



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

To: Bryon Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: November 6, 2013

Re: Powell Place Phase 2D
SD-2013-02
Preliminary Plat Review

The Developer has submitted a Preliminary Plat for review and consideration. The proposed development is for 34 lots for single family dwellings 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 and meet the terms and requirements of the Town's ordinances.

Please note that this plan represents a new design to a section that was previously approved in 2006, but never constructed. (Original Plan Layout Attached 8 1/2 x 11.)

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

Planning Board Recommendation: Recommendation for approval.

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CHATHAM COUNTY, NC

Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



One Inch = 200 Feet

POWELL PLACE

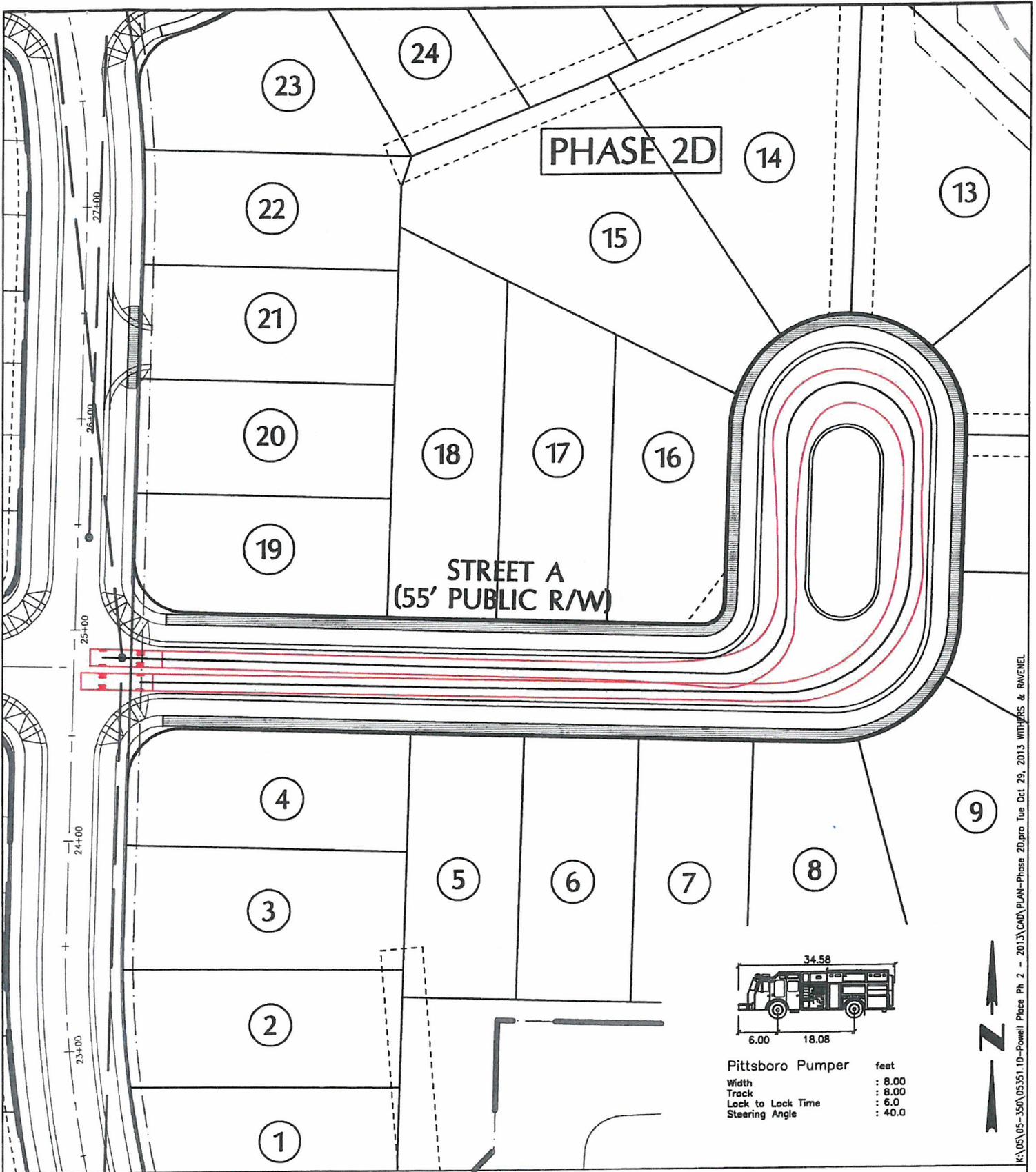
An East West Partners Community
www.powellplace.net

- Carolina / Cottage Collection
- Traditional Collection
- Heritage Collection
- Townhome Collection



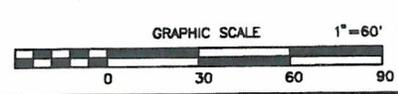
This site is conceptual and is subject to change. June 2010

Northwoods
High School



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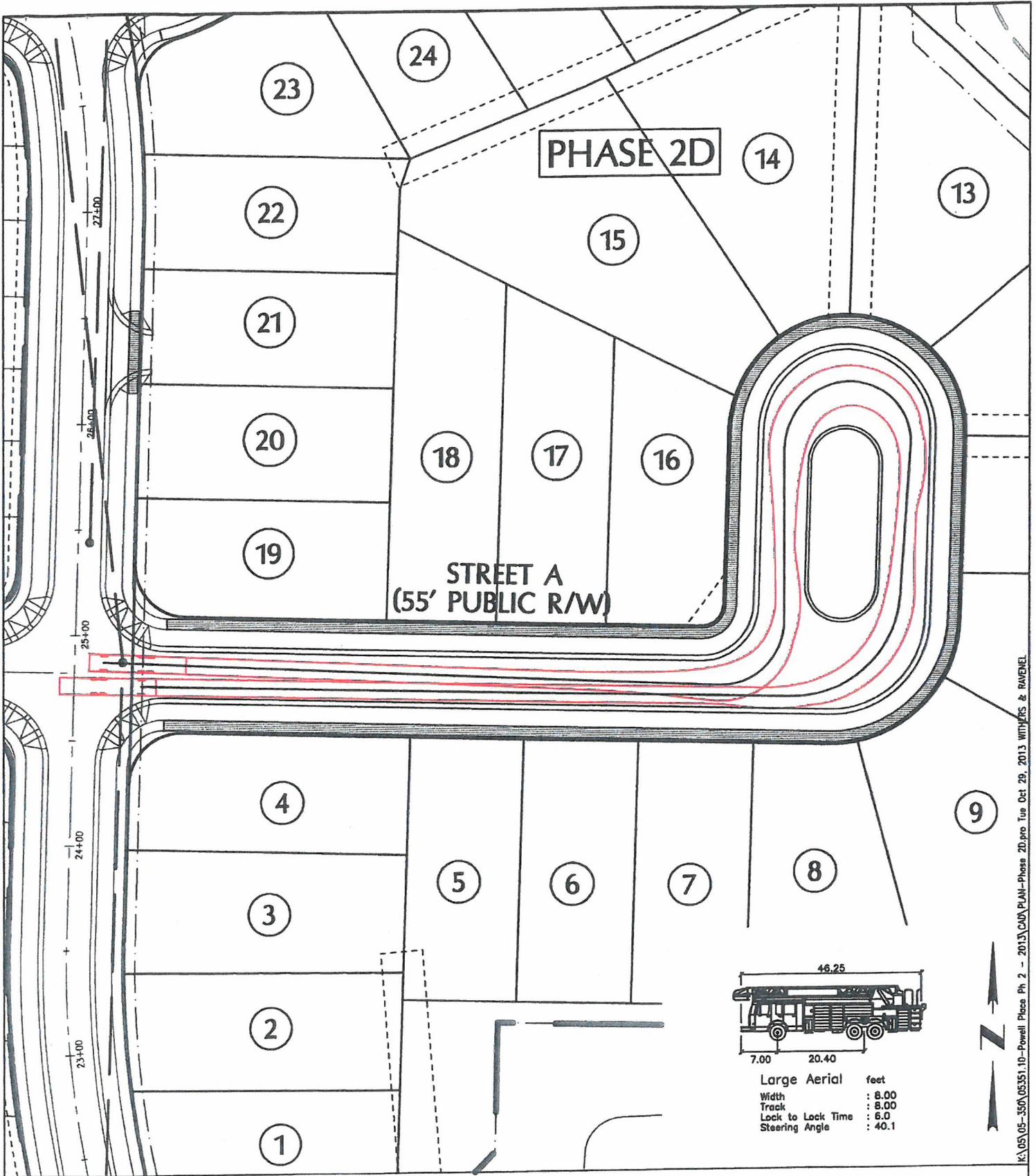
Pittsboro Pumper	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



DATE: 10/29/13

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**POWELL PLACE 2D
 FIRETRUCK (PUMPER) TURNING EXHIBIT**
 TOWN OF PITTSBORO CHATHAM COUNTY NORTH CAROLINA



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**POWELL PLACE 2D
 FIRETRUCK (AERIAL) TURNING EXHIBIT**
 TOWN OF PITTSBORO CHATHAM COUNTY NORTH CAROLINA



POWELL PLACE

October 29, 2013

Mr. Stuart Bass
Town Planner, Town of Pittsboro
635 East Street
Pittsboro, NC 27312

Dear Mr. Bass:

Thank you for sending us your memo dated October 25, 2013 in advance of our planning board meeting next week. The necessity to redesign this section of Powell Place is primarily market driven, as there is currently a high demand for traditional housing in Powell Place. The cluster homes originally planned have underperformed over the years and come with high infrastructure costs and design challenges. A major benefit of this new design is the elimination of alley roads, which have caused parking/maintenance/service delivery issues in other areas of Powell Place. It also contemplates much less public infrastructure for the town to maintain and significantly reduces the amount of impervious surface and its environmental impacts.

This revision is consistent with the Powell Place master plan, where the "Residential Area" allows for single family housing up to a density of 20 units/acre and lot widths ranging from 21' - 75', with alley access only for smaller lot widths 21' to 32'. This plan proposes conventional homes on 52' lot widths at a density of 2.78 units/acre. The proposed street design, which includes the street trees and sidewalks noted in the master plan, will be consistent with what is currently in Powell Place.

The Town ordinance allows for cul-de-sac streets and the proposed cul-de-sacs are far under the allowable maximum lengths and unit counts. The town allows cul de sacs to be a maximum length of 1,000 feet, while our streets are 450 feet and 270 feet in length.

The plan presented for approval conforms with the Town ordinance and the specifications and neighborhood design characteristics set forth in the Powell Place master plan.

Best Regards,



Bryson Powell
Powell Place Development Company

