

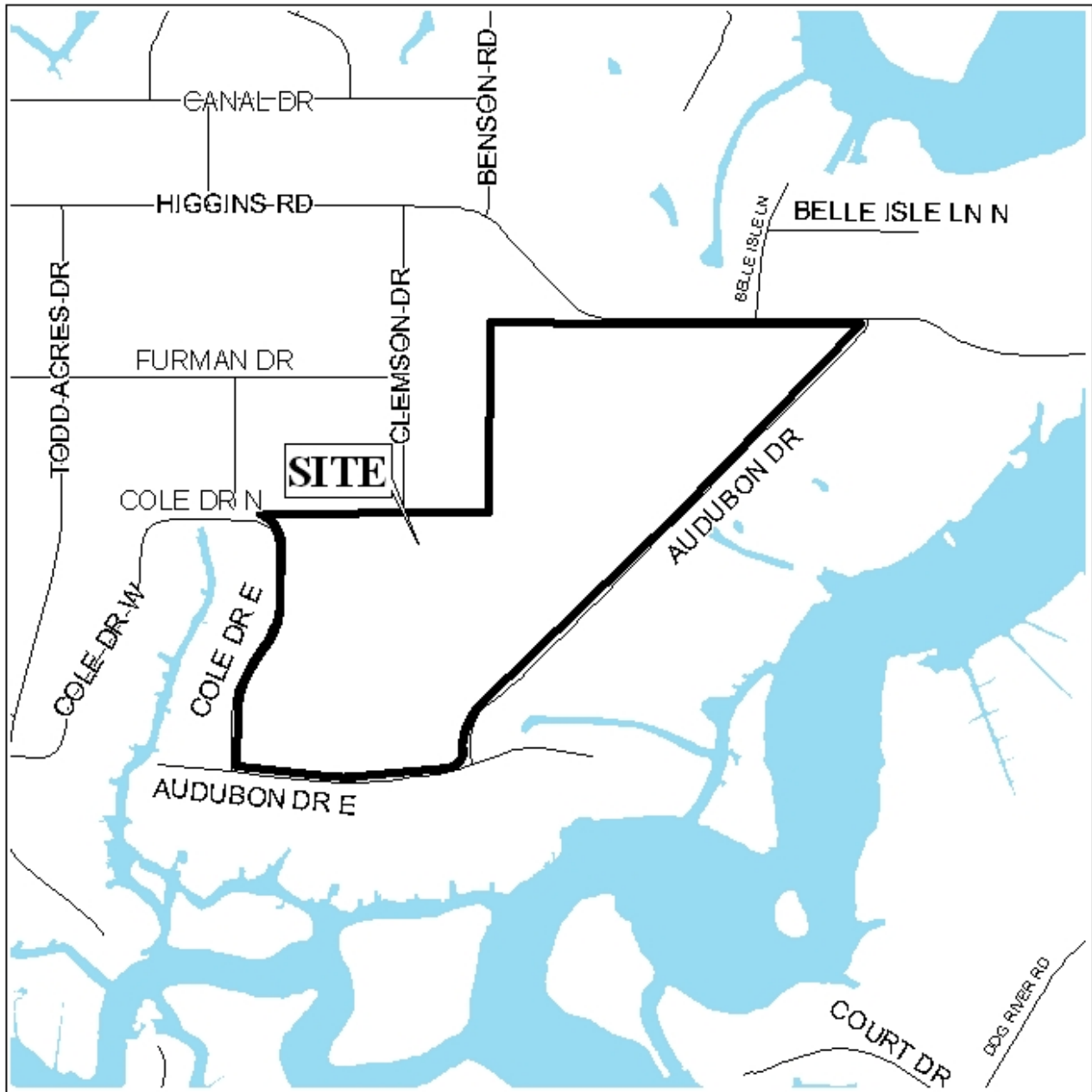
AUDUBON COVE SUBDIVISION

This is a request for a one-year extension of a previously approved 57-lot subdivision. The subdivision is located on the Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

This is the fourth extension request since the subdivision was originally approved in 2004. Phase One of the subdivision, consisting of 41 lots, was recorded in January, 2007. Phase Two, with 16 lots, remains unrecorded. There have been no changes in the condition of the surrounding area(s) that would affect the subdivision as previously approved, and there have been no changes to the regulations that would affect the previous approval. However, since there is no road construction proposed, the applicant was advised that any future extensions would be likely. City Engineering has noted that this subdivision was accepted by the City of Mobile Engineering Department in December 2006 and the developer was released from their maintenance bond in April 2009.

Based on the preceding, it is recommended that this request for extension be denied.

LOCATOR MAP



APPLICATION NUMBER 6 DATE January 7, 2010

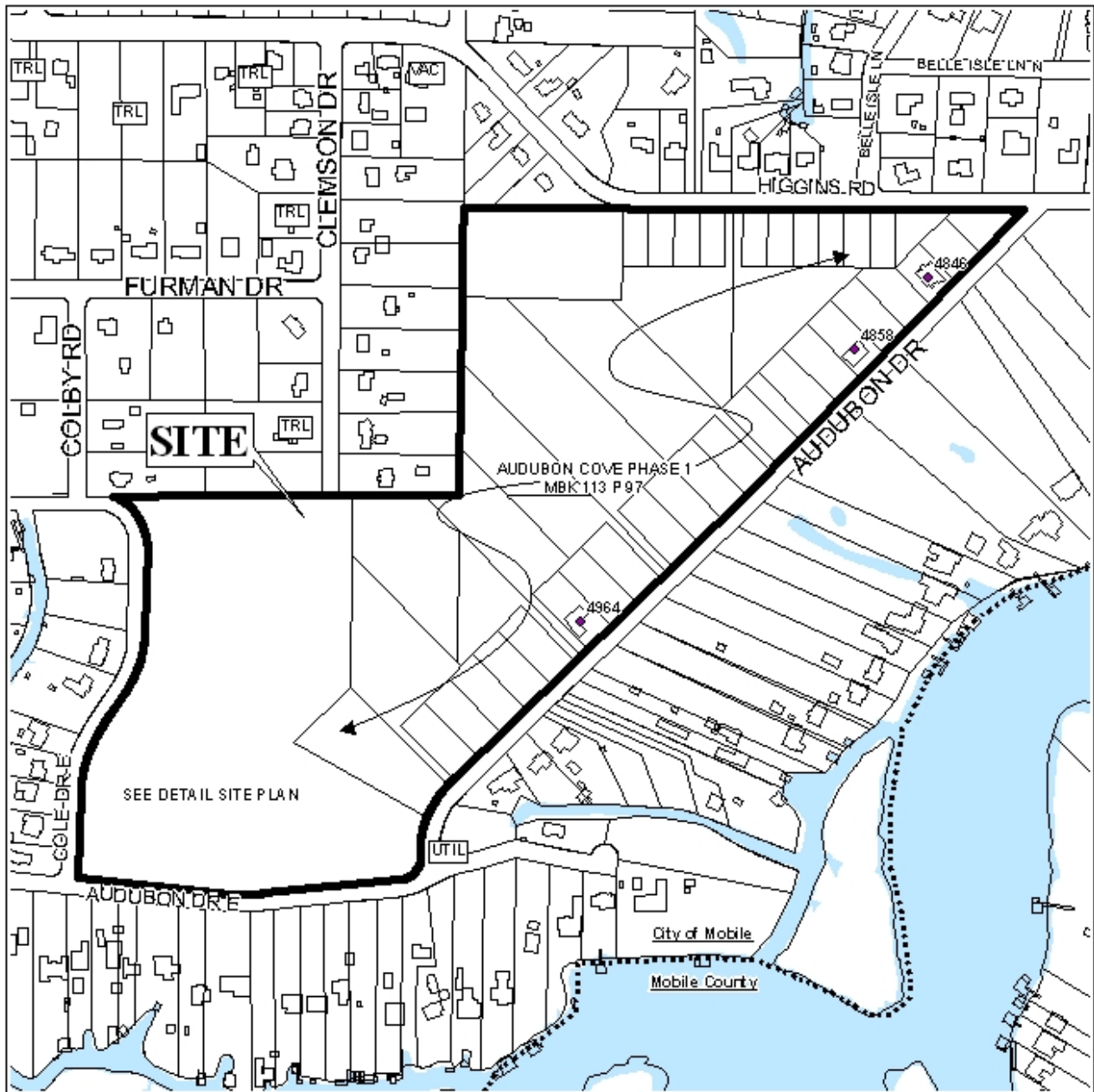
APPLICANT Audubon Cove Subdivision

REQUEST Subdivision

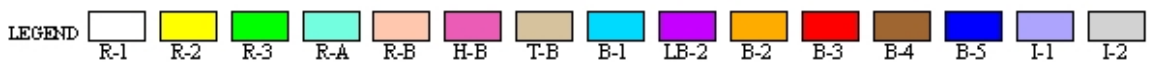


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AUDUBON COVE SUBDIVISION

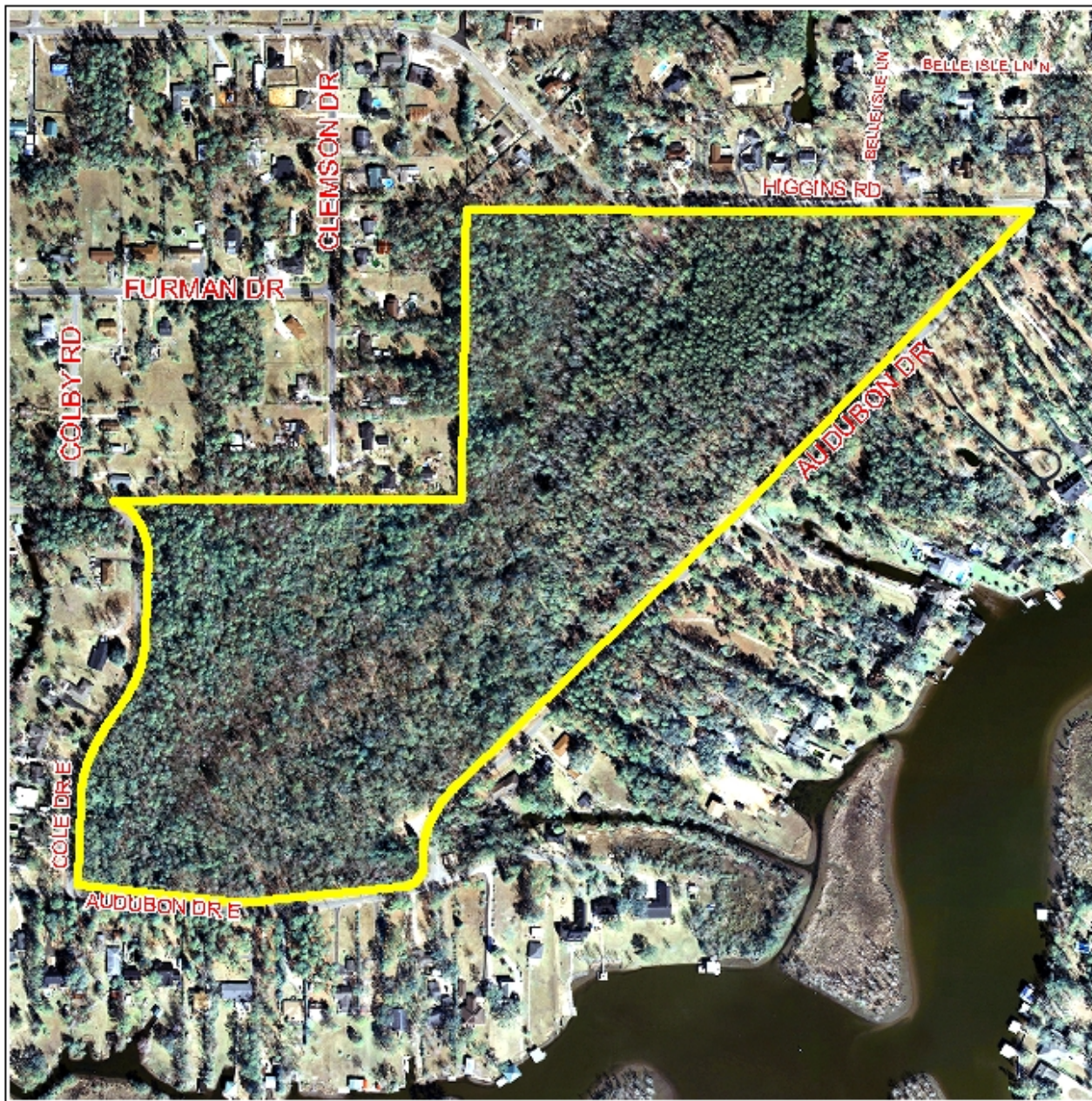


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AUDUBON COVE SUBDIVISION

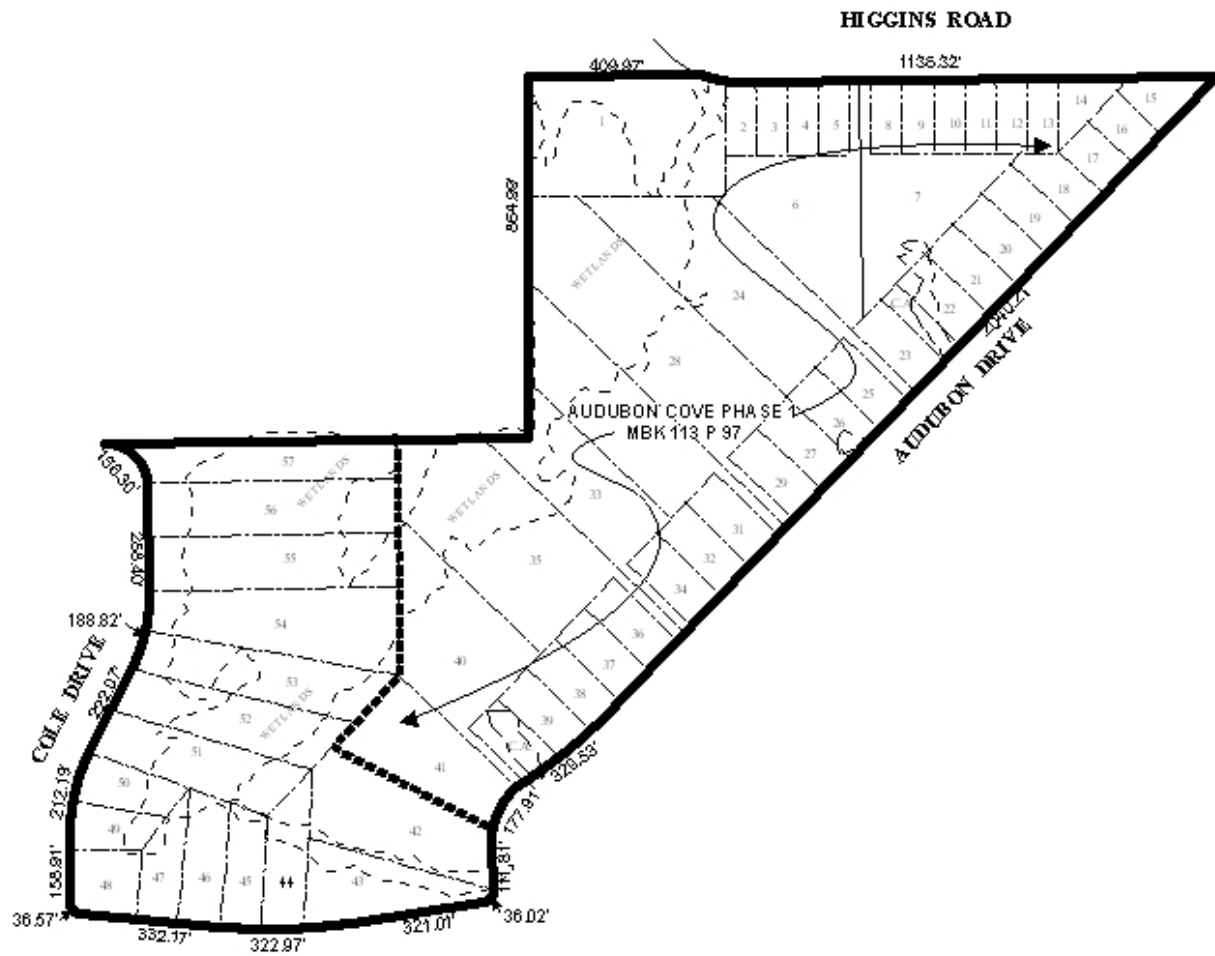


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SUBDIVISION PLAT



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APPLICANT Audubon Cove Subdivision

REQUEST Subdivision

