

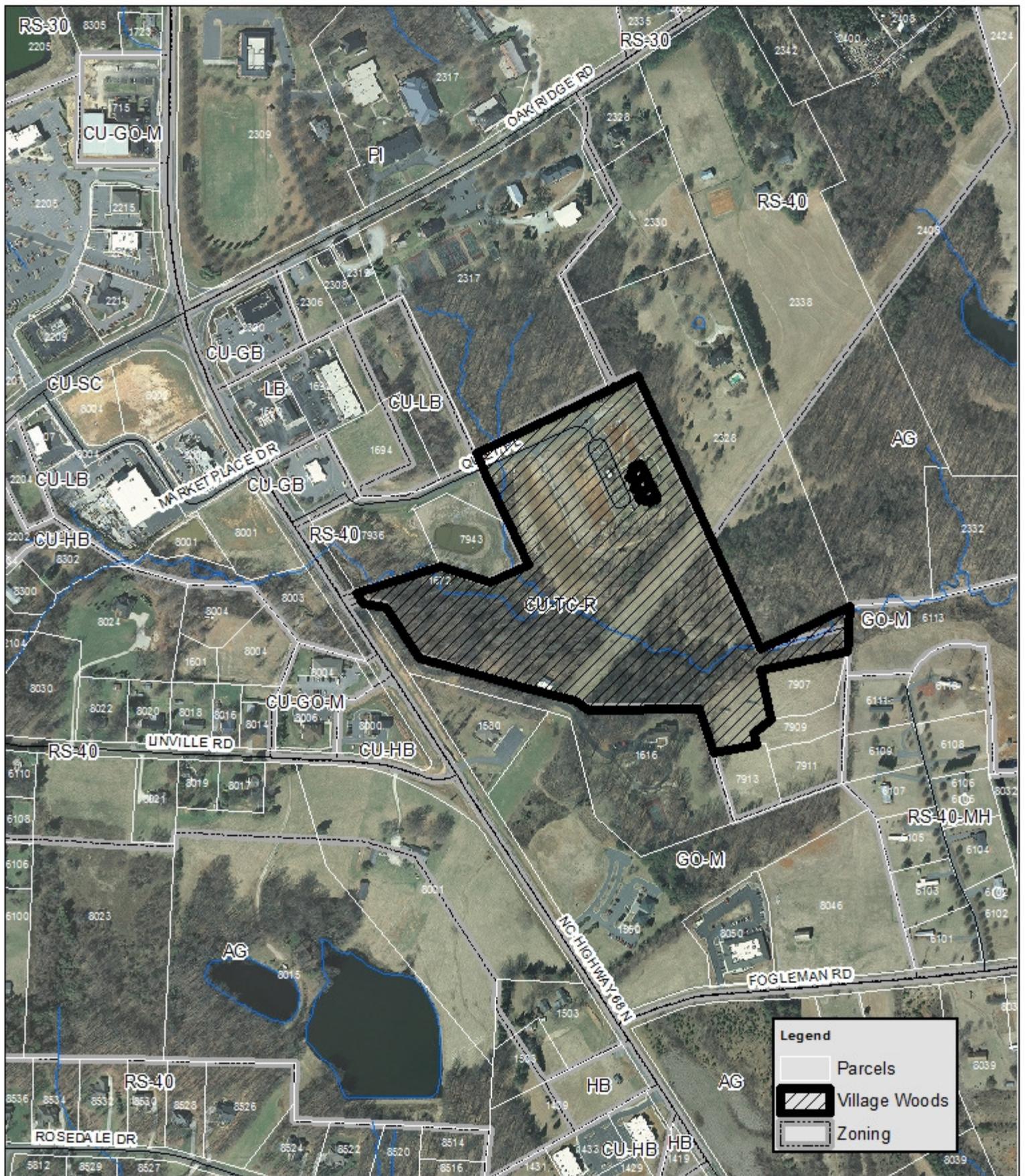
SUBDIVISION CASE #17-09: VILLAGE WOODS

The property is located at the terminus of Quiet Place in Oak Ridge Township. The applicant seeks approval for an 18-lot subdivision of townhomes and common area on a total of approximately 22.3 acres. Being Guilford County Tax Parcel 0162897. Zoned CU-TC-R, Greensboro (GW-III) Watershed, Scenic Corridor Overlay. Applicant: PJ Village Woods LLC. Builder: D. Stone Builders Inc. Surveyor: CPT Engineering and Surveying, Inc.

Staff comments:

1. The proposed townhouse units meet the revised townhouse definition adopted by Town Council on May 4, 2017. Units also meet the revised 15' building separation requirement.
2. Tree preservation area, as shown on Sheet C-2, exceeds the 20% minimum tree preservation requirement.
3. The development is considered low density per Section 30-127 and does not require a stormwater treatment device.
4. If any street lighting is proposed, applicant must submit lighting plan for approval.

All other requirements of the Oak Ridge Development Ordinance appear to be met by the proposed submittal. Staff recommends **approval**.



Subdivision Case #Sub-17-09

Village Woods



Scale: 1"=300'