

SITE PLAN CASE #SP-16-02: Bojangles

Located at 8000 Linville, on the northwest corner of Linville Road and NC Highway 68, in Oak Ridge Township. Being Guilford County Tax Parcel 0165814, approximately 1.37 acres. Zoned CU-HB, Scenic Corridor Overlay, Greensboro (GW-III) Watershed Overlay. Applicant seeks approval for a 3,800 square foot restaurant with drive-thru. Owned by Fighting Tarheels II LLC. Designer: Commercial Site Design.

Staff comments:

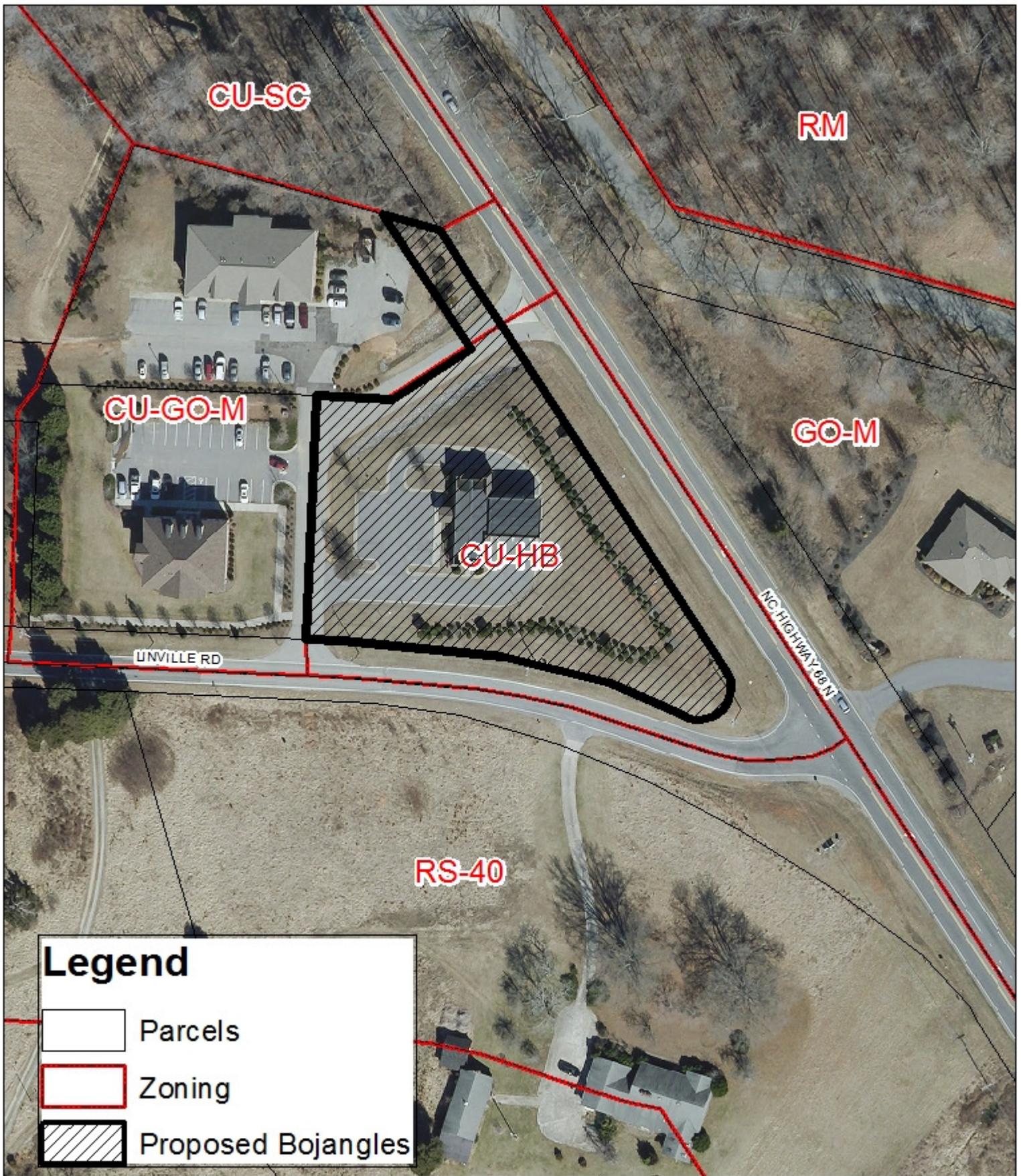
1. This property was rezoned in 2012 to allow for a restaurant with drive-thru. Even though this site is outside the Oak Ridge Historic District, the rezoning was approved with a zoning condition that requires adherence to the Historic District Guidelines. On March 9, 2016 the Historic Preservation Commission reviewed the proposed building elevations and offered an advisory opinion that the elevations are consistent with Historic District Guidelines.
2. The plan as presented meets all Scenic Corridor requirements, including:
 - a. Parking to the side and rear of building, and no more than a single aisle of parallel or angled parking in front of the building;
 - b. Sidewalk along both street frontages, extending to the property line;
 - c. Clearly marked crosswalks to business entrance
 - d. Bike racks;
 - e. Drive-thru is to the rear of the building.
3. Proposed built-upon area for the site is 68%. Typically, the maximum built-upon area allowed for commercial development in the Watershed is 50%. However, the applicant has chosen to apply for an additional allocation of up to 70% built-upon area. This allocation is available on a first-come, first-serve basis throughout the watershed, for up to a total of 10% of the watershed. Stormwater will be treated in the following ways:
 - a. A dry detention pond on the southeastern corner of the lot will hold and treat stormwater for the southern half of the parcel.
 - b. An underground detention pipe system will hold water for the northern half of the parcel, which will then be treated by an AquaSwirl proprietary stormwater treatment unit.

The project engineer has certified that the devices will control and treat run-off from the first inch of rain and also detain stormwater discharge to pre-development rates, as required by the Ordinance.

4. Parking spaces and access drives meet all dimensional specifications of the Oak Ridge Development Ordinance.

5. The landscaping as proposed meets the recommendations of the Oak Ridge Historic District and exceeds the requirements of the Landscaping Ordinance. Along the 68 frontage, a retaining wall that varies between 4 and 7 feet will parallel the right-of-way. Shrubs are proposed in the planting area along the top of the wall, while the base will be partly screened by canopy and understory trees.
6. The lighting plan has been recommended for approval by the Town's lighting consultant.

The site plan as presented meets the technical requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.



Legend

-  Parcels
-  Zoning
-  Proposed Bojangles



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Scale: 1"=100'