

## **EXTENSION**

### **ADDITION TO BELLINGRATH ROAD** **COUNTRY CLUB ESTATES SUBDIVISION**

This is a request for a one-year extension of a previously approved 569-lot subdivision. The subdivision is located at the East terminus of Country Club Boulevard and extending through to the Southwest corner of Old Military Road and Section Line Road.

There have been several requests for extension since the subdivision was originally approved in 1996, and 9 units have been recorded. There have not been changes in conditions in the surrounding area that would affect the subdivision as previously approved, nor have there been changes to the regulations that would affect the previous approval.

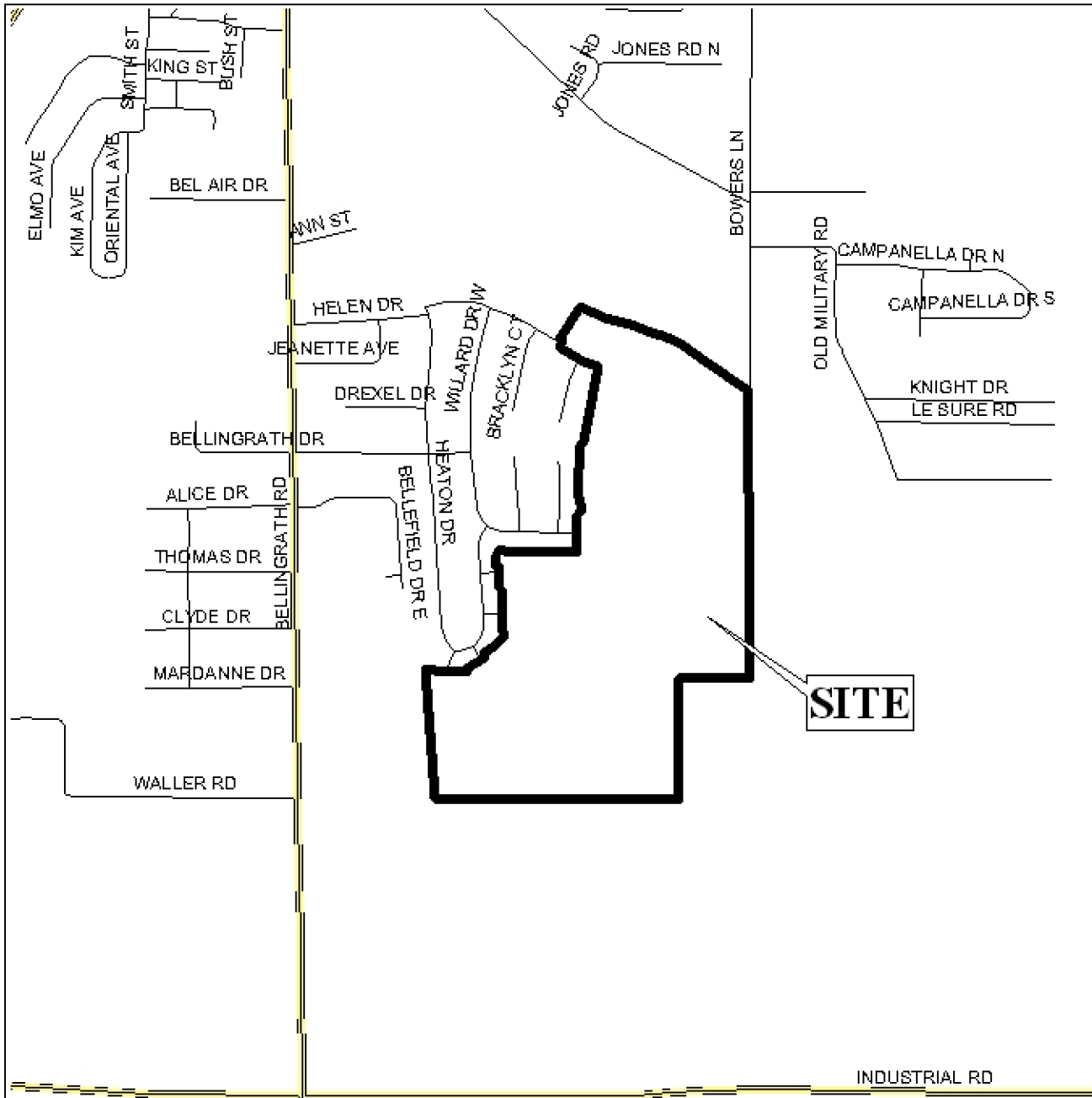
However, there have been changes in approvals of subdivisions, especially large subdivisions, with regard to drainage requirements. Due to increasing concerns regarding drainage and run-off, the Commission has begun addressing the issue via a condition of approval that requires certification of compliance with City of Mobile standards prior to signing of the final plat for such subdivisions. The standard condition/verbiage for such subdivisions is as follows: Stormwater facilities are not depicted on the plat, however, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

While the number of previous extensions is more than generally granted, there have also been several units recorded. Additionally, given the overall size of the development and the amount of road construction required, a lengthy development period is not uncommon.

The original approval required the provision of additional points of access; none of which have been provided. As the recorded units consist of 180+ lots, the next unit should provide at least one of the additional points of access.

Based on the preceding, it is recommended that this request for extension be approved. It is further recommended that the applicant be advised that future units will be required to provide certification regarding compliance with stormwater requirements, should provide one of the additional access points as required by the original approval.

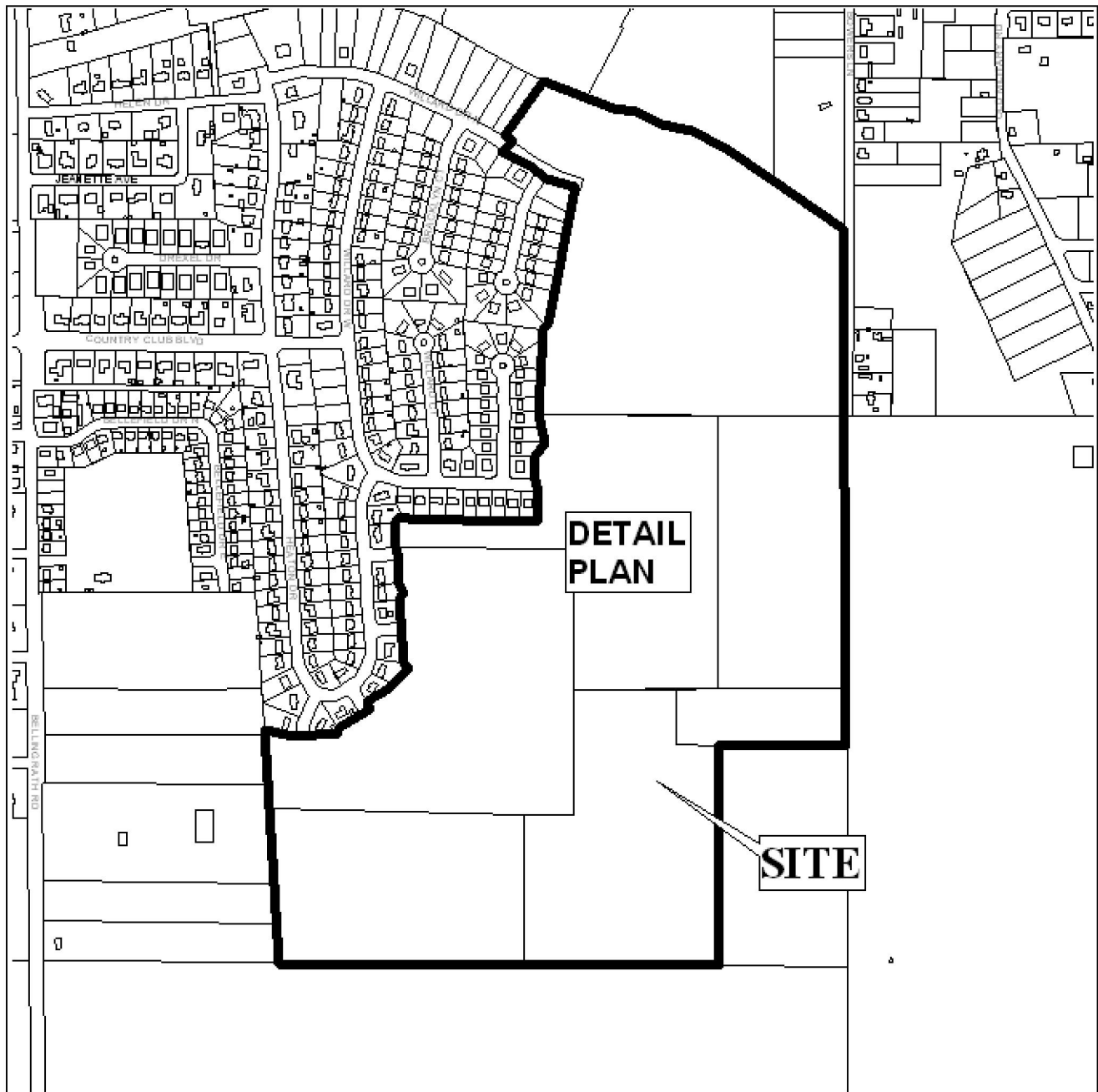
## LOCATOR MAP



APPLICATION NUMBER Extension DATE January 4, 2007  
APPLICANT Bellingrath Road Country Club Estates Sub, Add to  
REQUEST Subdivision



# BELLINGRATH ROAD COUNTRY CLUB ESTATES SUBDIVISION, ADDITION TO



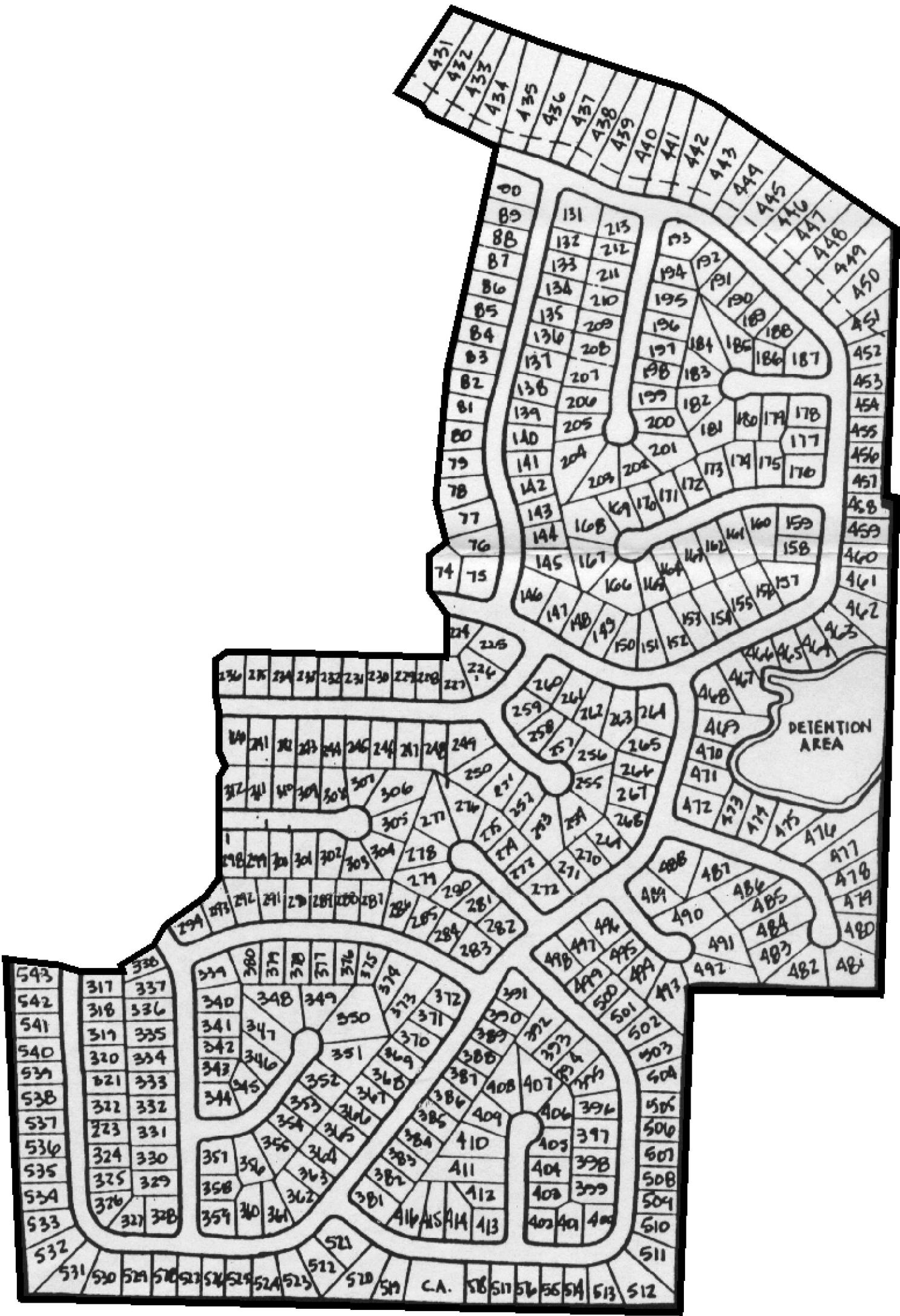
APPLICATION NUMBER Extension DATE January 4, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



DETAIL SITE PLAN



APPLICATION NUMBER Extension DATE January 4, 2007  
APPLICANT Bellingrath Road Country Club Estates Subdivision, Addition To  
REQUEST Subdivision

