

## **PECAN POINTE SUBDIVISION**

This is a request for a one-year extension of a previously approved 37-lot subdivision. The subdivision is located on the South side of Howells Ferry Road, 1,850'+ West of Raymond Tanner road, extending to the North side of Raymond Tanner road, 800'+ West of Howells Ferry Road.

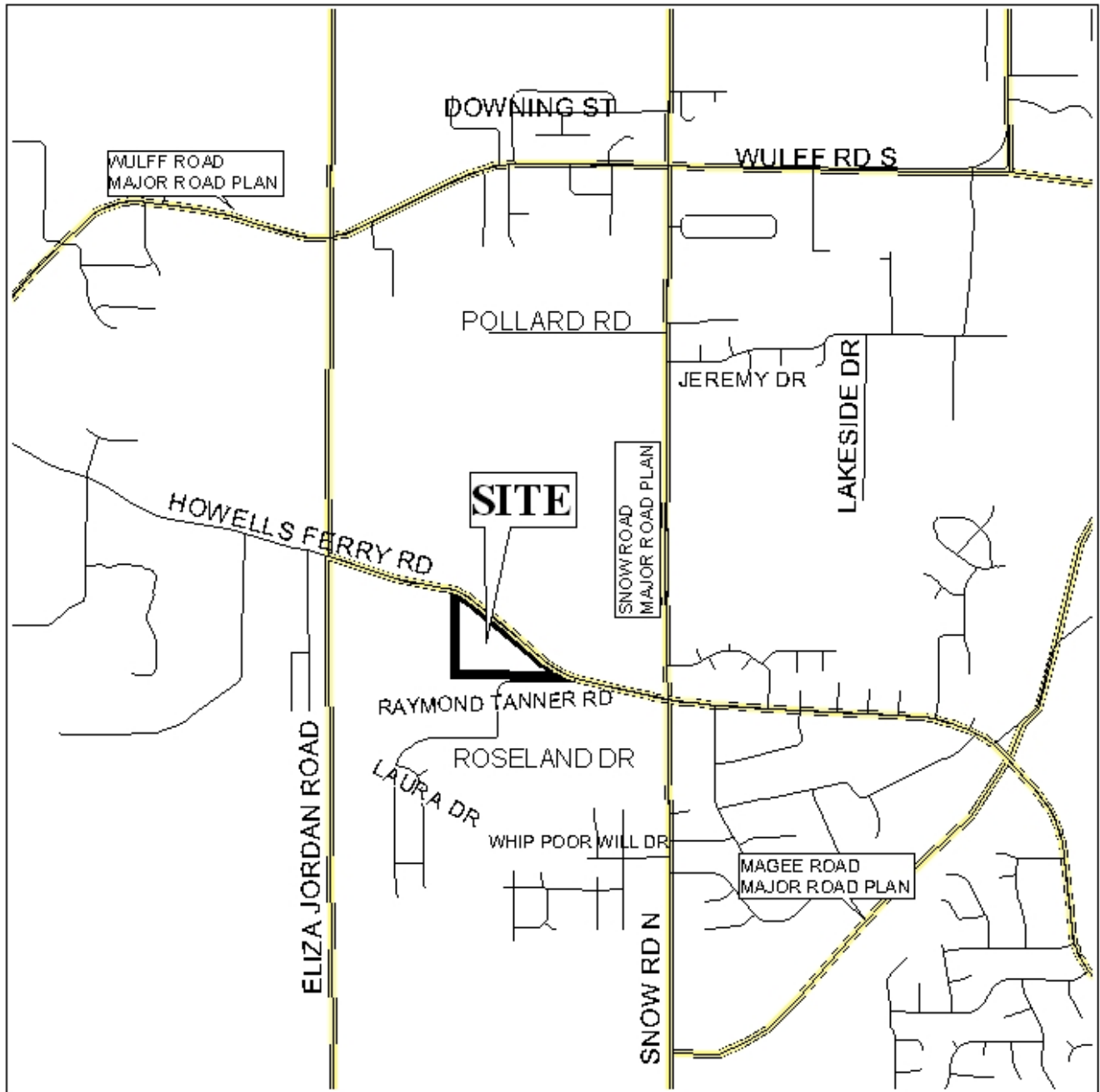
This is the second request for extension since the subdivision was originally approved in 2005, and 1 unit containing 30-lots has been signed by the Planning Commission, but has not been recorded. There have not been changes in conditions in the surrounding area that would affect the subdivision as previously approved, nor have there been changes to the regulations that would affect the previous approval.

However, there have been changes in the proposed subdivision whereas the previously approved subdivision was approved for 37-lots and in approvals of subdivisions, especially large subdivisions, with regard to drainage requirements. Due to the fact that the subdivision has increased to include 39-lots and to the 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.

The original approval allowed 37-lots. As the signed unit consists of 30-lots, the next unit containing 7-lots would be allowed not the 9-lots illustrated as "Future Development". Therefore, the submission of a subdivision application increasing the remaining 7-lot to 9-lots would be required.

Based on the preceding, and because of the increase of lots within the previously approved subdivision, it is recommended that this request for extension be denied.

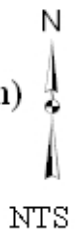
# LOCATOR MAP



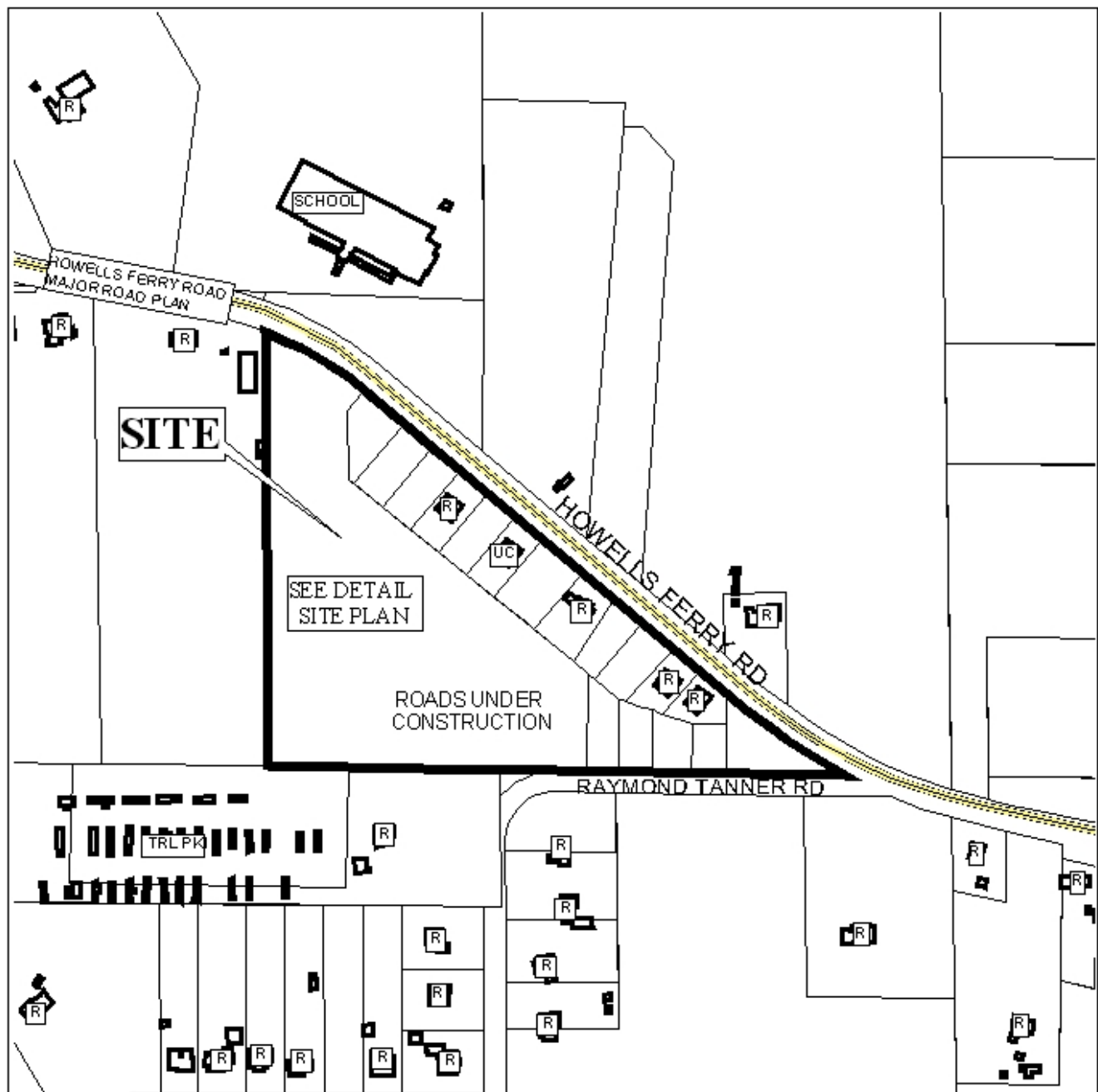
APPLICATION NUMBER Extension DATE February 1, 2006

APPLICANT Pecan Pointe Subdivision (formerly Southland Park Subdivision)

REQUEST Subdivision



# **PECAN POINTE SUBDIVISION (FORMERLY SOUTHLAND PARK SUBDIVISION)**



APPLICATION NUMBER Extension DATE February 1, 2007

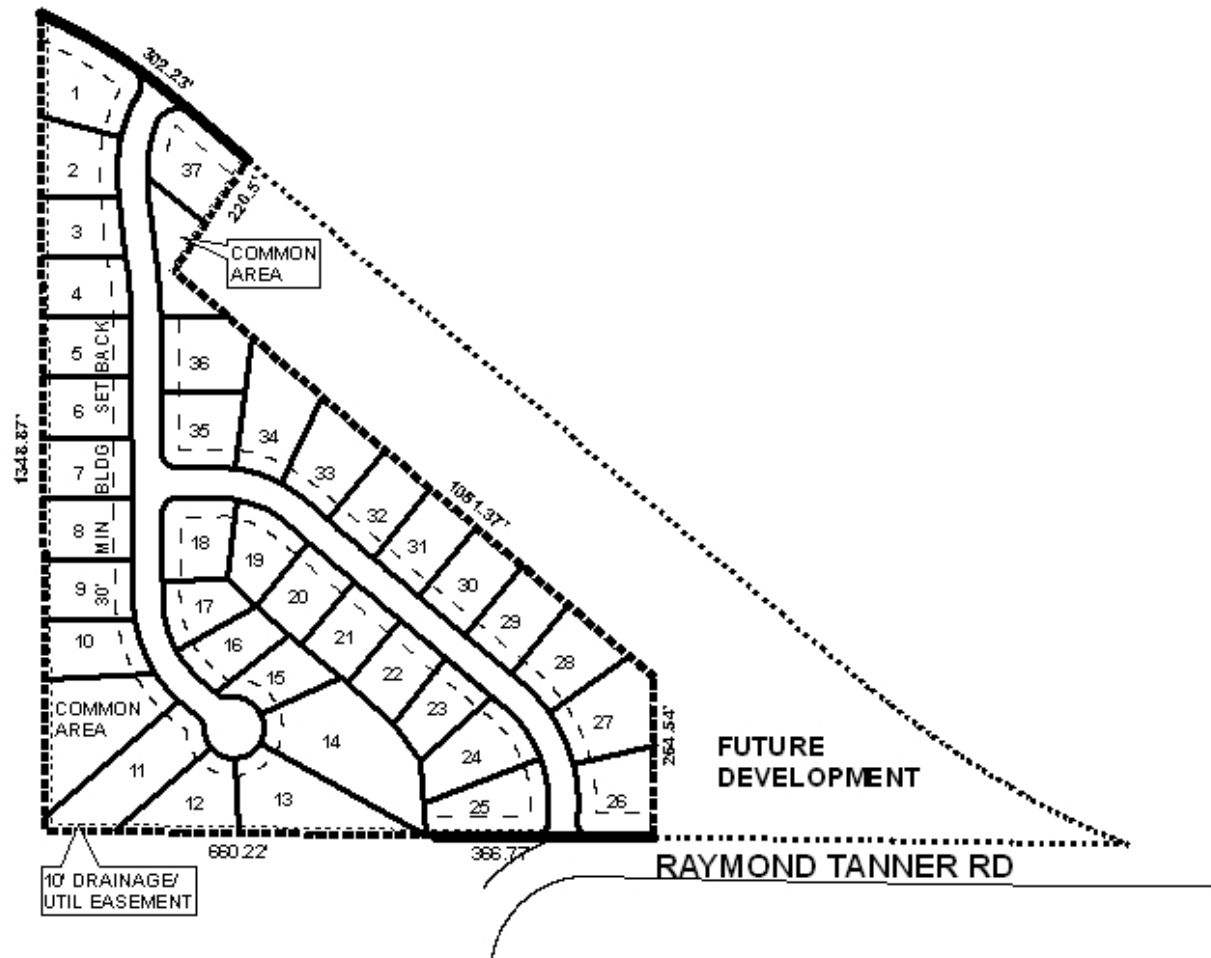
LEGEND

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



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER Extension DATE February 1, 2007

APPLICANT Pecan Pointe Subdivision (formerly Southland Park Subdivision)

REQUEST Subdivision



NTS