

WAKE FOREST  
**UDO**

comprehensive  
update



from *IDEAS* to *IMPLEMENTATION*

Technical Review Group  
June 8, 2022

# Today's Meeting

- Introductions
- Technical Review Group
- Project Overview
- UDO Update Discussion
- Next Steps



# Project Team

- **Houseal Lavigne:** UDO Update Lead
- **Toole Design:** MSSD Update Lead



# Houseal Lavigne Team



**John Houseal** FAICP

Partner

Project Oversight



**Jackie Wells** AICP

Senior Planner

Project Manager



**Nik Davis** AICP

Principal

QA/QC  
Community Plan Alignment



**Trisha Parks** AICP

Senior Planner

Visual Communication  
GIS Analysis



**Ruben Shell**

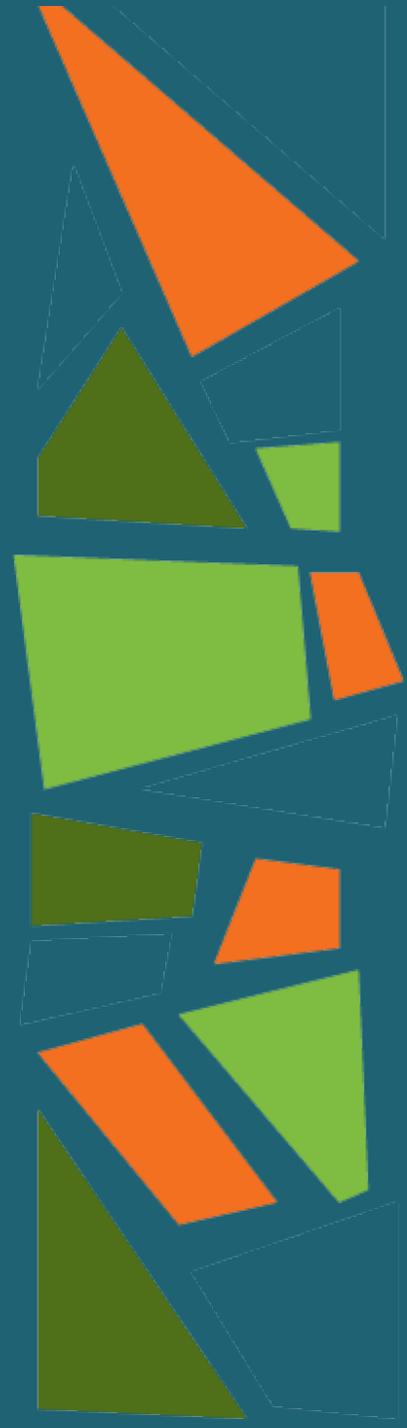
Planner I

Lead Support



# TECHNICAL REVIEW GROUP





# PROJECT OVERVIEW



# What is the Unified Development Ordinance (UDO)?

- Dictates how land in a community can be divided, assembled, built upon, and used and regulates:
  - *Subdivisions*
  - *Zoning*

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  - *Zoning*
  - *Signs*

## **Subdivisions**

- Manage how land is split up or assembled
- Regulate how public improvements and infrastructure are designed and constructed
- Establish standards:
  - *the minimum length of blocks;*
  - *how connected roads need to be;*
  - *where sidewalks are required;*
  - *where street trees need to be planted;*
  - *how stormwater is managed;*

# What is the Unified Development Ordinance (UDO)?

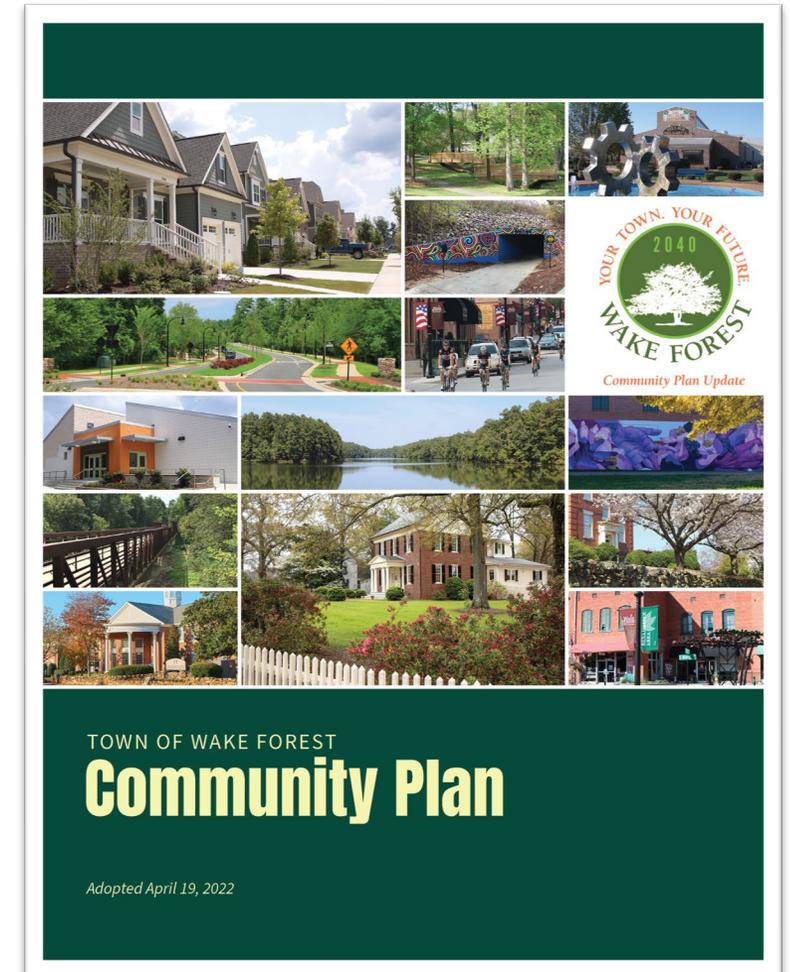
- Dictates how land in a community can be divided, assembled, built upon, and used and regulates:
  - *Subdivisions*
  - **Zoning**

## Zoning

- Manage how land is developed and used
- Regulate:
  - *Building bulk and mass*
  - *Parking*
  - *Landscape*
  - *Signs*
  - *Lighting*

# Why does it need to be updated?

- Implement the policies and recommendations of recent planning efforts
- Create consistency
- Incorporate best practices
- Improve user-friendliness



# What will the updated UDO do?

- Seek to regulate the norm, not the exception
- Provide a user-friendly, easy to navigate document
- Make the ordinances understandable by all
- Clarify regulations and standards with graphics and tables
- Evaluate redevelopment and adaptive reuse ordinances
- Support innovative approaches to land use



# What won't the updated UDO do?

- Be a planning or policy document
- Accommodate every situation
- Prevent all non-conformities
- Eliminate the need for zoning relief
- Regulate items the Town does not have the statutory authority to regulate



# UDO Update Process

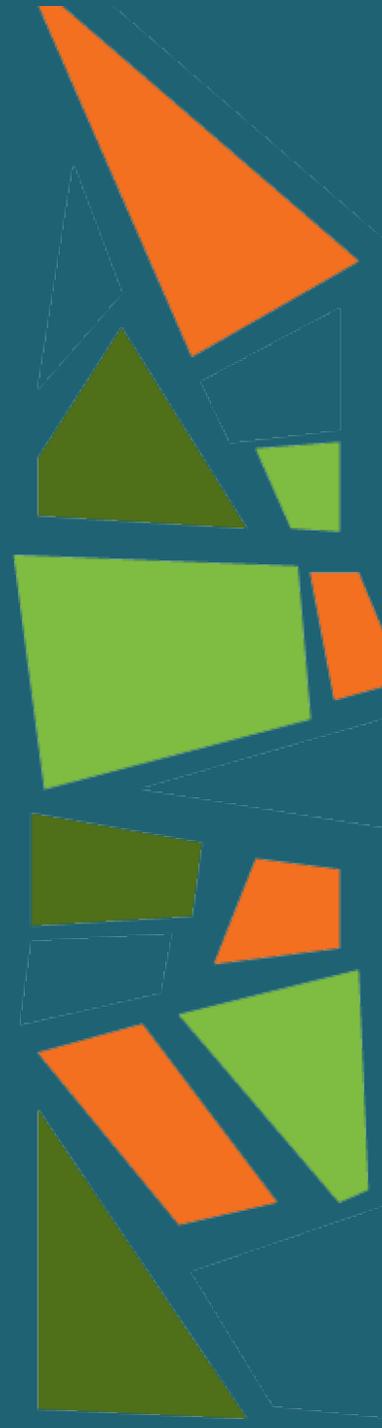
- **Step 1:** Project Kick Off
- **Step 2:** Begin Public Engagement
- **Step 3:** Existing UDO Analysis and Preliminary Recommendations
- **Step 4:** Draft UDO Sections and Review Meetings
- **Step 5:** Manual of Specifications, Standards, and Design (MSSD) Comprehensive Update and Reorganization
- **Step 6:** Draft and Final UDO and MSSD
- **Step 7:** UDO Adoption



# UDO Update Process

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# UDO UPDATE DISCUSSION



# Ease of Use

Are there specific aspects of the UDO that are unclear or difficult to understand? How could we make the code more user-friendly?



# Development Standards & Regulations

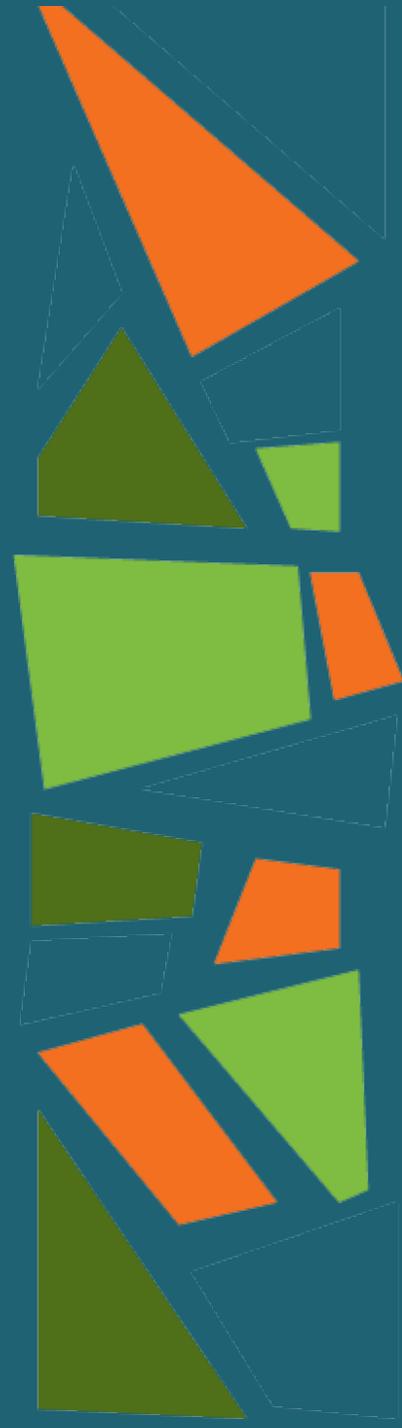
Are there specific development standards or land use regulations in the existing UDO that have caused problems that should be revised? How do you suggest addressing these issues?



# Permit Decision Making Processes

Depending on the type of application, land use permits require approval by Town staff, the Planning Board, or the Board of Commissioners. Does the current UDO provide a fair and appropriate level of review of applications?





# NEXT STEPS



# Meetings this Week

- Zoning Issues Orientation Tour
- Department Heads Meeting
- Planning Board Work Session
- Board of Commissioners Work Session
- Key Stakeholder Interviews and Focus Group Discussions
- UDO Update Public Open House
- UDO Update Technical Review Group Meeting



WAKE FOREST

# UDO

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Offer comments on a range of topics:

- ▶ Building setbacks, height, and mass
- ▶ Open space and tree canopy
- ▶ Landscape, buffers, and screening



TOWN of  
WAKE FOREST

**wakeforestnc.gov**

search "Unified Development Ordinance"

Questions?

Kari Grace, Senior Planner

kgrace@wakeforestnc.gov | 919-435-9511



# OPEN HOUSE

FOR INPUT ON THE COMPREHENSIVE UPDATE  
OF THE WAKE FOREST UDO

## June 9

THURSDAY

11 am-1 pm | 6:30-8:30 pm

Flaherty Park Community Center

1226 N. White Street | Wake Forest

DROP-IN STYLE (NO FORMAL PRESENTATION)

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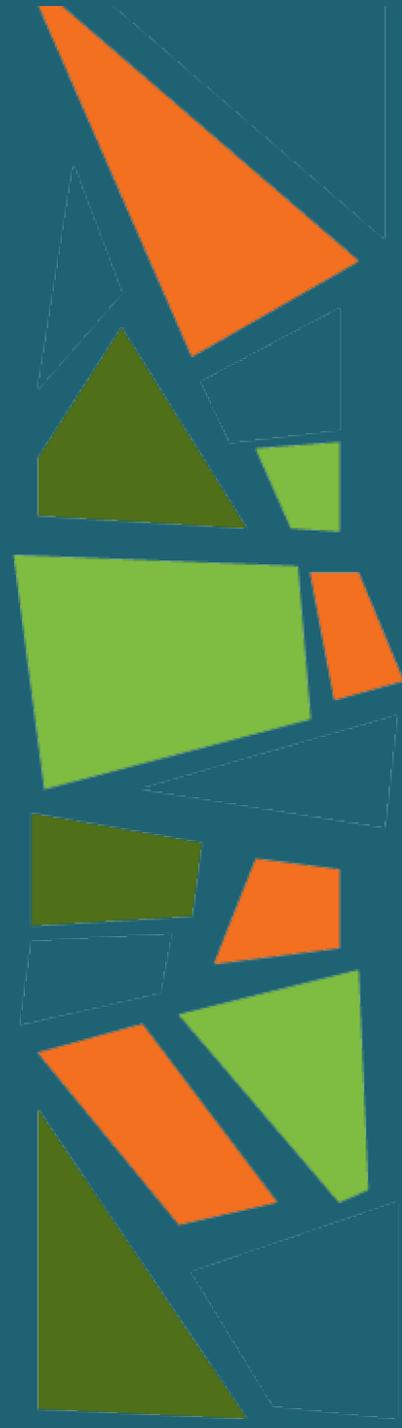
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# Stay Involved!

- Stay up to date on the UDO Update by visiting the project webpage
  - <https://www.wakeforestnc.gov/planning/unified-development-ordinance>
- Email your comments or questions to Kari Grace, Senior Planner:
  - [kgrace@wakeforestnc.gov](mailto:kgrace@wakeforestnc.gov)





**THANK YOU!**

