

SUBDIVISION CASE #14-05-ORPL-02139

Subdivision Case # 14-05-ORPL-02139: Riverside at Oak Ridge Phases 2, 3, and 4.

Located on the east side of Pepper Road, north of Cravenwood Drive, in Oak Ridge Township. Being Guilford County Tax Parcel 0166566. This subdivision consists of 76 lots, right-of-way dedication, and open space for a total of approximately 162 acres. Zoned PD-R. Owned by BRC Riverside, LLC. Designer: CPT Engineering.

Staff comments:

1. The approved zoning on this site allows for a maximum of 125 lots. 76 new lots added to the 35 lots already platted totals 111 lots.
2. The preliminary plat is currently under review for compliance with the adopted Jordan Lake Rules. An update will be presented at the meeting.
3. The Tree Preservation Ordinance states that tree preservation areas shall be located in floodway areas, floodway fringe areas, stream buffers, steep slope areas, and wetlands (Section 30-994(3)). Over 20% of the site is located within the heavily wooded floodplain of the Haw River, which exceeds the requirements of the Tree Preservation Ordinance.

The preliminary plat as submitted is consistent with the approved CU-PD-R zoning and Unified Development Plan, and meets the standards of the Oak Ridge Development Ordinance. Pending watershed approval, staff recommends **approval**.