

Preferred Build-Out Plan

The Preferred Build-Out Plan scenario represents efforts to incorporate the proposed high intensity development scenarios west of NC-5 with that of the low intensity development scenario east of NC-5 of how the build-out of Pinehurst South may occur over the next 50+ years. Incorporating the residential low intensity build-out scenario on the east side of NC-5 should help to lessen overall trip generation and help to provide for a more mixed use neighborhood consistent with the Comprehensive Plan.

- 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

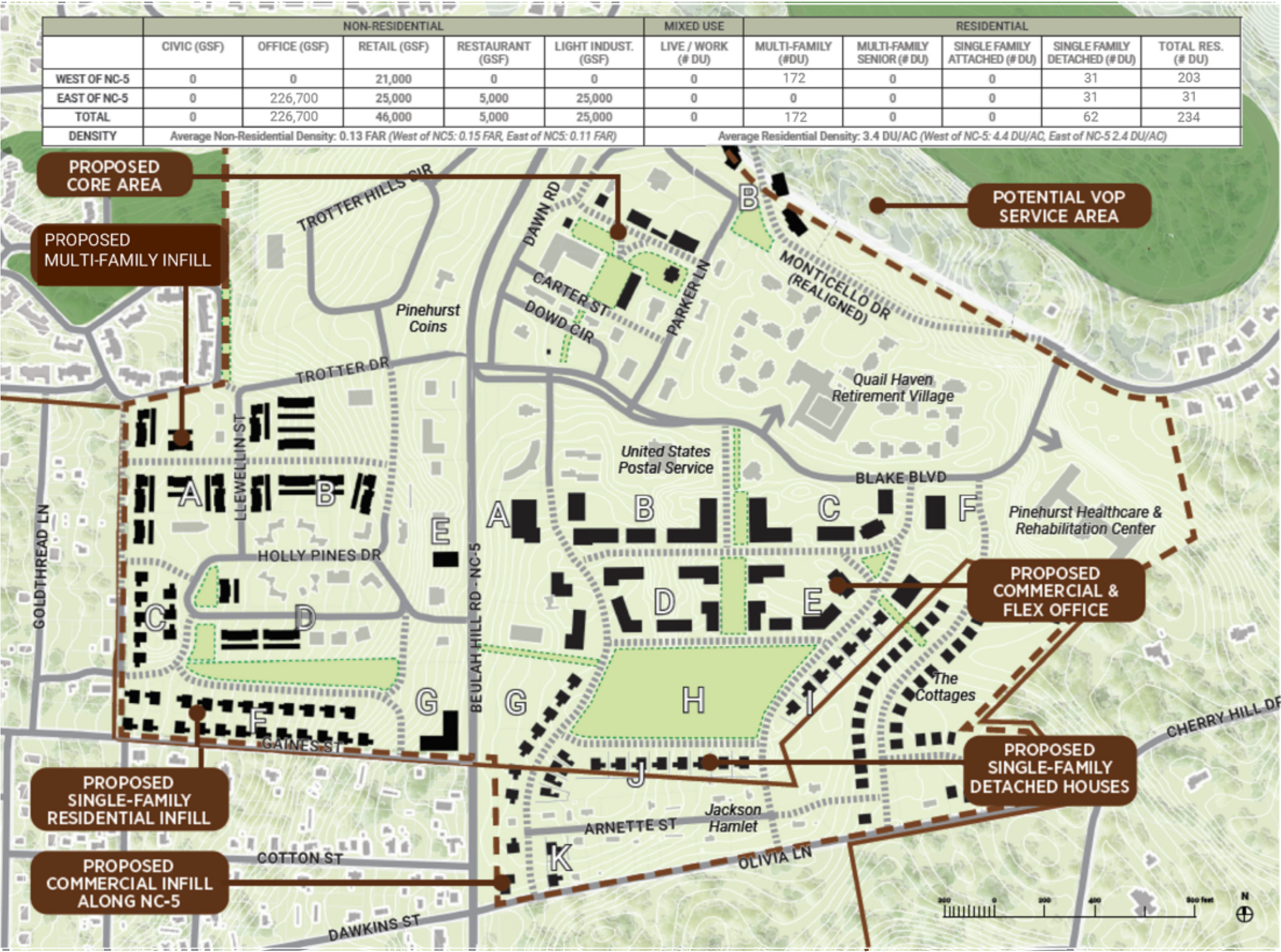
PROPOSED ROADS

EXISTING PARKS/OPEN SPACE

PROPOSED PARKS/OPEN SPACE

A

SUBAREA LABEL



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