

9.5.3 Cross Access Between Adjacent Properties

- A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors. If waived, the applicant shall provide bicycle and pedestrian connections between adjacent properties.
- B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.
- C. Cross access shall provide two-way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.
- D. The applicant shall provide written notice to all adjoining property owners prior to the initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.
- E. The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first certificate of occupancy. The applicant shall perpetually maintain the cross access to the adjacent property line.
- F. The cross access easement shall be recorded as part of a final plat.

9.6 Pedestrian Circulation

9.6.1 Placement and Connections

- A. Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway, I-65, and undeveloped edges of natural areas.
- B. A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided:
 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;
 2. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;
 3. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
 4. That connect to existing or planned private trail systems in adjacent developments, where possible;
 5. Between open spaces within a development; and
 6. Building main entrances with associated parking areas.
- C. In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid-block internally to connect streets on opposite sides of the block.
- D. At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.