



Land Use Analysis

February 28, 2018

An analysis of the development and land use patterns in the Town of Mount Pleasant and calculation of capacity for additional housing under current adopted plans.

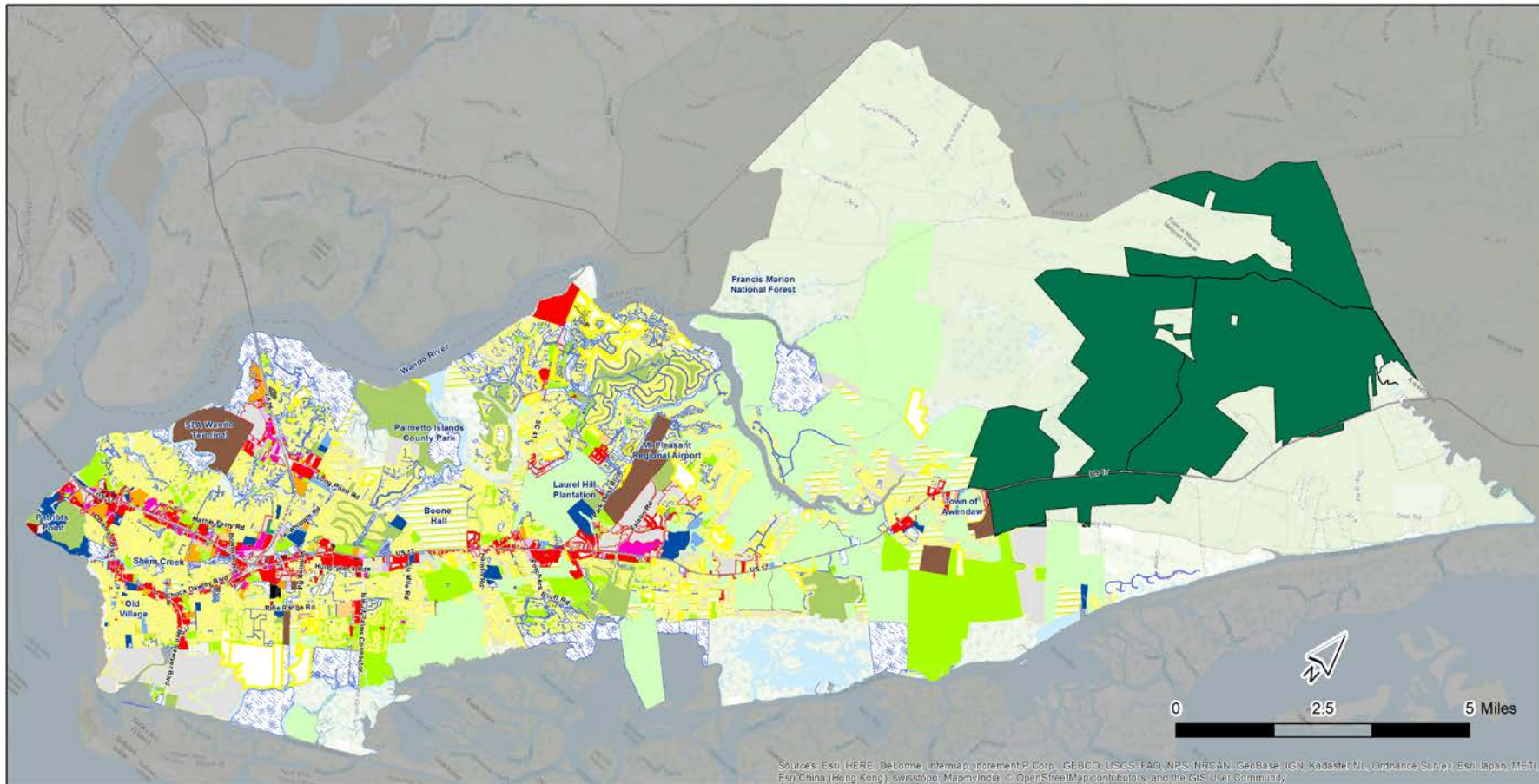
EXISTING LAND USE

Determined using the county assessor data for each parcel

Classified into standard land use categories

Spot checked against aerial imagery and local records to clarify

This is a general survey for planning purposes, MDC/CDM Smith does not guarantee the accuracy of this analysis for site specific conditions.



Town of Mount Pleasant Existing Land Use





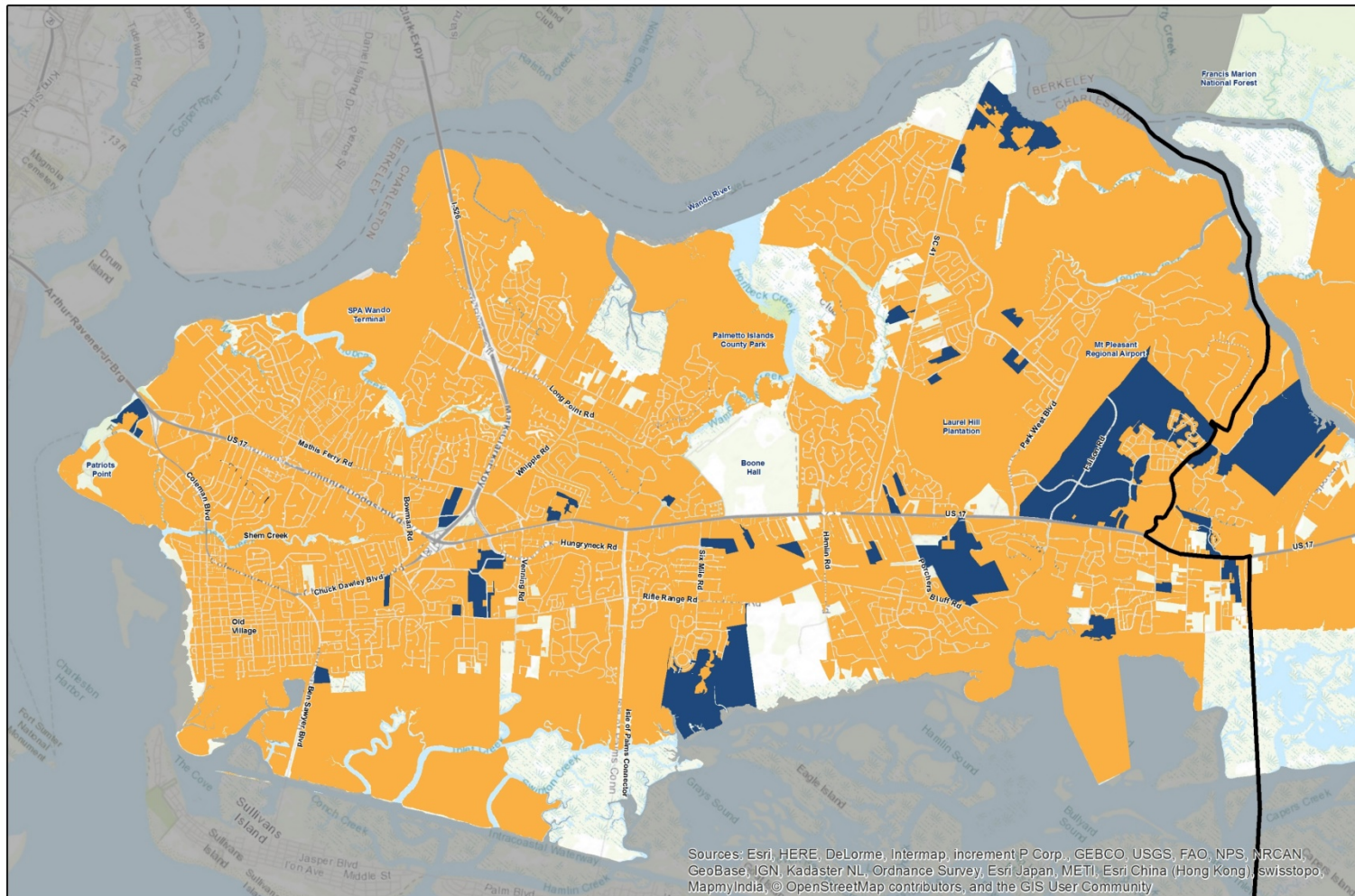
COMMITTED OR ANTICIPATED TO CHANGE?

Based on the existing land use, MDC/CDM Smith assessed if the use was stable and committed or if there was any potential for change.

This is done to help identify areas where land use planning can influence the future development of a site.

Development Status	Acreage
Built/Committed	28,606
Committed Not Built	2,027
Underdeveloped	2,078

COMMITTED OR ANTICIPATED TO CHANGE



Town of Mount Pleasant Development Status

DEVELOPMENT STATUS

- BUILT/PROTECTED*
- COMMITTED NOT BUILT

URBAN GROWTH BOUNDARY

- OUTSIDE STUDY AREA

0 1.5 3 Miles

*Within the Built/Protected areas, there could be redevelopment opportunities for older homes and/or commercial areas.

This map does not represent the policies of the Town of Mount Pleasant. This map is solely a general base map of Town features.

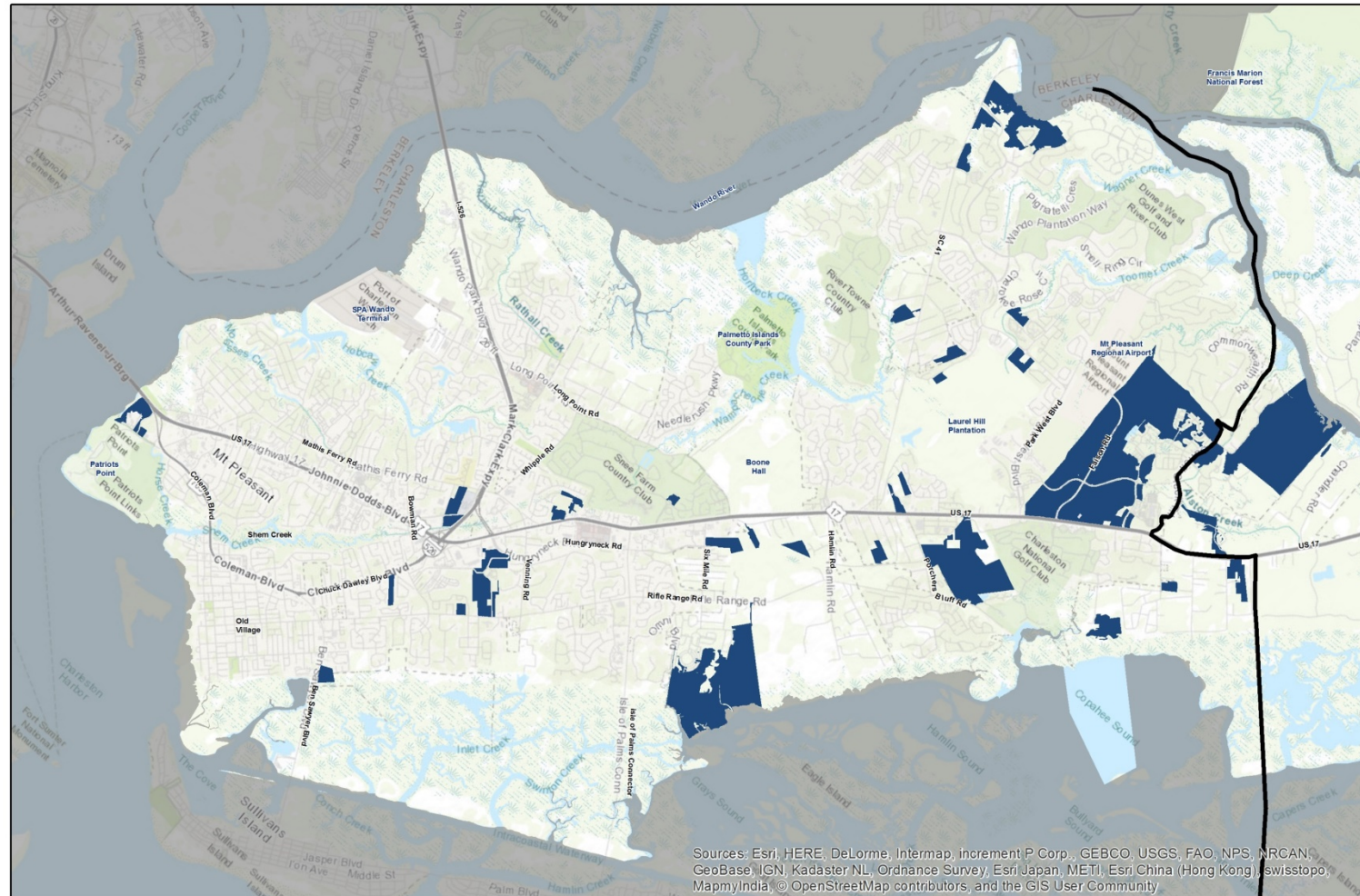
CURRENT INVENTORY OF HOMES

38,000

**EXISTING HOMES
IN 2017**

These houses
are home to
approximately
85,000 people

APPROVED AND UNBUILT DEVELOPMENT (PIPELINE)



Town of Mount Pleasant Pipeline Development

DEVELOPMENT STATUS

OUTSIDE STUDY AREA

COMMITTED NOT BUILT

URBAN GROWTH BOUNDARY



0 1.5 3 Miles

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PIPELINE DEVELOPMENT

In the areas shown on the previous map a plan of development has been approved.

There is significant land area under development.

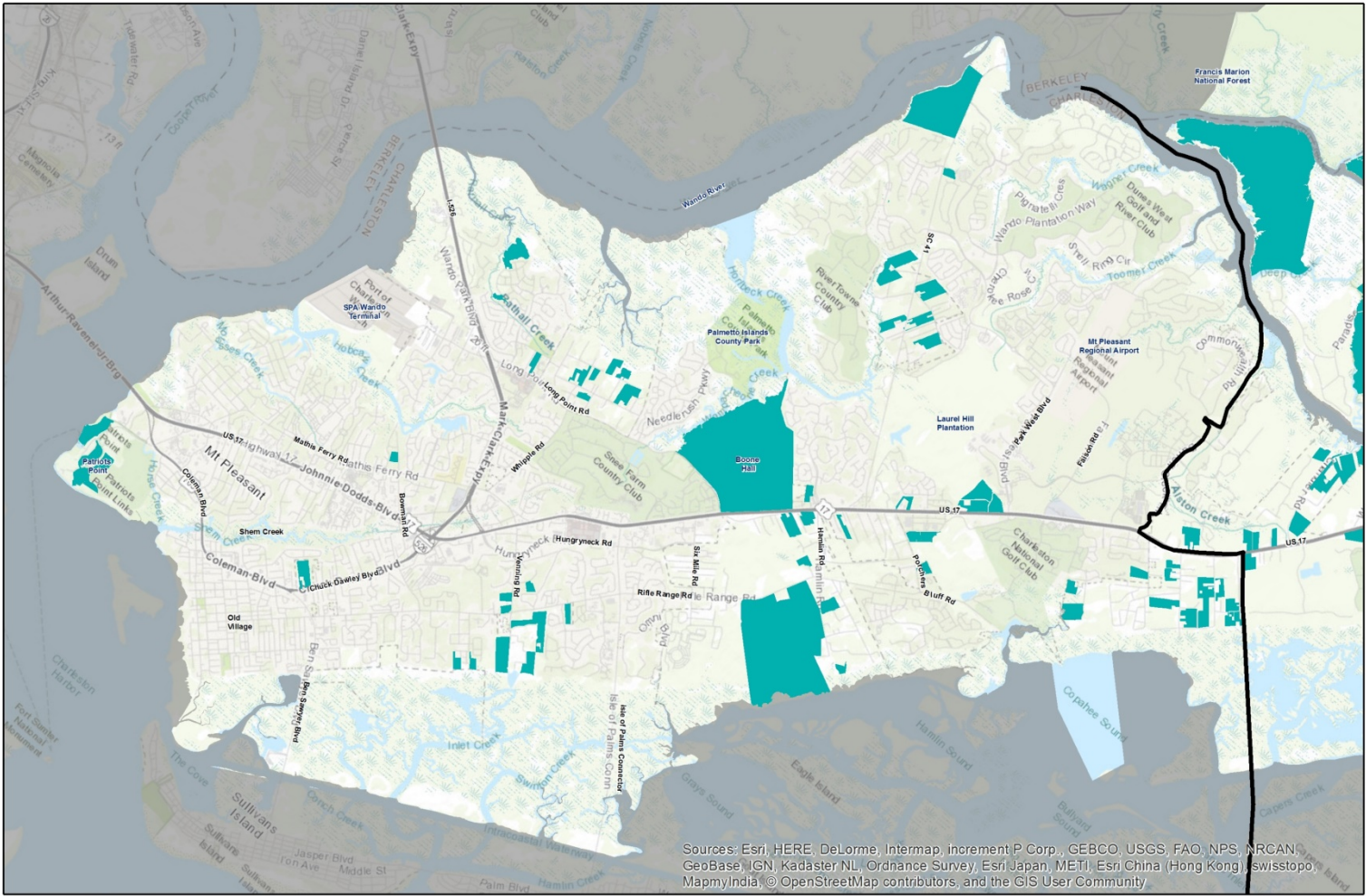
Anticipated to yield 6,815 new homes

When completed the pipeline development could result in a total of 44,815 homes/dwelling units in Town

6,815

**NEW
HOMES/
DWELLING UNITS**

REMAINING UNCOMMITTED LAND



Town of Mount Pleasant Uncommitted Land

DEVELOPMENT STATUS

UNDERDEVELOPED

OUTSIDE STUDY AREA

URBAN GROWTH BOUNDARY

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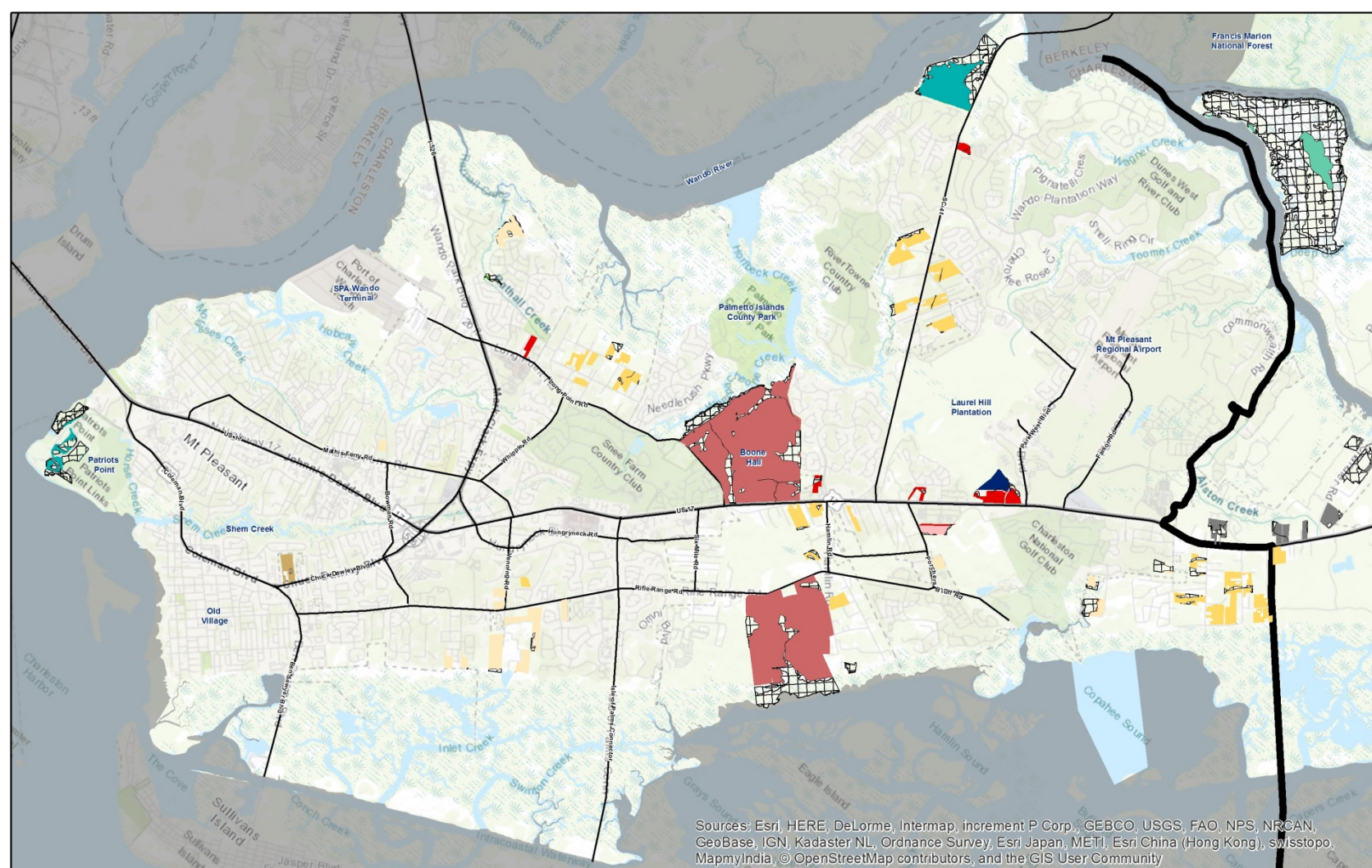


REMAINING UNCOMMITTED LAND

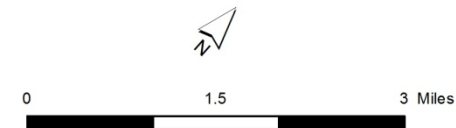
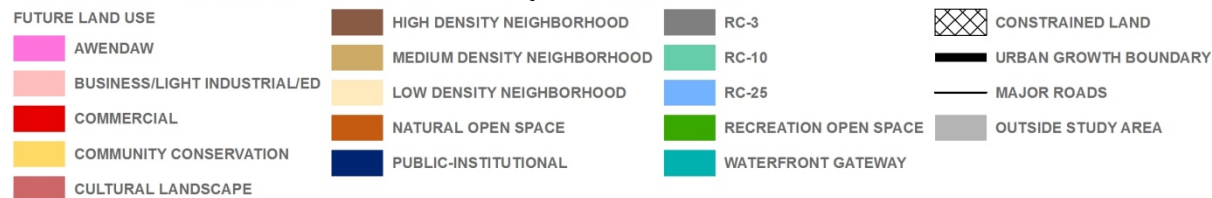
- There is 1,621 acres of land that does not have an approved plan of development.
- The future land use plan is applied to each area to determine the capacity for development
 - Wetlands and other constrained land is removed
 - Densities are applied based on future land use recommendations and zoning regulations

**1,532 ACRES
FOR RESIDENTIAL
USES**

POTENTIAL DEVELOPMENT AREAS WITH FUTURE LAND USE



Town of Mount Pleasant Underdeveloped Future Land Use



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ESTIMATED TOTAL CAPACITY OF THE TOWN AT BUILDOUT

- Existing
~38,000 homes
- Pipeline Capacity
~6,800 new homes
- PDAs Capacity
~5,600 new homes

TOTAL CAPACITY

- **50,400 HOMES**
- **~105,000-117,000 PEOPLE**
 - 93% Occupancy rate
 - 2.24-2.50 people per household