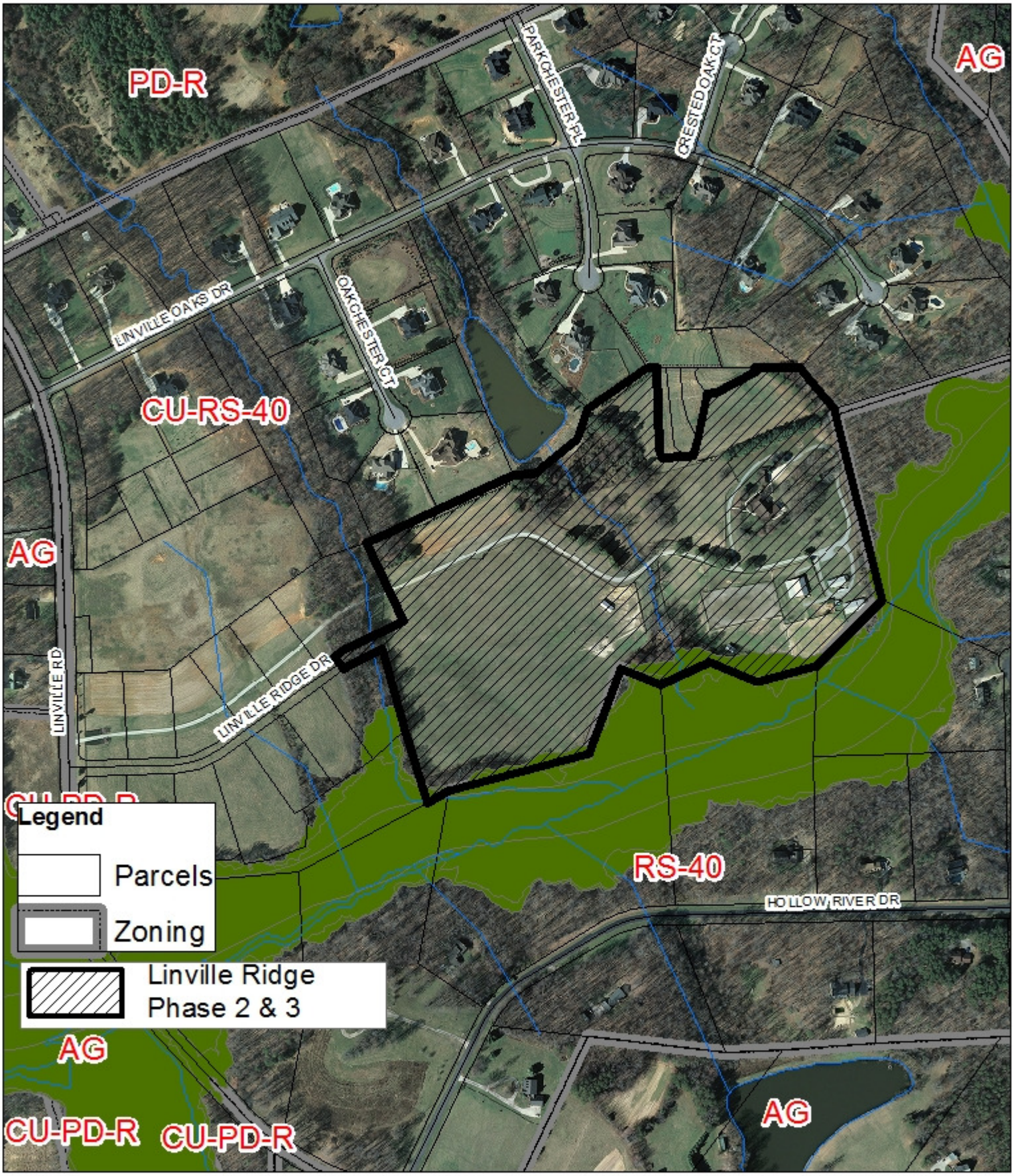
SUBDIVISION CASE #16-13: Linville Ridge Master Preliminary

The property is located on Linville Ridge Drive in Oak Ridge Township. The applicant seeks approval for Phases 2 and 3, consisting of 16 lots, right-of-way dedication, and open space dedication on a total of approximately 30.7 acres. Being Guilford County Tax Parcel 0166280. Zoned CU-RS-40. Applicant: Linville Oakridge, LLC. Surveyor: Land Solutions. **Preliminary plat approval originally granted in 2013 has expired. Applicant seeks re-approval of substantially the same plan.**

Staff comments:

1. Section 30-803 of the Oak Ridge Code of Ordinances states that "if the final plat of all or part of the area shown on the approved preliminary plat is not recorded in the office of the register of deeds within two years of approval of the preliminary plat, or if there is a lapse of more than two years between the recordings of sections, the preliminary plat must be resubmitted for review in accordance with the requirements of this chapter." Re-approval is mostly a technicality since there have been no Ordinance changes since 2013 that would impact the design of this development.
2. Several minor changes from the approved preliminary in 2013 are presented for approval. They include:
    a. Linville Ridge Drive has been shortened by roughly 150'.
    b. Three lots have been removed at the end of Linville Ridge Drive.
    c. Lots on Kennedy Kelly Court have been reconfigured.
    d. The phase line between Phases 2 and 3 has been adjusted.

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



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Scale: 1":400'