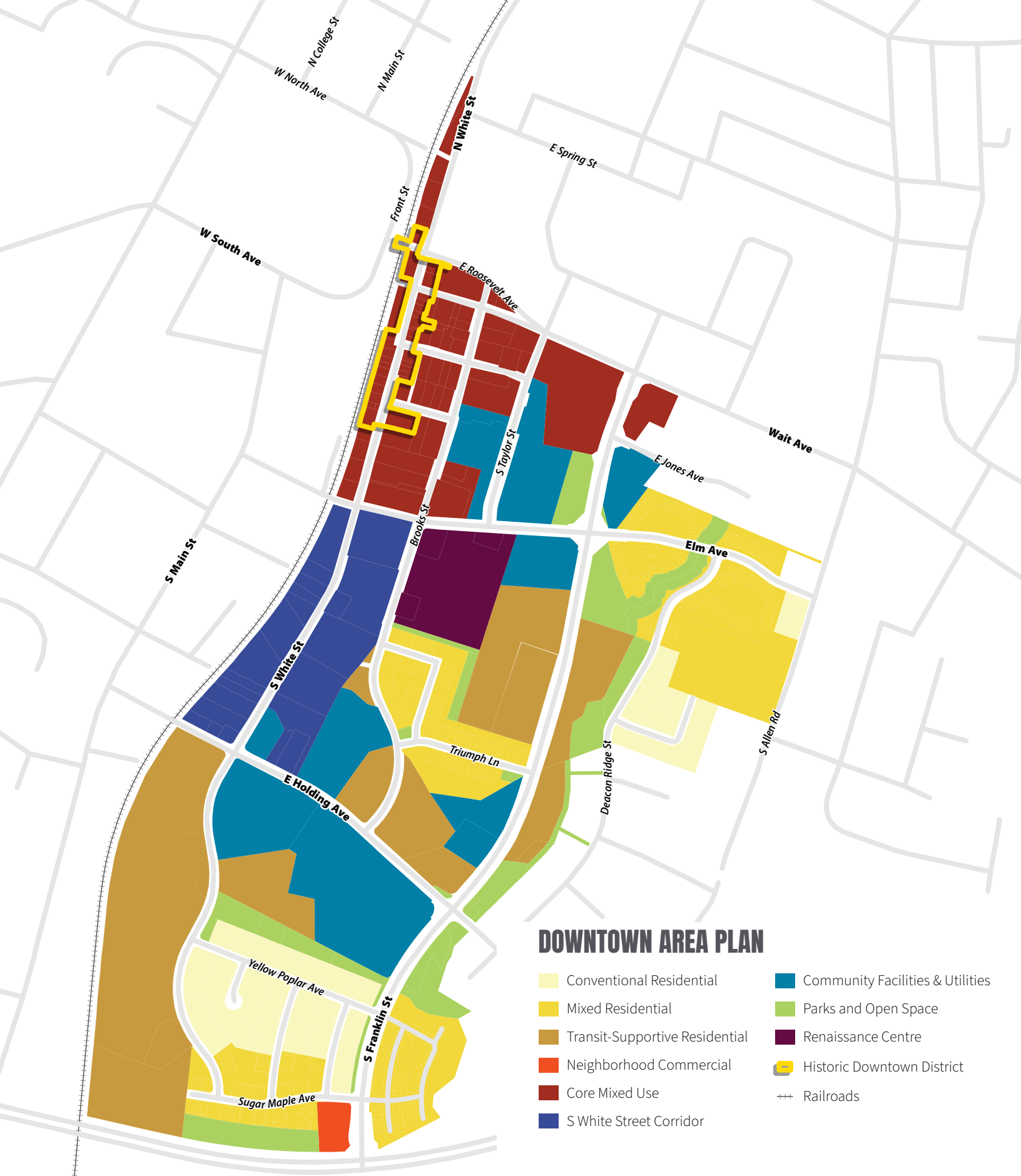
Multifamily areas should benefit from reinvestment in roadway and utility infrastructure as needed. New higher density residential development should be encouraged within undeveloped areas, such as along the western side of S White Street. This includes apartments, multiplexes, and townhomes, which provide smaller-unit affordable rental and owner options near Downtown.

Neighborhood Commercial

A standalone commercial use (Village Pharmacy of Wake Forest) currently exists at the corner of Dr. Calvin Jones Highway and S Franklin Street. The commercial use should remain, and safe multimodal connectivity should be prioritized at the intersection of S Franklin Street and Sugar Maple Avenue and across Dr. Calvin Jones Highway by providing continuous sidewalks and highly visible crossings.

Community Facilities

Community Facilities and Utilities in the Downtown Edge Area include existing community facilities like the Wake Forest Community Library, Franklin Academy, and Wake County Northern Regional Center. Future improvements, expansions, or buildouts of facilities should be accomplished through close coordination with respective agencies and governmental entities. Redevelopment of the Post Office or an outparcel addition should be considered to better activate the large vacant area located at a prime Downtown corner (E Holding Avenue and S White Street). This could include a three- to four-story building that is located near the street.



DOWNTOWN AREA PLAN

- Conventional Residential
- Mixed Residential
- Transit-Supportive Residential
- Neighborhood Commercial
- Core Mixed Use
- S White Street Corridor
- Community Facilities & Utilities
- Parks and Open Space
- Renaissance Centre
- Historic Downtown District
- Railroads

NORTH
 0 0.05 0.1 0.2 Miles
 Map Created On 1/1/2022

Additional Considerations

The following Additional Considerations chapter provides factors and influences to consider for land use and development as Wake Forest grows. These core considerations provide a lens through which the recommendations and strategies outlined in the Land Use Plan should be implemented and how efforts for future development should be guided. These key factors are intended to ensure Wake Forest grows in a manner that is equitable, sustainable, attractive, and economically viable, continuing to improve quality of life and enhance the Town as an excellent place to live and work.

IN THIS CHAPTER

Housing Affordability

Residential Character

Senior Housing

Commercial Development

Minority & Women-Owned Businesses

Setbacks

Parking Lots

Screening & Buffering

Community Character

Utility Lines

Historic Preservation

Community Facilities

Public Transit

S-Line

Capital Boulevard

Street Connectivity

Sidewalks & Multi-Use Paths

Bikeways, Greenways & Trails

Local Food Systems

Conservation Design

Green Space Preservation

Tree Canopy

Sustainable Development

Tourism

Gateways

Downtown Wake Forest



HOUSING AFFORDABILITY

Much of the recent residential growth in Wake Forest has created a mix of new single-family and multifamily neighborhoods, such as Heritage and Traditions. These developments exhibit high-quality architecture, well-connected sidewalks, and ample landscaping. Although these developments are highly desirable, the added cost of amenities and infrastructure contributes to the high cost of housing in Wake Forest and has led to a shortage of homes priced for households earning at or below the median area income. There is a strong need to increase housing choices and attainability for all income groups, stages of life, and backgrounds, particularly near job centers and transit to reduce transportation cost burdens. This will help ensure Wake Forest continues to be welcoming to all and existing residents can remain in the place they call home.

Affordable Housing Plan

The Town is currently developing a new Affordable Housing Plan, anticipated to be adopted in 2022, which will provide tools and strategies for improving housing affordability within Wake Forest. The existing conditions analysis phase of the project identifies a 61% increase in home prices since 2015 due to rapid growth and increasing housing pressures. It also identifies that low- and very low-income renters (below \$40,000 household income) are particularly cost burdened, with single-parents, seniors, and minorities disproportionately impacted. Key barriers include high demand for resident amenities that increases building cost, limited zoning for multifamily development by-right, and a lack of older rental housing options to meet the needs of moderate to lower income rental housing. To improve housing equity and affordability for all, the Town should prioritize implementing the Affordable Housing Plan once it is complete.

Note: A household is considered cost burdened when more than 30% of its gross income is spent on housing costs.

GREATER EQUITY THROUGH HOUSING DIVERSITY

Throughout the public engagement process, the need for greater housing choices for middle- and lower-income residents was expressed, as well as for target demographics like young professionals, new families, minorities, and seniors. Smaller unit sizes and rentals are critical for providing housing options for residents who may not be able to afford owning a single-family detached home at their current stage of life or who wish to downsize. Higher density, smaller unit housing types will play an important role in addressing this need, increasing housing equity, inclusivity, and livability in Wake Forest.



RESIDENTIAL CHARACTER

While the Town works to accommodate its growing population, a balance must be met between preserving the existing residential character and supporting higher densities through a diverse mix of housing. Higher density residential does not need to be a dominating development that disrupts the Town's existing character. 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. This includes the following considerations:

Key Recommendations

- 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.
- Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment.
- Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties.
- 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.
- 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.
- 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).
- Review and update the UDO to align with residential character recommendations within this Community Plan.





Example of a cottage home court | Source: Ross Chapin Architects

SENIOR HOUSING

The 65 and over cohort of residents has grown the most out of all age groups in Wake Forest over the last decade. It is critical that the Town supports this growing population with the housing, amenities, and services they need. Senior housing should be encouraged where community resources are available, particularly within walking distance, to reduce cost burden and the need to drive for daily routines and errands.

Universal Design

Universal design practices should be promoted to increase housing accessibility for residents of all ages and abilities. This should include level access from the street, zero entry thresholds, fixtures and fittings located at varying heights and widths, ground-floor master bedrooms, and other design elements that allow for lifetime homes. Smaller lot, single-story homes that require less maintenance and allow for downsizing should be encouraged, such as ranch style homes.

Key Recommendations

- Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities.
- Encourage smaller lot, single-story housing types for seniors that are ADA accessible.
- Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts.
- 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.
- 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.



Source: Asbury Place Maryville

COMMERCIAL DEVELOPMENT

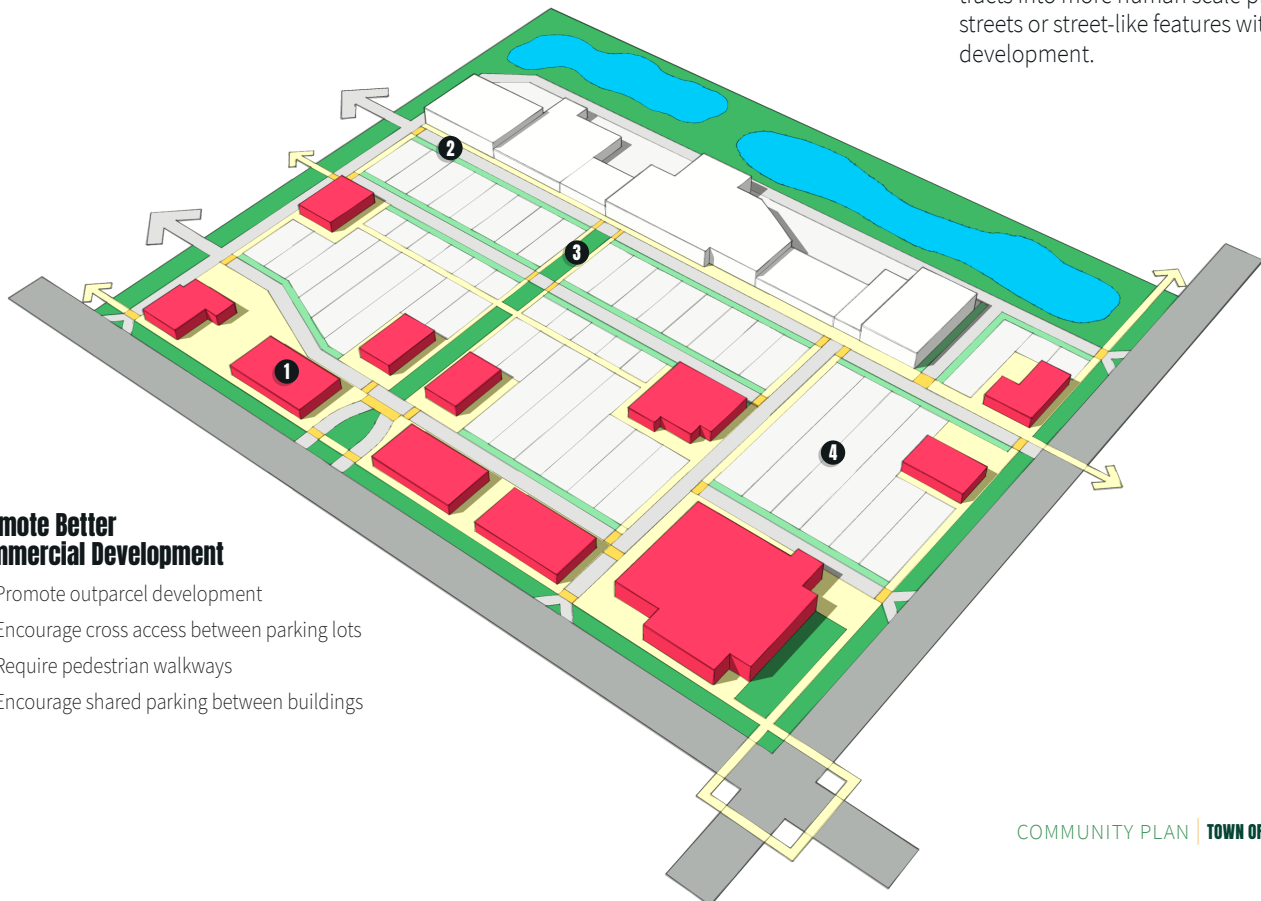
The character of commercial areas forms the overall image of a community. Commercial areas function as focal points of activity and are often what visitors see first and most often. Higher quality, attractive commercial areas can foster greater economic development by drawing new businesses and customers. During public engagement, community members stressed the desire to improve the character of the Wake Forest's commercial areas, avoiding "cookie cutter" development and strip malls that were monotonous in design. Instead, citizens aspired to see shopping areas that were memorable and unique to Wake Forest. The Town should consider the following to further improve the character, accessibility, and sense of place within its commercial areas:

Key Recommendations

- Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.
- Support small, local businesses within commercial centers to support unique shopping options within Wake Forest.
- Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design.
- Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial.
- Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure.
- 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.
- Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas.
- Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts.
- 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.
- Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards.
- Promote outparcel development to improve the character along primary roadways and break up views of large parking lots.
- 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.
- 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.
- 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.

Promote Better Commercial Development

- 1 Promote outparcel development
- 2 Encourage cross access between parking lots
- 3 Require pedestrian walkways
- 4 Encourage shared parking between buildings



MINORITY & WOMEN-OWNED BUSINESSES

It is important that Wake Forest cultivates a business environment that is welcoming to people of all backgrounds. The Town currently administers the Minority and Women-owned Business Enterprise (MWBE) Program, which is specifically designed to advocate and facilitate business growth and provide opportunities for historically underutilized businesses. The local Black Business Alliance also helps the Wake Forest Area Chamber create more equitable business environments and connect black business owners to resources and programs. The Town should continue to support and advocate for the minority and women business communities by doing the following:

Key Recommendations

- 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.
- Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest.
- 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.
- Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses.

CASE STUDY NORTH HILLS SHOPPING CENTER

RALEIGH, NC

The North Hills Shopping Center in Raleigh, NC is an example of a pedestrian- and experience-oriented retail development that differentiates itself from traditional shopping centers and strip malls. Originally an aged shopping mall, the development was renovated with high-quality architecture, trees, pedestrian-scale lighting, and water features. A pedestrian-friendly environment is fostered through wide sidewalks lined with storefronts, outdoor seating, safe crosswalks, angled parking, and narrow drive lanes that slow traffic. Much of the parking is located underground, as opposed to large, front-loaded parking, which enhances the streetscape. Shopping centers with such features encourage visitors to spend more time and money by offering a unique experience in an attractive setting and should be encouraged within Wake Forest.



Source: Raleigh VIP



SETBACKS

Setbacks are the amount of space between a building and its property line. The placement of buildings can significantly affect the character of an area, including sense of enclosure, visual interest along the streetscape, and walkability. For example, a business situated close to the sidewalk becomes far more welcoming and accessible to a pedestrian than one set far back from the property line with a front-loaded parking lot. At the other end of the spectrum, wide setbacks can be used to effectively separate incompatible or high activity uses, such as light industrial uses from residential properties.

Key Recommendations

- 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.
- Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street.
- Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development.
- Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses.
- Allow for flexibility 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).

PARKING LOTS

Parking lots are a key component for vehicular access; however, surface parking lots can detract from the character and walkability of an area if there is a parking surplus and/or if they are poorly designed. To create more welcoming environments for pedestrians while continuing to accommodate essential auto access, the following should be considered:

Key Recommendations

- 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.
- Require off-street parking to be located to the side or rear of the primary building.
- 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.

- Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements.
- 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.
- Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.
- Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots.
- 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.
- Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses.



Promote Better Parking Lots

- 1 Encourage cross access between parking lots
- 2 Locate parking behind the building
- 3 Require pedestrian walkways
- 4 Encourage shared parking between buildings



SCREENING & BUFFERING

Screening and buffering help improve the appearance of unsightly or high activity uses and mitigate their impact on neighboring properties. Screening includes the use of quality, opaque fencing, walls, and/or landscape to hide undesirable uses such as parking, loading, storage, or trash disposal areas from the public right-of-way and adjacent uses. Buffering provides distance to further separate incompatible uses and minimize impacts, such as noise, odor, or light pollution. In instances where higher intensity uses like industrial or corridor commercial are located next to lower intensity uses like single-family residential, screening and buffering should be utilized to provide visual and/or physical separation between such conflicting uses.

Key Recommendations

- 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.
- Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering.
- Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development.
- 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 CHARACTER

Community character makes a place unique and sets it apart from other areas. Character is a combination of architectural design, size, scale, landscaping, street layout, street furniture, sidewalks, setbacks, and other elements that contribute to the appearance and feel of a neighborhood. The following recommendations are intended to help ensure Wake Forest remains distinguishable from other towns, where development has contextual interest, uniqueness, and variety. The intent is to promote, preserve, and enhance the character of the community without limiting development and redevelopment.

Key Recommendations

- 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.
- Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods.
- Leverage historic structures, events, and people to create a sense of place through placemaking and branding.

- 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.).
- Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.
- Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades.
- Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image.
- In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas.
- Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services.
- Work with NCDOT to identify areas for roadway enhancements.
- Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development.
- 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.

UTILITY LINES

Utility lines provide crucial connections for residents and businesses, supplying electricity and telecommunications services. Today new developments routinely bury utility lines underground; however, many older areas of Wake Forest were developed with overhead utilities before this became a common practice. The poles and wires that support this critical infrastructure can be unattractive, add visual clutter, obstruct access, and be a safety concern depending on placement. While a costly endeavor, the Town should consider burying utility lines in priority areas over the long term as technology advances and redevelopment occurs. Conversion should focus on priority corridors that serve as gateways to the community, as well as key scenic spots and historically significant streets.

Key Recommendations

- Create a master plan for burying utility lines with community involvement to identify priority areas for conversion.
- Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion.
- Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town.
- Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas.
- Explore partnerships with private developers for boring and burying additional conduit along main roadways.
- Consider and install conduit with greenway project construction.



HISTORIC PRESERVATION

The Town of Wake Forest is home to four historic districts which enhance its character. These districts include:

- **Wake Forest Local Historic District and Local Historic Landmarks** – This district is comprised of properties along N Main Street, North Avenue, and South Avenue. Designated in 1979 under the Town's Historic Preservation Ordinance, exterior changes to properties within this district and designated local historic landmarks must receive a Certificate of Appropriateness from the Historic Preservation Commission.
- **Wake Forest National Register Historic District** – This district is centered around the original campus of Wake Forest College and includes the houses, churches, and businesses that grew around it. The district was listed in the National Register of Historic Places in 2003. Properties within this district may be eligible for historic tax credits for qualified rehabilitation projects and are protected by the Town's Demolition of Historic Structures Ordinance; however, they are not required to receive approval from the Historic Preservation Commission for exterior changes.

- **Glen Royall Mill Village** – This district bounded by the CSX railroad, Mill property, N Main Street, and E Cedar Avenue is one of the most intact mill villages in the state. The district was listed in the National Register of Historic Places in 1999. Properties in this district may be eligible for historic tax credits for qualified rehabilitation projects and are protected by the Town's Demolition of Historic Structures Ordinance and Glen Royall Mill Village Character Overlay District. However, they are not required to receive approval from the Historic Preservation Commission for exterior change.
- **Downtown Wake Forest National Register Historic District** – This district includes structures that contributed to the Town's historic commercial core along S White Street from Roosevelt Avenue nearly to Owen Avenue. The district was listed in the National Register of Historic Places in 2002. Properties within this district may be eligible for historic tax credits for qualified rehabilitation projects and are protected by the Town's Demolition of Historic Structures Ordinance. Exterior changes must meet the Secretary of Interiors Standards for Rehabilitation under the UDO 5.2.1.

The designation of historic districts helps the Town safeguard its heritage and preserve areas of historical, cultural, and architectural significance. Historic districts also contribute to stabilizing and improving property values as well as strengthening the local economy by attracting tourism. The Town of Wake Forest should continue to preserve, maintain, and enhance these historic districts as a major community asset.

Key Recommendations

- 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.
- Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks.
- 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.
- Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood.
- Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history.
- Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest.
- Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character.



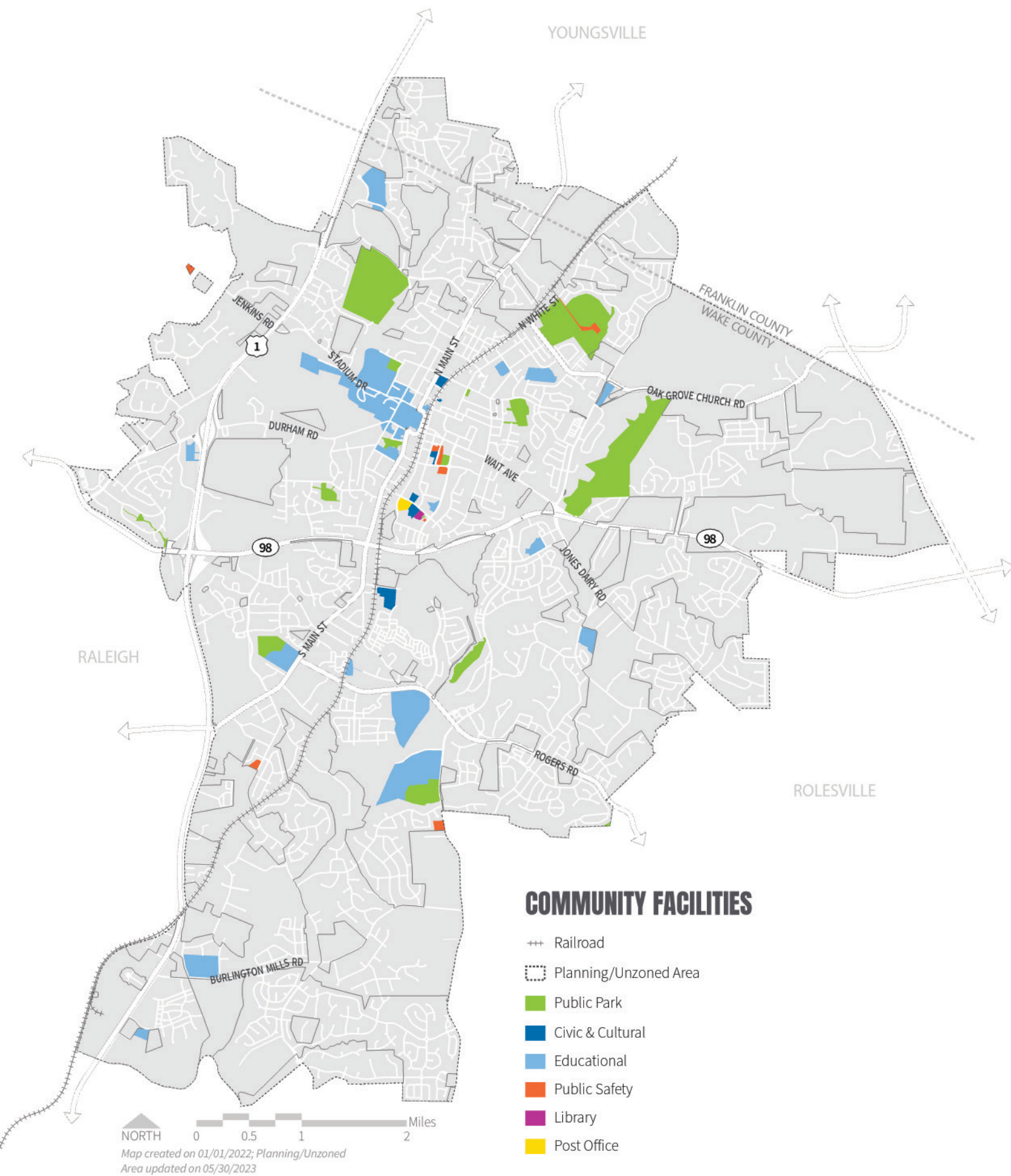
COMMUNITY FACILITIES

As Wake Forest continues to grow, so too will the demand for community services and facilities, including infrastructure, libraries, schools, recreational amenities, and public safety services. As the needs and desires of residents change over time, the Town should plan ahead for increases in service demands and need for new amenities. Long-term planning and coordination with respective service providers will be key to ensuring the efficient and equitable distribution of new and expanded facilities and services.

Key Recommendations

- Expand Town facilities concurrently with new growth.
- Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities.
- 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.
- Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming.

- Explore green infrastructure options that also beautify spaces, like bioswales and planters.
- Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth.
- Coordinate with regional educational entities to ensure increased equity in educational facilities across the community.
- Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth.
- Consider emerging best practices for community safety, such as mental health crisis response teams.
- Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement.
- Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town.
- Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation.
- Regularly update the Town Pavement Management System program.





PUBLIC TRANSIT

Public transit is important for providing more sustainable transportation options and for helping increase connectivity throughout the Town and to nearby communities like Raleigh. Transit decreases the number of cars on the road, which reduces congestion and greenhouse gas emissions, improves air quality, and frees up land for uses other than parking. Transit also provides equitable and affordable transportation alternatives, which is particularly important for residents who may not have access to a personal car or are unable to drive due to medical conditions, disabilities, or young age.

Bus Services

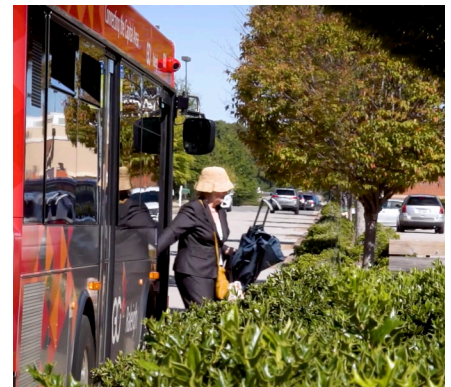
Wake Forest is currently served by two bus lines provided by GoRaleigh and GoTriangle:

- **Wake Forest Loop (WFL)** – a free circulator bus route that serves neighborhoods around Downtown, S Main Street, Stadium Drive, and the service roads west of US 1.
- **Wake Forest Raleigh Express (WRX)** – a commuter bus service connecting to Downtown Raleigh running hourly service during peak hours.

A new bus line, Route 2L, is planned by GoRaleigh, which would provide hourly service from Downtown Wake Forest to WakeMed North Hospital in Raleigh. This route will be funded partially by the Wake County Transit Tax, which was approved by Wake County voters as a half-cent sales tax to improve transit services in the region.

Key Recommendations

- 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.
- 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.
- 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.
- Explore incorporating public art into bus shelters.
- Continue to evaluate and coordinate Park and Ride locations with transit partners.
- Explore best long term transit options such as fixed or microtransit.



COMPREHENSIVE TRANSPORTATION PLAN

This Additional Considerations chapter provides a high level overview and recommendations for transportation and mobility within Wake Forest. For more detailed information and recommendations, see the Wake Forest Comprehensive Transportation Plan (CTP).

S-LINE

The S-Line is a rail corridor that is being considered for local commuter rail service and regional intercity passenger rail service along the planned Southeast High-Speed Rail Corridor. Local connections would include Wake Forest, Apex, Cary, and Raleigh among others, with direct regional connections to Washington D.C. and Richmond, Virginia.

Direct access to the S-Line with stations in Wake Forest could open significant opportunities for the Town in terms of population, land use, economic development, and tourism. This rail connection could accelerate the population growth within the Town, increasing demand for housing, municipal services, employment opportunities, and more. New train stations would also make Transit Oriented Development (TOD) a viable option in the immediate vicinity, meeting much of the demand for new housing while creating a more walkable community.

Additionally, the S-Line could boost tourism within Wake Forest by significantly improving both regional and local access. Tourism combined with more business-related travelers in the area can have a positive local effect on economic development. The Town should continue to work with NCDOT in coordinating the project and plan for TOD around future stations.





CAPITAL BOULEVARD

Capital Boulevard or US 1 is the Town's primary roadway that cuts north/south through Wake Forest. It is where much of the community's commercial corridor development has occurred, yet much land has remained undeveloped due to the uncertainty of North Carolina Department of Transportation's (NCDOT) plans for roadway designs. Anticipated to start in October 2024, the US 1 Conversion Project (U-5307) will convert the roadway into a controlled-access highway from I-540 to Harris Road/Purnell Road in Wake Forest. At-grade and signalized intersections at Burlington Mills Road, S Main Street, Dr Calvin Jones Highway, Durham Road, and Stadium Drive will be removed and converted to interchanges or grade-separations, with access provided by service roads along US 1 on either side. Once completed, the conversion will address existing congestion issues and open major opportunities for growth along Capital Boulevard.

Key Recommendations

- Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan.
- Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners.





STREET CONNECTIVITY

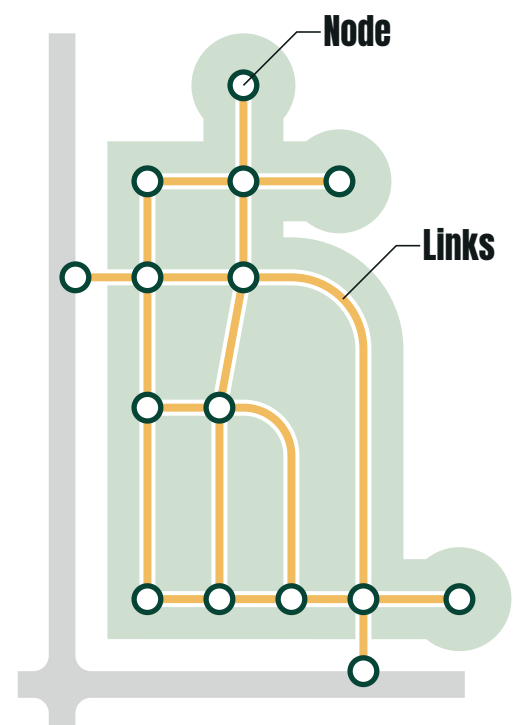
Much of Wake Forest's residential areas feature a curvilinear roadway system with cul-de-sacs common to suburban development patterns. This configuration reduces connections between neighborhoods and major roadways and increases dependency on automobiles. While this can achieve some privacy for residential properties, it contributes to congestion by increasing distances and travel times between destinations and creating bottlenecks during peak travel times. The goal of new development should be to create a road pattern that more closely resembles a grid while allowing for curvature in the road. This would, increase the number of intersections, improve ease of navigation, reduce walking distances, and decrease vehicular travel times—including the response times of emergency services.

Connectivity Index

To improve traffic management and community connectivity, the Town should consider establishing a connectivity index minimum requirement for all new residential subdivisions. A connectivity index measures the ratio of the number of blocks (links) to the number of intersections (nodes) in the street network. A higher connectivity index reflects a greater number of blocks entering each intersection, and thus a higher level of connectivity for the neighborhood. Connectivity indexes typically fall within the range of 1.2 to 1.4.

Key Recommendations

- Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability.
- Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned.
- Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety.



Connectivity Index Calculation

Links: 19

Nodes: 15

Connectivity Index: $19 / 15 = 1.26$



SIDEWALKS & MULTI-USE PATHS

Sidewalks and multi-use paths are critical to pedestrian and bicycle connectivity and promote community interaction and active lifestyles. They connect neighborhoods and provide safe routes to shopping areas, schools, and other key destinations. Historically, Wake Forest developed without sidewalks outside the central business district. While the sidewalk and multi-use paths network has grown over recent years, many gaps still exist and there is an opportunity to connect smaller clusters of existing networks. In coordination with the CTP, the Town should continue to expand its sidewalk and multi-use path network to provide a comprehensive and accessible system. This may require future acquisition of land to construct public sidewalks and paths.

Key Recommendations

- 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.
- Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements.
- Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades.
- In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist.
- Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity.
- Continue to ensure all new residential development provides sidewalks on both sides of the street.
- Encourage multi-use paths to be provided along the main road in developments.
- Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites.



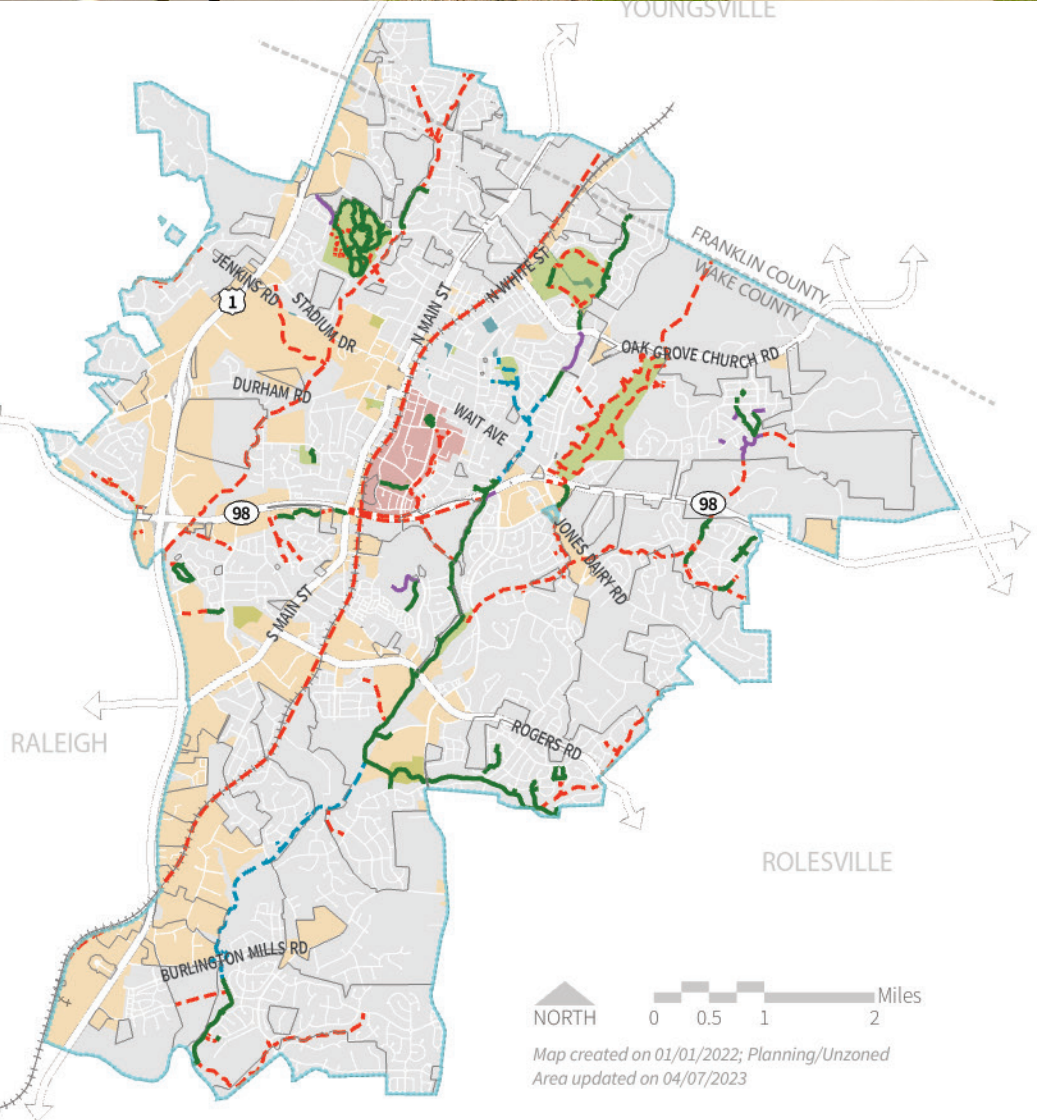


BIKEWAYS, GREENWAYS & TRAILS

Like sidewalks and multi-use paths, bikeways, greenways, and trails contribute significantly towards mobility for active transportation within Wake Forest. They also provide outdoor recreational opportunities and connect residents and visitors to local and regional natural amenities. In coordination with the CTP, the Town should continue to expand its bikeway, greenway, and trail network across the community. This may require future acquisition of land to construct publicly accessible routes. The expanded network should also be marketed as a tourism asset to draw visitors to the community.

Key Recommendations

- Identify trail head locations as the greenway and trail network continues to expand.
- 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.
- Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars).



GREENWAYS

- Planning/Unzoned Area
- ++ Railroad
- Existing Greenway
- - - Greenway Under Construction
- - - Greenway in Capital Improvement Plan
- - - Proposed Greenway
- Public Park
- Downtown
- Shopping & Employment Area
- Community Facility



LOCAL FOOD SYSTEMS

A food system comprises of food production, processing, distribution, consumption, and waste management. Such activities are rooted in the community in a local food system and help address food insecurity in addition to supporting the local economy. Local food systems can help connect local farmers directly to consumers boosting income, providing employment opportunities as well as access to fresh food. To promote local food system and support the local food economy, the Town should pursue the following recommendations:

Key Recommendations

- Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town.
- Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community.
- Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil.
- Conduct a meal gap survey to better assess the immediate and long term needs in the community.
- Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers.
- Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses.



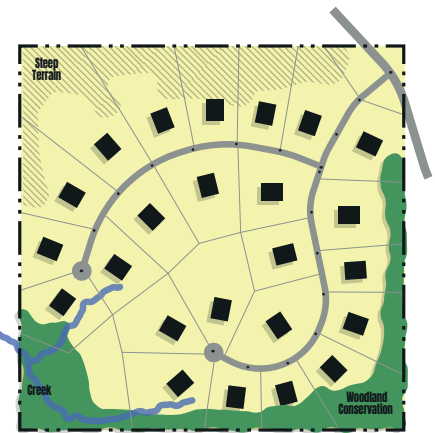


CONSERVATION DESIGN

An effective approach the Town can take to preserve and protect green space is to promote conservation design subdivision development. Conservation design is where residential development is concentrated into developable areas of the property to preserve contiguous areas of open space and environmentally sensitive areas. The clustering of homes allows larger areas of green space to be preserved, which can be enhanced as common open spaces or parkland. This approach can also help protect wetlands, floodplains, wildlife habitats, and other environmentally sensitive areas.

Key Recommendations

- Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas.
- 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.
- Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating.



Typical Subdivision

- 24 Lots
- Minimum Lot Size: 1 to 2 acres
- No Undivided Open Space



Conservation Design

- 24 Lots
- Lot Size Range: less than one acre
- 50% Undivided Open Space



GREEN SPACE PRESERVATION

During public engagement, community members voiced concern for preserving green spaces and forested areas in the face of ongoing growth. Green space and natural resources are valued by the community as they add to the character of the Town, mitigate stormwater runoff, and support wildlife and their habitats. While much of these natural areas exist within undeveloped private properties that the Town has limited control over, there are strategies the Town can implement to promote the preservation of valued green space and protection of wildlife.

Key Recommendations

- Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development.
- 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.
- Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space.
- 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.
- 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.
- Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO.





TREE CANOPY

A tree canopy provides numerous advantages for a community, including enhancing its character, cleaning the air, conserving water, and cooling urban heat islands. Tree canopies can also increase property values and economic vitality due to its direct positive effect on neighborhood appearance and desirability. The Town is responsible for maintaining about 14,700 street trees, 630 acres of forests, and more than 1,000 maintained trees in parks and on Town property. Wake Forest has also been designated as a Tree City USA by the Arbor Day Foundation since 1979 due to its dedication to preserving the urban tree canopy. To continue to promote tree preservation, the Town should pursue the following recommendations:

Key Recommendations

- Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way.
- Explore updates to the UDO that could further promote tree preservation and replacement in new developments.
- Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO.
- 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.
- 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.
- Coordinate efforts to influence State regulations related to the expansion of tree preservation standards.





SUSTAINABLE DEVELOPMENT

As Wake Forest continues to grow, it should strive to set itself apart in the region as a community committed to sustainability. By supporting a healthy, sustainable environment and promoting green development practices, the Town can help ensure the well-being of residents and the protection of its natural assets for generations to come.

Adaptive Reuse

Adaptive reuse is the method of repurposing or “recycling” an existing structure for a new use other than for what it was initially intended for. Adaptive reuse can be used to bring life to aged, underutilized, or disinvested buildings in the community that are still structurally sound and feature desirable built form. It can also be leveraged to preserve Wake Forest’s historic structures and heritage while supporting new, activated uses.

Green Buildings

Green buildings are buildings that are designed to reduce or eliminate negative impacts on the environment and human health. They are efficient structures that reduce the resources used (energy, water, and materials) through improved siting, design, construction, operation, maintenance, and removal. Leadership in Energy and Environmental Design (LEED) Certifications are awarded to development that meets the sustainability standards of the Green Building Rating System.

CASE STUDY WEST GEER STREET

DURHAM, NORTH CAROLINA

Located at the edge of Downtown Durham, West Geer Street between Foster Street and Madison Street features successful examples of adaptive reuse. Many seemingly obsolete buildings like former auto repair shops or industrial buildings were repurposed into trendy new restaurants, lounges, and bars with façade art and outdoor patios. Through repurposing older structures, the area was able to retain much of its original gritty character, while reinvestment stimulated new energy and activity into the area. Nearby apartment buildings also contribute to resident foot traffic and the economic viability of the area. A similar approach should be considered for repurposing existing auto-oriented structures along S White Street, such as unique food and drink establishments and collaborative workspaces.





Low Impact Development

Low Impact Development (LID) is the integration of green infrastructure and conservation of on-site natural features to mitigate stormwater runoff and protect water quality. Green infrastructure is an attractive and sustainable alternative to traditional concrete (or “gray”) infrastructure that substitutes paved and hard surfaces with vegetated or permeable areas. It has numerous environmental benefits on top of stormwater management, including reducing urban heat islands, improving air quality, and promoting economic vitality through attractive urban settings. Examples include incorporating permeable surfaces, xeriscaping, grassed swales, rain gardens, bioretention strips, and green roofs into parking lot, streetscape, and building designs. Native and locally adapted vegetation should be encouraged to support LID, pollinators, and wildlife habitats.

Key Recommendations

- Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments.
- Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas.
- Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities.
- 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.
- Evaluate potential rainwater collection programs and composting programs.
- Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements.
- Update the Manual of Specifications, Standards, and Design (MSSD) to reference green infrastructure design.
- Explore decommissioned rights-of-way as potential stormwater routes.
- Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights.
- 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.
- 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.
- 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.
- 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.
- Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation.



TOURISM

Tourism is an important asset to a community as it draws new visitors to the area to spend time and money and enhances the community's reputation and identity. Tourism can be a tool for economic development, increasing local tax revenues and job opportunities for tourism-based industries. Wake Forest offers many assets that can be leveraged for tourism, including the historic Downtown, the Renaissance Centre, parks and greenways, and the Wake Forest Historical Museum. Heritage tourism can also be promoted based on the Town's historic districts and structures, such as the Ailey Young House. In addition, the future S-Line passenger rail service also presents major potential to provide an entryway for thousands of visitors each year to travel to and through Wake Forest, improving the economic viability of activity centers and hotels in the area.

Destination 2028

Destination 2028 is a strategic plan led by the Greater Raleigh Convention and Visitors Bureau with the goal of attracting 21.7 million visitors to Wake County annually. In this plan, shopping and retail experiences are identified as one of the main reasons people visit Wake County, and Downtown Wake Forest is specifically referenced as a key destination. The County as a whole is experiencing growth in tourism, driven by Raleigh-Durham International Airport, higher education institutions, business and research centers, and other leisure and cultural opportunities. The Town should leverage these resources to ensure Wake Forest capitalizes on this momentum for many years to come. Destination 2028 should be used as a guiding document to understand how coordinated private and public investments in Wake Forest and neighboring areas can complement each other and contribute to a cohesive regional tourism identity.

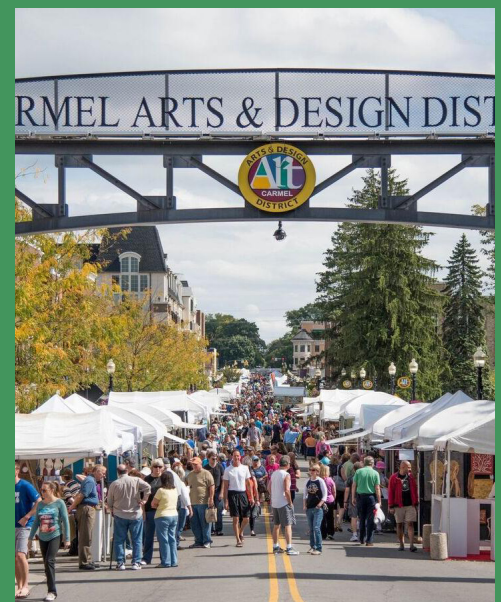
Arts & Culture

Wake Forest enjoys an active arts community that, with the right support, could help turn the Town into a regional arts destination. Downtown features a cluster of galleries, studios, and art shops along S White Street, including the Renaissance Centre for the Arts. These establishments are within walking distance of each other, making coordinated events or arts-centric neighborhood branding an opportunity. The Factory, located on South Main Street, offers another cultural draw to Wake Forest as both a shopping center and sports and entertainment complex. The Town should supplement these various cultural assets with decorative signage, gateways, public murals, and sculptures, as well as establish recurring and special events to activate parking lots and public spaces.

CASE STUDY ARTS & DESIGN DISTRICT

CARMEL, INDIANA

Carmel, Indiana is a city located just north of Indianapolis whose tourism is bolstered by its own Arts and Design District. The District features a cluster of art galleries, interior designers, showrooms, antique stores, a design center, and specialty retail stores immediately surrounded by residential uses. The District is further activated by recurring festivals focused around art, wine, food, and music. Decorative brick sidewalks and crosswalks, fountains, decorative lighting, and plentiful outdoor seating all help achieve a cohesive, memorable sense of place. Brewpubs, restaurants, and higher density residential buildings help ground the District as a neighborhood that is financially robust at all times of the day and year. The Arts and Design District has helped the City earn the ranking of the best place to live in the United States for two years in a row by data company Niche.





Placemaking

Placemaking helps define a community's identity and contributes to a unique sense of place that differentiates it from other areas of town and the region. Placemaking combines branding, beautification, and functional infrastructure to create new draws to the community, encouraging formal and informal social interactions. Examples of placemaking efforts by the Town include banner signs, decorative streetlights, planters, and public art on Jones Avenue and S White Street in Downtown. The Town should continue these efforts to incorporate placemaking elements. Public gathering spaces such as plazas and parklets should be used in combination with decorative signage and lighting, seating areas, planters, and other beautification elements to create cohesive and inviting destinations.

Key Recommendations

- Grow the Town's art community and reputation as a regional arts destination with a Downtown focus.
- Explore the potential of constructing a recreational destination facility with a regional draw.
- 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.
- 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.
- 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.
- Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations.
- 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.
- 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.
- Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs.
- Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone.

CASE STUDY RIVER DISTRICT

DANVILLE, VIRGINIA

Danville, Virginia is a city located approximately 40 miles northwest of Greensboro, North Carolina that has done a commendable job branding itself for tourism and development. In 2013, the City released design guidelines for a new River District that covered aspects like historic and new buildings, sidewalk dining, outdoor displays, signage, awnings, streetscaping, open space, and maintenance. In 2015, the City launched a new branding strategy for the River District with a logo and modern color scheme—this is featured on the numerous banners that line the District's streets and on wayfinding signage that points visitors towards key destinations and routes. The River District is further completed with new sidewalks with brick pavers, decorative lamps, benches, landscaping features, public Wi-Fi, a plaza, bike parking, and a trailhead. The City also offers economic incentives in the form of grants, loans, and fast-track permitting processes, and tax incentives for historic renovations, job creation, niche retailers, upscale restaurants, and unique eateries.



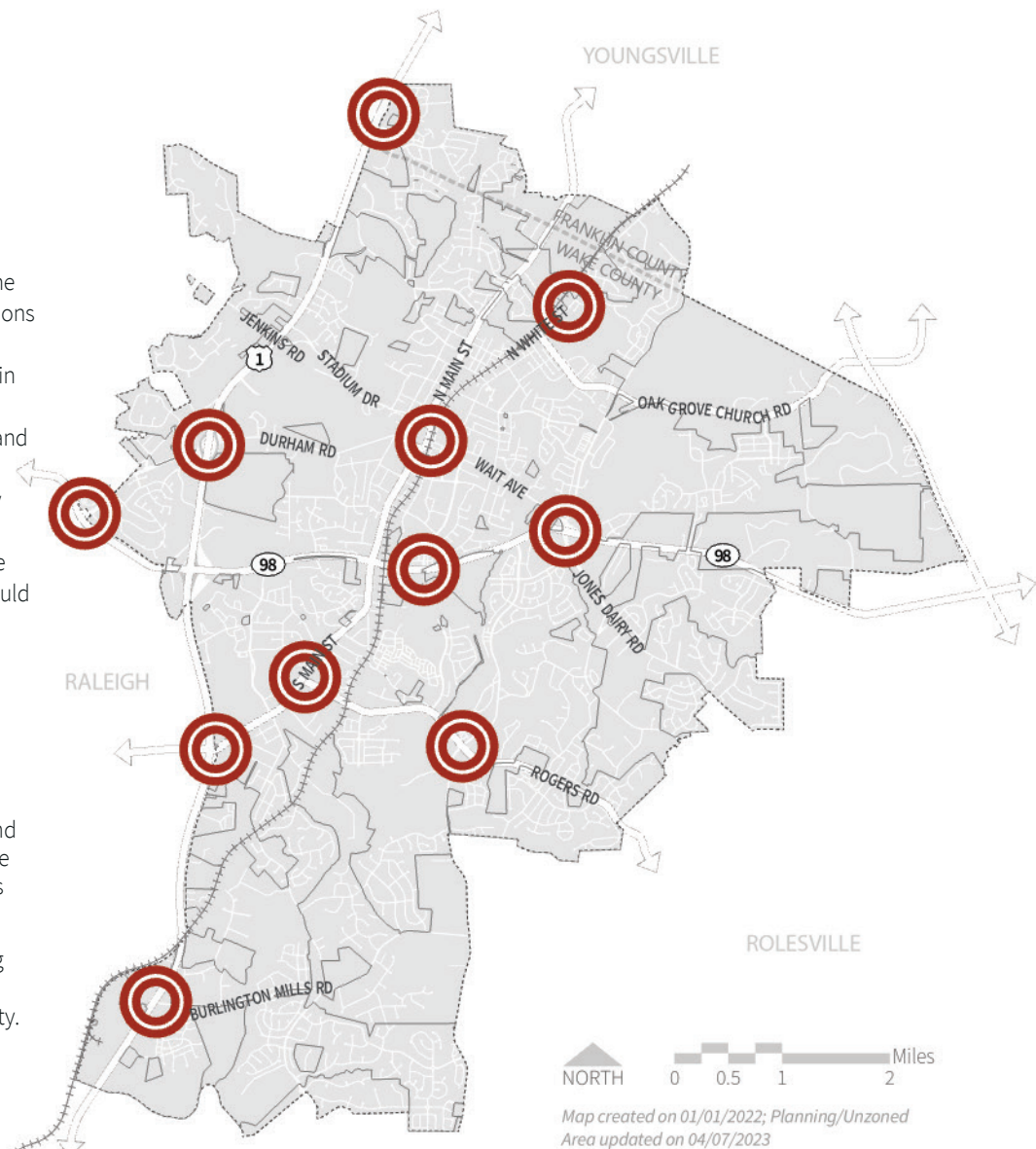


GATEWAYS

Major thoroughfares and intersections present opportunities to create gateways that welcome residents and visitors into the community. Wake Forest has several locations where gateways could be constructed to improve aesthetics and present the Town in a positive light, such as the intersection of South Main Street and Capital Boulevard and key entry points into Downtown. Gateway features could include decorative archway signs, monument signs, public art, and/or landscaping. Disinvested or unattractive buildings surrounding gateway points should be prioritized for improvement through redevelopment, rehabilitation, screening, and/or landscaping.

Key Recommendations

- 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.
- Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.



GATEWAYS

- Potential Gateway
- Planning/Unzoned Area
- ++ Railroad



Renaissance Plan

for Downtown Wake Forest, NC

SEPTEMBER 2017

DOWNTOWN WAKE FOREST

While this Downtown Area Plan (see page 58) provides guidelines for land use and development within Downtown, the Town's Renaissance Plan provides more detailed recommendations for reinvestment, economic development, marketing, programming, parking, and streetscaping. The Renaissance Plan was adopted in 2017 but should be updated to ensure it reflects current development potentials and responds to the existing and future needs of the community. Conformance with the Downtown Area Plan should be reviewed. This may include reducing the Renaissance Plan study area boundary to focus on the Downtown Core Area.

Key Recommendations

The Renaissance Plan update should address the following Downtown Considerations:

- **Increase Density** – evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character.
- **Thoughtful Downtown Infill** – identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture.
- **Attractions for All** – identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages.
- **Building Orientation** - provide guidelines for how buildings should be orientated to support pedestrian-friendly environments.
- **Parking** – reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots.
- **Downtown Experience** – identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment.
- **Gateways & Wayfinding** – reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place.
- **Community Events** – identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals.

5 Implementation

To ensure the vision and goals of the community are attained, proactive implementation of the Wake Forest Community Plan is essential. The Plan provides policies and recommendations the Town should undertake over the next 10 to 20 years for the vision to be realized. Close coordination with and participation of local departments, regional public agencies, neighboring communities, community groups and organizations, the business community, property owners, developers, and residents will be key in the success of its implementation. The following chapter provides best practices on how to use the Plan as well as funding sources to consider.



NEXT STEPS

The following actions and strategies establish the “next steps” to be taken after the adoption of the Wake Forest Community Plan. They will provide for the effective application of the Plan and continued community planning and investment, and ensure the Plan remains reflective of community needs and aspirations. They include:

- Reference the Community Plan on a regular basis to guide Town policies and decision-making.
- Review and update the Unified Development Ordinance and other development controls to reflect policies presented in the Wake Forest Community Plan.
- Update and incorporate the Capital Improvement Plan (CIP) with Plan recommendations for CIP infrastructure improvements.
- Promote cooperation and participation among various agencies, organizations, community groups, and individuals.
- Regularly review and update the Plan to reflect current conditions and shifts in community priorities.
- Establish meaningful partnerships with internal and external organizations and agencies.
- Explore possible funding sources and implementation techniques.

Reference the Plan Regularly

The Community Plan should be referenced regularly as the official policy guide for planning decisions made by Town staff, the Board of Commissioners, and the Planning Board. It should be used as a primary resource to assist with policy formation, prospective projects, legislative and quasi-judicial development proposals, and planning initiatives, ensuring that future decisions are in line with the Town’s set goals for land use and development. Further, service providers and partner organizations should be encouraged to use the Plan when considering new development, facilities, infrastructure updates, and programming within their parameters. The Plan should be used to:

- Evaluate and shape policies and regulations.
- Work with partner agencies and service providers.
- Review and evaluate development proposals.
- Prioritize public expenditures.
- Encourage private sector investment.
- Coordinate new facilities, infrastructure, and programming.

Development Regulations

While the Wake Forest Community Plan articulates a vision for the community, the Town’s development regulations are one of the primary tools that can be used to implement Plan recommendations. Following adoption of the Community Plan, the Town should consider a process to update the current Unified Development Ordinance to ensure that regulations reflect current Town policy and the desires of the Wake Forest community. Amendments to development regulations and design standards should consider complementary programs and incentives that can be used to achieve the community’s vision for economic development, neighborhood character, connectivity, and other aspects of the Plan.



Capital Improvement Plan (CIP)

It is important that the implementation of the Wake Forest Community Plan is coordinated with the Town's financial resources and capital planning. This will help ensure future capital investments successfully address both short- and long-term objectives of the Plan and are strategically budgeted and prioritized. CIP projects include improvements for the maintenance of Town assets such as roadways, sidewalks, multi-use paths, stormwater maintenance, public art, as well as other improvements requiring capital expenditures relating to public infrastructure.

The Town should review and integrate the Wake Forest Community Plan into the capital improvement process, including the Town's annual budgeting process and during updates to the CIP. This will help assess funding needs and plan for potential sources, ensuring completion of desired improvements in a prioritized manner over the life of the Plan.

Local & Regional Cooperation

To ensure the success of the Community Plan's implementation, there must be strong leadership from the Town and coordination with other public agencies, neighboring communities, community groups and organizations, the local business community, the private sector, and other key stakeholders. As many of the recommendations included within the Plan pertain to issues extending past Town and ETJ limits, such as water quality or roadway connectivity, regional cooperation will be key in addressing them.

Regular Updates

The Wake Forest Community Plan is not a static document, and it is intended to evolve with shifts in trends, issues, and opportunities. If community attitudes change or new challenges arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. Although a proposal to amend the Plan can be brought forth by petition at any time, the Town should systematically review the Plan annually and evaluate updating every five to seven years.

Ideally, the review and preparation of the Plan's annual action agenda should coincide with the preparation of the Town's budget and CIP. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and goals.

PARTNERS

Wake Forest's regional position makes it essential that the Town develops and maintains partnerships with a wide variety of groups and organizations. Facilitating regular communication and cooperation with partners will support implementation of the Land Use Plan and identify opportunities to work collaboratively toward mutual interests. Further, it will facilitate a greater regional perspective in how issues are addressed in the area.

Wake Forest already has a wide variety of partnerships, which should be maintained in the future. Possibilities for new partnerships with organizations and agencies should be identified by the Town to aid implementation. This could include neighboring municipalities, regional and state agencies, neighborhood groups, the local business community, and other groups with a vested interest in Wake Forest.



POTENTIAL FUNDING SOURCES

The following is a list of possible funding sources that the Town could pursue to fund the implementation of the Wake Forest Community Plan.

Affordable Housing

- Low Income Housing Tax Credit Program (LIHTC)
- Community Development Block Grant (CDBG)

Economic Development

- General Economic Development
- Municipal Service District (MSD)
- Triangle J Council of Governments Economic Development District (EDD)
- Local Discretionary Grants
- Incubators
- Community Development Financial Institutions Fund (CDFI Fund) – New Market Tax Credits
- Debt vehicles-GO Bonds
- Certificates of Participation (COPs)
- Special Obligation Bonds (SOBs)
- Federal grants, such as from the Environmental Protection Agency (EPA) and United States Department of Agriculture (USDA)
- Foundations
- U.S. Economic Development Administration
- Competitive utility rates utilizing coincident peak structure

Job Creation & Capital Investment

- Wake County Business Development Grant
- Job Development Investment Grant (JDIG)
- One North Carolina Fund (One NC)
- North Carolina Small Business Center Network (SBCN)
- North Carolina Small Business Technology and Development Center (SBTDC)
- North Carolina Biotechnology Center Economic Development Award
- Small Business and Innovative Research (SBIR) Program

ACTION MATRIX

The Implementation Action Matrix offers a comprehensive list of all implementation strategies, policies, and recommendations contained within the Wake Forest Community Plan. The matrix provides Town staff with a tool to prioritize implementation activities and projects over the life of the plan. In addition, the matrix allows the Town to approve specific, actionable items on an annual basis and evaluate progress based upon completed implementation strategies.

While partners are not identified for each action item in the Action Matrix, the Town may partner with a number of agencies, non-profits, and private entities to achieve the objectives of this Plan.

The Action Matrix indicates the following three elements:

Action Item

Action items include capital projects, policy or regulatory amendments, and strategies that should be prioritized to lay the foundation for long-term Plan implementation.

Goal Alignment

Each action item is paired with thematic icons that identify the Plan's goals that it supports. See page 30 for descriptions of each goal.

Time Frame

Time frame indicates in approximately how many years the Town should begin to undertake the action item. Descriptions of each time frame are detailed below:

- **Ongoing**, currently being implemented and should continue to be implemented over time
- **Short-term**, less than two years
- **Mid-term**, two to four years
- **Long-term**, over four years

Action Matrix

#	Action Item	Goal Alignment	Time Frame
Land Use Plan (page 32)			
1-1	Align the Unified Development Ordinance (UDO) and Manual of Specifications, Standards, and Design (MSSD) to the recommendations of the Land Use Plan when next updated.	        	Short-Term
1-2	Update the UDO to target higher density mixed use TOD development (ground-floor commercial and upper-floor residential or office) in a pedestrian-oriented environment within about a half mile radius of future S-Line Stations.	       	Mid-Term
Housing Affordability (page 63)			
2-1	Implement the Affordable Housing Plan once it is complete.	  	Ongoing
Residential Character (page 64)			
3-1	Update multifamily design standards to ensure varied building frontages and rooflines, front porches, front yards, and balconies are incorporated.		Ongoing
3-2	Assess setback requirements for residential districts to ensure the setbacks of infill development match existing development.		Short-Term
3-3	Identify and remove barriers to appropriately scaled infill and redevelopment within older established neighborhoods (see Conventional Residential and Mixed Residential descriptions on Page 37 and Page 38, respectively).	  	Short-Term
3-4	Update the residential supplemental use standards to allow higher density housing along key corridors and surrounding activity centers in a manner that is compatible with surrounding neighborhoods.	  	Short-Term
3-5	Work with developers to locate lower density housing near existing single family detached neighborhoods in larger scale planned subdivisions that provide a mix of housing types.	 	Ongoing
3-6	Investigate updating subdivision development requirement to require a minimum mix of housing types in new residential neighborhoods.	 	Short-Term
3-7	Eliminate flag lots from the UDO to ensure consistent street frontage patterns.	 	Short-Term
3-8	Review and update the UDO to align with residential character recommendations within this Community Plan.	    	Short-Term
3-9	Evaluate current UDO requirements to remove barriers to and better promote accessory dwelling units (ADUs).	  	Short-Term
Senior Housing (page 65)			
4-1	Identify and remove barriers to the development of senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities, including a variety of senior housing formats such as smaller lot, single story, ADA accessible homes, co-housing, and cottage home courts.	 	Short-Term
4-2	Update the UDO to remove barriers to supporting continuing care retirement communities (CCRC) or life plan communities.	 	Short-Term

 Support Strategic Growth

 Balance the Mix of Uses

 Maintain the Historic, Small-Town Charm

 Provide Diverse Housing Opportunities

 Support a Pedestrian-/Bicycle-friendly Community

 Establish Safe & Connected Public Transit Options

 Support Unique, Thriving Businesses

 Encourage Growth & Activity in Downtown

 Expand & Maintain Wake Forest's Green Spaces

#	Action Item	Goal Alignment	Time Frame
4-3	Incentivize the inclusion of amenities that are attractive to seniors such as front porches, back patios, walking paths, outdoor sports facilities, and activated gathering spaces.	 	Short-Term
4-4	Investigate and provide incentives to developers to encourage universal design practices.	 	Short-Term
Commercial Development (page 66)			
5-1	Identify strategies to incentivize redevelopment and/or renovation of existing businesses over new greenfield commercial development.	    	Short-Term
5-2	Evaluate and implement expedited review and approval, fee reductions, and other approaches to support small, local businesses over franchises within commercial centers.	  	Ongoing
5-3	Update the commercial building design standards to include requirements for commercial building types to allow for flexibility while promoting quality design.	 	Short-Term
5-4	Establish a minimum building height requirement of two stories within Commercial Corridor and Neighborhood Commercial areas.	 	Short-Term
5-5	Establish multibuilding development standards to encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create desirable sense of enclosure.	  	Short-Term
5-6	Require the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers with outdoor seating and gathering areas, bicycle parking stations, and access to transit services.	   	Short-Term
5-7	Evaluate current requirements for cross-access and pedestrian pathways between adjacent parking lots and leading to buildings in the UDO.		Short-Term
5-8	Update the UDO to promote consolidated commercial driveways along major streets.	 	Short-Term
5-9	Update the UDO's current minimum building design requirements for primary, secondary, and tertiary façades to define when façade types apply and when 360 degree architecture is required.	 	Short-Term
5-10	Evaluate and update the UDO's triggers for sign updates or improvements to encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards.	 	Ongoing
5-11	Establish outparcel/liner commercial building design standards to improve the character along primary roadways and break up views of large parking lots.	 	Short-Term
5-12	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.	 	Short-Term
5-13	Allow accessory commercial units and establish supplemental use standards that ensure neighborhood compatibility.	 	Short-Term
5-14	Evaluate policies for supporting businesses at risk of displacement.	  	Short-Term
5-15	Evaluate the UDO for building structure design in primary fire districts related to State building fire code.	 	Short-Term
5-16	Support the development of the new tech park west of the Southeastern Baptist Theological Seminary.	    	Ongoing

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#	Action Item	Goal Alignment	Time Frame
Minority & Women-Owned Businesses (page 67)			
6-1	Work with organizations to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement.		Ongoing
6-2	Explore successful programs in surrounding communities that support minority and women-owned businesses to implement in Wake Forest.		Mid-Term
6-3	Explore and apply for regional, state, and federal grants available for minority and women businesses.		Mid-Term
6-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses.		Mid-Term
Setbacks (page 68)			
7-1	Update landscape and other site development requirements to incentivize businesses to situate new buildings at or near the property line and locate parking to side and rear to improve walkability.	 	Short-Term
7-2	Assess setback requirements to ensure new development and redevelopment forms desirable continuity in the streetwall and the street facing façades of buildings.	 	Short-Term
7-3	Assess regulations to ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses.	 	Short-Term
7-4	Reevaluate the UDO to allow for flexibility 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).	 	Short-Term
Parking Lots (page 68)			
8-1	Review and update current UDO retrofit standards that require property owners to iteratively comply with requirements for parking lot perimeter and interior landscaping.	   	Short-Term
8-2	Require off-street parking to be located to the side or rear of the primary building.	  	Short-Term
8-3	Evaluate and revise current shared parking agreement regulations in the UDO to reduce the need for additional parking lots.	 	Ongoing
8-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements.	  	Short-Term
8-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed (such as Downtown, TOD, and activity center areas) to reduce the amount of land dedicated to surface parking.	  	Ongoing
8-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.	 	Short-Term
8-7	Encourage the integration of structured parking into multifamily buildings to eliminate the need for surface parking lots.		Ongoing
8-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces.		Ongoing
8-9	Require pedestrian walkways in parking lots to enhance pedestrian connectivity and safety to businesses.		Short-Term

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 Expand & Maintain Wake Forest's Green Spaces

#	Action Item	Goal Alignment	Time Frame
Screening & Buffering (page 69)			
9-1	Enhance screening and buffering requirements for industrial and commercial uses next to residential uses.	  	Short-Term
9-2	Evaluate strategies to encourage tree preservation along site perimeters.	 	Short-Term
9-3	Review and update requirements for screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development.	  	Short-Term
9-4	Require dumpster areas to be screened with masonry walls to match the primary building and use either metal or composite wood gates.		Short-Term
9-5	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.	  	Ongoing
Community Character (page 70)			
10-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest.	 	Ongoing
10-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods.	 	Ongoing
10-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding.	  	Ongoing
10-4	Assess district standards and development requirements to ensure new nonresidential and multifamily development is contextual to existing scale, massing, setback, materials, architectural detail and/or features.	 	Short-Term
10-5	Evaluate and develop ordinance to require developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.	 	Short-Term
10-6	Incorporate landscaping and gateway features into existing public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades.	 	Ongoing
10-7	Assess design standards for development along highly visible thoroughfares in the Town to ensure that Wake Forest's positive image is reinforced.	 	Short-Term
10-8	Update the UDO in accordance with the Land Use Plan to ensure incompatible, high intensity uses are located away from low intensity residential areas.	  	Ongoing
10-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services.	  	Ongoing
10-10	Work with NCDOT to identify areas for roadway enhancements (e.g. more frequent grass cutting, upgraded landscaping, trash pick up, etc.).	 	Ongoing
10-11	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.	 	Short-Term
10-12	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development.	 	Ongoing
10-13	Evaluate updates to the UDO to minimize visual impact of large retaining walls while maintaining structural integrity.		Short-Term

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 Encourage Growth & Activity in Downtown

 Expand & Maintain Wake Forest's Green Spaces

#	Action Item	Goal Alignment	Time Frame
Utility Lines (page 70)			
11-1	Create a master plan for the Renaissance Area for burying utility lines with community involvement to identify priority areas for conversion.	 	Short-Term
11-2	Bury overhead utility lines when feasible as capital improvements are made in the right-of-way for all areas of the Town.		Ongoing
11-3	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas.	   	Mid-Term
11-4	Explore policy for public-private partnerships for boring and installing conduit when private development is occurring along main roadways.	   	Ongoing
11-5	Coordinate burying conduit with greenway projects.	 	Ongoing
11-6	Create a master plan for burying utility lines to identify priority areas for conversion, particularly in TOD and activity centers.	  	Mid-Term
Historic Preservation (page 71)			
12-1	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.		Ongoing
12-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks.		Ongoing
12-3	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.		Ongoing
12-4	Assess zoning district standards to ensure development surrounding and within historic districts and locally designated historic landmarks is sensitive to the historic context of the neighborhood.		Short-Term
12-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history.	    	Ongoing
12-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest.	  	Ongoing
12-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character.		Short-Term
Community Facilities (page 72)			
13-1	Expand all Town municipal facilities and services concurrently with new growth.	   	Ongoing
13-2	Annually review the Town's Work Management Plan, Staffing, and Budget to reflect current needs and priorities.		Ongoing
13-3	Work with the Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas.		Mid-Term
13-4	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades and compliance with Public Rights of Way Accessibility Guidelines (PROWAG).		Ongoing
13-5	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement.		Mid-Term

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#	Action Item	Goal Alignment	Time Frame
13-6	Update the Wake Forest Parks, Recreation, and Cultural Resources Master Plan.	   	Short-Term
13-7	Work with the Parks, Recreation, and Cultural Resources Department to develop a master plan for the Wake Forest Reservoir.	 	Mid-Term
13-8	Work with the Parks, Recreation, and Cultural Resources Department to develop a master plan for the 80-acre Town-owned property west of Heritage High School in accordance with grant agreements.	 	Mid-Term
13-9	Continue to model police and fire service areas concurrently with new growth.		Ongoing
13-10	Continue to work with Engineering and Public Works to prioritize infrastructure improvements in older neighborhoods.	 	Ongoing
13-11	Create a Facilities Space Planning Master Plan.	 	Short-Term
13-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation.	 	Short-Term
13-13	Regularly update the Town Pavement Management System program.	 	Ongoing
13-14	Continue to identify congestion management and infrastructure improvement opportunities on state maintained roadways in coordination with NCDOT.	 	Ongoing
Public Transit (page 74)			
14-1	Continue to work with GoRaleigh to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit.		Ongoing
14-2	Evaluate and revise the UDO to require property owners and private developers to set aside land for transit stops at appropriate locations through transit easements.		Short-Term
14-3	Work with GoRaleigh 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.	 	Mid-Term
14-4	Explore incorporating public art into bus shelters.		Mid-Term
14-5	Explore best long term transit options, such as fixed or microtransit.		Short-Term
Capital Boulevard (page 76)			
15-1	Continue to work closely with NCDOT to implement the US 1 Conversion Project and promote commercial growth in accordance with the Land Use Plan.	   	Ongoing
15-2	Continue advocating for improvements along the US 1 corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners.	   	Ongoing
Street Connectivity (page 77)			
16-1	Require blocks to be less than 600 linear feet between intersections of local roads in residential areas to improve walkability.		Short-Term
16-2	Establish a minimum connectivity index requirement to minimize dead-ends, cul-de-sacs, and T-intersections.		Short-Term
16-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety.		Ongoing

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Sidewalks & Multi-Use Paths (page 78)			
17-1	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.		Short-Term
17-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements.		Short-Term
17-3	Upgrade aging public sidewalks that are in disrepair or install new sidewalks if none exist in coordination with roadway improvements.		Ongoing
17-4	Require sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity.		Ongoing
17-5	Continue to ensure all new residential development provides sidewalks on both sides of the street.		Ongoing
17-6	Encourage multi-use paths to be provided along the main road in developments.		Ongoing
17-7	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites.		Ongoing
Bikeways, Greenways & Trails (page 79)			
18-1	Identify trail head locations as the greenway and trail network continues to expand.	 	Ongoing
18-2	Explore opportunities along greenways to add amenities and programming with the Parks, Recreation, and Cultural Resources Department or other organizations (i.e. StoryWalks).	 	Ongoing
18-3	Update the UDO to encourage uses attractive to trail users (i.e. restaurant, cafes, and bars) along greenways to incorporate greenway access into the site design.	  	Short-Term
Local Food Systems (page 80)			
19-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town.		Ongoing
19-2	Conduct a meal gap survey to better assess the immediate and long term needs in the community.		Mid-Term
19-3	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers.		Long-Term
19-4	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses.		Short-Term
Conservation Design (page 81)			
20-1	Update the UDO's subdivision development regulations to encourage conservation design, particularly for areas within watershed protection areas.		Short-Term
20-2	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.		Short-Term

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#	Action Item	Goal Alignment	Time Frame
Green Space Preservation (page 82)			
21-1	Identify and eliminate barriers to higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development.		Short-Term
21-2	Establish conservation development standards to incentivize the preservation of significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees.		Short-Term
21-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space.		Ongoing
21-4	Explore strategies to further promote green space preservation within the updated UDO and evaluate what is credited as open space.		Short-Term
21-5	Update the UDO to require private development to provide private open space and amenities in proportion with phases being constructed.		Short-Term
Tree Canopy (page 83)			
22-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way.		Ongoing
22-2	Identify and implement updates to the UDO that could further promote tree preservation and replacement in new developments.		Short-Term
22-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO.		Short-Term
22-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO.		Short-Term
22-5	Require 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.		Short-Term
22-6	Seek legislation that will allow the expansion of current tree preservation standards.		Short-Term
22-7	Ensure the UDO update supports Town's established tree canopy goal.		Short-Term
Sustainable Development (page 84)			
23-1	Incentivize green building, LID, and green infrastructure practices in future developments.		Mid-Term
23-2	Incorporate green infrastructure into public streetscapes and Town-maintained properties that beautify spaces, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas.		Ongoing
23-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving for energy efficient future facilities.		Ongoing
23-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO and MSSD that discourage LID practices.		Short-Term
23-5	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as smart or solar streetlights, and LED traffic lights.	 	Ongoing

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#	Action Item	Goal Alignment	Time Frame
23-6	Require the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots.		Short-Term
23-7	Create an online inventory of buildings available for adaptive reuse.	    	Mid-Term
23-8	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.		Long-Term
23-9	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards.		Short-Term
23-10	Evaluate implementing a composting program.		Mid-Term
23-11	Continue exploring and implementing Smart Cities technology to improve quality of life.		Ongoing
23-12	Conduct a stormwater infrastructure assessment.		Mid-Term
23-13	Perform a watershed study for each watershed in Town.		Mid-Term
23-14	Evaluate potential rainwater collection programs.		Mid-Term
23-15	Explore an incentive program to encourage development to provide stormwater when developments are exempt from stormwater requirements.	 	Short-Term
23-16	Update the MSSD to reference green infrastructure design.		Short-Term
23-17	Explore using decommissioned rights-of-way as potential stormwater routes.	 	Mid-Term
Tourism (page 86)			
24-1	Work with the local arts community and organizations to identify strategies to grow the Town's reputation as a regional arts destination with a Downtown focus.	 	Ongoing
24-2	Explore the potential of constructing a recreational destination facility with a regional draw.		Long-Term
24-3	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.		Ongoing
24-4	Support the Wake Forest Area Chamber with creating and marketing a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors.		Mid-Term
24-5	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.		Ongoing
24-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations.	 	Short-Term
24-7	Continue to support Wake Forest Downtown Inc. in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center.	 	Ongoing

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#	Action Item	Goal Alignment	Time Frame
24-8	Explore the potential of creating an arts district and constructing a performing arts center.	  	Mid-Term
24-9	Investigate developing a heritage tourism program to promote the Town's history and heritage for tourism.	  	Long-Term
24-10	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs.	  	Mid-Term
24-11	Update the Public Art Vision Plan.	  	Mid-Term

Gateways (page 88)

25-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards.	 	Mid-Term
25-2	Improve roadway infrastructure (i.e. bridge, street pavement, and intersection enhancements) along key gateway routes to enhance their character and multimodal connectivity.	  	Mid-Term

Downtown Wake Forest (page 89)

26-1	Update the Renaissance Plan.	       	Short-Term
26-2	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential while preserving its historic character.	       	Short-Term
26-3	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture.	  	Mid-Term
26-4	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages.		Ongoing
26-5	Provide guidelines for how buildings should be oriented to support pedestrian-friendly environments.		Mid-Term
26-6	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots.		Mid-Term
26-7	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment.	 	Mid-Term
26-8	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place.		Mid-Term
26-9	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals.		Ongoing
26-10	Evaluate and add parking minimum requirements within the UDO, particularly in the RA-HC district.		Short-Term
26-11	Balance transit-oriented development with Downtown's historic character if the S-Line station is constructed adjacent to Downtown.		Short-Term

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Appendix

The Appendix of the Community Plan listed the Amendment History of the Plan along with the associated ordinance number and date.

AMENDMENT HISTORY

- 1. Ordinance #2022-24 09/20/2022
- 2. Ordinance #2023-16 05/16/2023
- 3. Ordinance #2023-XX ##/##/2023



Planning Board Agenda Item Report

Agenda Item No.: 2023-261-
Submitted by: Courtney Tanner
Submitting Department: Planning
Meeting Date: October 10, 2023

SUBJECT

2024 Planning Board Potential Meeting Schedule Options

Recommendation:

Item Summary:

ATTACHMENTS

- [Agenda Summary_PB.pdf](#)
- [Potential Meeting Schedules for 2024.pdf](#)

Agenda Item: 2024 Planning Board Potential Meeting Schedule Options

Summary: Due to concerns brought forward by board member(s) related to the number of special called meetings for work sessions held each year, staff has prepared potential new meeting dates options that would reduce the number or potentially eliminate the need to hold special called work sessions. No action will be taken on the potential meeting dates at the October Planning Board meeting. Rather, dates have been provided so that each member can evaluate the potential options for discussion and vote at the November Planning Board meeting.

Attachments: Potential Meeting Schedules for 2024

2024 Meeting Date Options

2 nd Tuesday of the Month	1 st Thursday of the Month	1 st Wednesday of the Month
January – 9	January – 4	January – 3
February – 13	February – 1	February – 7
March – 12	March – 7	March – 6
April – 9	April – 4	April – 3
May – 14	May – 2	May – 1
June – 11	June – 6	June – 5
July – 9	July – 11 <i>*moved due to July 4th holiday</i>	July – 3
August – 13	August – 1	August – 7
September – 10	September – 5	September – 4
October – 8	October – 3	October – 2
November – 12	November – 6 <i>*moved due to BOC WS</i>	November – 6
December – 10	December – 5	December – 4