



## Town of Pittsboro, North Carolina

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

To: Planning Board

From: Stuart Bass, Planning Director

Date: April 10, 2013

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

The Developer has submitted a Preliminary 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.

**Staff Recommendation:** Recommendation for Conditional Approval and forward to the Town Board of Commissioners. Applicant will proceed to address comments and complete the Detailed Preliminary Plat and all associated final design elements, subject to final authorizations (State authority's, i.e., grading, sanitary sewer and water main construction permits, reviews and approvals).

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