

Preliminary Plat – Southbend Crossing

August 21, 2024

The applicant is requesting approval for a residential preliminary plat containing 219 single-family lots to be developed on South Cross Bridges Road. The review of the submitted site plan identified the following issues.

- KCI recommends providing sidewalks on both sides of the neighborhood streets. The applicant is requesting for sidewalks on one side of the street to be allowed. The Planning Commission has the authority to determine what is appropriate for the development.
- The 5' mulch trail is intended to provide a connection to the park located south of the development. KCI recommends a more durable surface to be used such as asphalt pavement or crushed granite. This should reduce ongoing maintenance of the trail facility.
 - The trail is shown in "Proposed Future Right-of-way." Maintenance of the trail should remain the responsibility of the developer until right-of-way is dedicated to the City of Mount Pleasant or other public entity.
 - KCI also recommends the trail to be wider than a standard 5' sidewalk to accommodate groups and families that may be walking to the park together. A minimum width of 10' is recommended. A 12' wide trail would be ideal to accommodate walker, bicycles, strollers, and other non-motorized modes. The Planning Commission can request this of the developer, however, the current regulations do not have a strict requirement for these facilities.
- If there are intended uses for any of the open space lots, please include a description in a note.
- The CH zoning boundary needs to reflect what is on file with the City. The boundary plat shows an expanded area that is different than the current zoning boundary. Future rezoning requests will need to be addressed as a separate application.
- Please provide any restrictive covenants, if applicable prior to submission of construction documents. Common open space lots will need to be maintained by an HOA or similar entity.
- Block lengths in residential areas shall not exceed sixteen hundred (1,600) feet nor be less than four hundred (400) feet, except as the planning commission deems necessary to secure efficient use of land or desired features of the public way pattern.
 - The applicant has stated the proposed layout is the most appropriate due to the overhead power lines, shape of the parcel and topography. The Planning Commission can approve this layout if they feel it is appropriate.
- Sidewalks and bicycle paths, where required by the planning commission, shall be included within the dedicated right-of-way of all public ways as indicated in subdivision regulations and shall be improved as required by Subsection 4-103.4 of these regulations. Concrete curbs are required for all public ways where sidewalks are to be constructed. A

median strip of grassed or landscaped area at least two (2) feet wide shall separate all sidewalks from adjacent curbs.

- CEC has no additional stormwater comments. The stormwater comments from the previous review (First Review) should just be a condition of approval.

The Planning Commission may approve, approve with conditions, defer, or deny this application based on findings of fact. Construction plans for the development will be developed after the preliminary plat is approved. The schedule provided on the preliminary plat is conceptual and does not appear to include time for development and review of the construction plans.