

SITE PLAN CASE #SP-18-02: Happy Tails Puppies

Happy Tails Puppies, LLC requests approval of a 5600 square foot enclosed Kennel structure and a 1600 square foot Customer service structure. The property is located at 7881 Alcorn Rd in Oak Ridge Township. Being Guilford County Tax Parcel 0162401, Zoned AG(Agricultural), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by Cross Gate Church.

Staff comments:

1. In the AG (Agricultural) district a Kennel is designated as a use by right.
2. Built-upon area for the 3.772 Acre parcel is proposed to be .483 acres, this include existing development on the site. Total development of the site will encompass 12.8% of the parcel.
3. A lighting plan has been requested from applicant.
4. The landscaping requirements as proposed matches the planting rate required by ordinance. A formal landscape plan has been requested from the applicant.
5. A revised driveway permit will be required for site plan approval.
6. Parking lot requirements in the AG zone do not require the parking area be paved. Applicable state and federal standards for handicap spaces will need to be met for ADA requirements.

The site plan as presented meets all other technical requirements of the Oak Ridge Development Ordinance. Staff recommends **conditional approval** based on HPC approval and the submittal and approval of complete lighting and landscape plans.



Legend

-  Parcels
-  Proposed Happy Tails Puppies
-  Zoning



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