

NEWCASTLE LANDING SUBDIVISION

This is a request for a one-year extension of a previously approved 51-lot, 23.0± acre subdivision. The subdivision is located on the Northeast corner of Scott Dairy Loop Drive South and McFarland Road, extending to the South termini of New Castle Drive, and is located within the Planning Jurisdiction.

This is the first extension request since the subdivision was originally approved at the Planning Commission's January 7, 2011 meeting. There have been changes in conditions in the surrounding area that would affect the subdivision as previously approved; therefore, the changes to the Regulations affect the approval.

Phase I, 24-lots of the initial 51-lot development (Newcastle Landing Subdivision), was renamed Stillwater, Phase One and recorded in Mobile County Probate Court (Map Book 126, Map Page 92), (with the remainder illustrated as Future Development, Phase II, illustrating a 20-foot future right-of-way strip to be dedicated by Phase II plat).

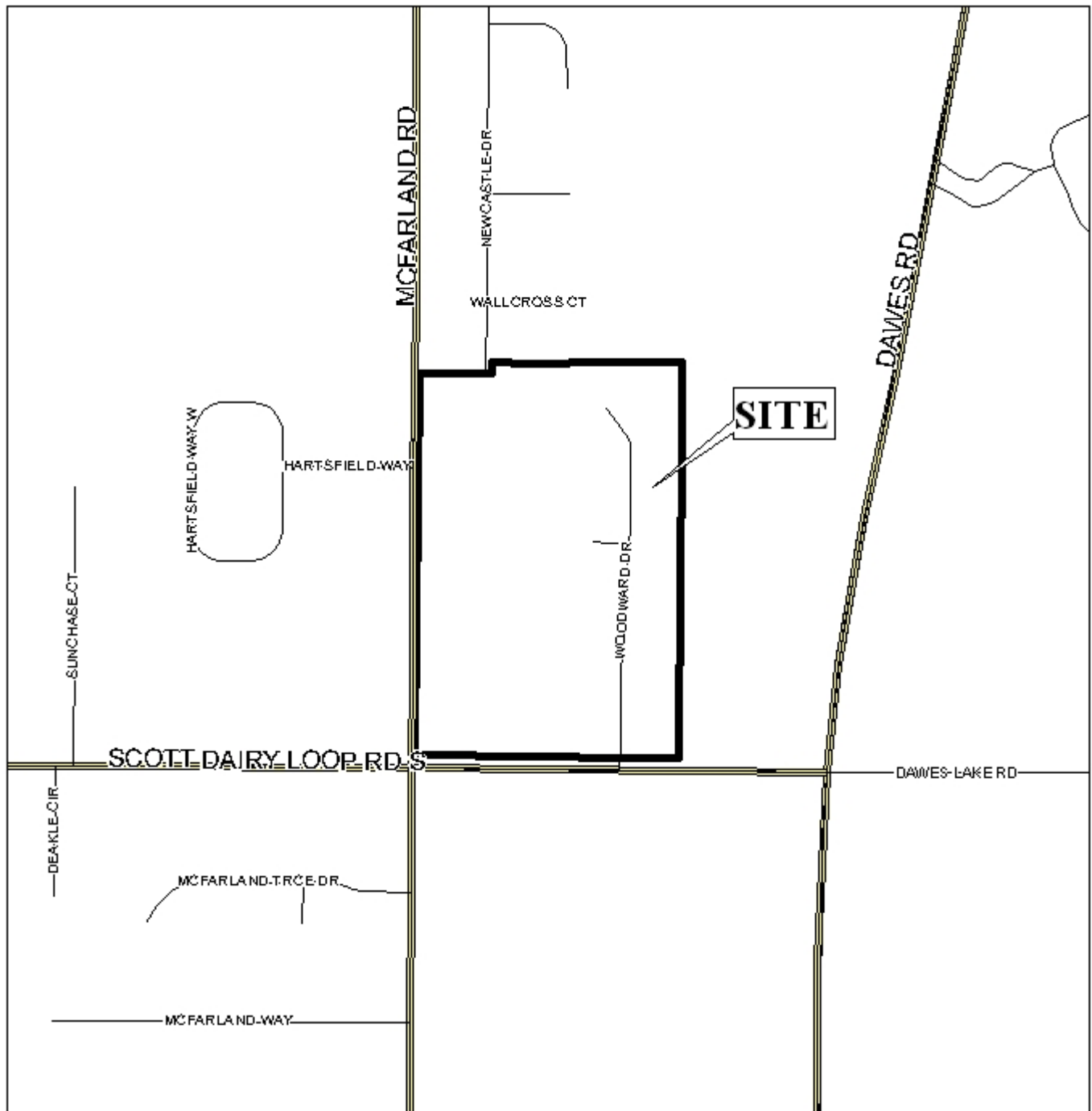
It should be noted that the road construction required for the recording of the subdivision has been completed and the subdivision is scheduled to be on the County Commission's next meeting for right-of-way acceptance.

RECOMMENDATION

Based on the preceding, it is recommended that the request for a one-year extension be approved, with the following conditions:

- 1) submission of seven copies of the probated Final Plat of Stillwater Phase One;
- 2) dedication of 50-feet of right-of-way from the centerline of McFarland Road; and
- 3) setback sufficient to provide 60-feet from the centerline of McFarland Road.

LOCATOR MAP



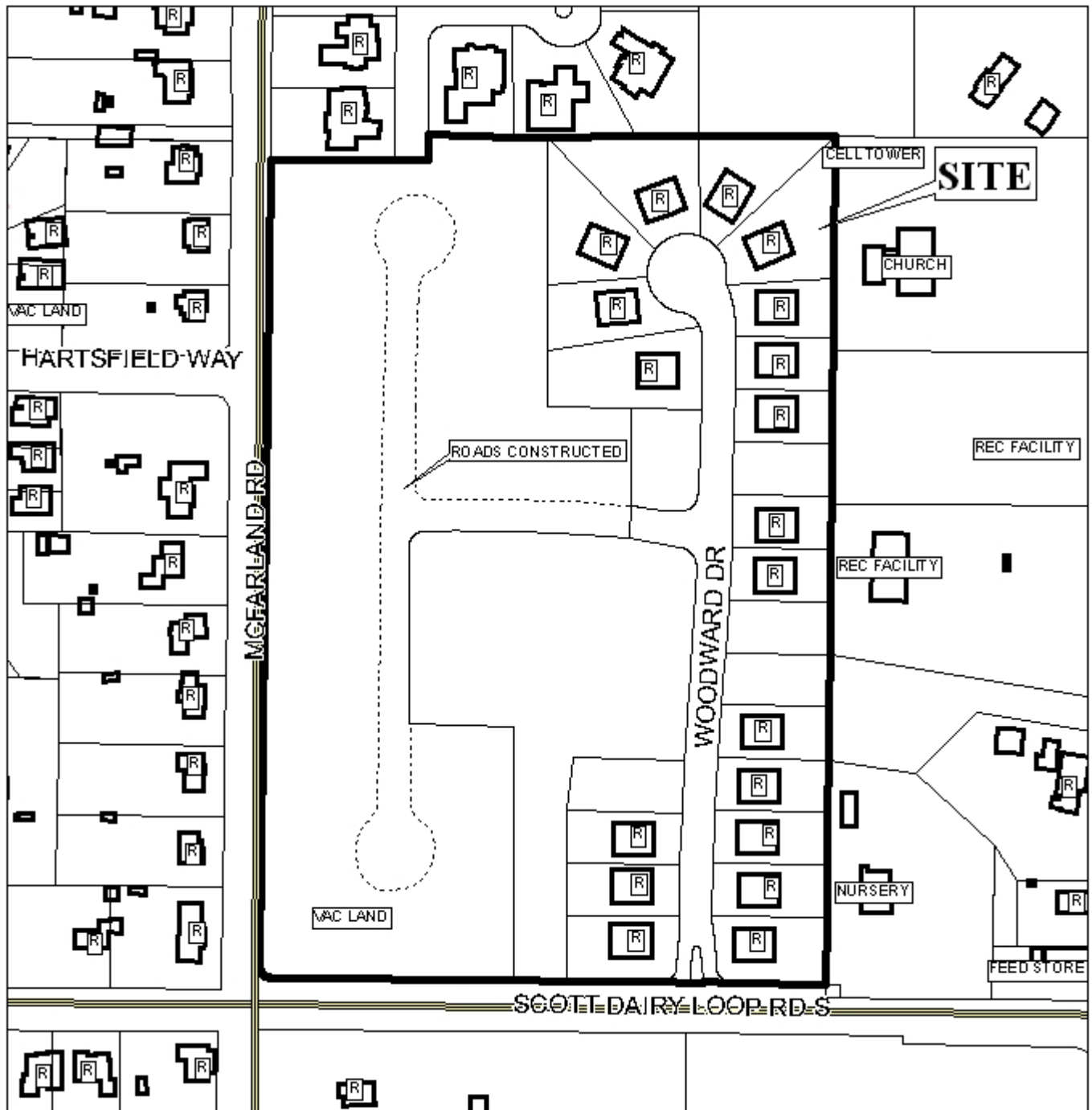
APPLICATION NUMBER 7 DATE May 2, 2013

APPLICANT NewCastle Landing Subdivision

REQUEST Subdivision



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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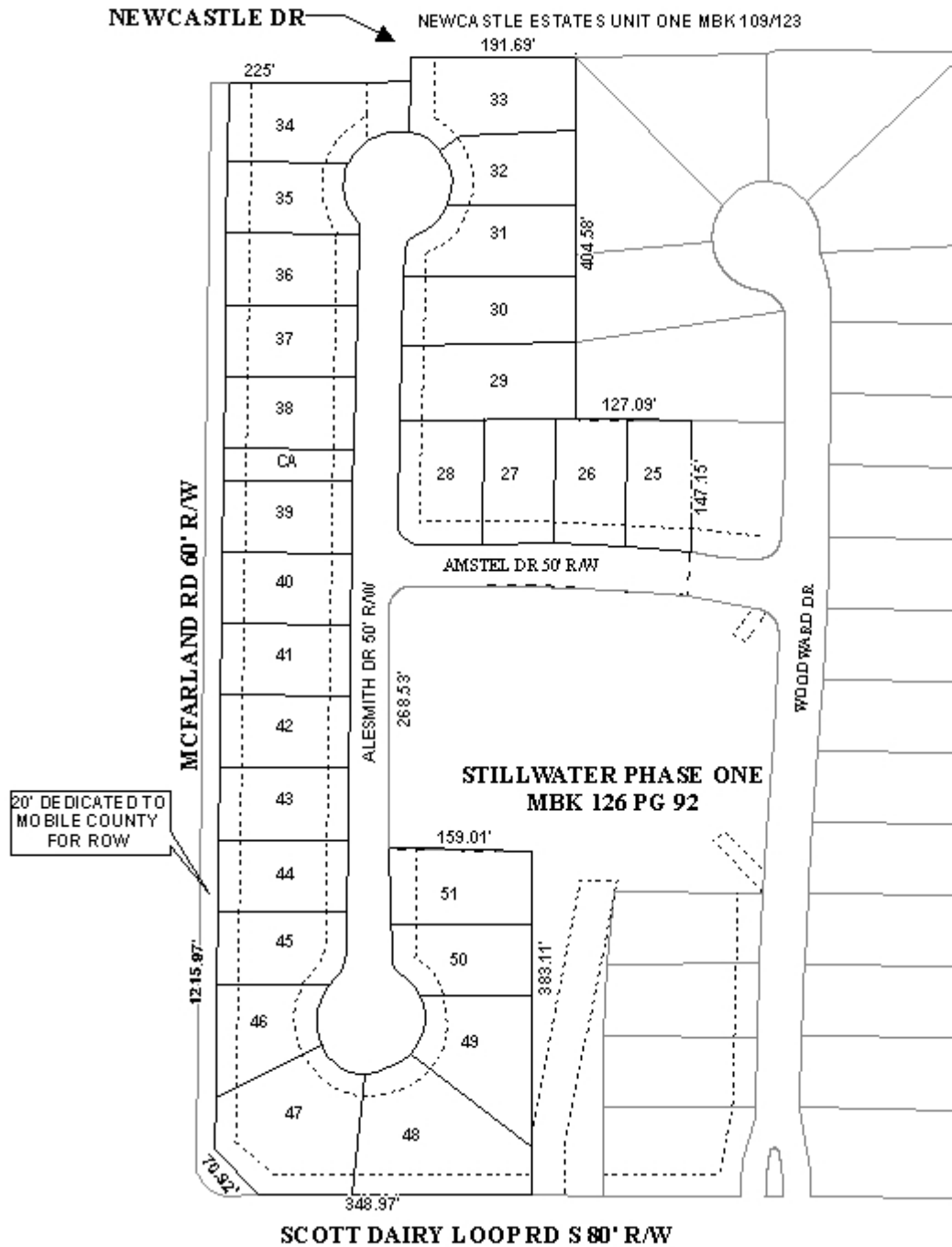
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DETAIL SITE PLAN



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 REQUEST Subdivision

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