



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-1655

### MEMORANDUM

**TO:** Planning Board

**FROM:** Stuart Bass, Planning Director

**DATE:** July 11, 2014

**RE:** Bellemont Pointe Apartments  
SP-2014-05  
Bellemont Pointe Apartments Site Plan

STAFF ANALYSIS - Prepared for Planning Board, July 16, 2014. This proposal is being presented to the Board as a Site Plan for review and recommendation. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. The proposal is to construct four (4) apartment buildings, totaling seventy six (76) units.

**APPLICANT:** Bellemont Pointe Apartments, LLC  
106 Muir Woods Drive  
Cary, NC 27513

**LOCATION:** Southeast quadrant of the US 64 / 15-501 interchange.

**EXISTING USE:** Undeveloped Property.

**AREA:** 152.6 Acres Total, Apartment site 6.75 Acres.

**EXISTING ZONING:** MUPD (Mixed Use Planned Development)

**ZONING HISTORY:** Prior to the rezoning in November, 2006, the subject property was zoned R-10 (Residential).

**ANALYSIS:** MUPD Mixed Use Planned Development

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312  
Email: [swbass@pittsboronc.gov](mailto:swbass@pittsboronc.gov)  
Phone: (919) 542-1655  
Fax: (919) 542-2310

The property is zoned MUPD, Mixed Use Planned Development. The Bellemont Station Mixed Planned Unit Development (MUPD) was approved by the Town of Pittsboro Board of Commissioners on November 27, 2006.

This district is defined as an area integrating mixed uses which may include commercial, office, institutional, hotel, residential and recreational uses. The purpose of this district is to encourage the design of a more complete and sustainable environment consistent with the Town's small-town character through the application of imaginative approaches to community design that allow and encourages mixed uses, sensitivity to the environment, and the coordination of development with the adequacy of public facilities.

The Bellemont Station Mixed Planned Unit Development (MUPD) is currently zoned properly and readily developable for 76 multifamily units. There is a sewer capacity reserve for this particular property. The Town entered into a wastewater capacity agreement with Ricky Spoon Builders, Inc., December 14, 2009 for 40,000 gallons per day. This agreement remains in effect. The applicant will purchase the amount necessary for the project from this reserve, amounting to 19,250 gpd.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of the proposed request, subject to final review and comment of technical details, and subject to issuance of a Stormwater Permit and authorization by the Town Engineer. All other requirements as detailed in the Master Plan proposal dated, Revised, November 22, 2006, as approved by the Pittsboro Town Board of Commissioners remain in effect and binding.