



Board Meeting Agenda Abstract

Monday, March 01, 2021

Location: 134 N. Main Street, Fuquay-Varina, NC 27526

Agenda Item

*Preliminary Subdivision Plat - Lakestone Tract 5 - SUB-PR-2020-09 -
(Mitchell/Seymour/Davison)*

Item Explanation

The purpose of this agenda item is to consider a preliminary subdivision plat submitted by George Finch/Boney and Associates, P.A., called Lakestone Tract 5, located at 635 Lakestone Commons Avenue.

Staff Comments

PROPERTY INFORMATION: The submitted preliminary subdivision, Lakestone Tract 5, is located at 635 Lakestone Commons Avenue, on 9.538 acres in the Corridor Commercial (CC) zoning district.

SUBDIVISION INFORMATION: The preliminary subdivision plat proposes a mixed-use development with 48 townhouses on a residential area of 7.07 acres and two future commercial lots on a combined commercial area of 2.468 acres. The minimum provided townhouse lot size is 1,260 square feet and the maximum provided townhouse lot size is 1,999 square feet. Following the 15% open space requirement for townhouse developments, a minimum of 1.06 acres of overall open space is required. This proposed subdivision is providing 3.634 acres of overall open space.

TRANSPORTATION: Vehicular access to the project area is provided by two (2) connections to the extended Commercial Service Road and one (1) connection to Lakestone Commons Avenue. The Commercial Service Road is a private road and Lakestone Commons Avenue is a local street. The Commercial Service Road has two (2) lanes and Lakestone Commons Avenue has four (4) lanes with a median and sidepaths. A street stub will be provided to the west of the site.

UTILITIES: Public water and sewer are available to serve the subject properties and will be installed by the developer.

RECOMMENDATION: The proposed preliminary subdivision plat meets all Town requirements, as such management and staff recommend approval.

ADDITIONAL INFORMATION: At the February 15th, 2021 regular meeting, the Planning Board found the subdivision plat consistent with Town requirements and voted unanimously to recommend approval.

Fiscal Note

No

Recommendation:

MOTION TO: Approve the Lakestone Tract 5 preliminary subdivision plat SUB-PR-2020-09, as presented and recommended.

ATTACHMENTS

[SUB-PR-2020-09 - Lakestone Tract 5 Subdivision - Application](#)

[SUB-PR-2020-09 - Lakestone Tract 5 Subdivision - Staff Map Map](#)

[Lakestone Site Plan - Tract 5](#)