



Village Staff Revises Plan for NewCore

**BY TOM EMBREY: STAFF WRITER**

The Pinehurst Village Council continues working toward a development solution for NewCore.

The council has had ongoing discussions in recent months on ways to control traffic and density in the area that is viewed as an extension of the Village Core or downtown.

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[Click here to download the New Core Master Plan](#)

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Planning Department staff

members presented a medium-density NewCore concept plan Tuesday during the Village Council's regular work session.

NewCore is the area bounded by McCaskill, Magnolia, Rattlesnake, Community, Dundee, McIntyre and Spur roads.

No action was taken on the plan. But it was well-received by council.

The plan estimated a total of 313,000 square feet of development space on 10.6 acres of usable land, with 5.72 acres of open space.

The plan calls for mixed development, divided among office use, specialty retail and residential. Features of the plan included two new roads, a promenade and a roundabout.

There also would be 198 on-street parking places and another 233 off-street.

Parking lots would require screening, and all blocks within NewCore would be broken up with alleys and courtyards.

The average daily trips for the development plan are estimated at 4,375, or roughly 4,000 fewer than the existing village center.

The Planning Department recommended keeping the adopted NewCore master plan and land-use map but refining the zoning to better define mixed use.

Recommended amendments to the mixed use zoning included:

- No single use greater than 7,000 square feet.
- No medical office.
- Regulation of franchise architecture.
- Increasing open space requirements by 10 percent to 45 percent total.

- Requiring wide road design and a roundabout.
- Requiring the development of a promenade.

Councilman Jeff Dawson expressed concern about being too restrictive and possibly hindering an approved development.

"It's silly to require something that doesn't work," he said.

Dawson also voiced concern about the possibility of New Core developing piece by piece rather than in large sections.

"If that's the case, then we just have to muddle through it," senior planner Bruce Gould said.

In other business, the Council voted 4-0 to appropriate \$50,000 from the general fund to cover the cost of legal fees. Through June 19, the village has spent \$464,622 in legal fees.

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