



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

To: Planning Board

From: Stuart Bass, Planning Director

Date: October 30, 2013

Re: Powell Place Phase 2D
SD-2013-01
Preliminary Plat Review

The Developer has submitted a Preliminary Plat for review and consideration. The proposed development is for 34 lots located in the Powell Place Mixed Use Planned Development (MUPD).

The property is zoned MUPD and this development section totals 12.22 acres. Lot sizes range from 6,163 square feet to 13,416 square feet. The average lot size is 8,331 square feet.

Hydrostructures, PA has reviewed the plan and provided comments. The Fire Marshall and Fire Chief have also reviewed the plan. Revisions were made based on the comments provided. The layout shown and planned improvements are acceptable.

Please note that this plan represents a new design to a section that was previously approved in 2006, but never constructed. (See Original Plan Attached.)

Staff Recommendation: Recommendation for approval. Forward to Town Board of Commissioners.

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