

REDLANDS SUBDIVISION, PHASE 2

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments were provided.

The plat illustrates the proposed 70 lot, 18.5 ± acre subdivision which is located adjacent to East side of Hunters Ridge West Subdivision, Unit 1, and the North side of Hunters Ridge Subdivision, 4th Unit, extending to the West side of proposed Redlands Subdivision, Phase 1, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer (South Alabama Utilities).

The purpose of this application is to create 70 legal lots of record from a portion of a lot proposed by the Alabama Pecan Subdivision, Phase 1, that was scheduled for the March 15th Planning Commission meeting. The application at hand would represent phase two of the Redlands Subdivision; the first phase was also scheduled for the March 15th planning Commission Planning meeting. Both Alabama Pecan Subdivision, Phase 1, and Redlands Subdivision, Phase 1, were heldover from the March 15th meeting to the April 5th meeting due to the lack of a quorum, however, both were recommended for holdover to the April 19th meeting due to concerns relating to the proposed extension of Eliza Jordan Road along the western banking of the overall site, as part of the Major Street Plan component of the Comprehensive Plan. Phase 1 of the Redlands Subdivision was additionally recommended for Holdover due to a lack of an overall plan for the entirety of the Redlands Subdivision, depicting all proposed phases. As no overall composite plan showing all proposed phases has been provided for the proposed Redlands Subdivision, staff has no information regarding the total number of phases, the ultimate number of proposed lots, nor the total number of access points for the subdivision.

Based on the preceding, the application is recommended for Holdover to the May 3rd meeting so that the following can be addressed:

- 1) an overall plan for the Redlands Subdivision, depicting all proposed phases, lots, and access points to be submitted by April 16th ; and
- 2) revision of the proposed subdivision to accommodate the proposed Eliza Jordan Road major street extension.

Revised for the April 19th meeting:

The application was heldover from the April 5th meeting to allow staff to research which of the other subdivisions along the proposed Eliza Jordan Road major street corridor were required to accommodate the proposed major street. The applicant was also required to submit an overall conceptual plan depicting all the phases of the development; however staff did not receive a revised plan reflecting that information.

RECOMMENDATION

Based on the proceeding, the application is recommended for denial for the following:

- 1) A determination must be made on the Alabama Pecan Subdivision request and the associated major street issue prior to the consideration of Phase II, of Redlands Subdivision;*
- 2) No overall conceptual plan depicting all proposed phases of development was provided, as requested.*

Revised for the May 17th meeting:

The application was heldover from the April 19th meeting at the applicant's request, so that the applicant could revise the preliminary plat to reflect an entrance across from Eliza Jordan Road, to be coordinated with Mobile County Engineering, and provide a revised composite plan for the entire subdivision, depicting all phases. The applicant did provide a revised preliminary plat for the Redlands Phase 1, & 2 Subdivision depicting an entrance across from Eliza Jordan Road, however a composite plan for the overall subdivision was not submitted.

It should also be noted that a revised plat depicting revisions for the Alabama Pecan Subdivision, Phase 1 has not been submitted. Thus staff has no information regarding how the Alabama Pecan Subdivision was redesigned, nor the proposed lot arrangement. Condition number eight in the Letter of Decision for the Alabama Pecan Subdivision, Phase 1 states the following, "Completion of the subdivision process for the Alabama Pecan Subdivision, Phase 1, prior to bringing in any subsequent subdivision requests for completion (Redlands Subdivision, any phase)". Conditions of approval must be met for the Alabama Pecan Subdivision, Phase 1 prior to moving forward with the Redlands Subdivision as the additional subdivision is contingent upon the Alabama Pecan Subdivision layout.

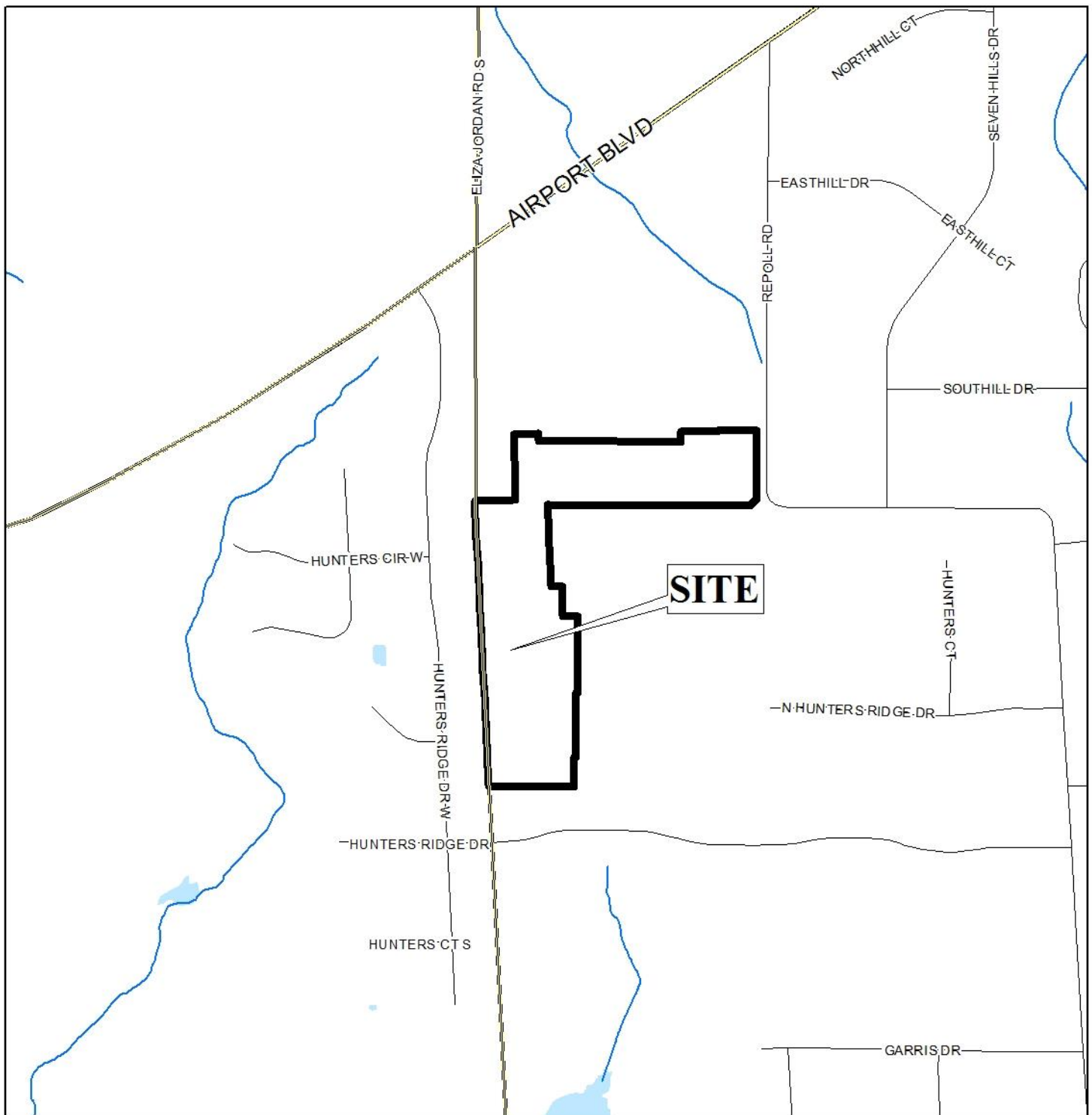
Based on the fact that a revised composite plan for the entire subdivision has not been submitted, and a revised plat for the Alabama Pecan Subdivision, Phase 1 has not been received, as they were both requirements per the Letters of the Decision, staff can not recommend the subdivision for approval.

RECOMMENDATION

Based on the proceeding, the application is recommended for denial for the following:

- 1) Per the Letter of Decision of approval of the Pecan Subdivision, Phase 1, item number 8 states” Completion of the subdivision process for the Alabama Pecan Subdivision, Phase 1, prior to bringing in any subsequent subdivision requests for completion (Redlands Subdivision, any phase)”;* and
- 2) No overall conceptual plan depicting all proposed phases of development for the Redlands Subdivision was provided, as requested.*

LOCATOR MAP



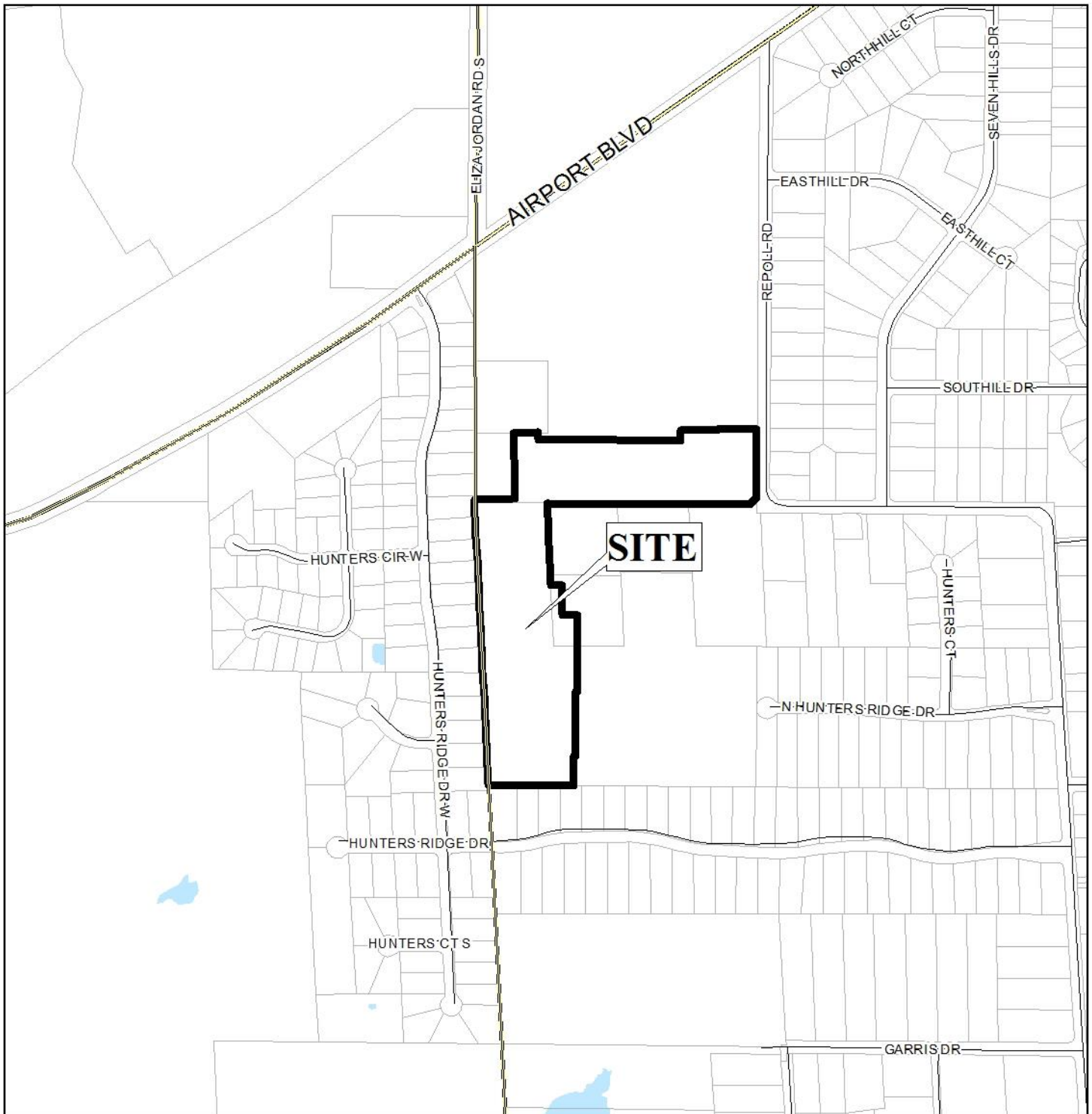
APPLICATION NUMBER 3 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision



LOCATOR ZONING MAP



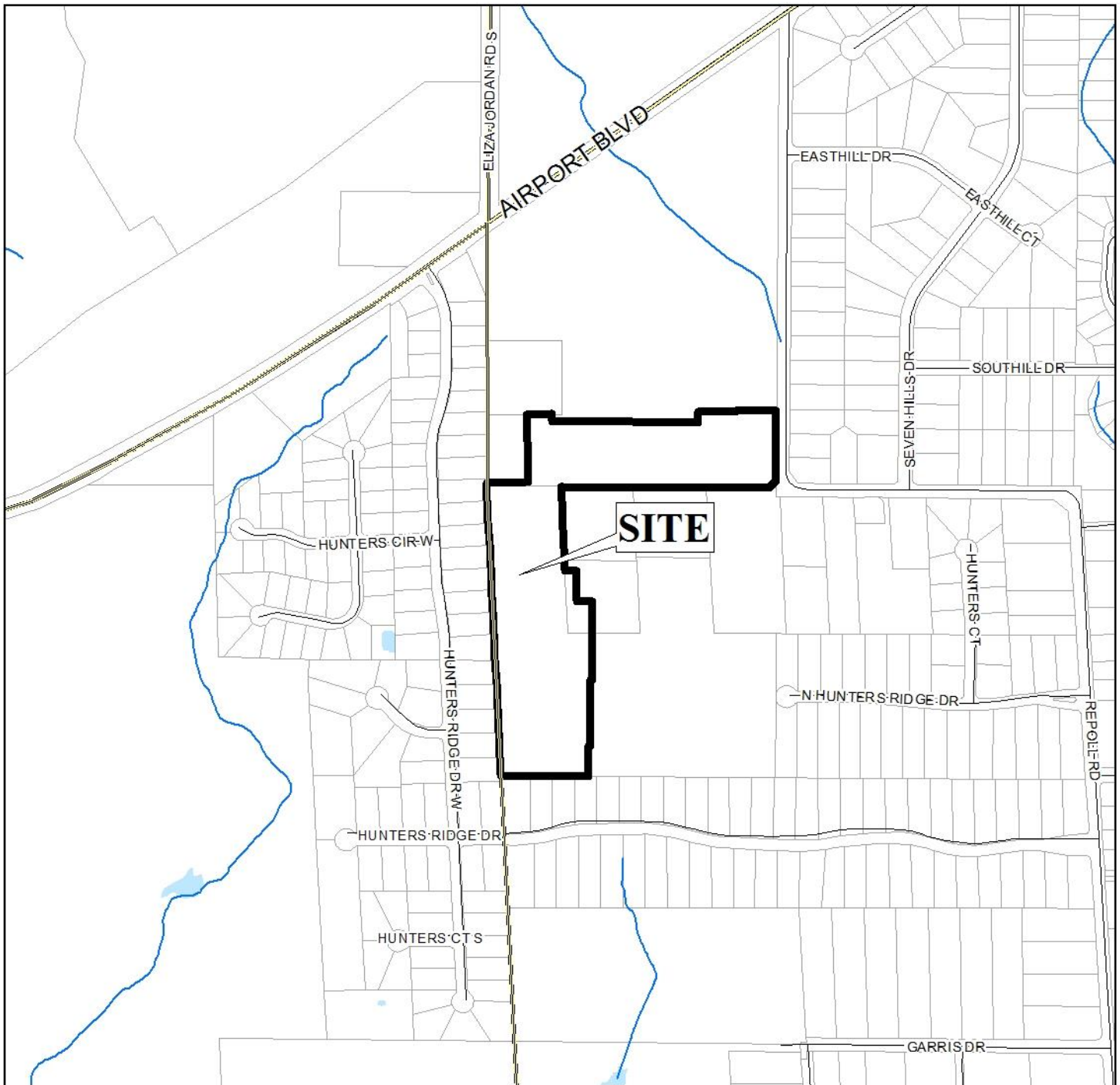
APPLICATION NUMBER 3 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE May 17, 2018

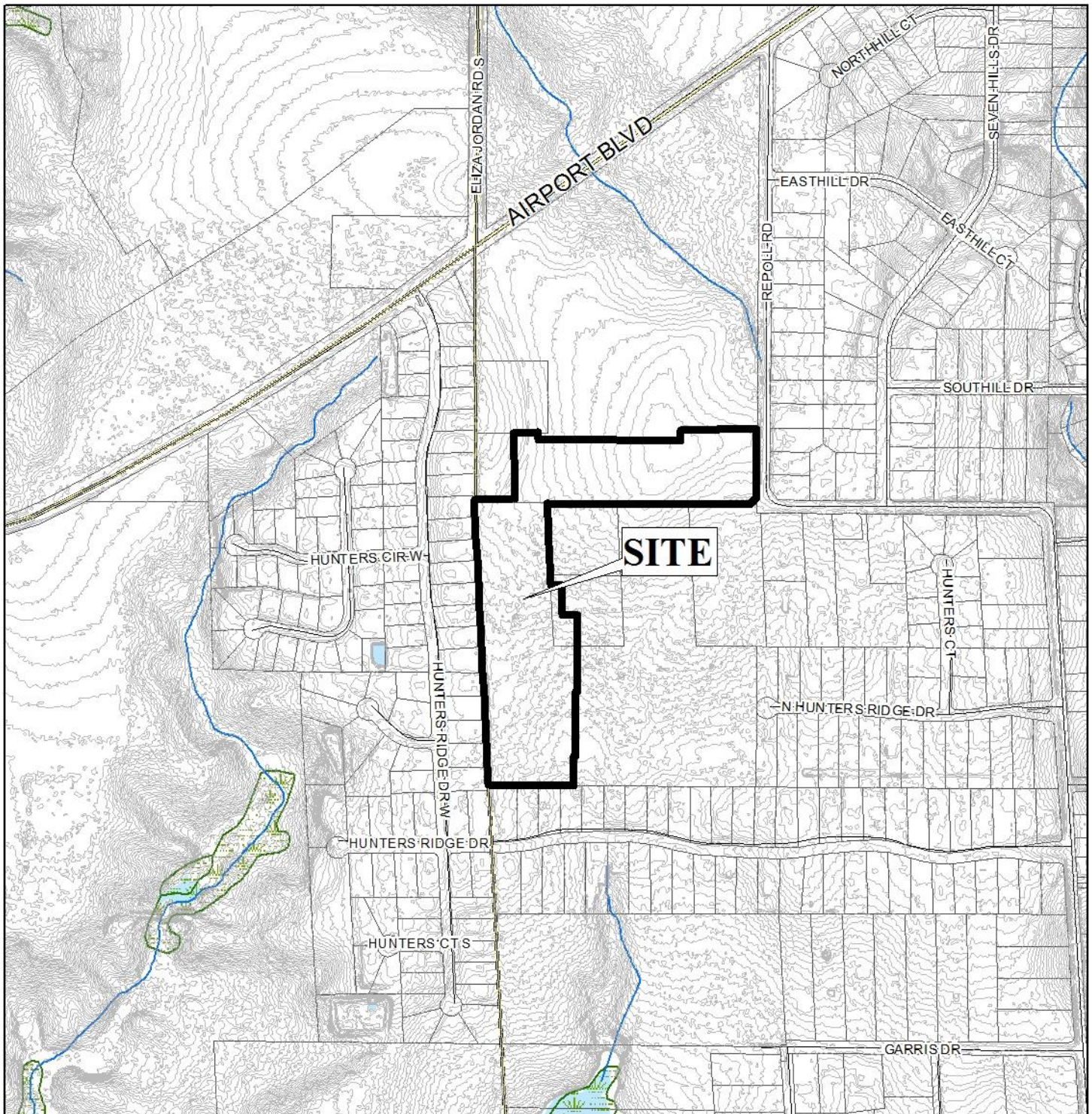
APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



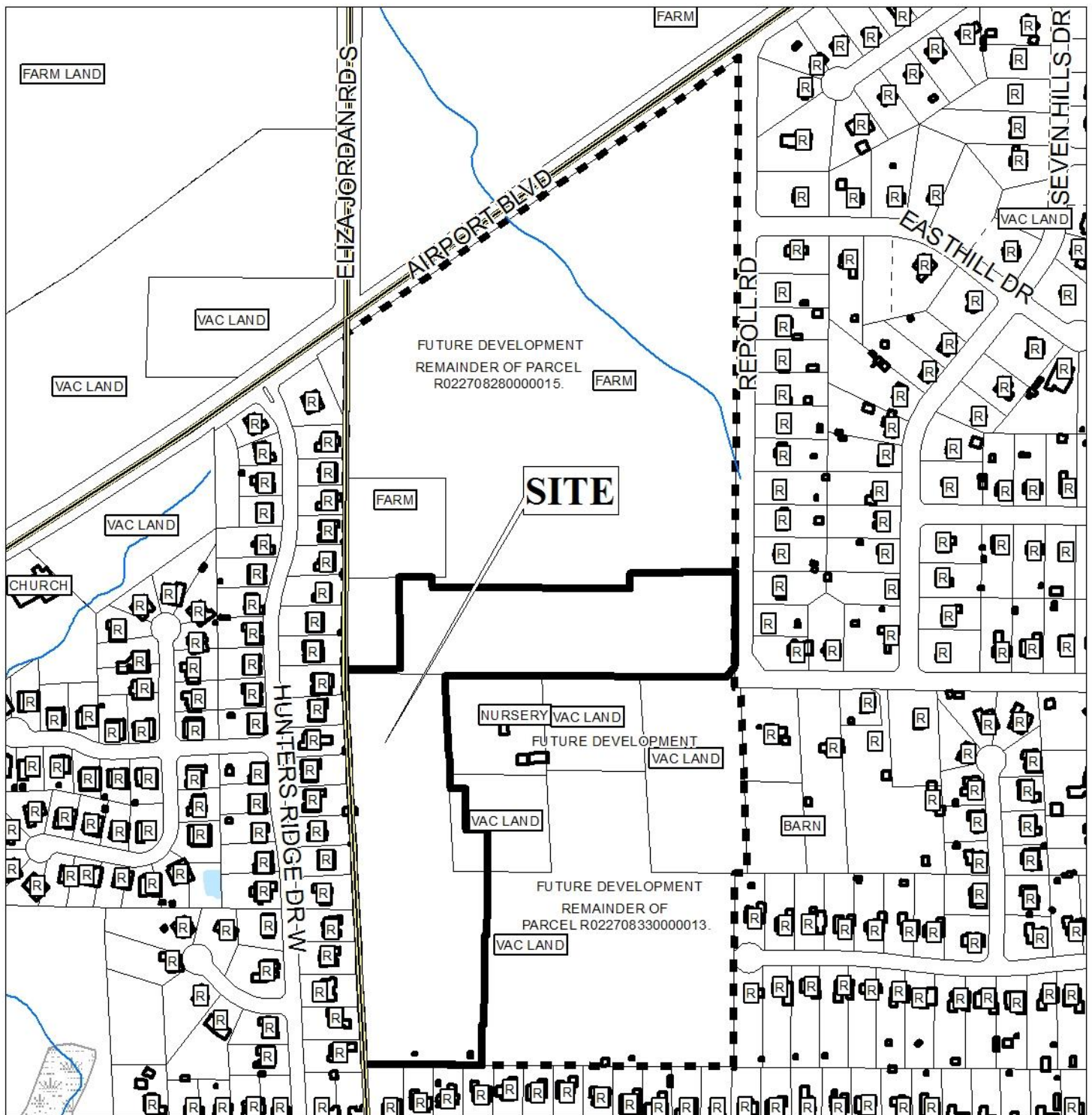
APPLICATION NUMBER 3 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision



REDLANDS SUBDIVISION, PHASE 2

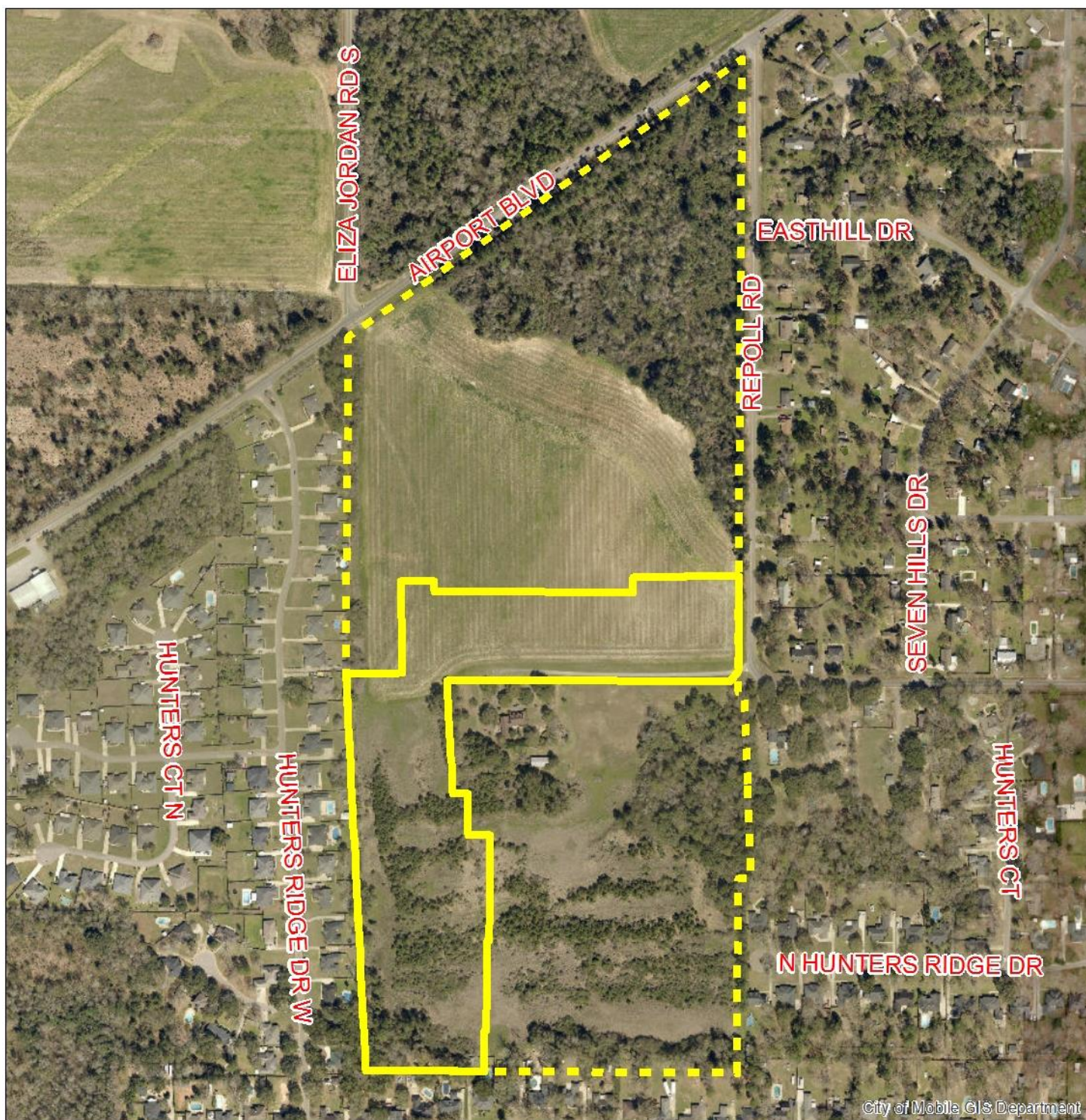


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



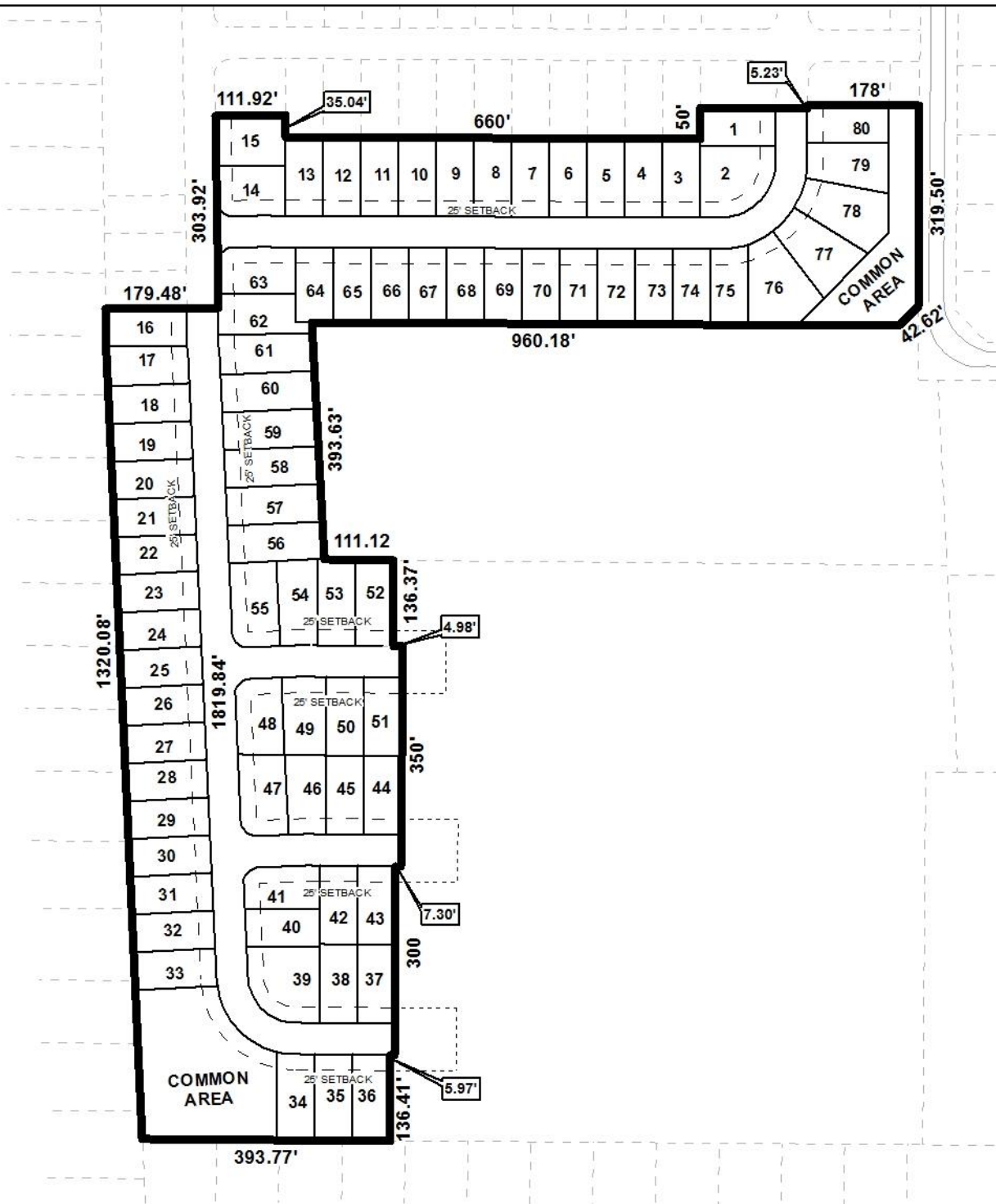
REDLANDS SUBDIVISION, PHASE 2



APPLICATION NUMBER 3 DATE May 17, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision



NTS