

SKETCH PLAN CASE #17-01: 2910 OAK RIDGE ROAD RPD

Located at 2910 Oak Ridge Road, on the south side of Oak Ridge Road approximately 250 feet east of Misty Hollow Lane, on the east side of Misty Hollow Lane at its terminus, and at the terminus of Grey Fox Road, in Oak Ridge Township. Being Guilford County Tax Parcels #0163027, 0163014, 0167495, 0163300, and 0163038, approximately 73.45 acres. Located in the Greensboro (GW-III) Watershed, and Scenic Corridor Overlay Zone (part). Owned by James and Florence Burnette. **This is a technical review only. Approval of the sketch plan does not constitute approval of the rezoning.**

Staff comments:

1. This is a technical review only. Approval of the sketch plan does not constitute approval of the rezoning. The purpose of this review is to indicate that the development as proposed COULD MEET the requirements of the Oak Ridge Development Ordinance if a rezoning were approved by Town Council.
2. The RPD District requires a maximum density of one dwelling unit per acre and a minimum of 50% open space. The open space can consist of off-site septic areas, community wells, as well as recreational amenities and common areas. The sketch plan as proposed meets these requirements. Overall density is proposed at 0.77 units/acre, which amounts to 55 lots on 71 acres (2 acres of the tract is located in Summerfield and is excluded from all zoning calculations).
3. The intent of the RPD District is to preserve rural character, manmade features, and environmentally sensitive areas. The majority of the protected open space, nearly 30 acres, is located in the rear of the property, on a forested tract with two streams. Other protected elements include a 5-acre portion of the central pasture, including the existing stable and pond. The existing homeplace is proposed to remain, which will be adjacent to a special purpose lot for a proposed community well. The effect is a 7-acre space in the center of the development that will be essentially unchanged.
4. The applicant has proposed the minimum allowable lot size of 15,000 square feet.
5. Section 30-562(e)(1) states that connections to existing public streets and rights-of-way are required, but should be designed so as to discourage cut-through traffic. The connection to Carriage Cove Drive has been accommodated with an intersection, with the intent that speed will be reduced through the Carriage Cove subdivision entering and exiting the new development.
6. The applicant proposes to retain the existing trails on the property as a neighborhood amenity.
7. Approval of the sketch plan does not imply approval of a subdivision plat. Additional detail will be provided for the Board's consideration if the property is rezoned and a preliminary plat is subsequently submitted.
8. Approval of the sketch plan will "lock-in" the general location of streets, the single-family residential development areas, and open space.

The sketch plan as presented meets the technical requirements of the Oak Ridge Development Ordinance and appears to meet the intent of the Rural Preservation District. Staff recommends **approval** of the sketch plan. Planning and Zoning Board recommends **approval** of the sketch plan by a unanimous 6-0 vote.