

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.

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 I, of Redlands Subdivision;*
- 2) *No overall conceptual plan depicting all proposed phases of development was provided, as requested.*

Revised for the May 17th meeting:

The application was heldover from the April 19th meeting at the applicant's request, so that the applicant could revise the preliminary plat to reflect an entrance across from Eliza Jordan Road, to be coordinated with Mobile County Engineering, and provide a revised composite plan for the entire subdivision, depicting all phases. The applicant did provide a revised preliminary plat for the Redlands Phase 1, & 2 Subdivision depicting an entrance across from Eliza Jordan Road, however a composite plan for the overall subdivision was not submitted.

It should also be noted that a revised plat depicting revisions for the Alabama Pecan Subdivision, Phase 1 has not been submitted. Thus staff has no information regarding how the Alabama Pecan Subdivision was redesigned, nor the proposed lot arrangement. Condition number eight in the Letter of Decision for the Alabama Pecan Subdivision, Phase 1 states the following, "Completion of the subdivision process for the Alabama Pecan Subdivision, Phase 1, prior to bringing in any subsequent subdivision requests for completion (Redlands Subdivision, any phase)". Conditions of approval must be met for the Alabama Pecan Subdivision, Phase 1

prior to moving forward with the Redlands Subdivision as the additional subdivision is contingent upon the Alabama Pecan Subdivision layout.

The preliminary plat for Redlands Subdivision, Phase 1 is a 20.79 ± acre development consisting of 70 lots, 4 common areas, and one detention area. The lot sizes appear to meet the size requirements; however they are not labeled in square feet or acres, nor is there a chart reflecting that information. It appears that the smallest lot is roughly 7,405 square feet while the majority of the other lots are 7,500 square feet. If approved, a revised plat depicting the lot sizes in square feet and acres or a chart illustrating that information will be required.

The 25' minimum building setback lines are depicted on the plat and if approved, should be retained on the Final Plat.

The right-of-way widths along Airport Boulevard and Repoll Road are not depicted. The plat should be revised to depict the current right-of-way-widths for both streets.

As a means of access management each lot and the four common areas should be limited to one curb-cut each to the streets internal to the development, and denied direct access to Airport Boulevard and Repoll Road. The size, design and location of all curb-cuts should be approved by County Engineering and comply with AASHTO standards. All roads proposed within the subdivision must be built to County Engineering standards and accepted by the County, prior to the signing of the plat for each phase for recording.

As mentioned, four common areas are depicted on the preliminary plat. A note should be placed on the final plat stating that maintenance of the common areas are the responsibility of the subdivision's property owners, and not Mobile County.

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

It should be pointed out there are two temporary turn-around easements with Phase 1 of the Redlands Subdivisions. The turn-arounds should be maintained until such time as the abutting phases are developed.

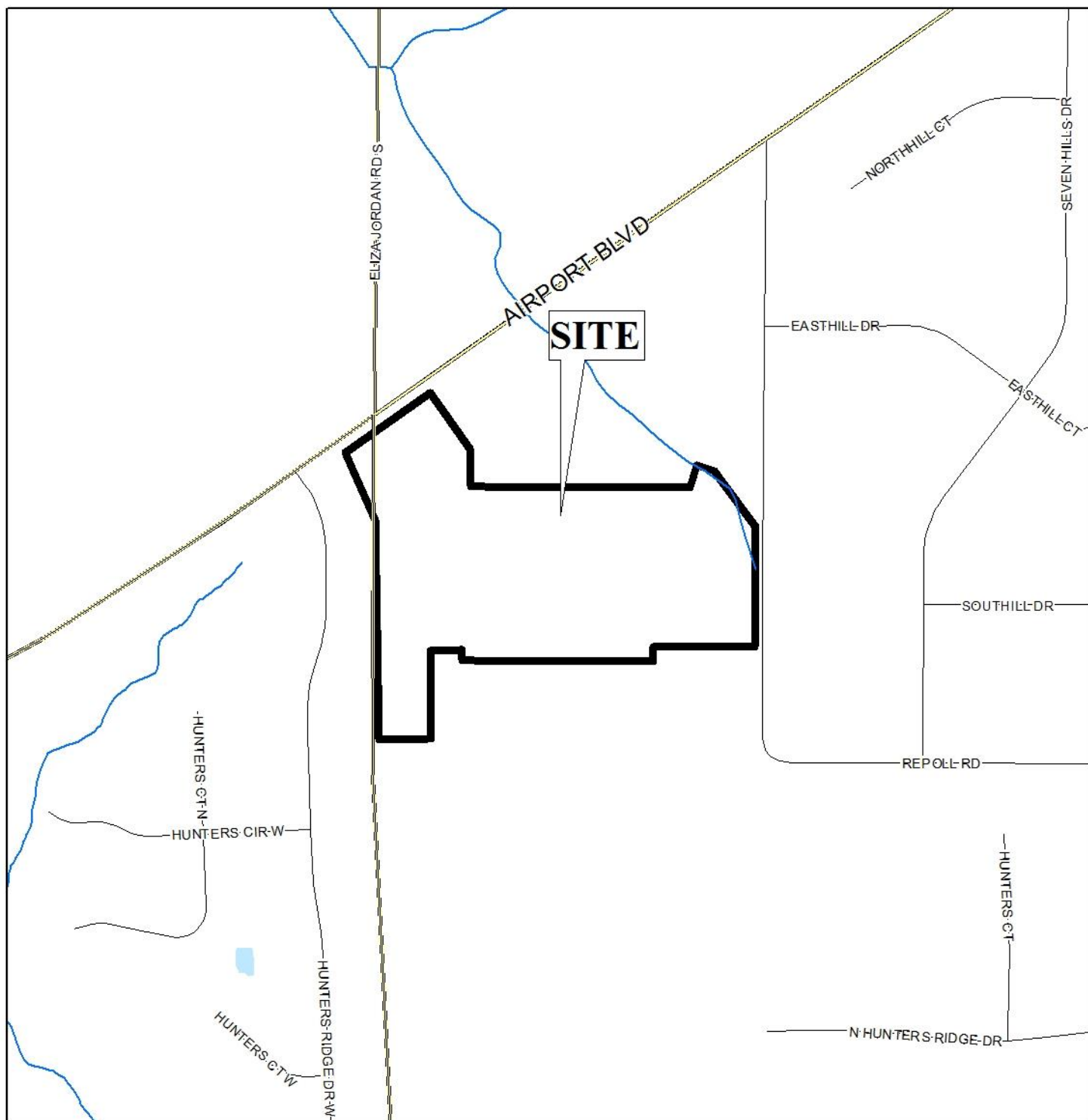
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based on the fact that a revised composite plan for the entire subdivision has not been submitted, and a revised plat for the Alabama Pecan Subdivision, Phase 1 has not been received, as they were both requirements per the Letters of the Decision, staff can not recommend the subdivision for approval.

RECOMMENDATION *Based on the proceeding, the application is recommended for denial for the following reasons:*

- 1) Per the Letter of Decision of approval of the Pecan Subdivision, Phase 1, item number 8 states” Completion of the subdivision process for the Alabama Pecan Subdivision, Phase 1, prior to bringing in any subsequent subdivision requests for completion (Redlands Subdivision, any phase)”;* and
- 2) No overall conceptual plan depicting all proposed phases of development for the Redlands Subdivision was provided, as requested.*

LOCATOR MAP



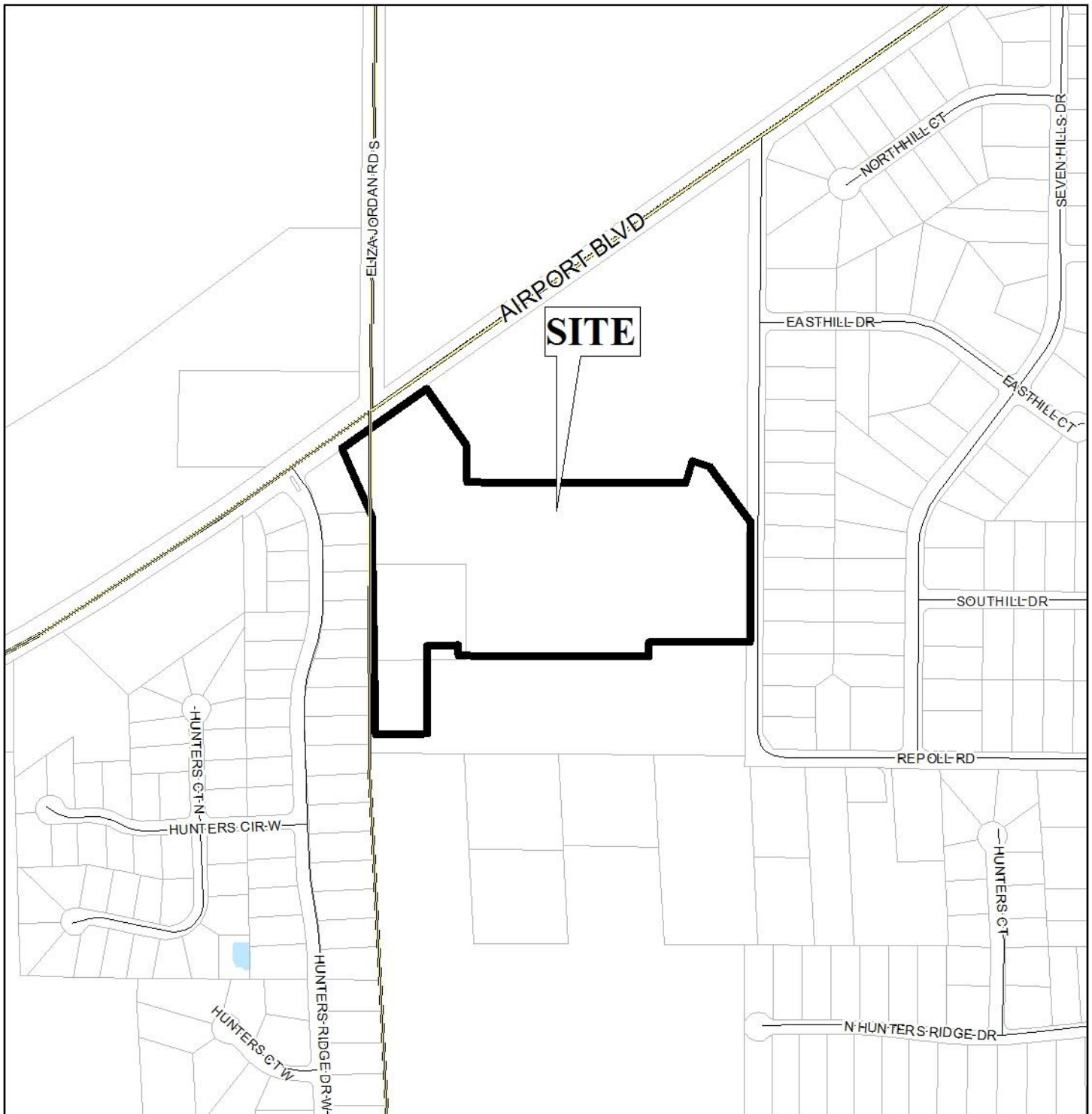
APPLICATION NUMBER 2 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision



LOCATOR ZONING MAP



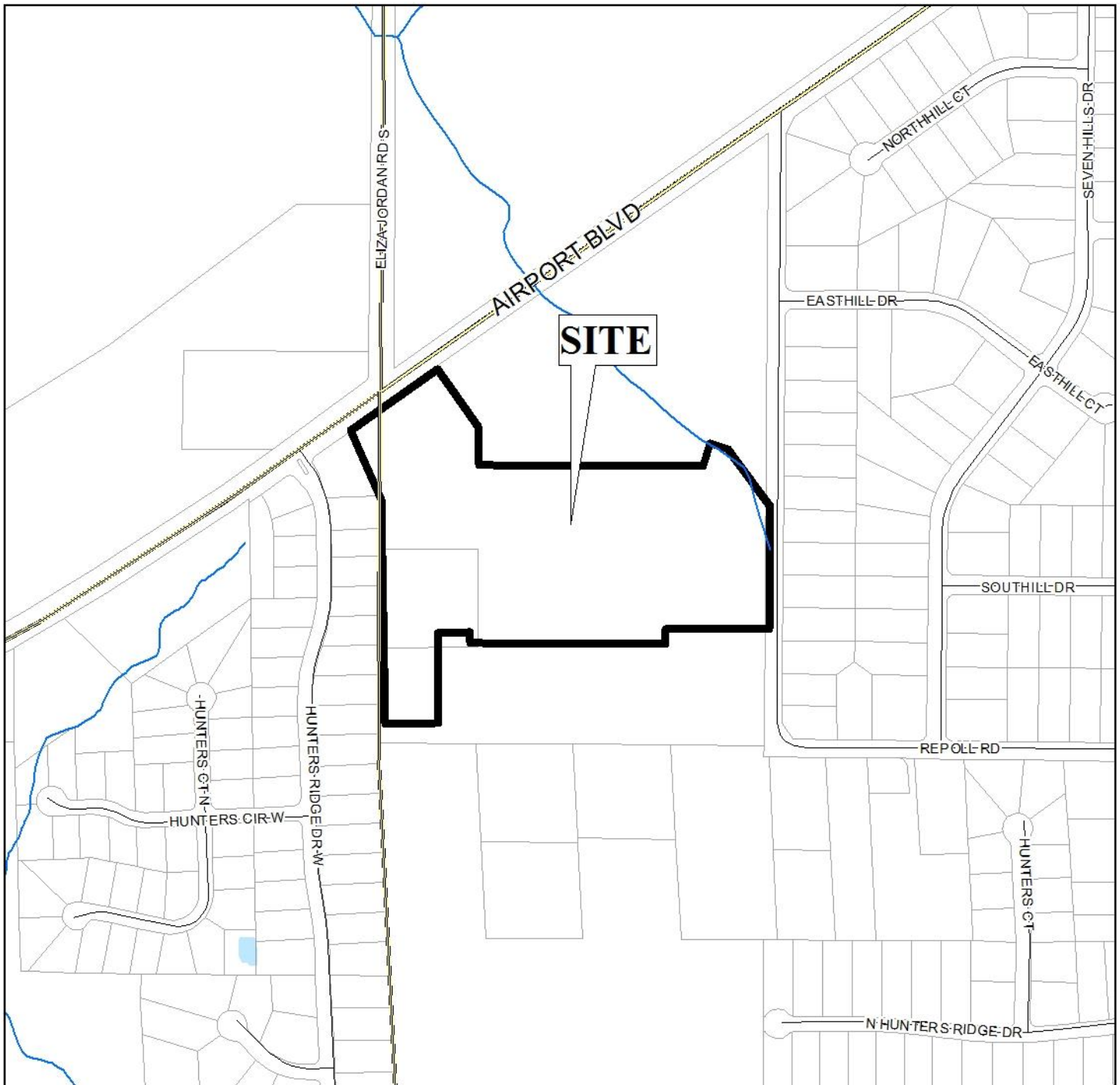
APPLICATION NUMBER 2 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE May 17, 2018

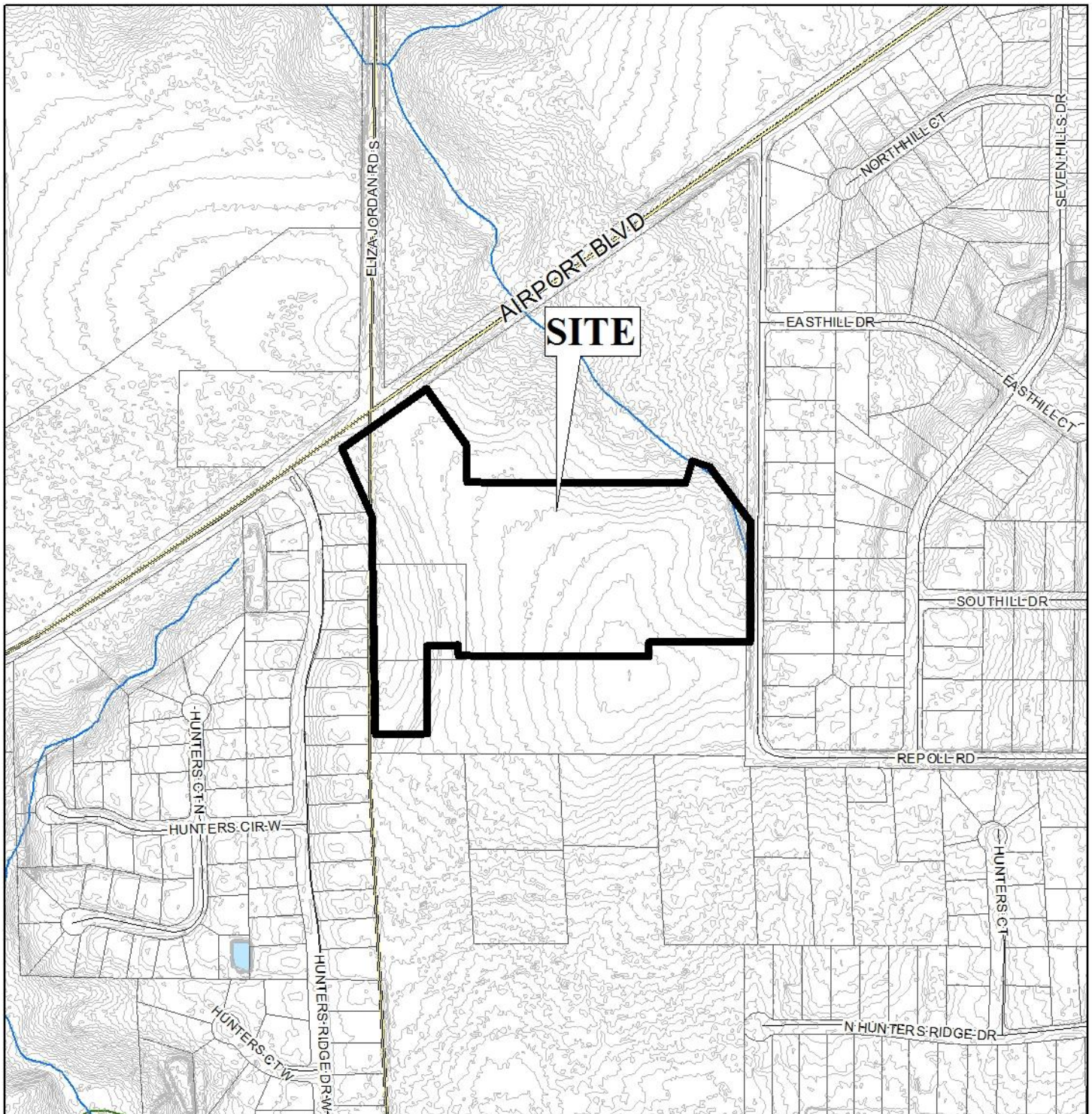
APPLICANT Redlands Subdivision, Phase I

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



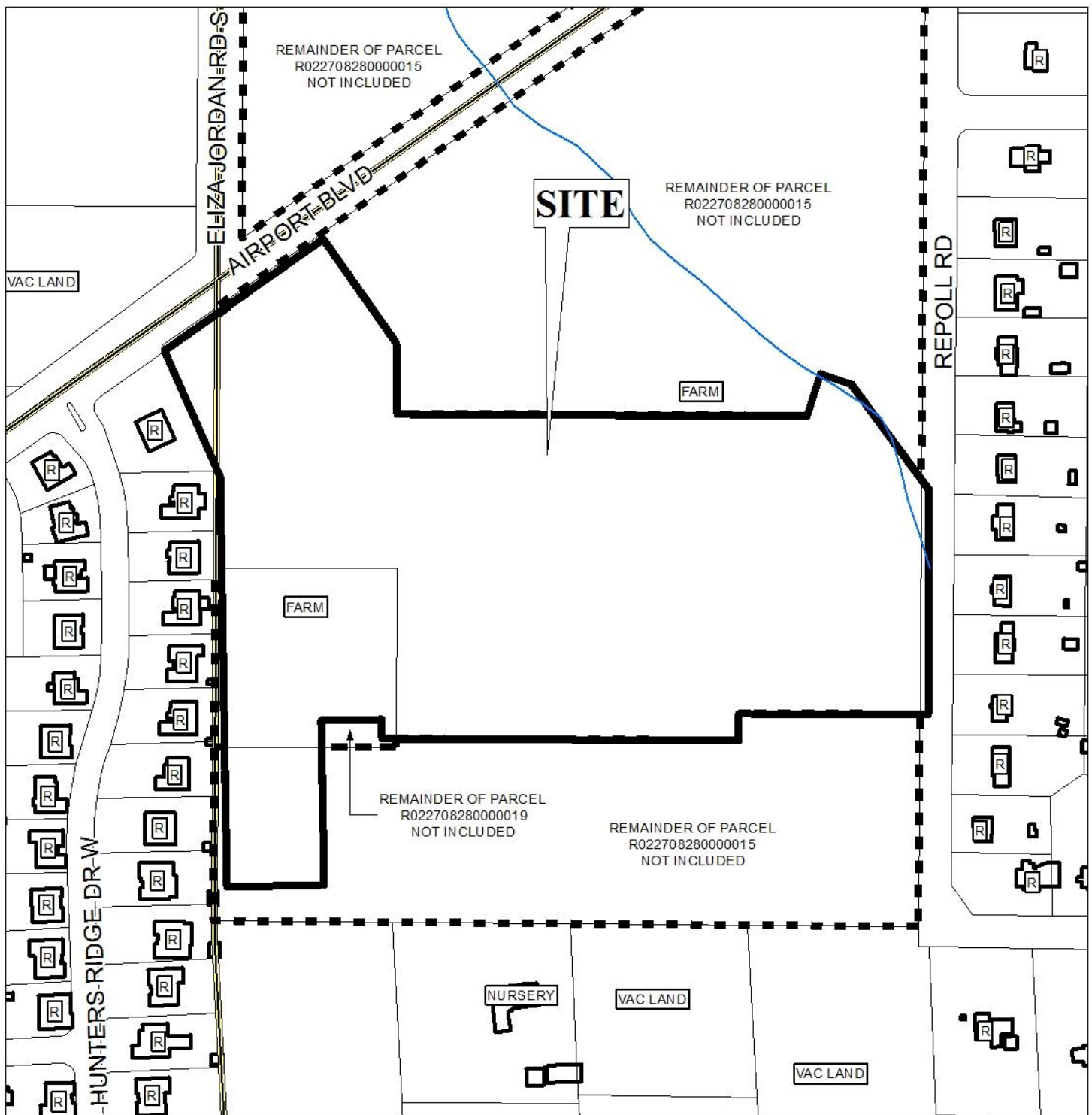
APPLICATION NUMBER 2 DATE May 17, 2018

APPLICANT Redlands Subdivision, Phase I

REQUEST Subdivision



REDLANDS SUBDIVISION, PHASE I

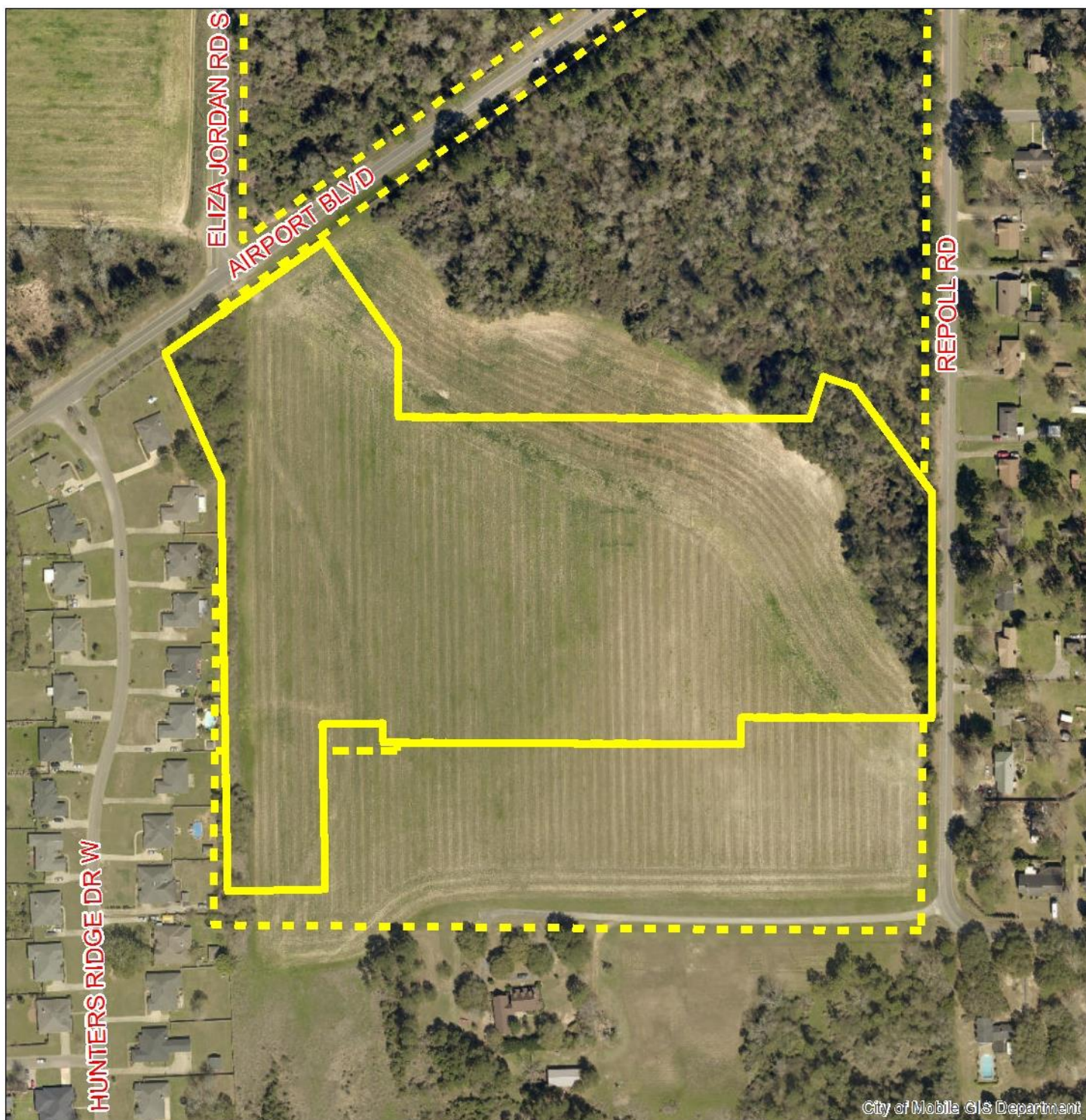


APPLICATION NUMBER 2 DATE May 17, 2018

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



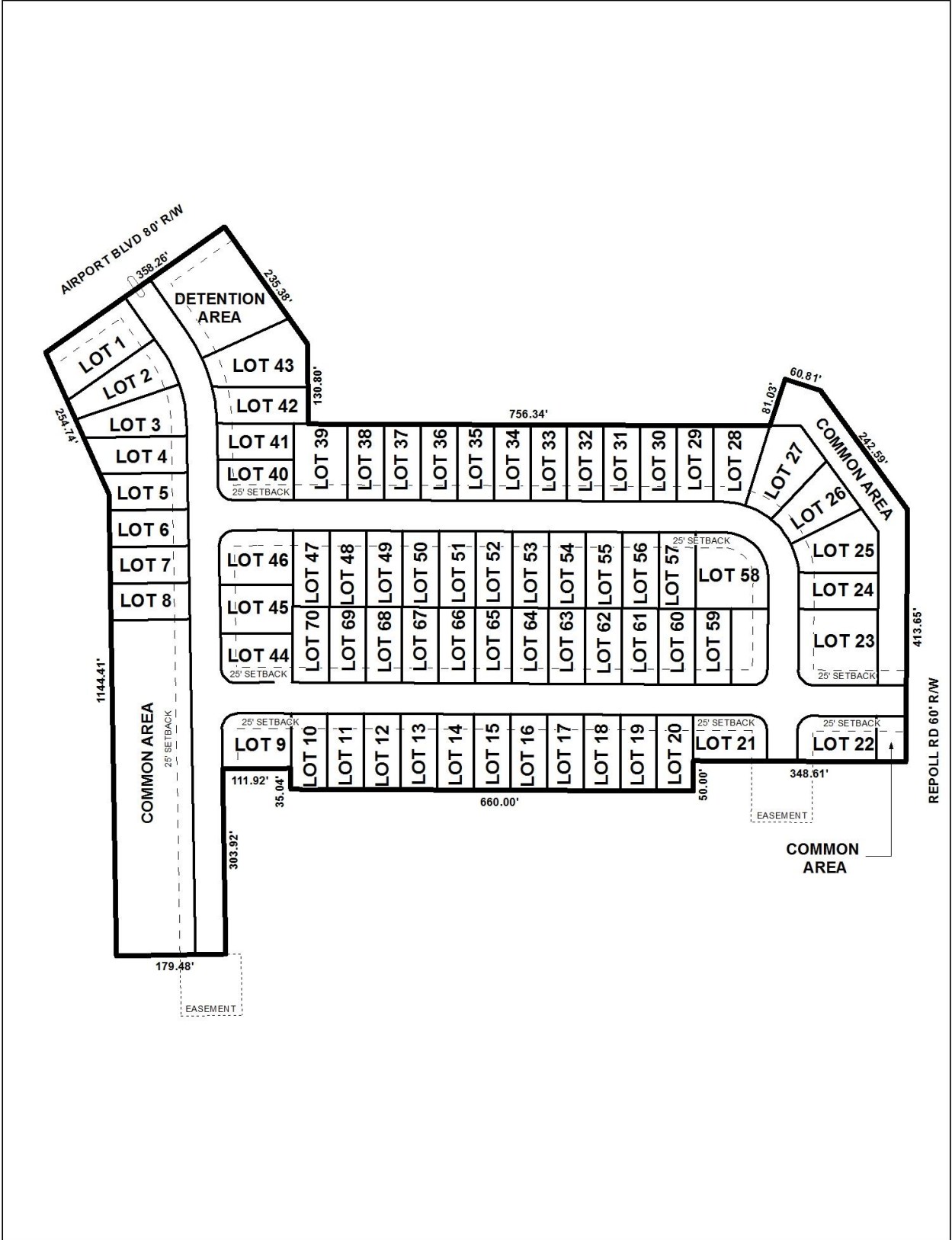
REDLANDS SUBDIVISION, PHASE I



APPLICATION NUMBER 2 DATE May 17, 2018



<h2 style="margin: 0;">DETAIL SITE PLAN</h2>
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