

# Final Plat – Mt. Pleasant Towns Phase 2

October 1, 2024

The applicant is requesting to subdivide a 0.276-acre property into three lots from the previously approved townhome site plan. The lots are zoned for R3 – High Density Residential. Townhouses are a permitted use in this zoning district.

As shown, two lots will contain 1 townhome each. The third lot will contain two townhomes. The plat complies with lot size requirements of the zoning ordinance. A number of design criteria were waived when the site plan was approved and those should be carried forward now that the townhomes are built. These are related to build-to requirements and driveway locations.

Other issues have presented themselves that were not concerns when the townhouses were proposed on a single lot. Specifically, these relate to utility service lines for each townhome unit. Existing water meters are clustered in the western corner of the site near Walnut Street. Although public utility easements are noted, service line locations are not shown. Staff assumes service lines for water and sewer may cross the proposed property lines to reach the units they serve. This represents an issue for maintenance and upkeep for future lot owners. Any privately owned and maintained service line (e.g., water or sewer) needs to be secured in an appropriate easement for the clear purpose of maintenance by the appropriate lot owner. This is necessary to ensure that lot owners can service these lines as necessary without confusion of where this maintenance can happen.

The following items need to be addressed for this application.

- Show location and sizes of service lines for existing water and sewer utilities.
- Add appropriate easements for effected lot owners to maintain their individual service lines. These easements should also be defined in the notes on the plat.