

REDLANDS SUBDIVISION, PHASE 1

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, 22.88 \pm acre subdivision which is located on the South side of Airport Boulevard, 780' \pm West of Repoll Road, 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 is also on the March 15th Planning Commission agenda. If the 4 lot subdivision is approved (Alabama Pecan Subdivision, Phase 1), the 70 lot subdivision will be Phase 1, of the Redlands Subdivision; thus making it Lot 3 of the overall proposed 4 lot subdivision. A second phase of the Redlands Subdivision has been submitted for the April 5th meeting of the Planning Commission.

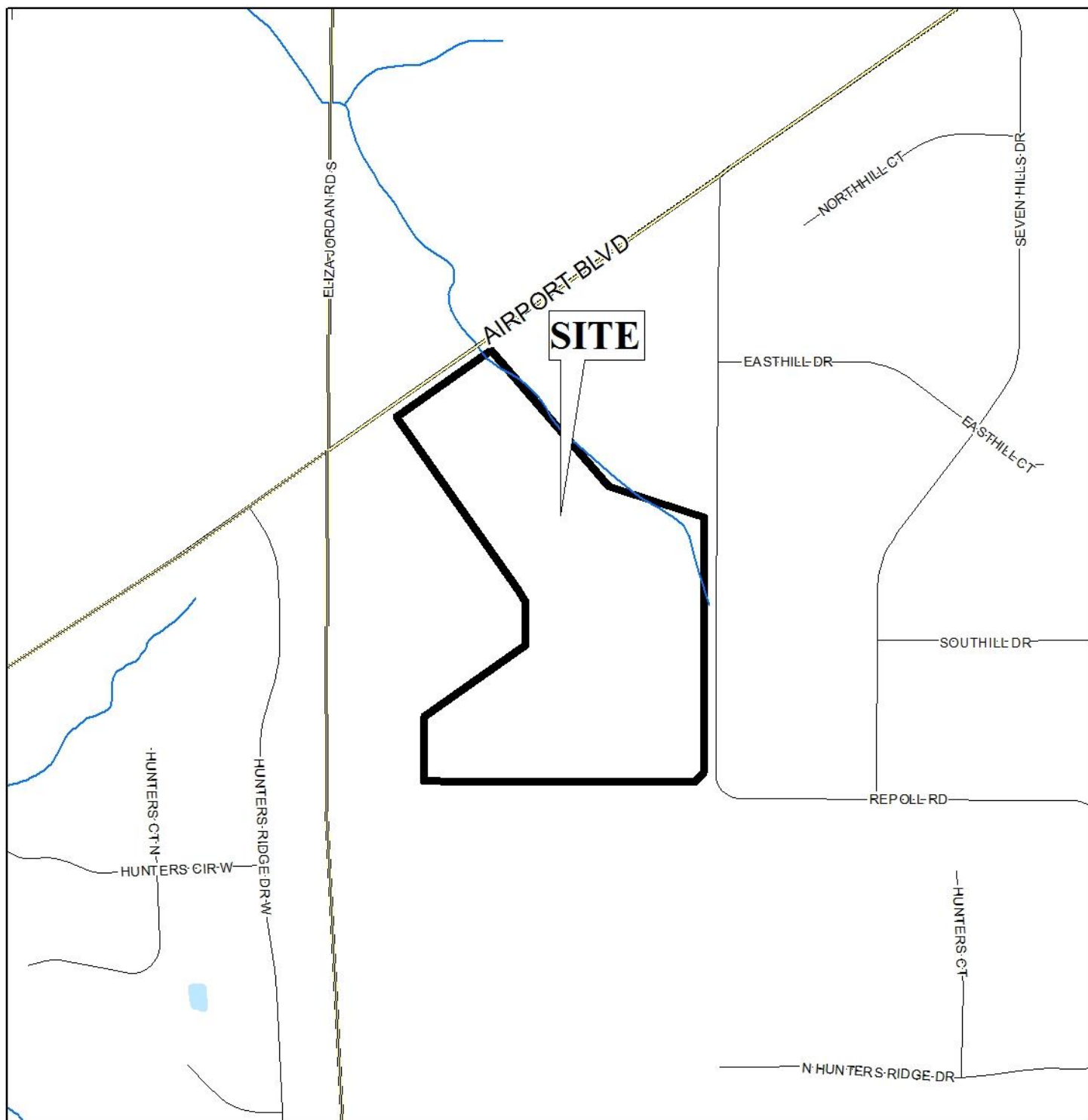
The site fronts Airport Boulevard and Repoll Road. Airport Boulevard is a proposed major street with a planned 100' right-of-way, as illustrated on the Major Street Plan. However, the plat indicates the right-of-way width of Airport Boulevard as 80'. Therefore dedication of any necessary right-of-way to provide 50' from centerline of Airport Boulevard will be required. The plat depicts Repoll Road as having a 60' right-of-way; therefore no dedication will be required. The site is also bounded along the west side by a proposed major street, a new connection linking Eliza Jordan Road to Johnson Road West. The right-of-way is proposed to be 100 feet, thus the plat should be revised to reflect dedication of the right-of-way.

No overall composite plan showing all proposed phases has been provided for the proposed Redlands Subdivision, thus staff has no information regarding the ultimate proposed number of lots, nor the total number of access points for the subdivision.

Based on the preceding, the application is recommended for Holdover to the April 19th meeting so that the following can be addressed:

- 1) an overall plan for the Redlands Subdivision, depicting all proposed phases can be submitted by March 28th;
- 2) revision of the proposed subdivision to accommodate the proposed Eliza Jordan Road major street extension; and
- 3) advise the applicant to Holdover Phase 2, currently set for the April 5th agenda to April 19th to make revision to reflect the major street plan.

LOCATOR MAP



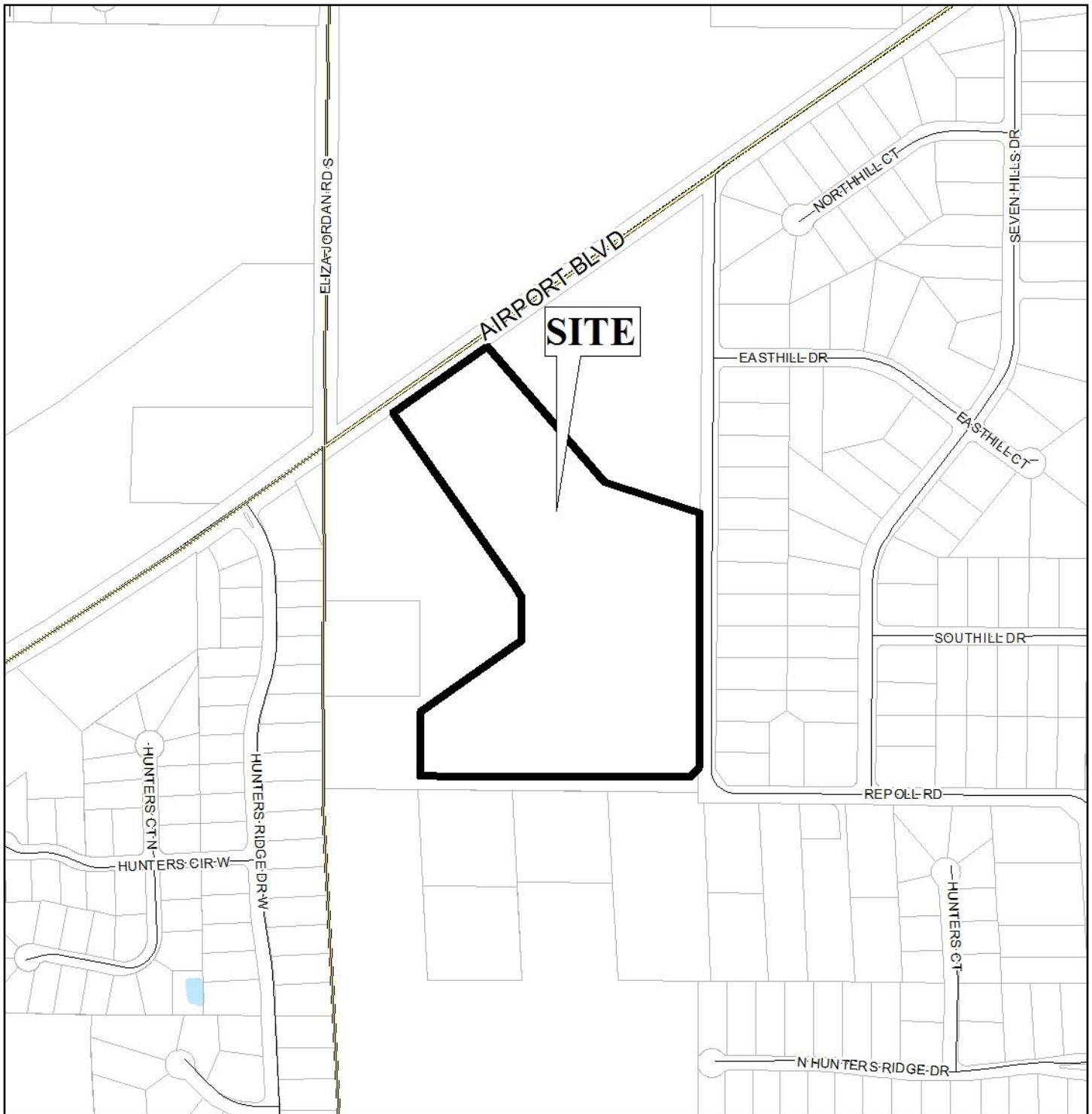
APPLICATION NUMBER 4 DATE March 15, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision



LOCATOR ZONING MAP



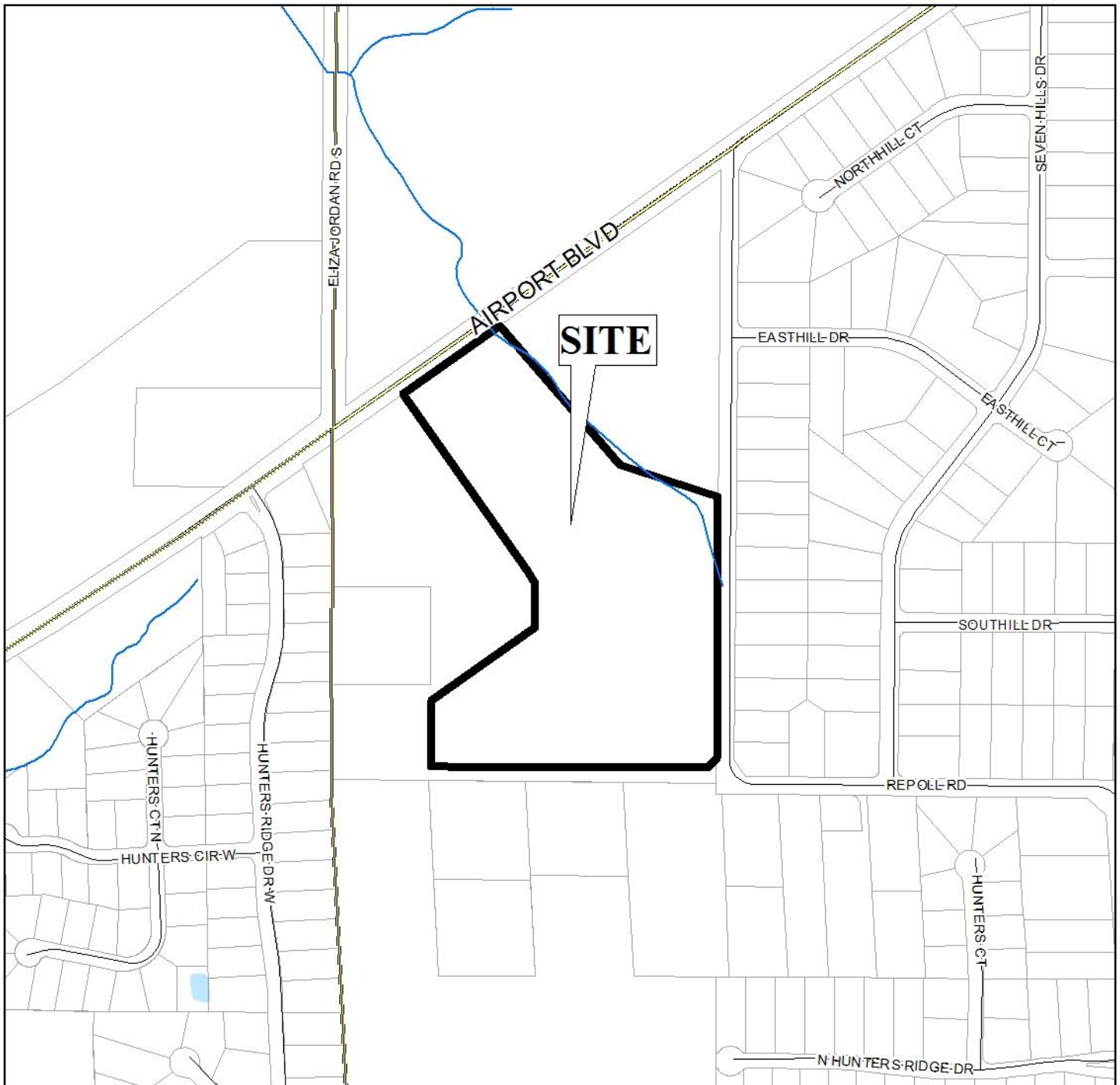
APPLICATION NUMBER 4 DATE March 15, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE March 15, 2018

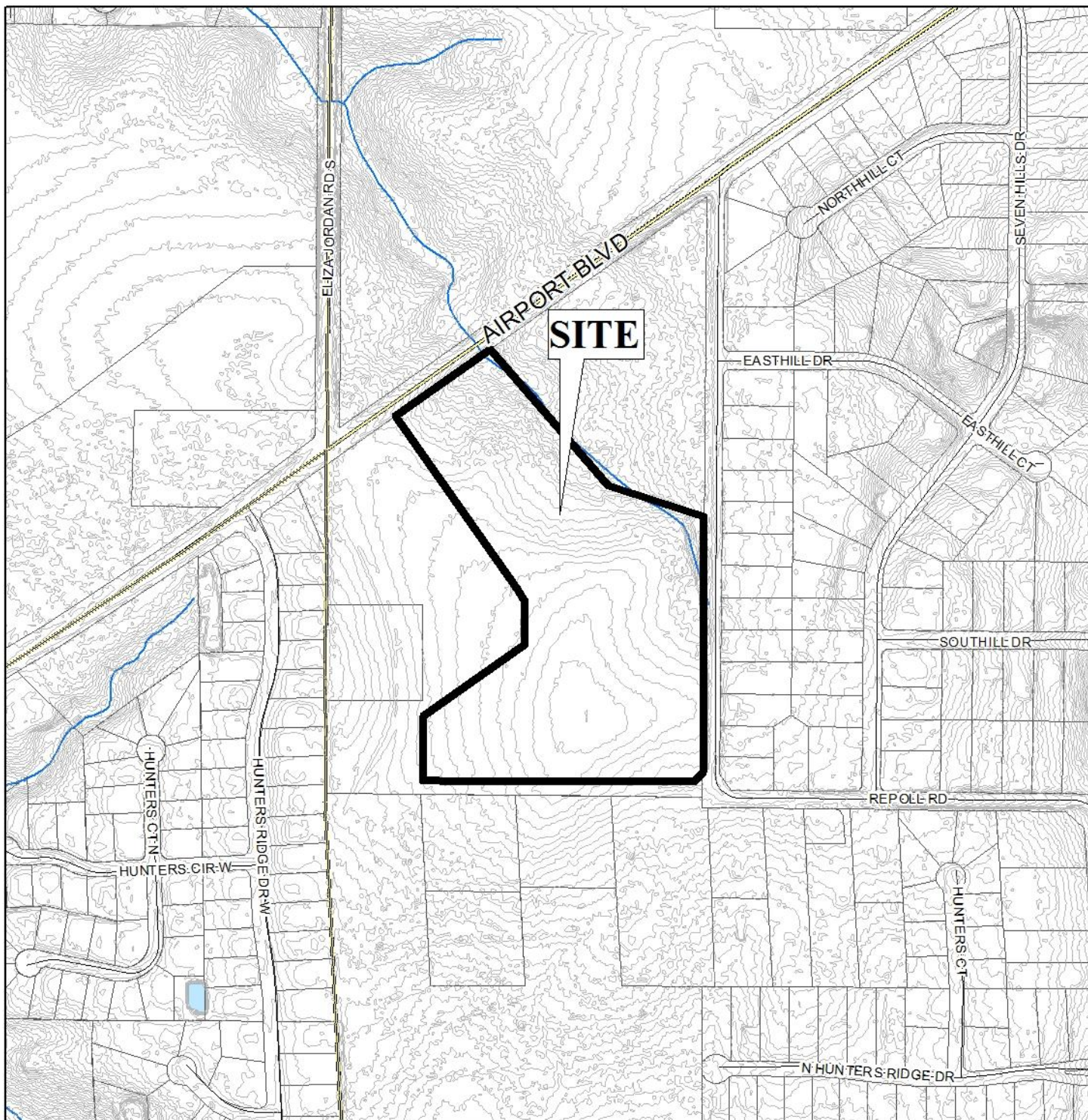
APPLICANT Redlands Subdivision, Phase I

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



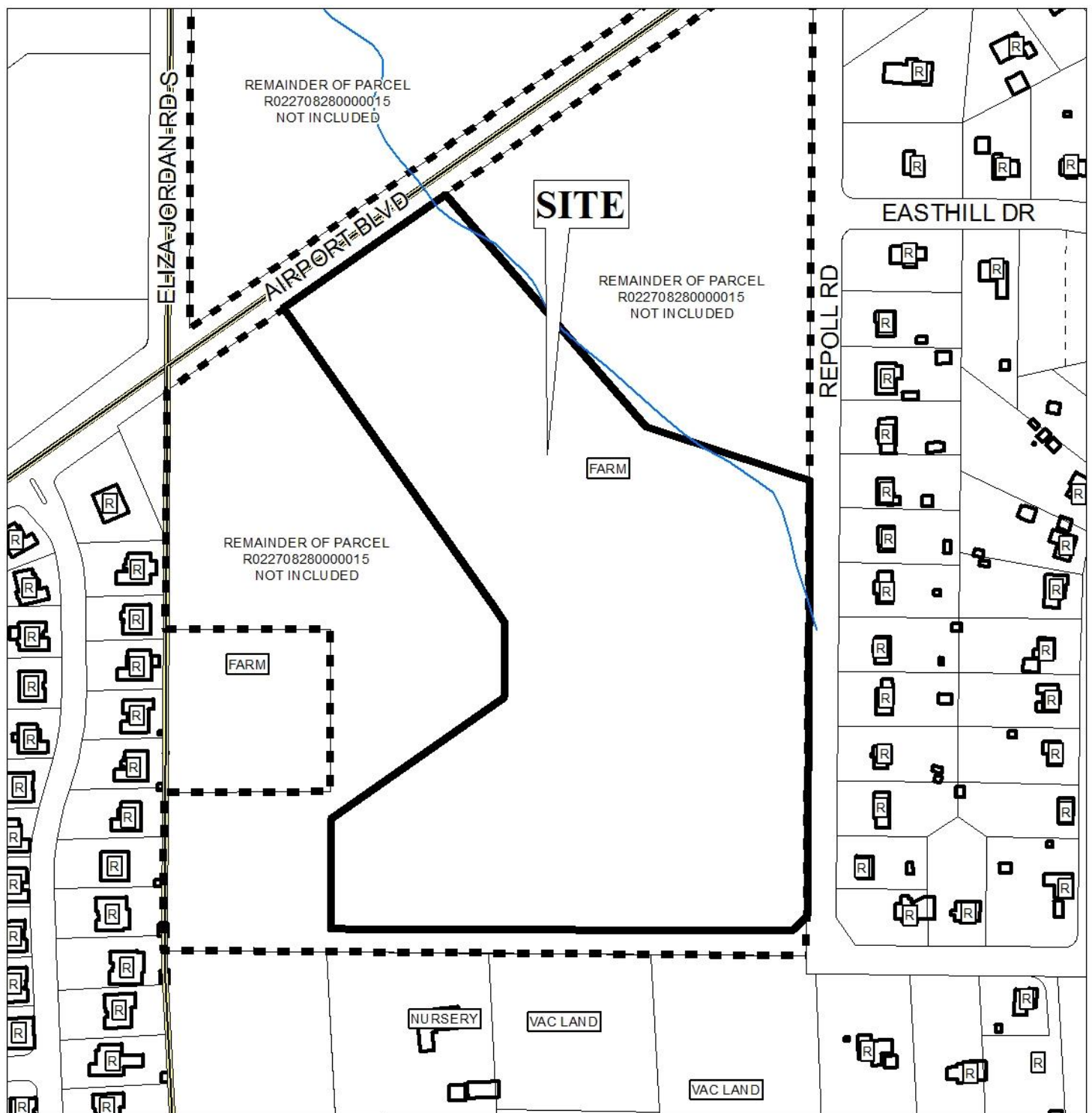
APPLICATION NUMBER 4 DATE March 15, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision



REDLANDS SUBDIVISION, PHASE I

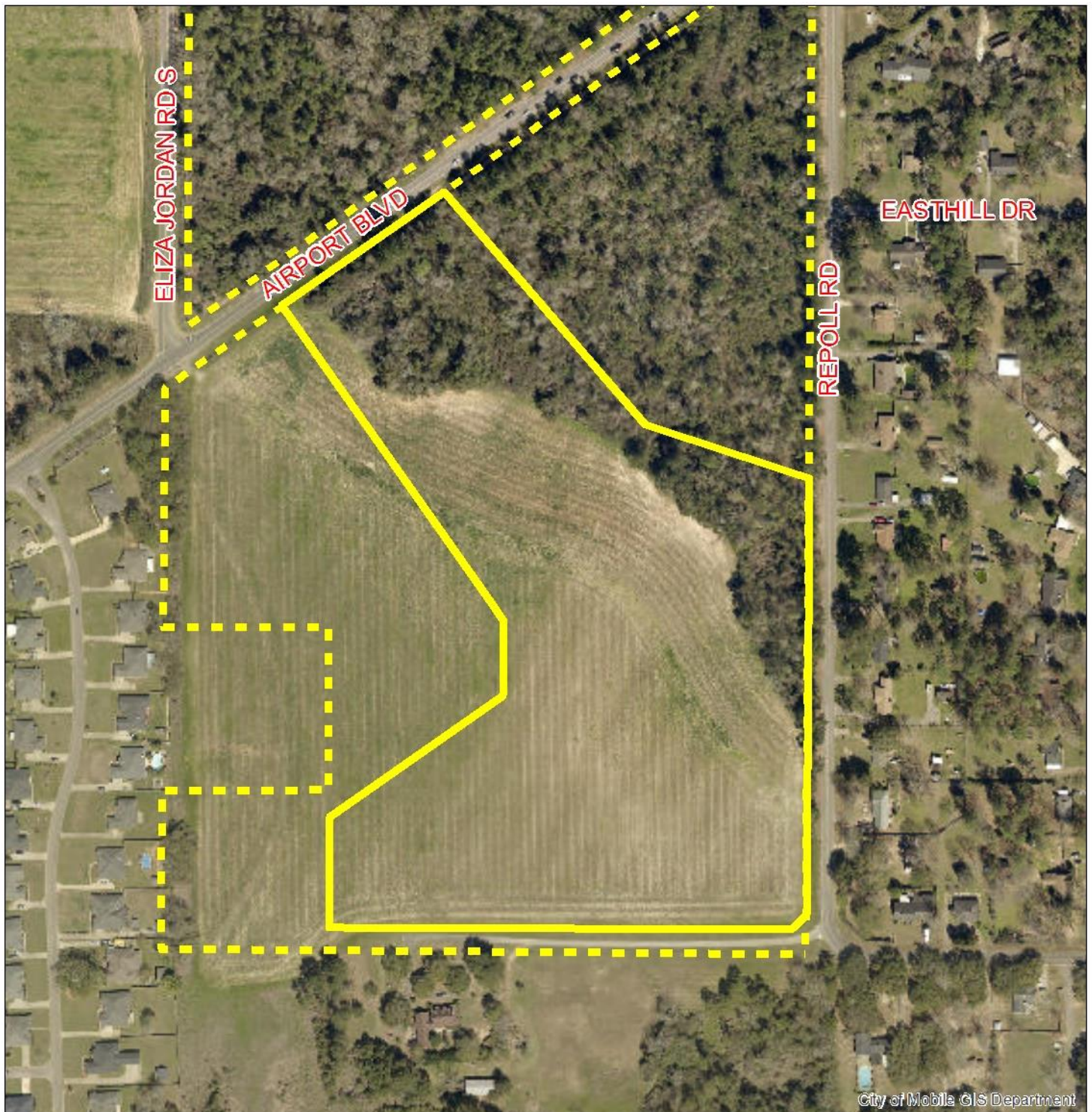


APPLICATION NUMBER 4 DATE March 15, 2018

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



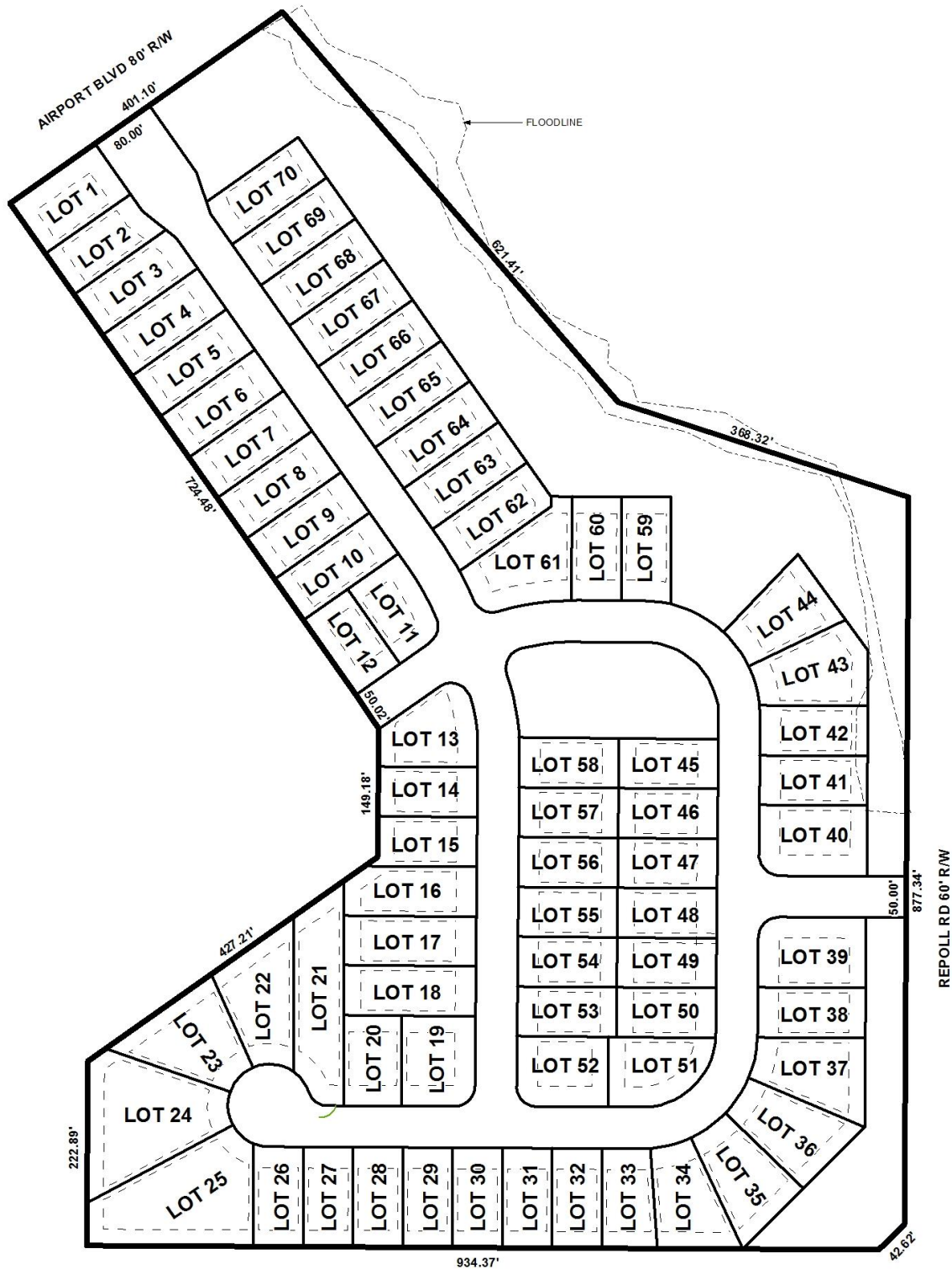
REDLANDS SUBDIVISION, PHASE I



APPLICATION NUMBER 4 DATE March 15, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 15, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision

