

## SITE PLAN CASE #SP-16-01: Oak Ridge Marketplace Lot 5

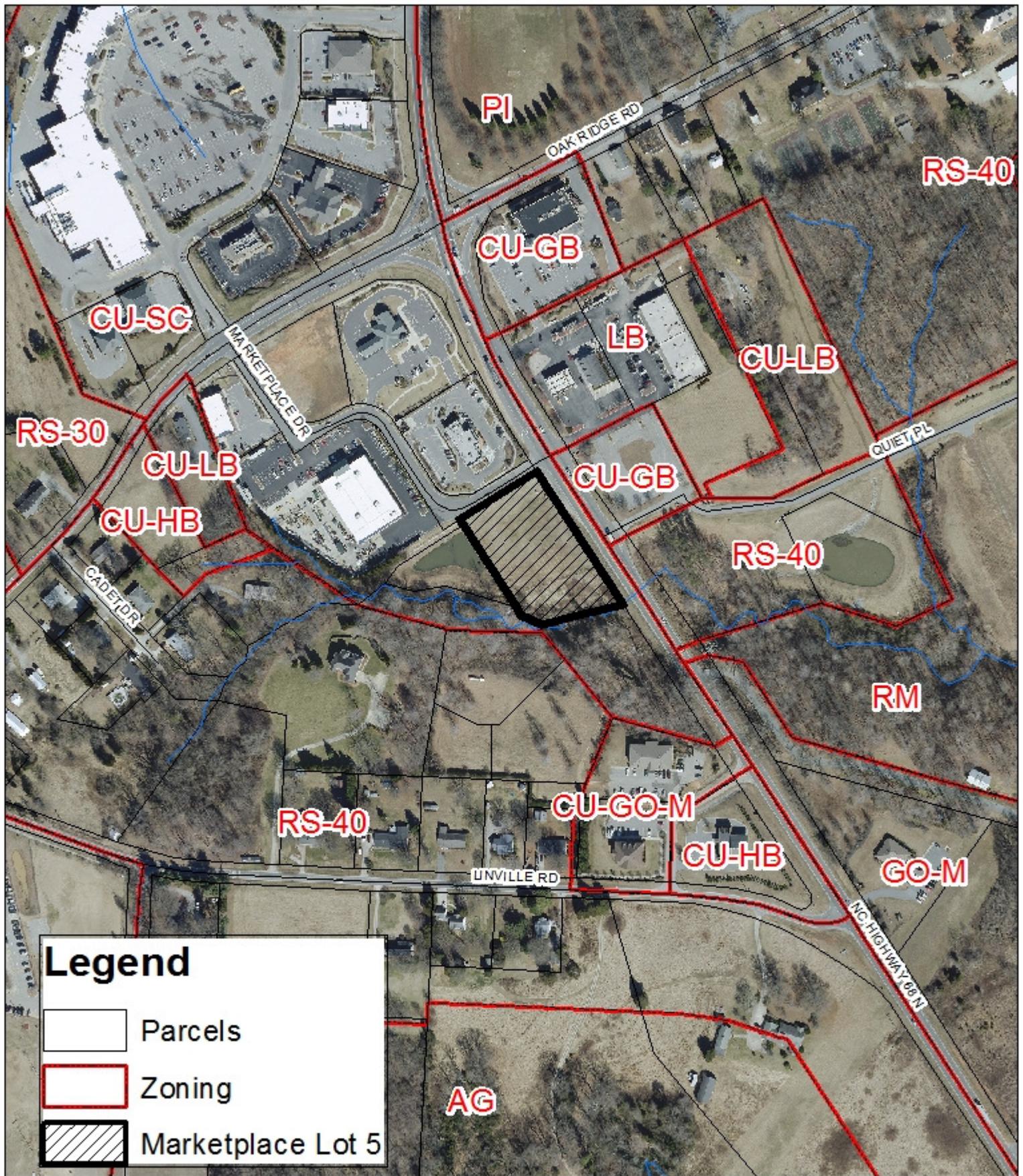
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Located at 8001 Marketplace Drive in Oak Ridge Township. Being Guilford County Tax Parcel 0165103, approximately 1.66 acres. Zoned CU-SC, Historic District Overlay, Scenic Corridor Overlay, Greensboro Watershed (GW-III) Overlay. Applicant seeks approval for a 9,400 square foot retail/office building. Owned by: Oak Ridge Marketplace Three, LLC. Engineer: CPT Engineering and Surveying, Inc.

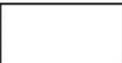
Staff comments:

1. The Historic Preservation Commission approved a Certificate of Appropriateness (COA) for the building and site plan at their February 17 meeting. The landscaping plan and signage will be reviewed at a future meeting.
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. Property fronts both NC 68 and Marketplace Drive. Drive-thru is to the rear of the building when approaching from Marketplace Drive frontage.
3. Approved Watershed Development Plan for Oak Ridge Marketplace allocates 0.98 acres of built-upon area for this parcel. Built-upon area as proposed is 0.02 acres in excess of allocation.
4. Parking spaces and access drives meet all dimensional specifications of the Oak Ridge Development Ordinance.
5. Tree preservation requirements are satisfied by stream buffer.
6. All other requirements of the Oak Ridge Development Ordinance, including the requirements of the Conditional Use- Shopping Center District, have been met.

The site plan as presented meets the technical requirements of the Oak Ridge Development Ordinance, subject to removal of roughly 0.02 acres of built-upon area. Staff recommends **conditional approval**.



**Legend**

-  Parcels
-  Zoning
-  Marketplace Lot 5



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 Oak Ridge Marketplace Lot 5



Scale: 1"=300'