



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: September 28, 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.

On August 24, 2015, the Board of Commissioners discussed this application. Issues were identified for further consideration. The Board asked the applicant for additional information and referred the application back to the applicant and staff.

Application materials are attached here. This memorandum provides the applicant's responses.

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)

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Acreage: 1.06 acres

Existing Use: Undeveloped

Proposed Use: 9-lot Pocket Neighborhood Subdivision

Discussion

The applicant is proposing a Pocket Neighborhood development, consisting of eight 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. 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.

In addition to adding landscaping and offering assistance to adjacent property owners to help with addressing existing stormwater runoff issues, the applicant has also reduced the proposed number of dwelling units on the site from nine to eight. A ninth lot will be used for common space by the residents, with no residential dwelling unit.

Following is a list of the issues raised on August 24, and comments in response by the applicant (shown in italics):

- Maintenance of Pipe along Davie Street

Drainage and access easement has been added to allow for maintenance. This is no different spatially than maintaining a roadside ditch. Based on the depth of the proposed pipe, there is adequate room for full maintenance operations.

- Berm and Design of the Bio-retention area

The typical detail has been updated accordingly to reflect the max 2:1 berm slope. The BMP has been designed in accordance with all NCDWQ BMP Manual and Town of Pittsboro standards, as well as being reviewed and approved by the Town Stormwater Engineer.

- Perimeter Swales/Diversions for off-site run-off and overland relief during larger storms

The plan has been revised in order to use a combination diversion swale/berm that is completely on the project property. The plan has also been clarified to more clearly show the overland relief path for larger storms and verify that the designed swale has capacity to handle the larger events. Additionally, the minimum finished floor elevations for all of the units are noted at a minimum of 30" above the finished grade for each lot. As previously mentioned, the plan meets all Town of Pittsboro standards.

- Re-route the sanitary sewer for easier maintenance

The sanitary sewer system has been re-routed in order to pull it further away from the bio-retention area and alleviate any concerns over maintenance access.

- Landscaping/Hardscaping/Screening

A note for the railing on the top of the retaining wall has been added. Perimeter screening plants have been added and quantified on the plans.

- Existing Drainage Issues on Farrel Property

The potential of adding a piped system along the Farrel property was reviewed and it is not possible physically without filling the entire low-lying area east of Davie. The most practical solution that the developer is willing to accommodate is the grading/shaping of a grassed swale along the course of the existing flow path. This swale would be 6' wide at the bottom with 2:1 side sloped berms that are 2' tall in total, whereby giving the larger flows a specific flow path and helping to prevent staging up of water onto the physical structures on her property.

The attached plans incorporate these changes.

Recommendation

Staff continues to believe that this application meets Town ordinance requirements, and acknowledges the applicant's offer to add landscaping, to reduce the number of proposed dwelling units from 9 to 8, 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.