



Town of Pittsboro, North Carolina

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

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: February 5, 2014

Re: Kensington Park
SD-2013-01
Final Plat

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 related 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 Detailed Preliminary Plat. The Final Plat conforms substantially to the approved Preliminary Plat, as per the Ordinance.

The Subdivision Ordinance provides for conditional approval of the Final Plat, subject to guarantees of final construction improvements. Based on cost estimates provided by the Project Engineer, the authorized work is approximately 89% complete, with the street paving and minor grading remaining. To that end, the developer has provided a letter of credit for the final street paving and grading.

Staff Recommendation: Recommendation for Conditional Approval, subject to the execution of the Subdivision Improvement Agreement with appropriate financial surety. The Planning Board recommended Conditional Approval at its regularly scheduled meeting on February 3, 2014. Applicant will proceed to complete the final construction items.

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