

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: August 16, 2007****DEVELOPMENT NAME**

Hawthorn Suites Golf Resort

SUBDIVISION NAME

Hawthorn Suites Golf Resort Subdivision

LOCATION

North side of Magnolia Grove Parkway, 400'± West of legends Row

**CITY COUNCIL
DISTRICT**

Council District 7

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY

2 Lots / 10.0± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on multiple building sites and shared parking between sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Stated

ENGINEERING**COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING**COMMENTS**

Recommend holdover to allow time for applicant to submit Traffic Impact Study.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

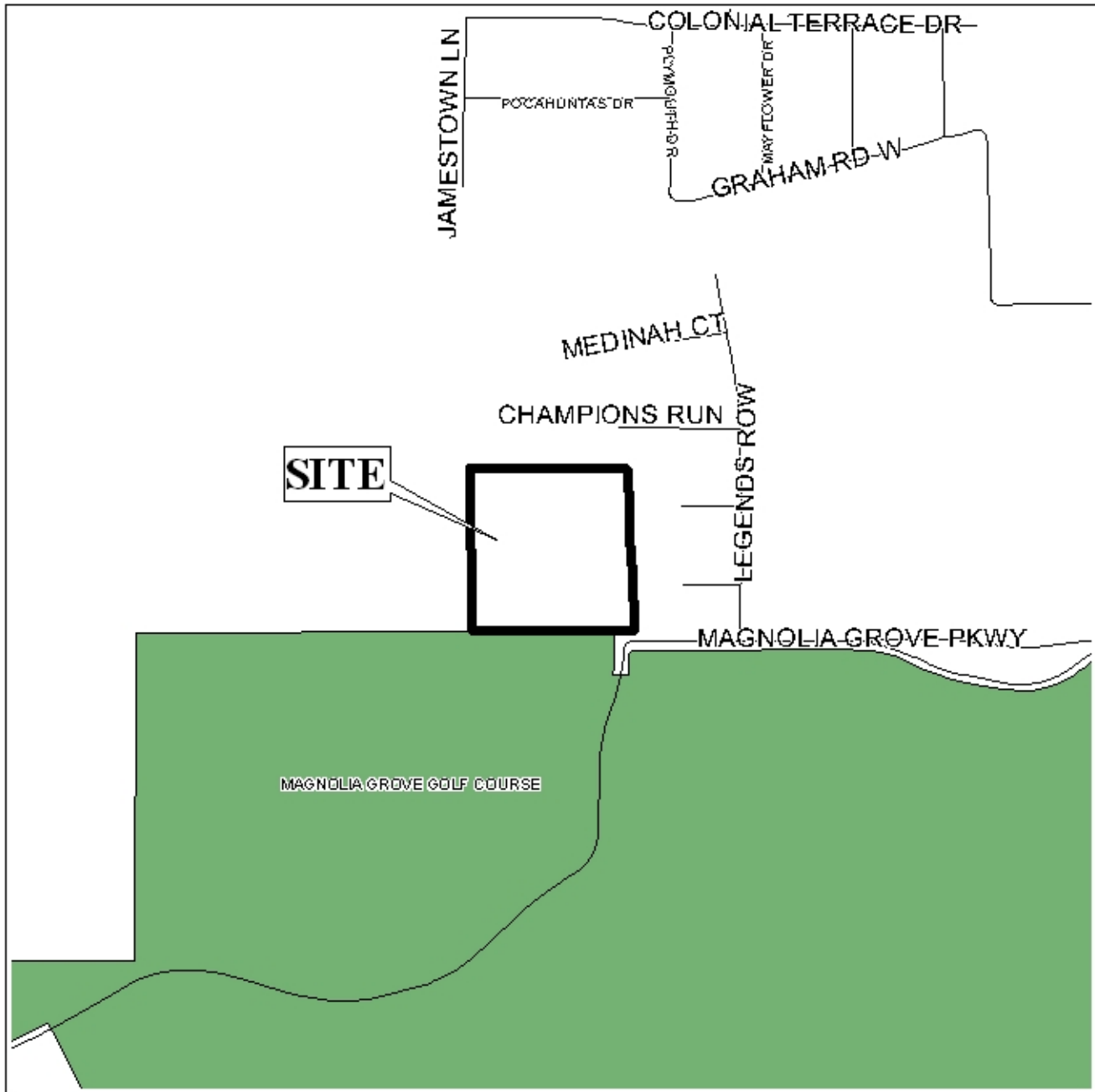
The applicant is requesting a one year extension of a Subdivision and PUD which were approved in 2006. There have been no changes in conditions in the area, nor have there been changes to the regulations that would affect the previous approvals.

RECOMMENDATION

Subdivision: Based on the preceding, it is recommended that this application for extension be granted.

PUD: Based on the preceding, it is recommended that this application for extension be granted.

LOCATOR MAP



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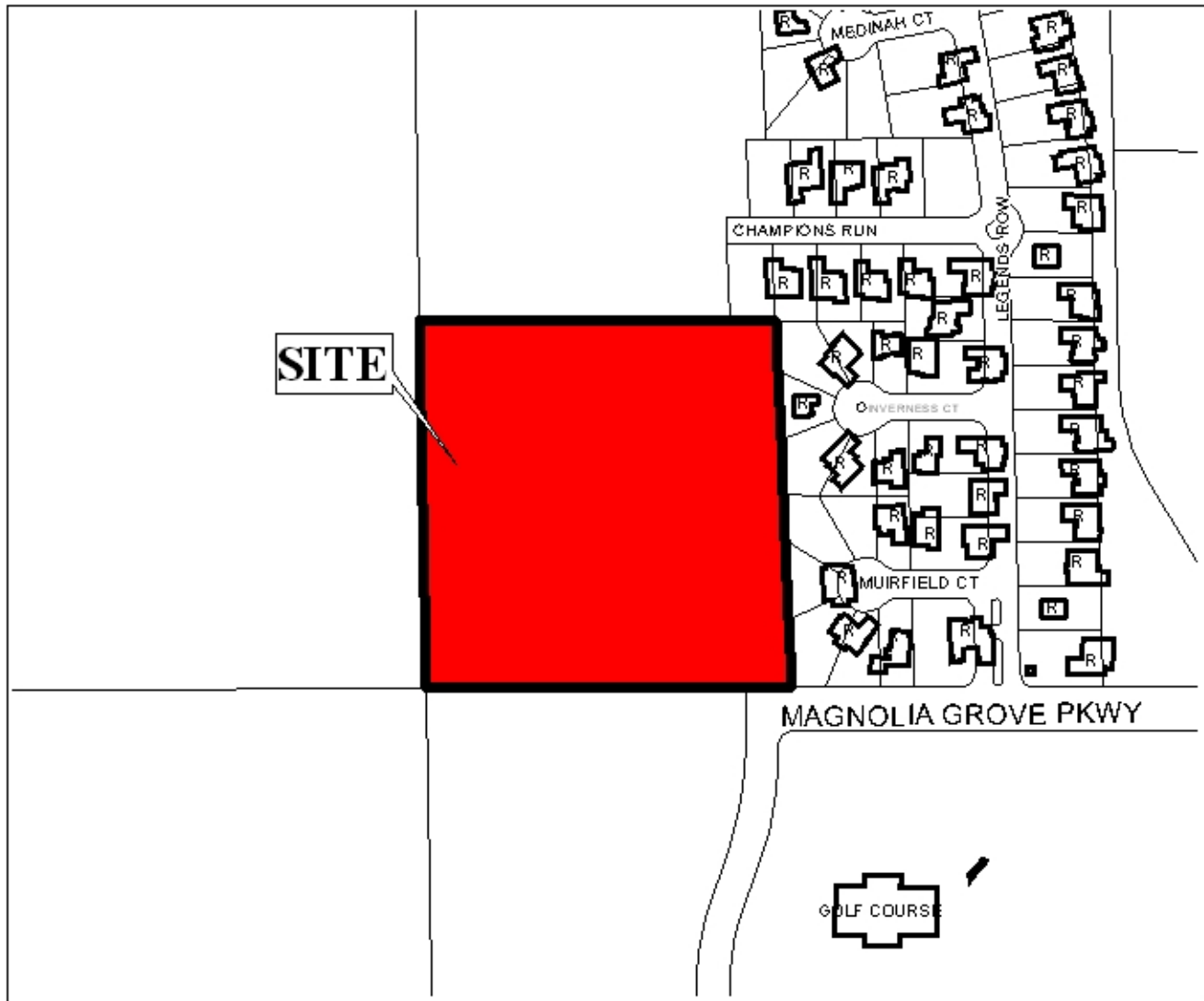
APPLICANT Hawthorn Suites Golf Resort Subdivision

REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the east of the site. A golf course is located to the south of the site.

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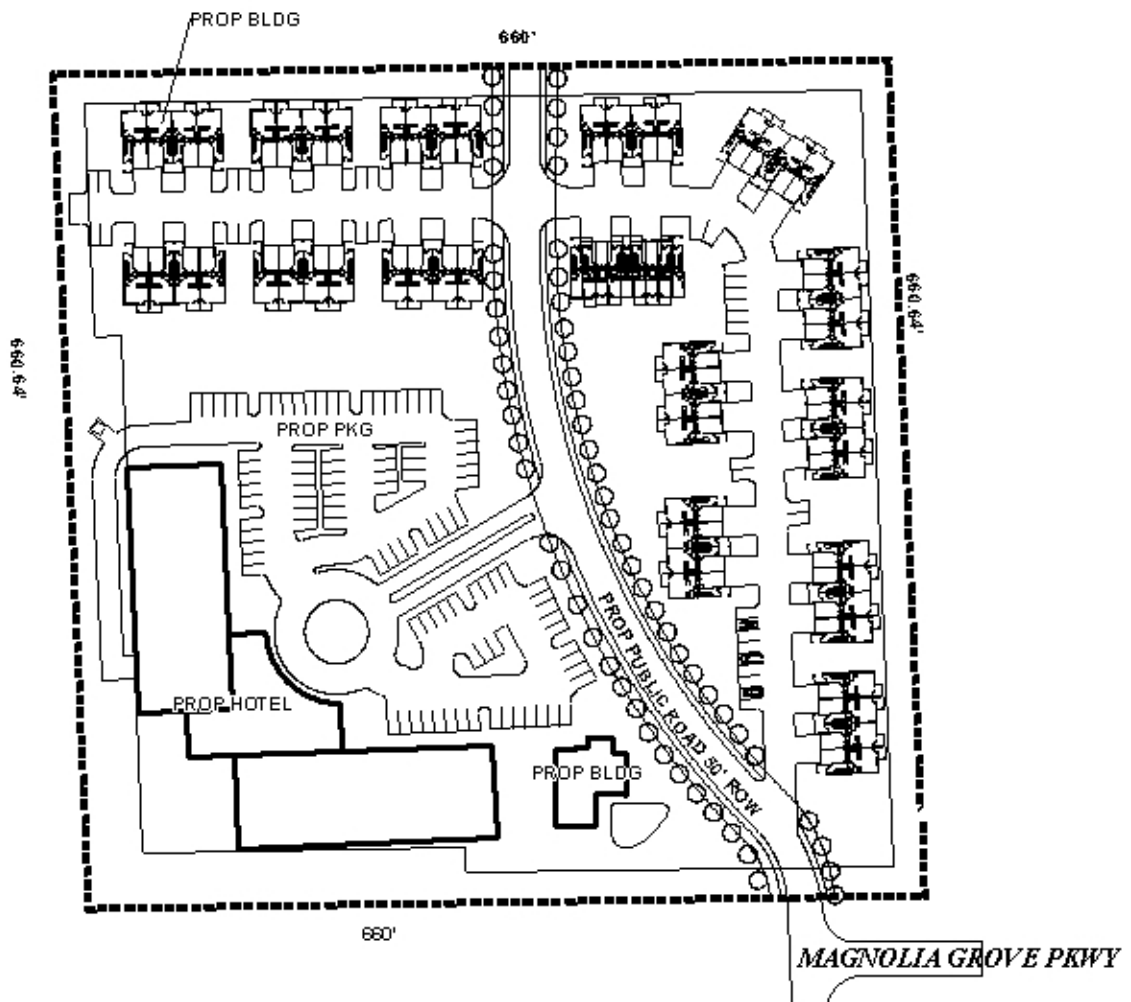
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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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SITE PLAN



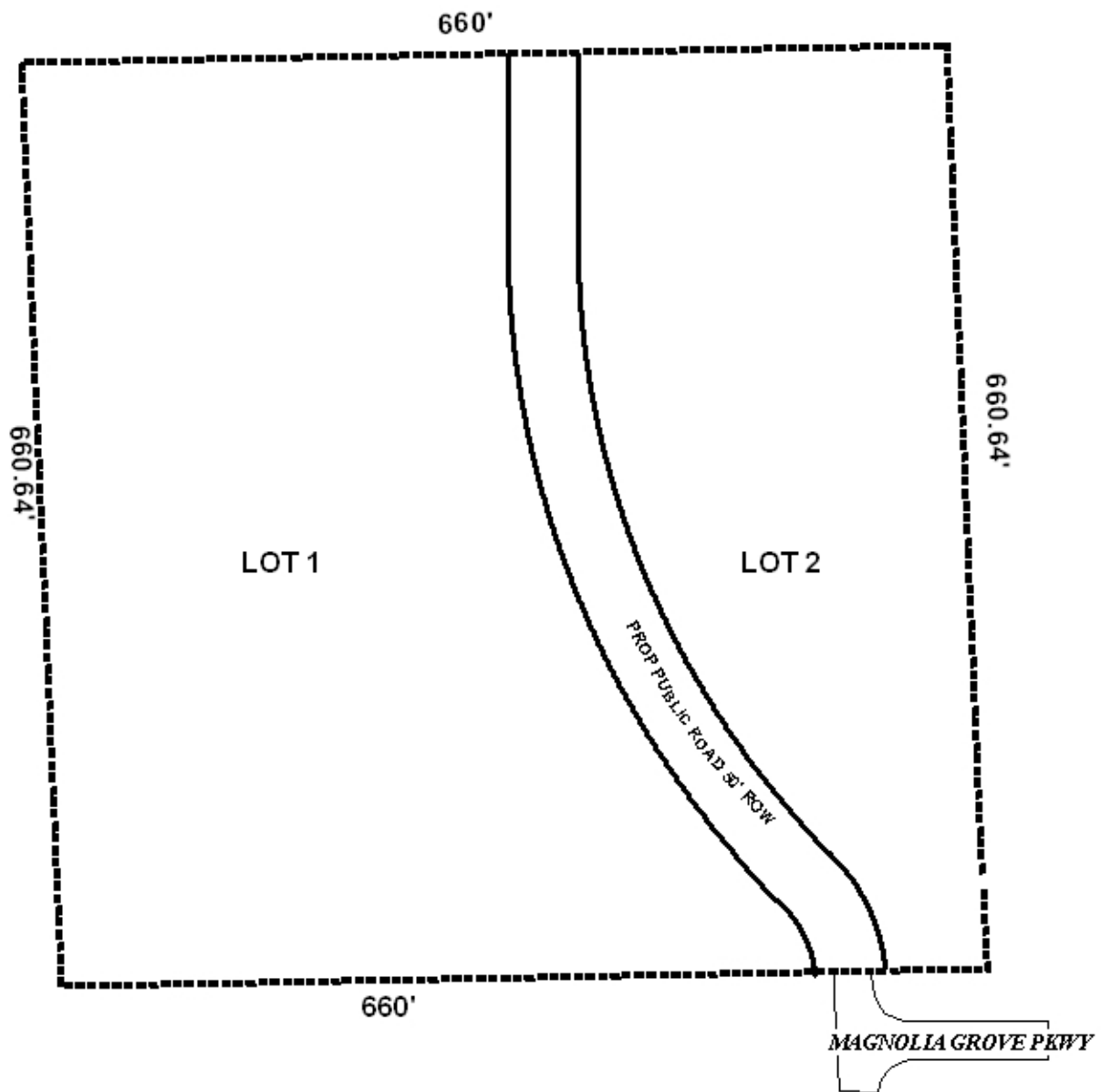
The site plan illustrates the proposed buildings, parking, and public roadway

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SUBDIVISION PLAT



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