

## **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, 4<sup>th</sup> 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 15<sup>th</sup> Planning Commission meeting. The application at hand would represent phase two of the Redlands Subdivision; the first phase was also scheduled for the March 15<sup>th</sup> planning Commission Planning meeting. Both Alabama Pecan Subdivision, Phase 1, and Redlands Subdivision, Phase 1, were heldover from the March 15<sup>th</sup> meeting to the April 5<sup>th</sup> meeting due to the lack of a quorum, however, both were recommended for holdover to the April 19<sup>th</sup> 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 3<sup>rd</sup> 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 16<sup>th</sup> ; and
- 2) revision of the proposed subdivision to accommodate the proposed Eliza Jordan Road major street extension.

***Revised for the April 19th meeting:***

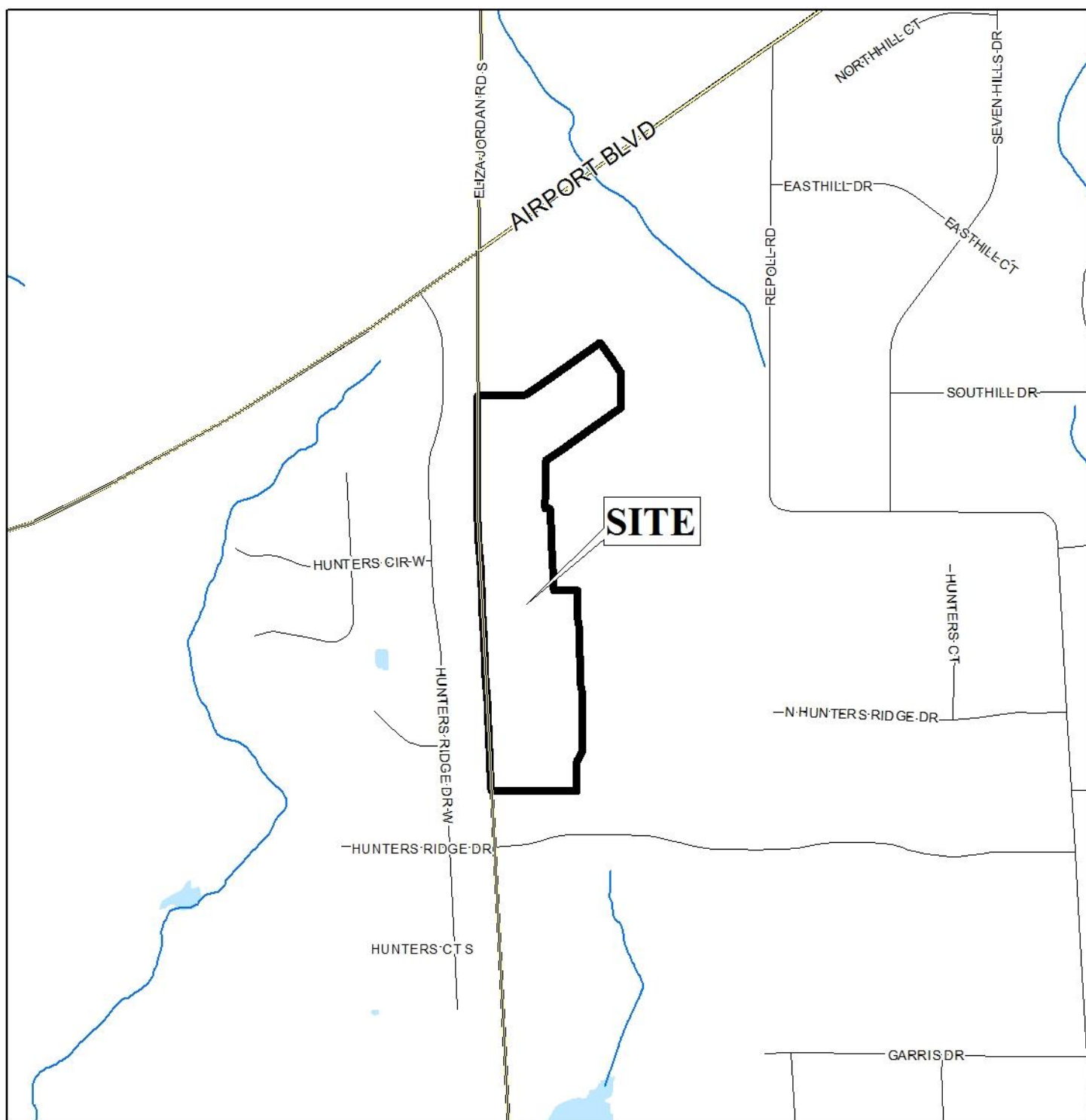
*The application was heldover from the April 5th meeting to allow staff to research which of the other subdivisions along the proposed Eliza Jordan Road major street corridor were required to accommodate the proposed major street. The applicant was also required to submit an overall conceptual plan depicting 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.*

# LOCATOR MAP



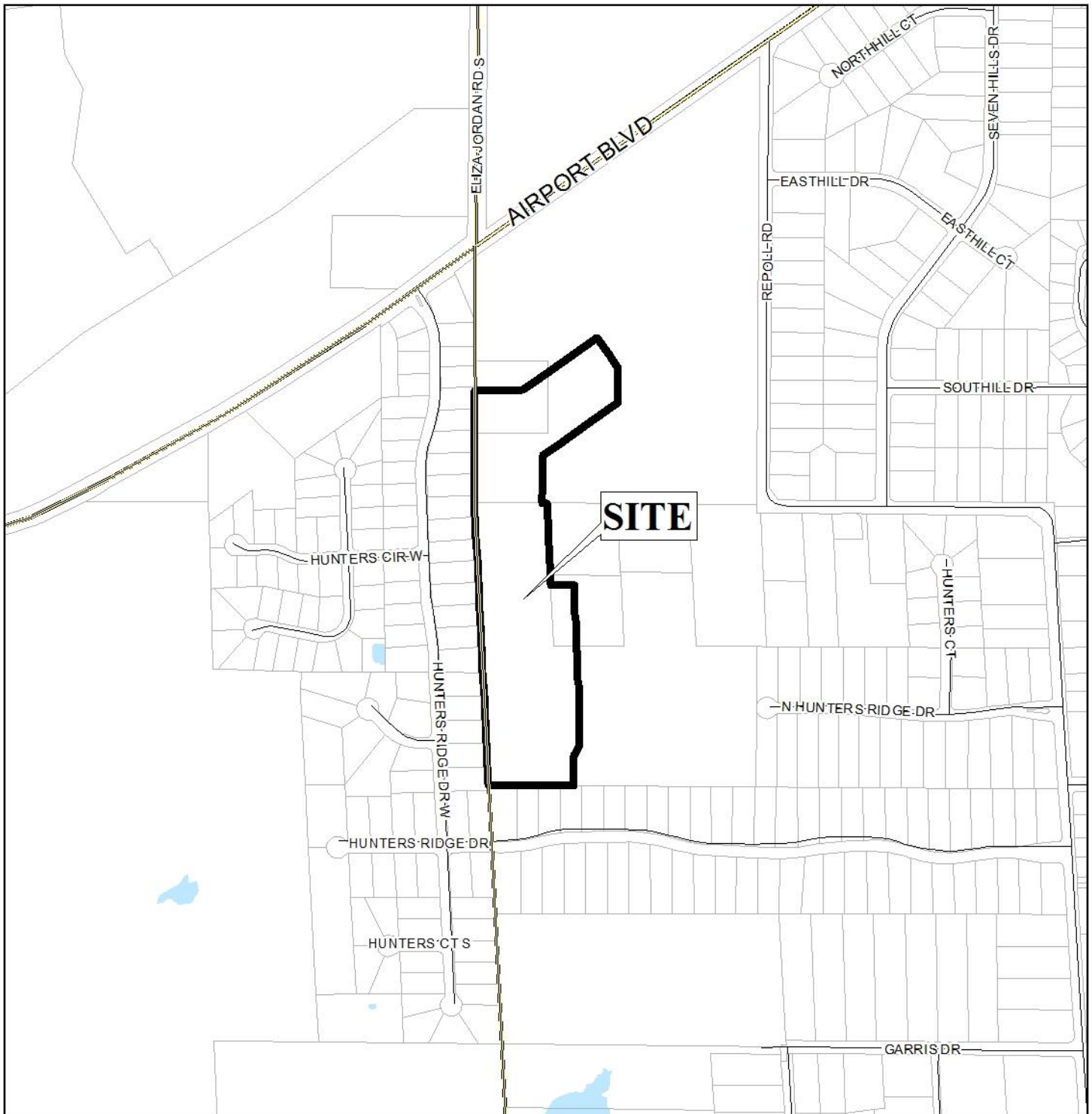
APPLICATION NUMBER 6 DATE April 19, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision



# LOCATOR ZONING MAP



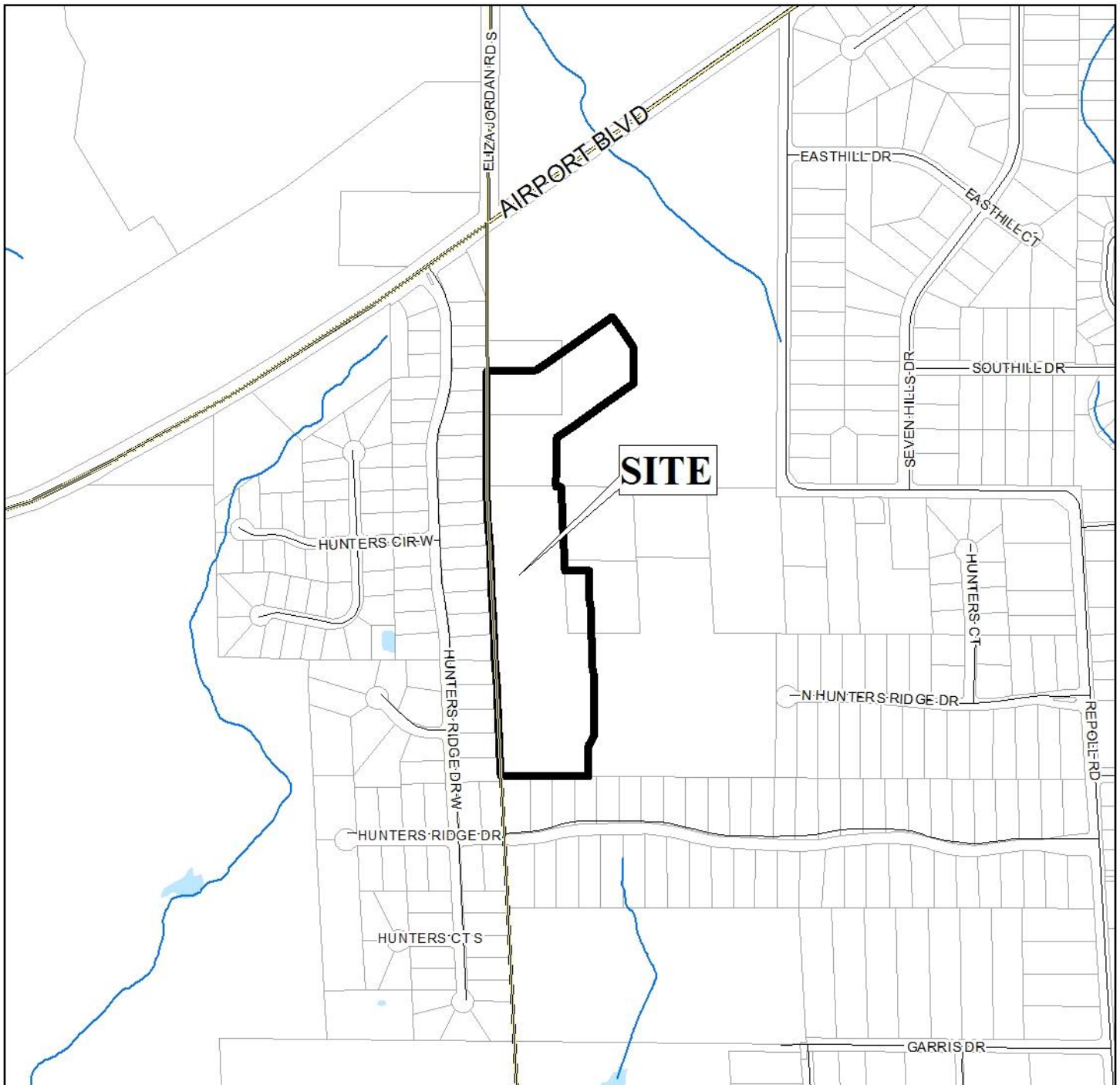
APPLICATION NUMBER 6 DATE April 19, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE April 19, 2018

APPLICANT Redlands Subdivision, Phase 2

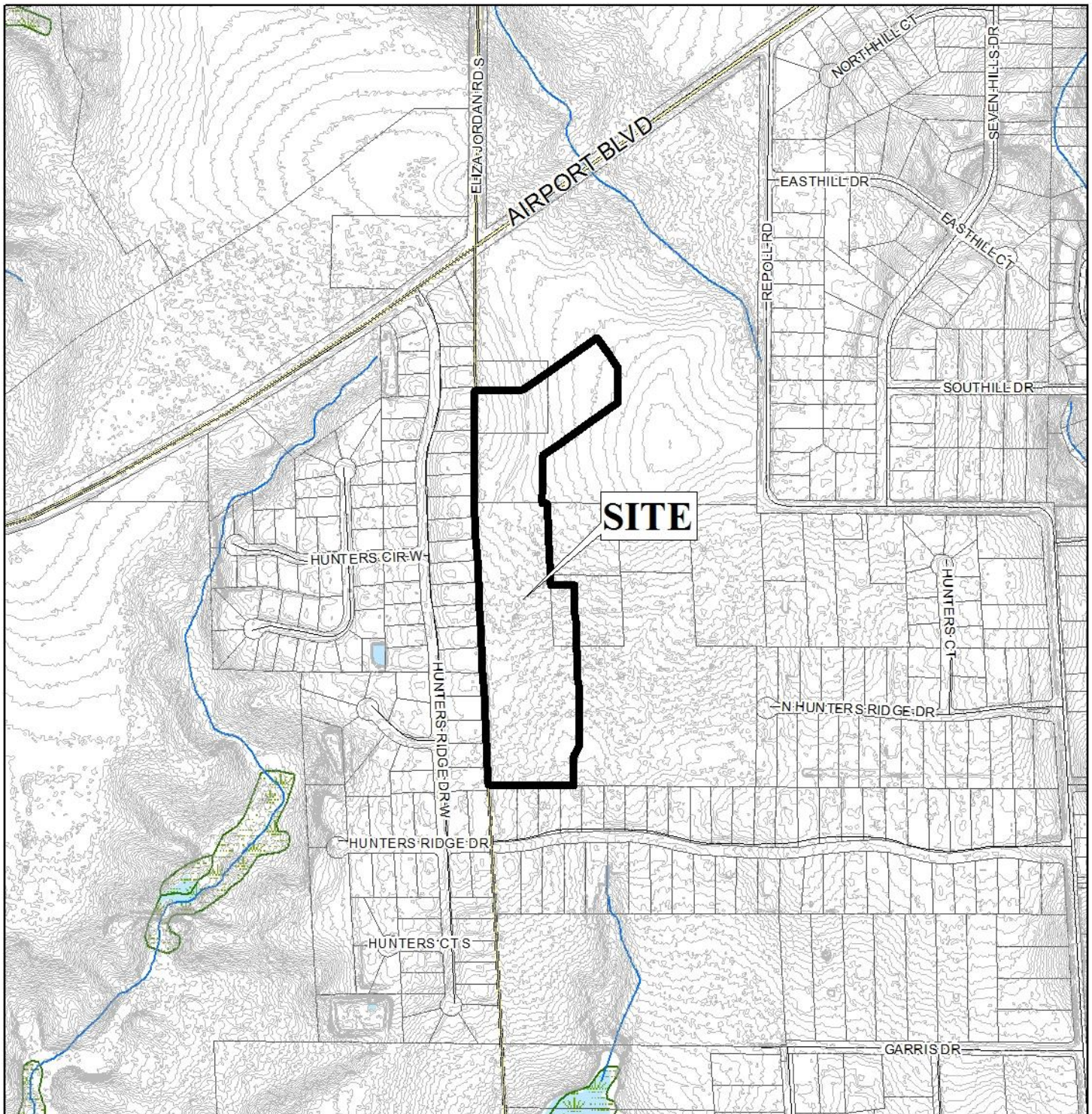
REQUEST Subdivision

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 6 DATE April 19, 2018

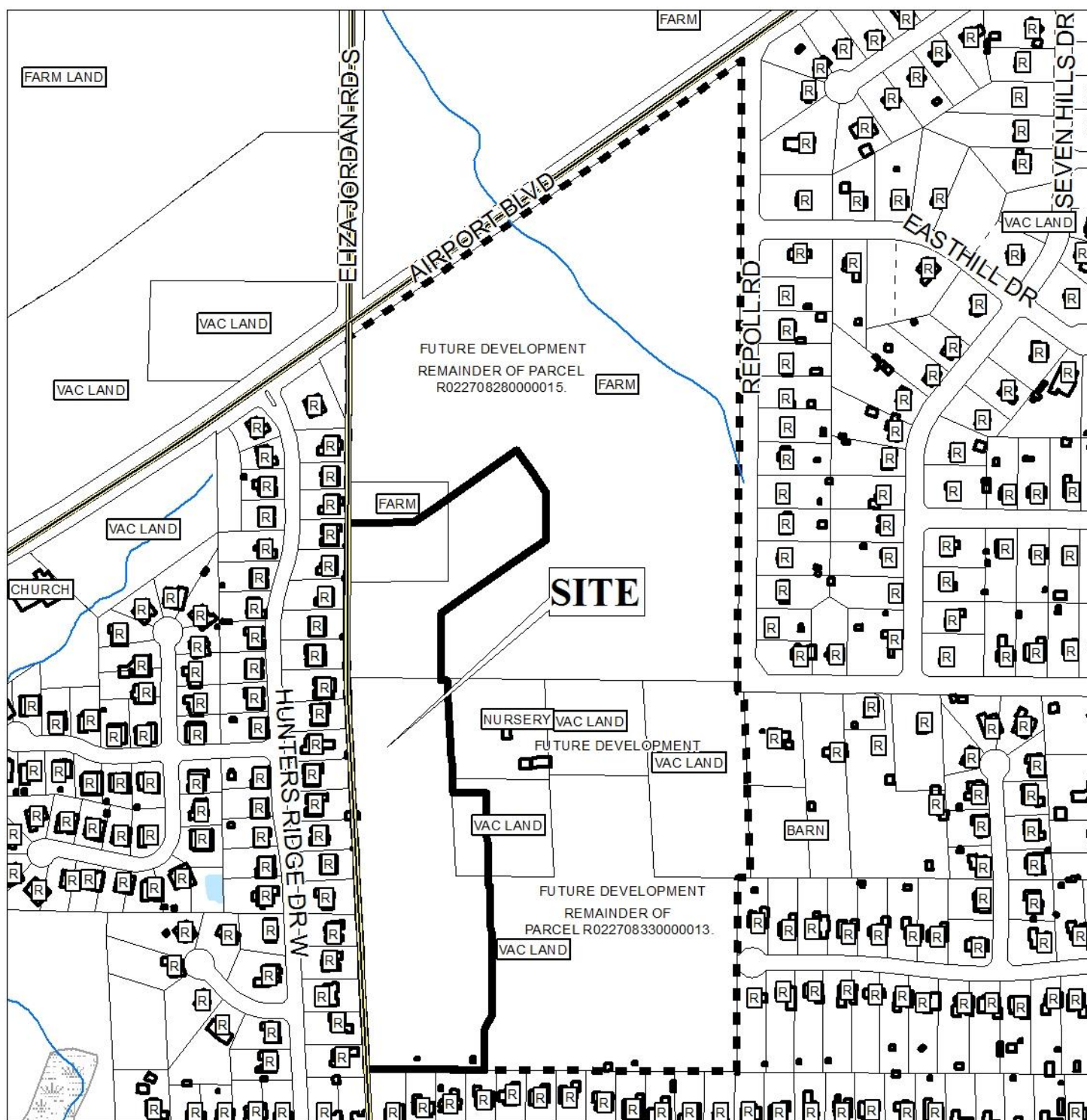
APPLICANT Redlands Subdivision, Phase 2

REQUEST Subdivision





























# REDLANDS SUBDIVISION, PHASE 2



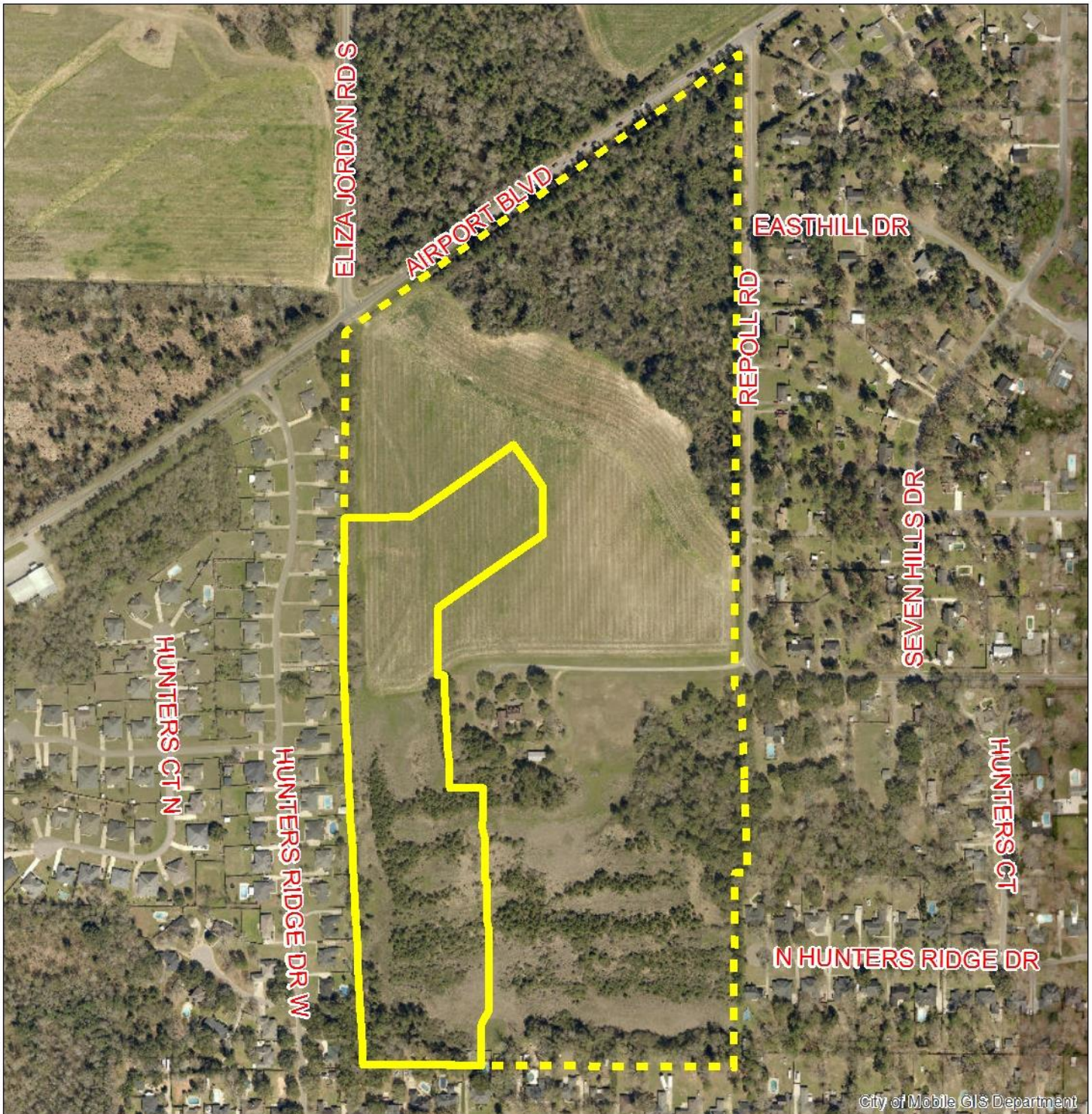
APPLICATION NUMBER 6 DATE April 19, 2018

	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 2

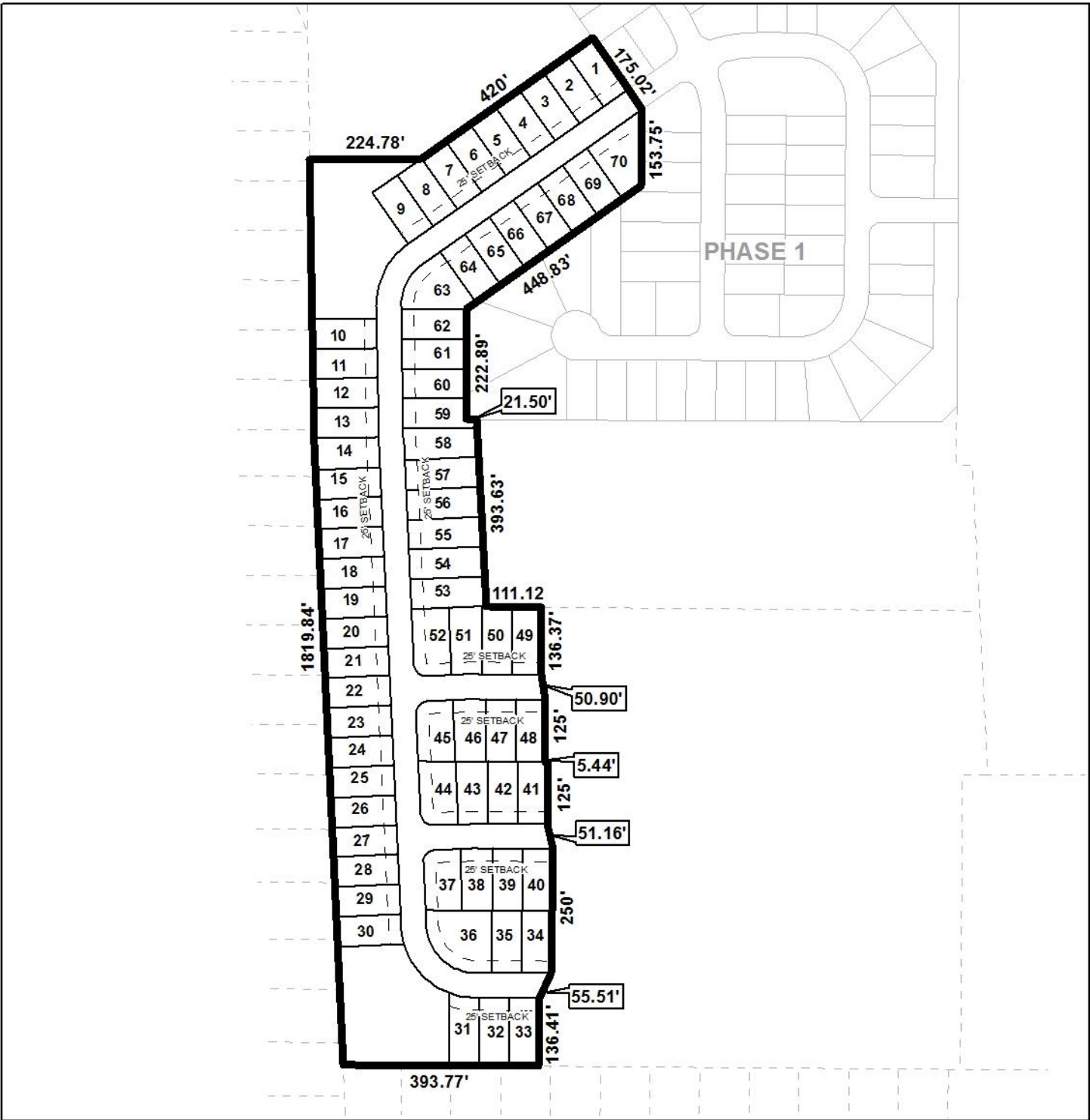


APPLICATION NUMBER 6 DATE April 19, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE April 19, 2018

APPLICANT Redlands Subdivision, Phase 2

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_

