



# TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

SP-22-03 P&Z Hearing Date: July 28<sup>th</sup>, 2022

The Northwest Animal Hospital LLC (John Fuller, AIA, LEED AP, NCARB; Fuller Architecture, Representative) is submitting a site plan for approval of a 5441 square foot professional building.

The property is located on Highway 68, 600 feet south of the intersection of Oak Ridge Rd and Highway 68. Addressed as 1694 NC HWY 68 N. Being Guilford County Tax Parcel 166232, consisting of approximately 1.0-acre, Zoned CZ-LB (Conditional-Zoning Limited Business), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by Northwest Animal Hospital LLC.

Guilford County, NC



Staff comments:

1. In the LB (Limited Business) district a veterinary service is designated as a use by right.
2. Built-upon area for the 1.0-acre parcel is proposed to be 0.43 acres. Total development of the site will encompass 42.68% of the parcel.

3. Proposed development will not create another entrance onto NC Highway 68. Existing entrances will be used for access to the development.
4. A lighting plan has not been submitted.
5. The landscaping requirements as proposed matches the planting rate required by ordinance. A formal landscape plan has been submitted by the applicant.
6. A driveway permit will be required for site plan approval and will need to meet applicable NCDOT and Town of Oak Ridge Ordinance requirements.
7. Parking lot requirements in the LB zone and Scenic Corridor Overlay Requirements are represented on the site plan and meet ordinance requirements. Applicable state and federal standards for handicap spaces will need to be met for ADA requirements.
8. Architectural Elevations meet the requirements of Scenic Corridor Overlay zone.
9. Existing entrances into the Village Woods Center will be used for access into the proposed new development.

The site plan as presented meets all other technical requirements of the Oak Ridge Development Ordinance. Staff recommends approval of the site plan as submitted.