



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