

SUBDIVISION CASE #14-04-ORPL-01680: KNIGHTS LANDING PHASE 1

Subdivision Case # 14-04-ORPL-01680: Knights Landing Phase 1. Located on the south side of Haw River Rd, approximately 800 feet east of Linville Rd, in Oak Ridge Township. Being Guilford County Tax Parcel 0166301. This subdivision consists of 46 lots, right-of-way dedication, and open space for a total of approximately 52.6 acres. Zoned PD-R. Owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Staff comments:

1. The preliminary plat is currently under review for compliance with the adopted Jordan Lake Rules. An update will be presented at the meeting.
2. Additional tree preservation details have been requested from the applicant. An aerial photograph of the entire site, overlaid with the Unified Development Plan, will be provided for the Board's review.
3. The road connection has been provided to Linville Oaks per the approved zoning sketch plan and the adopted Collector Street Plan. Specifically, Section 30-860(a) *Conformance with thoroughfare and collector street plans* requires that the location and design of streets shall be in conformance with applicable thoroughfare and collector street plans.
4. All lots meet the minimum dimensional requirements of the adopted PD-R zoning, and all infrastructure meets the requirements of the Oak Ridge Subdivision Ordinance.

Pending compliance with the Jordan Lake Rules, staff recommends **approval** of the preliminary plat as presented.