

## **COLLETON PLACE SUBDIVISION, PHASES 2-4**

This is a request for a one-year extension of a previously approved 104-lot, 29.3± acre subdivision. The subdivision is located on the South side of Howells Ferry Road at the South terminus of Harvey Hill Road. The site is located within Council District 7.

This is the second extension request since the subdivision was tentatively approved at the Planning Commission's March 5, 2015 meeting. The Planning Commission approved the first extension request for the subject site at its April 16, 2016 meeting in order to allow additional time to construct Phase III, to continue the design process for Phases II and IV, and to design a fire road access for Phases III and IV.

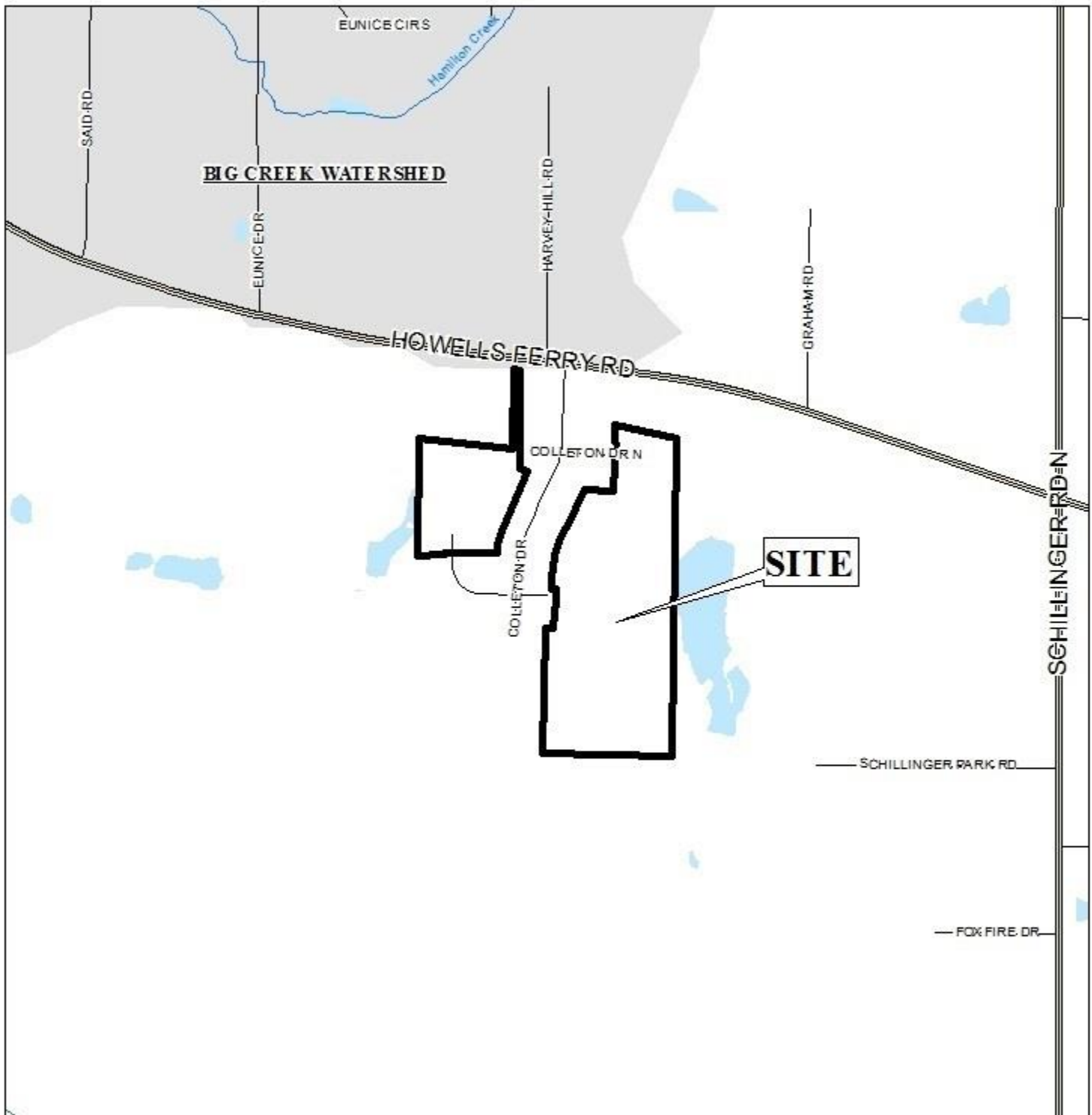
Regarding the request for a second extension, the applicant stated that they are in the process of finalizing Colleton Phase III and will be submitting the design for Phase IV to Mobile County. Per the applicant, the extension is needed in order to finalize these processes.

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 Subdivision Regulations affected the previous approval. However, the State Fire Marshal's Office has amended its application of Section D107.1 of Appendix D of the International Fire Code, and no longer requires the provision of a second point of access for single-family developments with more than 30 dwelling units, though it does recommend a second point of access.

### **RECOMMENDATION**

Based on the preceding, it is recommended that the request for a one-year extension be approved.

# LOCATOR MAP



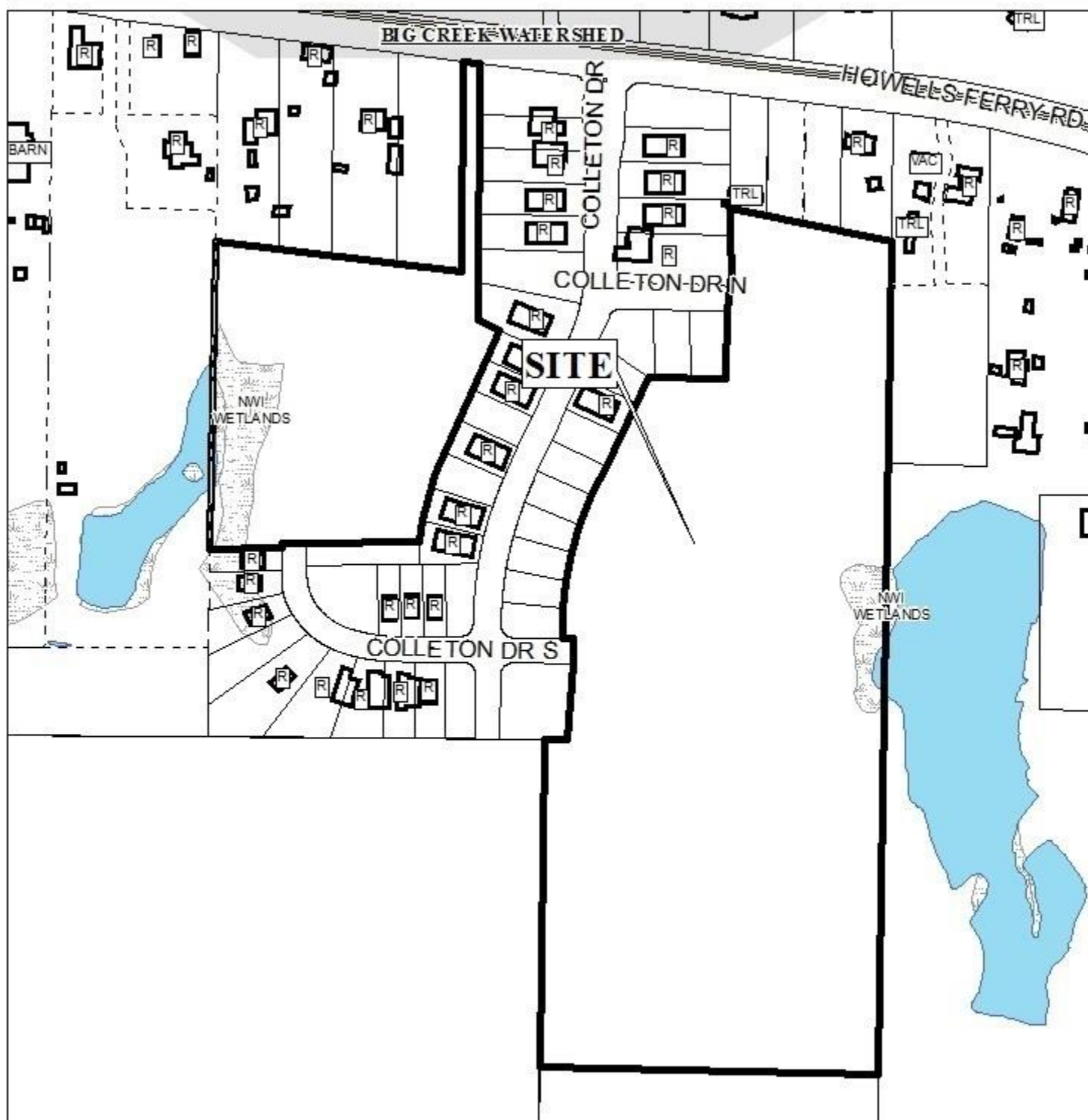
APPLICATION NUMBER 4 DATE May 18, 2017

APPLICANT Colleton Place Subdivison, Phases 2-4

REQUEST Subdivison



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APPLICATION NUMBER 4 DATE May 18, 2017

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





## COLLETON PLACE SUBDIVISION, PHASES 2-4



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# DETAIL SITE PLAN



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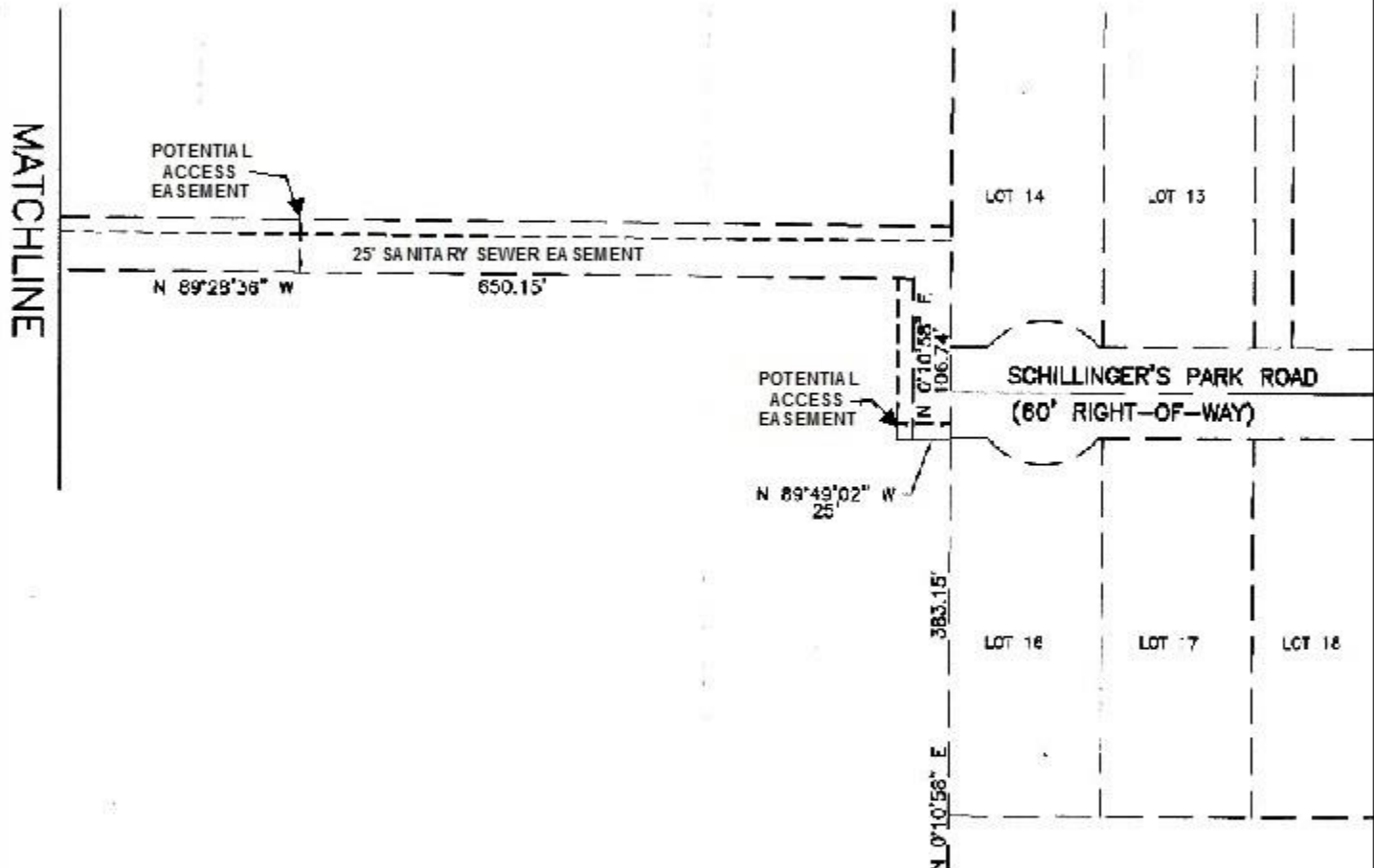
APPLICANT Colleton Place Subdivision, Phases 2-4

REQUEST Subdivision



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## DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE May 18, 2017

APPLICANT Colleton Place Subdivision, Phases 2-4

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

