

## **SITE PLAN CASE #11-05-ORCP-01509 (Landscape Plan Only)**

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**Site Plan Case #11-05-ORCP-01509. CrossFit Oak Ridge Landscape Plan.** CrossFit Oak Ridge requests approval of an Alternate Landscape Plan pursuant to Section 30-990 of the Oak Ridge Code of Ordinances. Located at 8309 Linville Road, in Oak Ridge Township. Zoned CU-LB, Scenic Corridor Overlay Zone, Oak Ridge Historic District. Designer: Land Solutions, P.C.

### **STAFF COMMENTS:**

1. The site plan for this project, approved by the Planning and Zoning Board, included a Street Planting Yard, a Type D Planting Yard along the side property lines, and a Type B Planting Yard along the rear property lines. The applicant has requested approval of an “alternate landscaping plan”, per Section 30-990 of the Oak Ridge Code of Ordinances (attached).
2. Section 30-985(c) states that landscaping requirements shall apply to “principal buildings or *open uses of land* [emphasis added] constructed or established after the adoption of the ordinance from which this division is derived.” Town Hall has no landscaping beyond the parking lot because the rear of the Town Hall property does not contain a principal building or open use of land. Staff believes, however, that an organized athletic practice field meets the definition of an open use of land and is subject to landscaping requirements.

Staff recommends **denial** of the proposed alternate landscape plan. An alternate plan may be appropriate along portions of the property lines, however, staff believes it should be more substantial than proposed in order to meet the purpose and intent of the Ordinance.