

## **BRIARGROVE SUBDIVISION, PHASE THREE**

This is a request for a one-year extension of a previously approved 26-lot, 17.1 ± acre subdivision, which is located on the North side of Jeff Hamilton Road extending to the West terminus of Hedgerow Drive North, and is located within the Planning Jurisdiction. It should be noted that although the site is located within the Planning Jurisdiction, it is not located within the City of Mobile's 3 mile Fire Jurisdiction.

The original overall subdivision was approved in January 2008 and extended at the February 19, 2009 Commission meeting (illustrating the 84.4± Acre, 271-Lot five-phase subdivision). Between 2009 and 2013 only Phase One and Two were completed (roads constructed and Final Plat recorded). Due to the fact no other extensions were submitted, the remaining phases expired. Since that time, a new application for Briargrove Subdivision, Phase Three, was submitted and approved by the Planning Commission at its October 3, 2013.

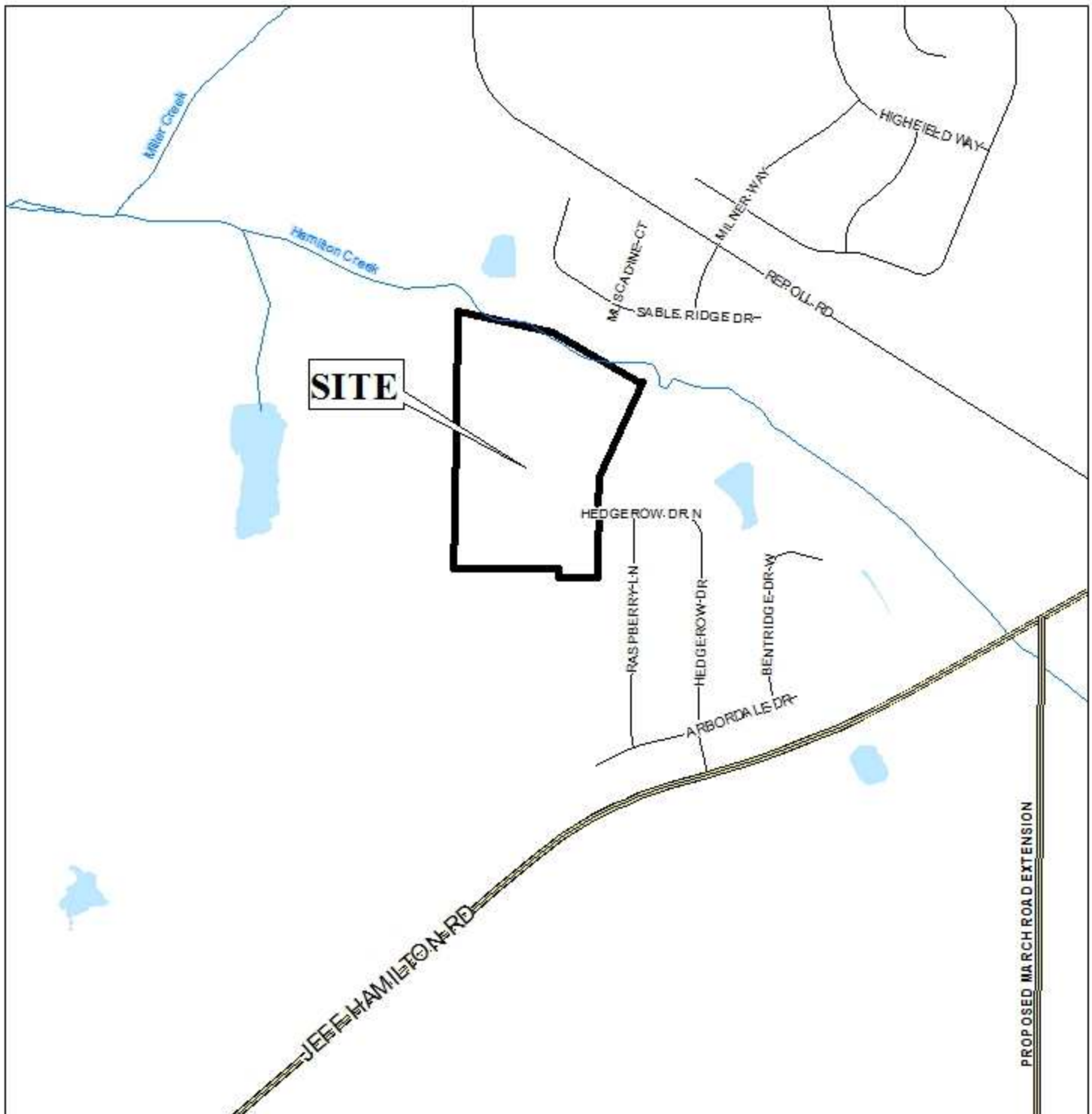
Therefore, this is the first extension request for the most recently approved Phase Three of Briargrove Subdivision. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved; nor have the changes to the Regulations affected the previous approval.

The applicant states that the *“construction commencement has been delayed mainly due to the market slow down. Plans are to start construction in the next few months with a construction time frame of approximately 6 months”*.

### **RECOMMENDATION**

Based on the preceding, it is recommended that the request for an extension be approved however, the applicant should be advised that future extensions may be unlikely.

# LOCATOR MAP



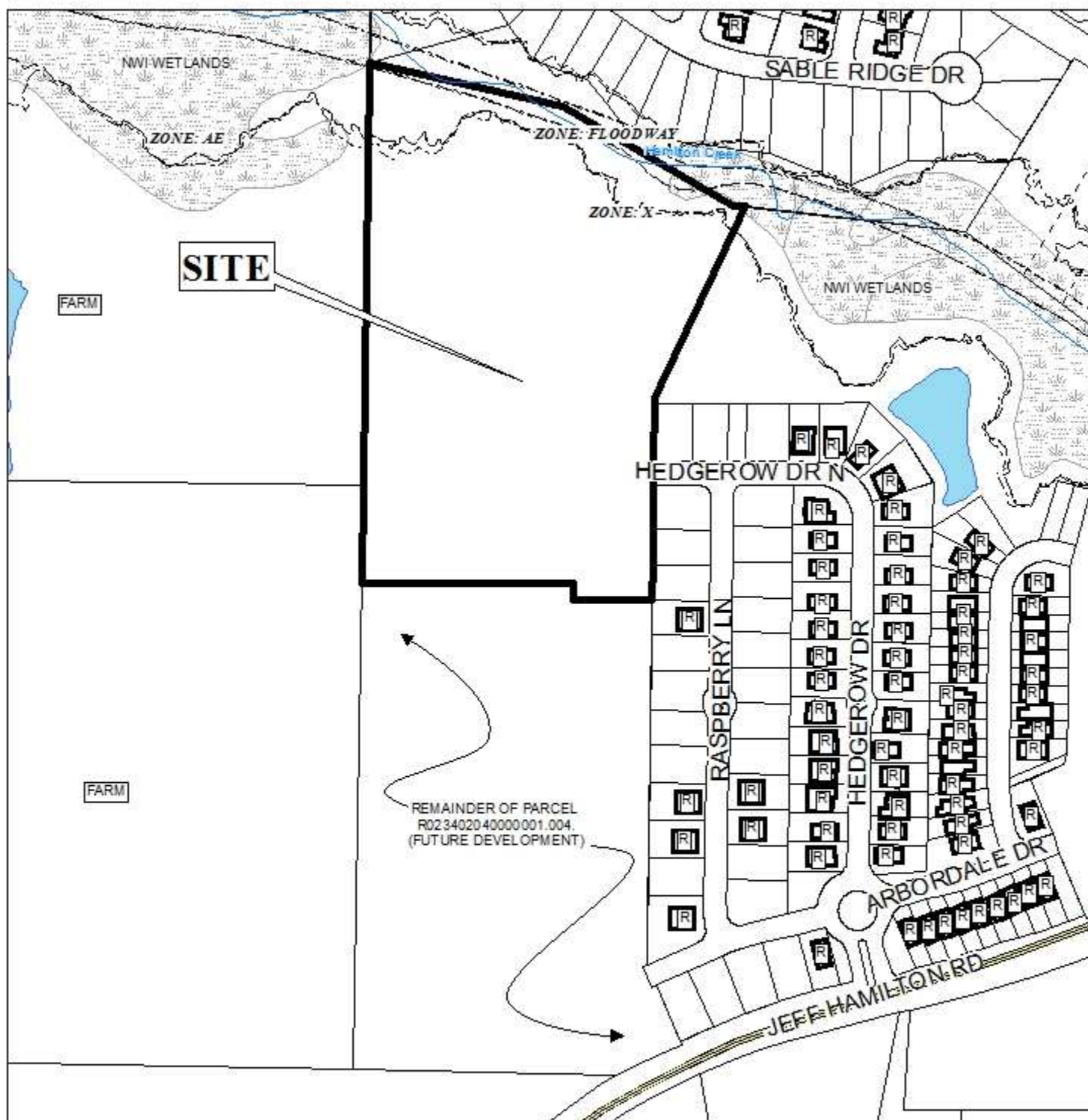
APPLICATION NUMBER 2 DATE October 16, 2014

APPLICANT Briargrove Subdivision, Phase Three

REQUEST Subdivision



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APPLICATION NUMBER 2

DATE October 16, 2014

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





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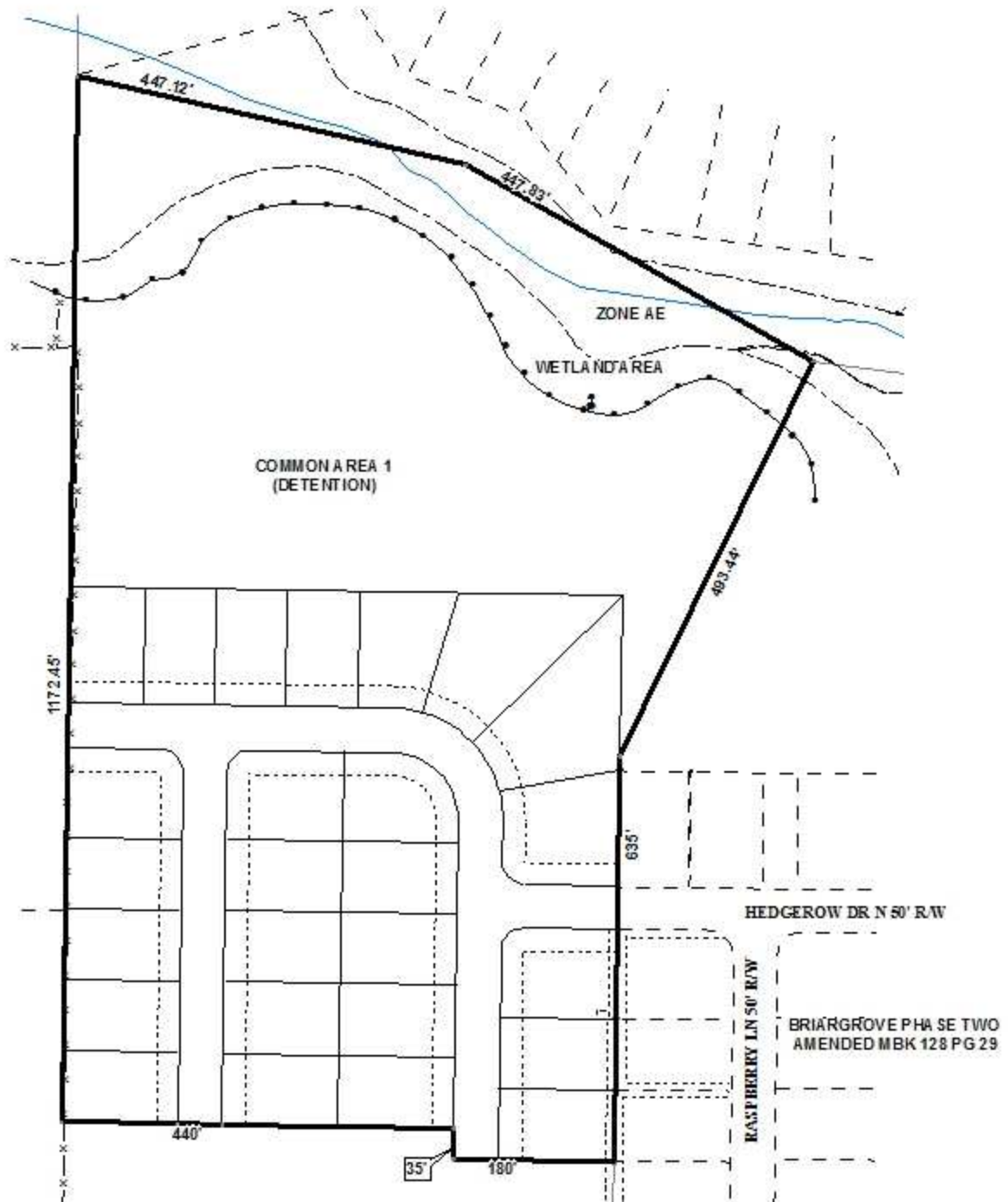


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# DETAIL SITE PLAN



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