

**PLANNING APPROVAL,**  
**PLANNED UNIT DEVELOPMENT &**  
**SUBDIVISION STAFF REPORT**

**Date: May 4, 2006**

**NAME** Alba Fishing & Hunting Club

**LOCATION** 2530 River Forest Road  
(North side of River Forest Road at Dog River).

**CITY COUNCIL**  
**DISTRICT** District 4

**PRESENT ZONING** R-1, Single-Family Residential

**AREA OF PROPERTY** 8.5 ± Acres

**CONTEMPLATED USE** Planning Approval to allow the expansion of an existing recreation club in an R-1, Single-Family Residential district to include a new membership meeting hall, and Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE**  
**FOR DEVELOPMENT** Immediate

**ENGINEERING**

**COMMENTS** Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**TRAFFIC ENGINEERING**

**COMMENTS** Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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).

**FIRE DEPARTMENT****COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

**REMARKS**

The applicant is requesting Planning Approval, Planned Unit Development, and Subdivision Approvals to allow the expansion of an existing recreation club in an R-1, Single-Family Residential district to include a new membership meeting hall, to allow multiple buildings on a single building site, and to create two legal lots of record. Planning Approval is required for membership-based sports and recreation clubs located in R-1 districts.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development (PUD) review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

It is very important to note that both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore any future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval and Planned Unit Development review. Thus any future proposed changes to parking, structure expansion, etc., must be reviewed and approved through the planning process.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

As the reviews for Planning Approval and Planned Unit Development approval are similar, the analysis/remarks for both applications will be consolidated.

The site fronts onto River Forest Road, a minor street that does not meet the minimum right-of-way width of 60 feet for streets lacking curb and gutter, as required in Section V.B.14. of the Subdivision Regulations. As River Forest Road's existing right-of-way of 40 feet is not

adequate, additional right-of-way sufficient to provide 30 feet as measured from the centerline should be required.

The site is bounded to the North, East and South by residential properties in an R-1, Single-Family Residential District. West, across Dog River, are properties located in Mobile County that appear to be utilized for single-family residential development.

The Alba Fishing and Hunting Club (the Club) has been associated with this site since 1921, before the area was incorporated into the City of Mobile, however no information has been provided regarding how long the Club has had buildings on the site. This application will allow the Club to replace the portion of the clubhouse damaged by Hurricane Katrina in August of 2005 with a new clubhouse facility, as well as bring the club into conformance via Planning Approval and a PUD, with the Zoning Ordinance that was enacted in 1967, as amended. The proposed clubhouse will be approximately 1,984 square feet of conditioned space, with a 12 foot wide deck on two sides. A new deck, to be developed at a future date, is proposed for what remains of the existing clubhouse. The remaining portion of the existing clubhouse appears to be about 1,350 square feet, while the demolished portion of the clubhouse that is being replaced appears to have been approximately 1,800 square feet. There is also an 1,110  $\pm$  square foot caretakers cottage that will remain on the premises. As proposed, the site will contain approximately 3,334 square feet of clubhouse space. The new clubhouse facility will be located about 40 feet north of the remaining clubhouse facility.

The existing access drive, boat launch and parking areas appear to be gravel. The Club site also provides boat slips, however, no information has been provided regarding the number of boat slips (pre-Hurricane Katrina photos indicate approximately 102 boat slips).

The Club is a member-based club, and as such requires Planning Approval in order to be located in a residentially zoned district. The Club's location on Dog River is appropriate for the particular purpose of the Club, and as the Club has existed in the residential context for many years at this location, it would appear to be generally appropriate and compatible.

The proposed Lot 1 has approximately 90 feet of frontage onto River Forest Road, while the proposed Lot 2 has approximately 635 feet of frontage onto River Forest Road, and approximately 177 feet of frontage onto Alba Club Road. To limit possible incompatibilities with adjacent residential uses, access to Lot 1 should be limited to the existing curb-cut. Access to Lot 2 should be limited to three curb-cuts onto River Forest Road, and one curb-cut onto Alba Club Road, with the stipulation that Lot 2 be limited to one curb-cut onto River Forest Road until such time as River Forest Road is improved to comply with City of Mobile road paving standards. The size, location, and design of all new curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards.

The bulk of the activities of the Club occur on the proposed Lot 1, however, year 2002 aerial photos indicate that a portion of the proposed Lot 2 near the Club is utilized for boat storage, and that some sort of unpaved road access is provided between Lots 1 and 2, and from Lot 2 across two adjacent lots owned by others to Alba Club Road. It should be noted that over two-thirds of Lot 2 is not developed.

The parking requirement for a private club is 1 space per 300 square feet of gross floor area. As proposed, approximately 14 spaces would be required for the Club (existing clubhouse, proposed clubhouse, existing caretakers residence). Using the marina parking requirement of 1 parking space per 2 slips, the Club would be required to provide an estimated 51 spaces, based upon year 2002 aerial photos. Insufficient information has been provided regarding existing building sizes, marina slips, and the existing parking area to be able to determine if the site complies with the parking requirements contained within the Zoning Ordinance.

The unpaved parking is of concern as the Zoning Ordinance generally requires paved parking areas. The existing parking area is non-conforming due to its age, thus it may “grandfathered” in terms of compliance with the Zoning Ordinance. However, insufficient information has been provided to accurately verify the dimensions of the damaged structure that is to be replaced. Thus, no determination can be made regarding the applicability of the paving requirements at this time.

New construction normally requires compliance with the tree and landscaping requirements of the Zoning Ordinance. While it appears that the new construction will essentially replace that which was removed due to Hurricane Katrina-related damage, insufficient information has been provided to accurately verify the dimensions of the damaged structure that is to be replaced. Thus, no determination can be made regarding the applicability of the tree and landscaping requirements at this time.

Setbacks for the proposed structure appear to comply with the requirements of the Zoning Ordinance, however, the existing caretaker’s residence may not meet the minimum requirements. All future construction must comply with the setback requirements outlined within the Zoning Ordinance, unless amendments are made to the PUD to allow deviation from the requirements. Otherwise, the presence of multiple buildings on the site, as proposed, is not anticipated to negatively impact the area.

As evidenced by Hurricane Katrina, the site is located in an area subject to storm-surge related flooding, as well as within the FEMA identified 100 and 500-year floodplains for Dog River. Furthermore, the proximity to Dog River and the relatively flat nature of the site may mean that the site contains wetlands. The presence of floodplains and potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The site plan does not indicate the location of a stormwater detention basin, which may be required for the site due to the new construction. A stormwater detention basin, sized to meet the requirements of the City’s Storm Water Drainage Ordinance, must be indicated on the site plan if it is required.

It should also be noted that the applicant has not provided a verifiable legal description for the site under review. An accurate legal description must be provided to ensure that the boundaries depicted on the plat coincide with the land actually owned by the Club.

Finally, there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. If the applicant utilizes a dumpster, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply Section IV.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

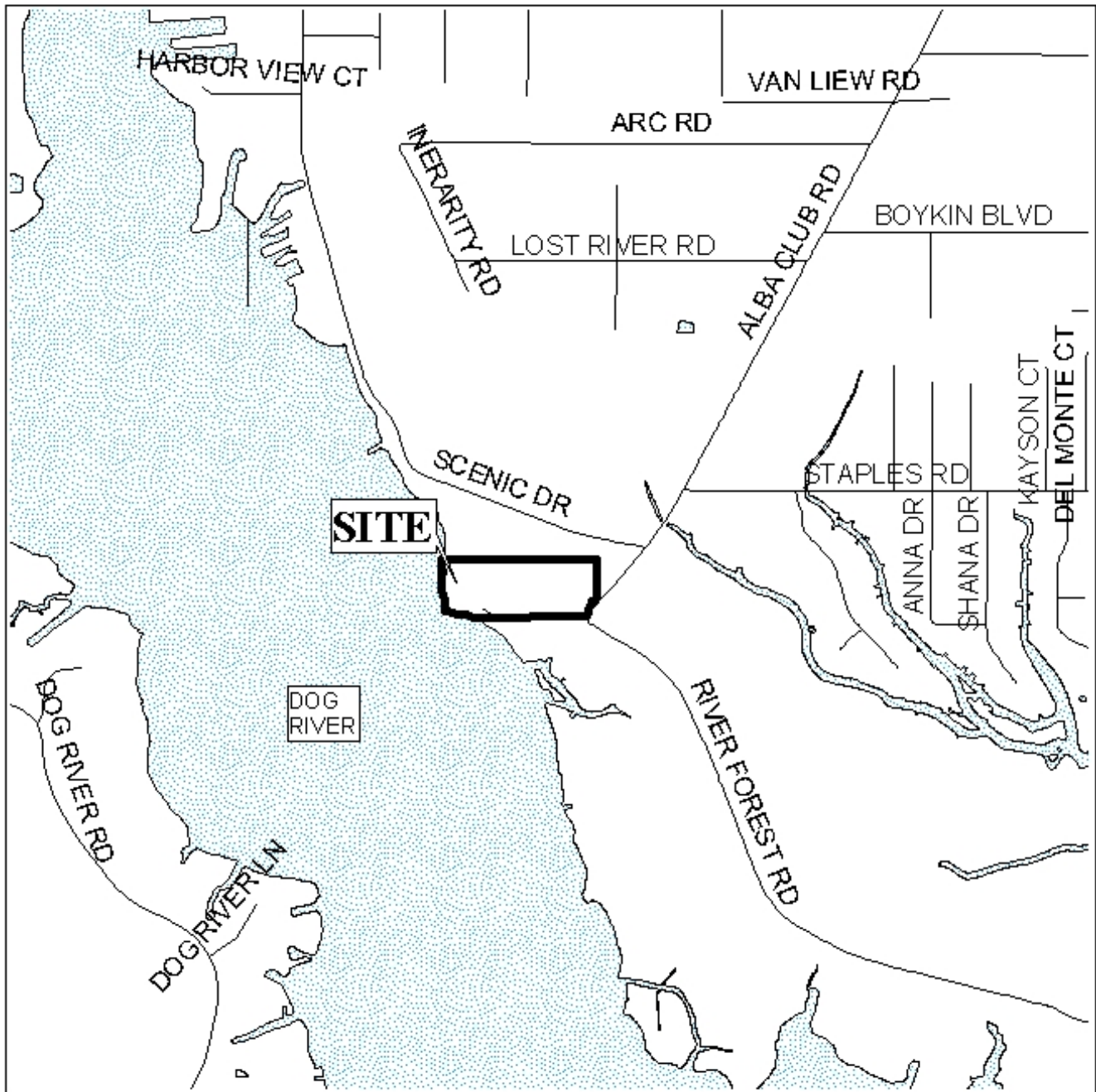
**RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this request is recommended for Holdover to allow for the provision of the following items: 1) the size of existing structures and the removed clubhouse; 2) the estimated number of existing or anticipated boat slips; 3) the estimated number and location of existing parking spaces; 4) information regarding the existing use of the proposed Lot 2 for boat parking/storage and the existing unpaved access across adjacent lots to Alba Club Road; and 5) provision of a valid legal description of the site under review.

**Planned Unit Development:** Based upon the preceding, this request is recommended for Holdover to allow for the provision of the following items: 1) the size of existing structures and the removed clubhouse; 2) the estimated number of existing or anticipated boat slips; 3) the estimated number and location of existing parking spaces; 4) information regarding the existing use of the proposed Lot 2 for boat parking/storage and the existing unpaved access across adjacent lots to Alba Club Road; and 5) provision of a valid legal description of the site under review.

**Subdivision:** The Subdivision request is recommended for Holdover for the following reason: 1) to allow review to coincide with the PA and PUD applications.

## LOCATOR MAP



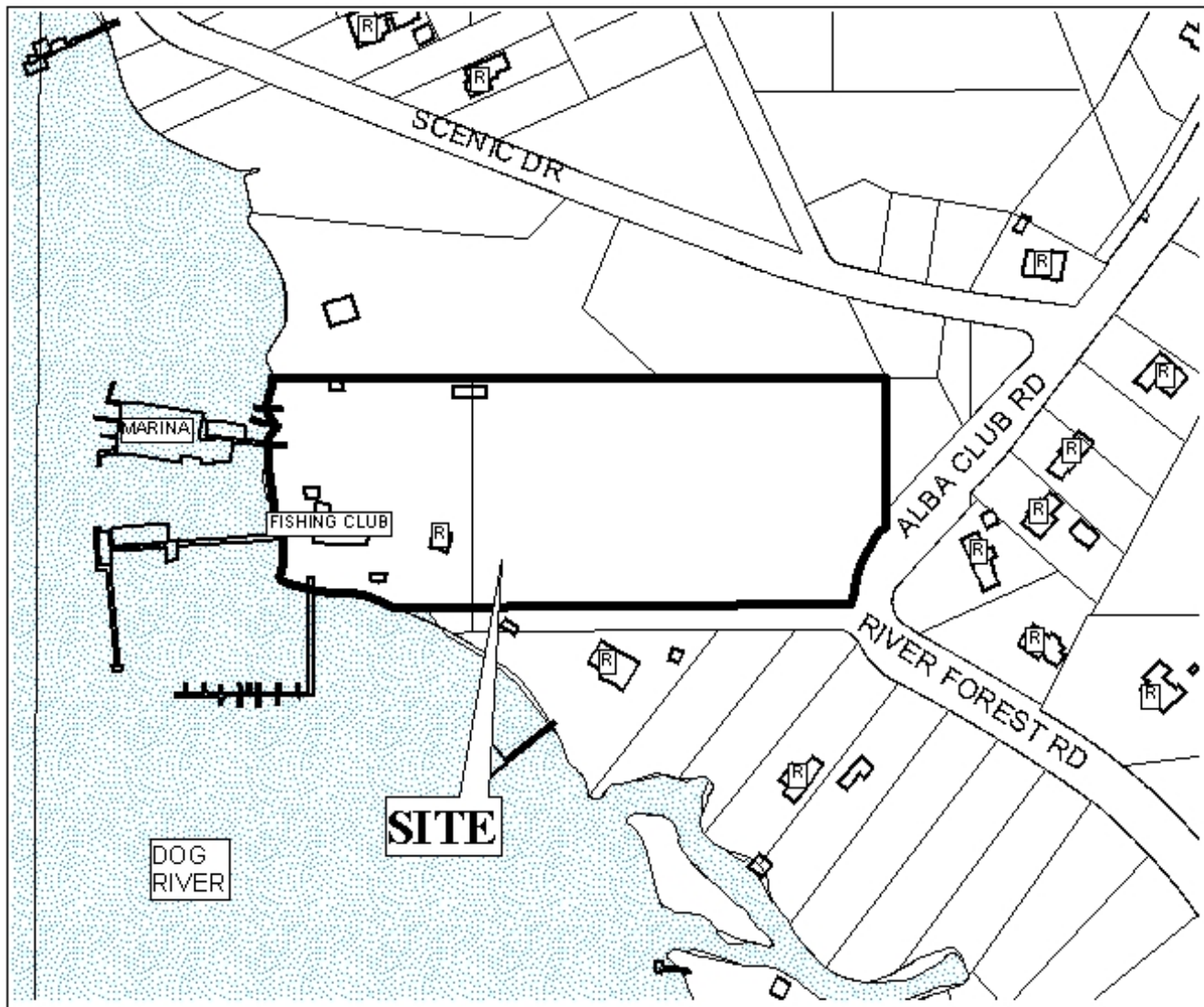
APPLICATION NUMBER 1 & 2 & 3 DATE May 4, 2006

APPLICANT Alba Fishing and Hunting Club

REQUEST Planning Approval, PUD, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings.

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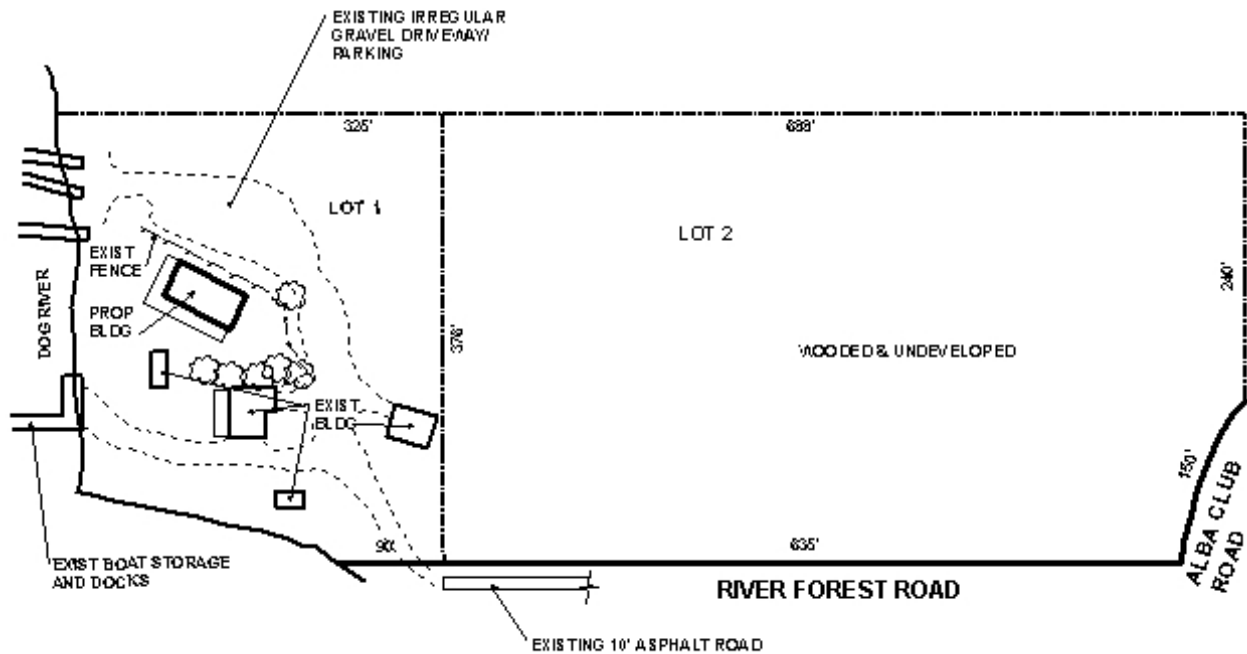
REQUEST Planning Approval, PUD, Subdivision

LEGEND

														NTS
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	



# SITE PLAN



The site is located on the North side of River Forest Road at Dog River.  
The plan illustrates the existing buildings along with the proposed building.

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