



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: August 6, 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, 7.8 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 were submitted under separate cover.

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.

This proposal is being presented to the Board as a Site Plan for review and approval. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments.

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Recommendation

Conditional approval, subject to final review and approval of utility details. Project is also subject to issuance of a Stormwater Permit authorized by the Town Engineer. The Planning Board considered the site plan at meetings on June 18 and July 16 and is forwarding to the Board with a positive recommendation for approval.