

Build-Out Plan - Scenario 1 (low)

The Build-out Plan - Scenario 1 represents the cumulative efforts of the consultant team to create one potential, low intensity scenario of how the build-out of Pinehurst South may occur over the next 50+ years. This scenario is illustrative only and should not be considered the only option for this area. This build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The *Pinehurst South Form-Based Code (FBC)* will regulate the character of development, in dimension, material, and detail - see that document for additional information.

- This scenario shows the following:
- » A core area is established between Monticello Dr. and Blake Blvd., east of NC-5
 - » To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential
 - » Single-Family Detached (SFD) fronts three sides of this Green.
 - » On the west side of NC-5, SFD, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

KEY

VILLAGE OF PINEHURST

SMALL AREA PLAN BOUNDARY

EXISTING ROADS

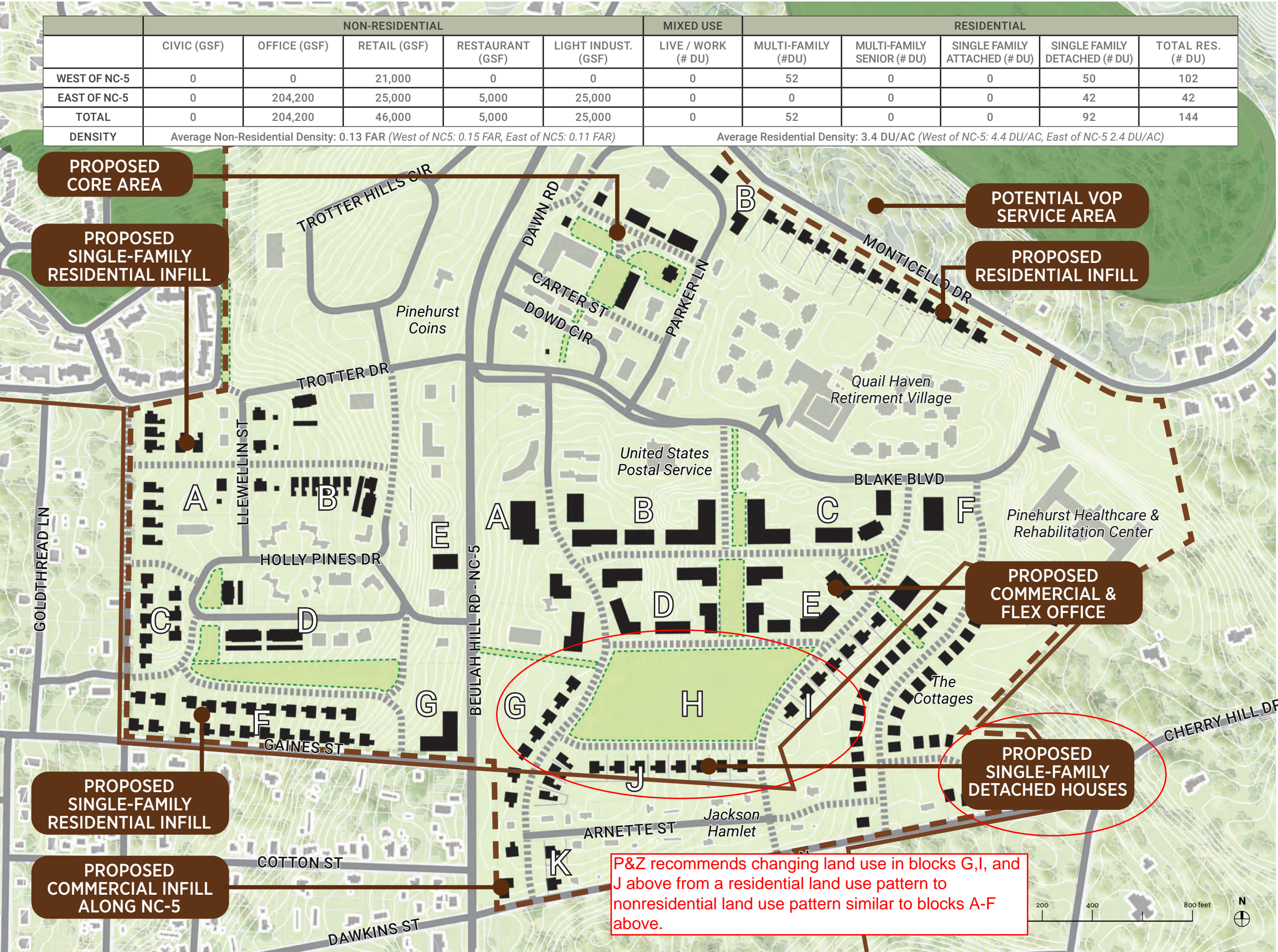
PROPOSED ROADS

EXISTING PARKS/OPEN SPACE

PROPOSED PARKS/OPEN SPACE

A

SUBAREA LABEL



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Build-Out Plan - Scenario 2 (high)

The Build-out Plan - Scenario 2 represents the cumulative efforts of the consultant team to create an alternative, marginally higher intensity potential scenario of how the build-out of Pinehurst South may occur over the next 50+ years. As with the low intensity scenario, this scenario is illustrative only and should not be considered the only option for this area. This build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The *Pinehurst South Form-Based Code* (FBC) will regulate the character of development, in dimension, material, and detail - see that document for additional information.

- This scenario shows the following:
- » A core area is established between Monticello Dr. and Blake Blvd., east of NC-5
 - » To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential
 - » Single-Family Attached (SFA) fronts three sides of this Green.
 - » On the west side of NC-5, SFD, SFA, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

KEY

VILLAGE OF PINEHURST

SMALL AREA PLAN BOUNDARY

EXISTING ROADS

PROPOSED ROADS

EXISTING PARKS/OPEN SPACE

PROPOSED PARKS/OPEN SPACE

SUBAREA LABEL

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC-5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC-5	0	226,700	25,000	0	25,000	0	0	0	85	0	85
TOTAL	0	241,700	46,000	0	25,000	0	172	0	85	31	288
DENSITY	Average Non-Residential Density: 0.22 FAR (West of NC5: 0.27 FAR, East of NC5: 0.18 FAR)					Average Residential Density: 7.9 DU/AC (West of NC-5: 8.7 DU/AC, East of NC-5 7.2 DU/AC)					

The map illustrates the proposed development areas for the Pinehurst South Small Area Plan. It features a grid of streets including Trotter Hills Cir, Trotter Dr, Carter St, Dowd Cir, Parker Ln, Monticello Dr (Realigned), Blake Blvd, Goldthread Ln, Beulah Hill Rd - NC 5, Arnette St, Dawkins St, Cotton St, Gaines St, and Cherry Hill Dr. The map is divided into subareas labeled A through K. Key features include the Pinehurst Coins, Quail Haven Retirement Village, United States Postal Service, and The Cottages. The map also shows existing and proposed roads, parks/open space, and various development areas such as the Proposed Core Area, Proposed Multi-Family Infill, Proposed Single-Family Residential Infill, Proposed Commercial Infill Along NC-5, Proposed Commercial & Flex Office, and Proposed Single-Family Attached Houses. A red circle highlights blocks G, I, and J, with a note indicating that P&Z recommends changing land use in these blocks from a residential pattern to a nonresidential pattern similar to blocks A-F above. A scale bar and north arrow are located in the bottom right corner.

PINEHURST SOUTH SMALL AREA PLAN

4.0 RECOMMENDATIONS | 73