

institutional/civic, and recreation uses. The uses proposed in this application are consistent with goals of the Land Use Element which aims to encourage mixed use developments.

The property is presently wooded and bound by SC 46, Coleman Loop, the Morgan Tract PDD and the Anderson Tract PDD.

A Conceptual Plan has been submitted as part of this application. The Conceptual Plan illustrates the proposed use, general road layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development. The uses proposed in this application are consistent with goals of the Land Use Element which aims to encourage mixed use developments.

The property is presently wooded and bound by SC 46 (Plantation Drive), Coleman Loop, the Morgan Tract and the development know as Latitude Margaritaville. The project includes two full access points on SC Highway 46 and Coleman Loop. During the review process Staff recommended that connectivity to the neighboring tracts of land within the City be provided. The City should require future developments to provide connections to adjacent developments except when it is not practical due to environmental or safety reasons. The Land Use Element of the City's Comprehensive Plan states that "the City should emphasize connectivity by striving to connect development within the City's boundaries whenever possible." The Applicant has provided potential future connectivity to the Morgan Tract which will be reviewed at time of application for development of both the Karrh Tract and the Morgan Tract. Additionally, connection between the northern tracts will be evaluated to accommodate emergency vehicle access at the time of future Master Plan and Site Development Permit applications.

A traffic study identifying recommended improvements based on the proposed PDD has been provided with this application. A summary of the improvements is provided on pages 5 through 7 of the PDD document. Staff and SCDOT will continue to coordinate on traffic recommendations and improvements as we have more detail in the Master Plan and Site Development Plan application processes.

The Karrh Tract has a total acreage of 2,231 acres including 1,048 acres of upland and 1,183 acres of wetlands. The proposed Concept Plan for the PDD consists of approximately 929 acres of residential land use and 40 acres of mixed use development excluding wetlands. The proposed PDD includes a maximum density of 3,354 residential units.

The proposed PDD encourages pedestrian ways (sidewalks, walking trails, etc) throughout the pocket neighborhoods and commercial development pods. The Applicant is proposing that pedestrian ways not be required when golf carts are used as a primary means of transportation within the boundaries of each development area. Based on this request, Staff recommends that pedestrian connectivity be further reviewed at time of each Master Plan and subsequent Site Development Permit application submittal to ensure appropriate connectivity is provided based on the needs of the specific project.

The applicant is proposing a minimum of a 50' buffer for the perimeter of the PDD except where an intervening wetland buffer exists. This buffer will consist of existing natural buffer as well as potential additional landscaping. Where differing land uses are encountered (ie residential to commercial), fencing requirements of the MZDO shall apply in addition to the PDD buffer. No parking or structures will be located within the buffer.

The applicant is proposing a minimum of 25% total open space within their development. A minimum of 1 acre active open space will be provided for every 125 dwelling units at time of

