



# **Town of Pittsboro, North Carolina**

Department of Planning

(919) 542-1655

TO: Bryan Gruesbeck, Town Manager

FROM: Roger Waldon, Interim Staff, Planning Department

SUBJECT: Preliminary Plat Review: Davie Street Cottages  
SUB-2015-03

DATE: August 24, 2015

This application for approval of a Preliminary Plat comes from Orange Development Group, LLC, for a one-acre site on Davie Street. The property is zoned R-10, Pocket Neighborhood. The application proposes development of nine residential lots with associated infrastructure.

The application was reviewed and discussed by the Planning Board on June 17, 2015. The applicant was asked to consider adjustments to the proposed development. A revised application returned to the Planning Board on August 3, 2015. On August 3 the Planning Board voted 3-3 on a resolution to recommend approval, so there is no recommendation from the Planning Board.

Staff recommends that the Board of Commissioners approve the application.

## **Background**

Developer: Orange Development Group, LLC

Location: Davie Street, Pittsboro NC  
Property Identification Numbers: 9741-97-68604, 9741-97-7594

Current Zoning: R-10, Pocket Neighborhood (PN)

Adjacent Zoning: R-10, Pocket Neighborhood (PN)

Acreage: 1.06 acres

Existing Use: Undeveloped

Proposed Use: 9-lot Pocket Neighborhood Subdivision

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**Discussion**

The applicant is proposing a Pocket Neighborhood development, consisting of nine single-family residences, common open space and amenities, and a 20-space parking lot on a 1.05 acre site. This site consists of two undeveloped lots in an area of previously developed, small single family residential homes. Drawings showing existing and proposed conditions are attached here. Accompanying this package is a reduced full set of drawings.

Following the Planning Board's June 17 discussion, the applicant made adjustments to plans including more attention to landscaping, and offering assistance to adjacent property owners to help with addressing existing stormwater runoff issues. The revised plan was brought to the Planning Board on August 3, 2015. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments, and we believe the application meets ordinance standards. The staff recommendation to the Planning Board on August 3 was to recommend that the Board of Commissioners approve the application.

After discussion of the proposed development and questions to the applicant, the Board considered a resolution to recommend approval, and the resolution failed to pass (3-3 vote). Accordingly, there is no recommendation from the Planning Board for this application.

**Recommendation**

Staff continues to believe that this application meets Town ordinance requirements, and acknowledges the applicant's offer to add landscaping, and to offer grading assistance to adjacent properties to help address existing stormwater management issues not related to the proposed development of this site.

We recommend that the Pittsboro Board of Commissioners approve the Preliminary Plat application for Davie Street cottages.