



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

To: Planning Board

From: Stuart Bass, Planning Director

Date: June 12, 2014

Re: Site Plan SP-2014-03
Chatham Park Medical Office Building

Background

Developer: Chatham Park, LLC
Location: Off of Suttles Road, Northeast Quadrant of US 64 / 15-501 Interchange.
Current Zoning: PDD (Planned Development District)
Adjacent Zoning: R-A2 (Residential-Agricultural), O&I (Office & Institutional), and C2-CZ (Highway Commercial-Conditional Zoning)
Acreage: Project Area, 9.44 acres. Site Area, 6.00 acres.
Existing Use: Undeveloped Property
Proposed Use: Medical Office Building
Utilities: Utilities are within the immediate vicinity area but will have to be constructed to the site. Utility and road plans submitted under separate cover.

This proposal is being presented to the Board as a Site Plan for review and recommendation. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. The project was allocated wastewater capacity (4,000 gpd) by the Town Board of Commissioners on March 10, 2014. The applicant is proposing to construct a 25,000 square foot building for use as medical/health offices.

Recommendation

Conditional approval, subject to noted revisions as attached upon submission of final Site Plan. Subject to issuance of a Stormwater Permit and authorization by the Town Engineer.

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