



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager
FROM: Stuart Bass, Planning Director
DATE: August 7, 2014
RE: SP-2014-05
Bellemont Pointe Apartments

STAFF ANALYSIS - 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. 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).

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.

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

ANALYSIS: MUPD Mixed Use Planned Development

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.

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

The Planning Board recommended approval at its meeting on July 16, 2014.