

SUBDIVISION CASE #SUB-19-06 Oak Ridge Landing

Subdivision Case # SUB-19-06: Oak Ridge Landing: Located on the south side of Oak Ridge Rd., approximately 3177 feet east of the intersection with Highway 68, in Oak Ridge Township. consisting of approximately 81.157 acres. This subdivision consists of 49 lots, tree preservation and open space for a total of approximately 15.428 acres. Zoned TC-R. Located in the Greensboro (GW-III) Watershed. Owned by Larry Callahan and Jack Pegg

Staff comments:

1. All lots meet the minimum dimensional requirements of the adopted TC-R zoning. Applicant has provided a public trail access easement between two proposed lots located near the southwest boundary of the property and also will construct sidewalks along all proposed streets within the development in accordance with Town Ordinance. (See Below)

Sec. 30-862. - Sidewalks.

- (A) Except along controlled access facilities, sidewalks shall be required on all thoroughfares, collectors and local streets in the town core, as shown on the Oak Ridge Future Land Use Plan adopted May 2003. Where sidewalks are installed, they shall meet City of Greensboro standards and have a minimum width of five feet and be constructed just behind the street right-of-way line. Sidewalks may be constructed within the street right-of-way with approval of the town and NCDOT.

Staff recommends **approval** of the Master Sketch Plan as presented. After planning staff technical review the preliminary plat will be brought back for P&Z board approval.