

## SITE PLAN CASE #SP-17-02: QUICK LUBE CENTER

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FPB Oak Ridge LLC requests approval of a 2,500 square foot automobile service facility. The property is located at 8004 Marketplace Drive in Oak Ridge Township. Being Guilford County Tax Parcel 0166237, Zoned CU-SC (Conditional Use- Shopping Center), Historic District Overlay, Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by FPB Oak Ridge LLC.

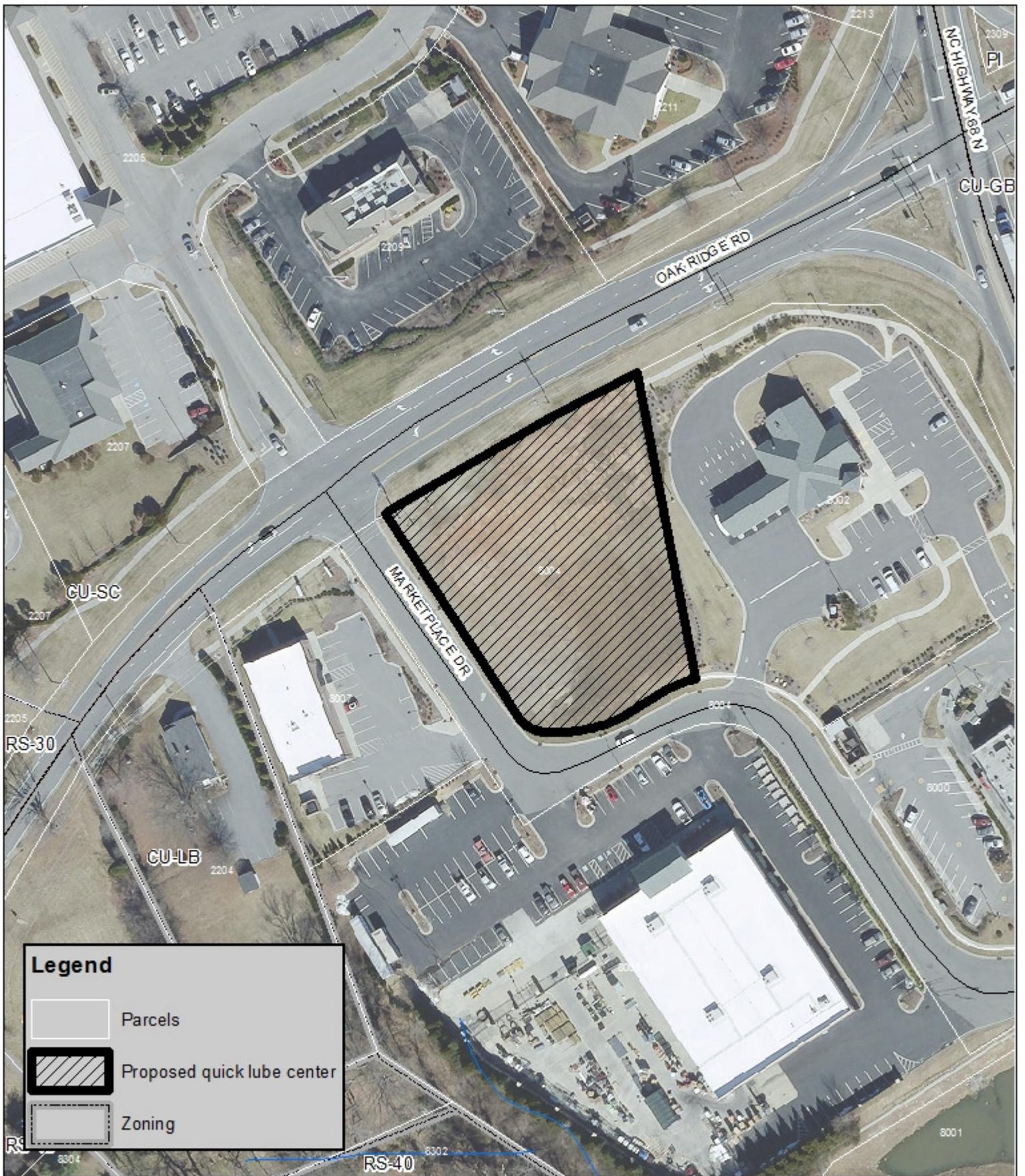
### Staff comments:

1. The Historic Preservation Commission will be reviewing the building elevations and site plans for compliance with HPC Guidelines at their April 26 meeting.
2. Built-upon area for this parcel was allocated during development of the Marketplace Shopping Center. The wet detention pond that serves the development was sized with this allocation in mind, and the project engineer has certified stormwater run-off control per Section 30-1220 of the Oak Ridge Code of Ordinances.
3. The lighting plan has been reviewed by the Town's lighting consultant. Footcandle readings comply with Town standards, but specifications on fixture types and pole mounting height has not been provided.
4. The street planting yard as proposed matches the planting rate required for development in the Historic District but is probably too narrow to support the amount of landscaping proposed. A 15' yard (as opposed to 8') is recommended at this rate, but the applicant has concerns about planting in a public utility easement. Four relevant factors to consider:
  - a. The Ordinance prohibits buildings or other improvements in utility easements that would interfere with the proper maintenance or replacement of utilities (Section 30-863(d)(3)), but does not reference landscaping specifically.
  - b. Section 30-988(k) authorizes certain encroachments in required planting yards, including public utility wires and poles, as well as pumps and wells.
  - c. No underground utilities are currently located in the 20' utility easement. The Town, or any other public utility provider, could install underground utilities at a future date.
  - d. Other parcels in the Marketplace development contain landscaping within the utility easements.

In short, there does not appear to be a reason why landscaping cannot be installed in the utility easement. Staff is not aware of any plans to install underground utilities in this easement at this time, but that future possibility does exist. If landscaping must be disturbed to install and maintain future underground utilities, then staff would recommend submittal of a revised "alternative landscaping plan" at that time (as authorized by Section 30-990) to remove

landscaping from portions of the easement that would conflict with the proper maintenance of those utilities.

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 a complete lighting plan.



# Site Plan Case #SP-17-02

## Quick Lube Center



Scale: 1"=100'