

## UNIFIED DEVELOPMENT PLAN CASE #14-05-ORPL-02137

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**Unified Development Plan Case # 14-05-ORPL-02137: Riverside at Oak Ridge (Revised).** Located on the east side of Pepper Road, north of Cravenwood Drive, in Oak Ridge Township. Being Guilford County Tax Parcel 0166566. This unified development plan consists of single-family residential and open space for a total of approximately 162 acres. Zoned CU-PD-R. Owned by BRC Riverside, LLC. Designer: CPT Engineering.

Staff comments:

1. Riverside at Oak Ridge was approved by the Town Council in December of 2006. The Conditional Use- PD-R zoning allowed for a total of 125 lots with a minimum lot size of 30,000 square feet. The zoning approval also included open space dedication in the Haw River floodplain, a public trail easement, and tree preservation along the Pepper Road frontage.
2. Phase 1 was developed with 35 lots and an amenity site in 2007.
3. The Revised Unified Development Plan is consistent with the zoning approval from 2006, by maintaining the maximum lot total, minimum lot sizes, open space dedications, etc. The most notable difference between the two plans is the elimination of an internal road connection. However, two entrances onto Pepper Road remain, and internal connectivity is provided via Shields Drive.
4. The previously approved Unified Development Plan is attached for the Board's information.

The revised Unified Development Plan meets all requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.