



# **Town of Pittsboro, North Carolina**

Department of Planning

(919) 542-1655

To: Planning Board

FROM: Roger Waldon, Interim Staff, Planning Department

DATE: August 3, 2015

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

## **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: 8-lot Pocket Neighborhood Subdivision

## **Recommendation**

The applicant is proposing a Pocket Neighborhood development, consisting of 8 single-family residences, common open space and amenities, and a 20-space parking lot on a 1.06 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.

Immediately following this Staff Report is a set of materials offered by the applicant, dated July 17, 2015, with a detailed description of the proposed development and discussion of the design principles incorporated into the plans.

This proposal was first before the Planning Board on June 17. At that time Planning Board members and neighbors asked questions and raised concerns about the proposed development and its impacts. The Board asked the applicant to consider the issues that were raised, and consider revisions to the plan.

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The applicant has revised the plan in response to comments from the June 17 meeting, and seeks a recommendation from the Planning Board. Among the changes: reduction in the number of units proposed from 9 to 8; increased attention to landscaping components, and an offer to work off-site to modify a nearby existing drainage swale to help improve current drainage issues that exist.

The plan has been prepared in accordance with Pittsboro's Pocket Neighborhood Ordinance, which allows and encourages small, compact neighborhoods. The emphasis is on low-impact development techniques, sustainable design/construction, and pedestrian orientation.

The plan has been reviewed by appropriate Town departments and determined to be in accordance with the Town's applicable development ordinances, including regulations regarding lot size, density, building setbacks, maximum built-upon area, and open space requirements.

We recommend that the Planning Board review this material and recommend approval of the preliminary plat to the Pittsboro Board of Commissioners.