



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

To: Planning Board

From: Stuart Bass, Planning Director

Date: January 29, 2014

Re: Kensington Park
SD-2013-01
Final Plat Review

The Developer has submitted a Final Plat for review and consideration. The proposed development is a 16 lot subdivision located on Park Drive west of the intersection of Hillsboro Street, (15-501).

The property is zoned R-12 and totals 7.741 acres. Minimum lot size is 12,000 square feet. All lots are greater than 14,000 square feet in size, larger than the minimum required. The Pittsboro Town Board of Commissioners, at their regular meeting of January 28, 2013, approved an allocation of wastewater for the proposed development.

The Pittsboro Town Board of Commissioners, at their regular meeting of March 25, 2013, approved the concept design allowing for the (1) the absence of curb and gutter, and (2) the allowance of a sidewalk on just one side of the street. Both issues relate to the design and associated stormwater runoff, as stipulated for in the Ordinance.

The Town Board of Commissioners voted at its regularly scheduled meeting on August 26, 2013, to approve the construction of the development.

The Subdivision Ordinance provides for conditional approval subject to guarantees of final improvements. The project is majority completed, with the street paving and minor grading remaining. To that end, the developer will provide a letter of credit for the final street paving and grading.

Staff Recommendation: Recommendation for Conditional Approval and forward to the Town Board of Commissioners, subject to the approval of the Subdivision Improvement Agreement with appropriate surety. Applicant will proceed to complete the final construction items.

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