

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

**Date: December 1, 2005**

**NAME** Buccaneer Yacht Club (William T. Partridge, Jr., Agent)

**LOCATION** 4381 Park Road  
(East side of Park Road, ¼ mile± South of Terrell Road, extending to the South terminus of Bay Front Road [unopened public right-of-way], and to Mobile Bay)

**CITY COUNCIL DISTRICT** District 3

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

**AREA OF PROPERTY** 13.74 acres ±

**CONTEMPLATED USE** Planning Approval to allow the expansion of an existing yacht club in an R-1, Single-Family Residential district, 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.

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

Minimum aisle width for ninety degree parking is twenty-four feet.

**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 seeking Planning Approval to allow the expansion of an existing yacht club in an R-1, Single-Family Residential district, specifically to include the replacement of the clubhouse facility that was destroyed by Hurricane Katrina, and Planned Unit Development Approval to allow multiple buildings on a single building site. 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.

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

The Buccaneer Yacht Club (Yacht Club) has been on this site since 1948, before the area was incorporated into the City of Mobile. This application will allow the club to replace the clubhouse destroyed by Hurricane Katrina in August of 2005, 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 4,000 square feet, which is about the same size as the destroyed clubhouse (according to the applicant). The proposed clubhouse, when combined with the existing lounge that will remain, will provide approximately 6,000 square feet of enclosed space. The Yacht Club proposes to build the new clubhouse at approximately the same elevation as the existing lounge, but to the southwest of the lounge instead of the northwest. The new clubhouse will be connected to the existing lounge by an open breezeway.

The Yacht Club site currently includes 43 unpaved parking spaces, approximately 86 boat slips, a playground area, swimming pool, and a lounge. The 13.74 acre ± site is bounded to the north by the City of Mobile's McNalley Park, and to the south by single-family residential properties. West of the site is Park Road, McNalley Park and single-family residential uses, while East of the site is Mobile Bay. Access to the site is via a paved driveway that accesses Park Road, a minor street with adequate right-of-way. Natural vegetative buffers occur on the North, West and South sides of the property.

The Yacht 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 Mobile Bay is appropriate for the particular purpose of the Club, and as the Club has existed in the residential and park context for over 50 years at this location, it would appear to be generally appropriate and compatible.

The site has approximately 440 feet of frontage onto Park Road. To limit possible incompatibilities with adjacent residential and park uses, access to the site should be limited to the existing curb-cut onto Park Road.

The parking requirement for a private club is 1 space per 300 square feet of gross floor area. As proposed, 20 spaces would be required for the Yacht Club. Using the marina parking requirement of 1 parking space per 2 slips, the Yacht Club would be required to provide 43 spaces. The Club provides 43 unpaved parking spaces.

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 is "grandfathered" in terms of compliance with the Zoning Ordinance. However, should development on the site be expanded, conformance with the paving requirements would be required.

The site has naturally occurring vegetative buffers on the North, West and South sides. While tree and landscaping requirements might normally be placed on new non-residential construction or substantial expansion undergoing Planning Approval and PUD review, since this application is essentially a rebuilding effort, a waiver of the tree and landscaping may be appropriate. However, should the facilities be expanded in the future, compliance with the tree and landscaping requirements of the Zoning Ordinance may be required as part of the Planning Approval and PUD review. Future compliance will also require buffering from adjacent residential uses, if existing vegetation is not sufficient.

Setbacks for the proposed structure appear to comply with the requirements of the Zoning Ordinance, however, one of the existing accessory structures 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 Mobile Bay. Furthermore, the proximity to Mobile Bay 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.

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.

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 Approval, subject to the following conditions: 1) depiction of a stormwater detention basin, if required; 2) location of any dumpster storage area on the site; 3) placement of a note on the site plan stating that the site is limited to its existing curb-cut onto Park Road, and; 4) if necessary, approval of all applicable federal, state and local agencies prior to the issuance of any permits.

**Planned Unit Development:** Based upon the preceding, this request is recommended for Approval, subject to the following conditions: 1) depiction of a stormwater detention basin, if required; 2) location of any dumpster storage area on the site; 3) placement of a note on the site plan stating that the site is limited to its existing curb-cut onto Park Road, and; 4) if necessary, approval of all applicable federal, state and local agencies prior to the issuance of any permits.

# LOCATOR MAP



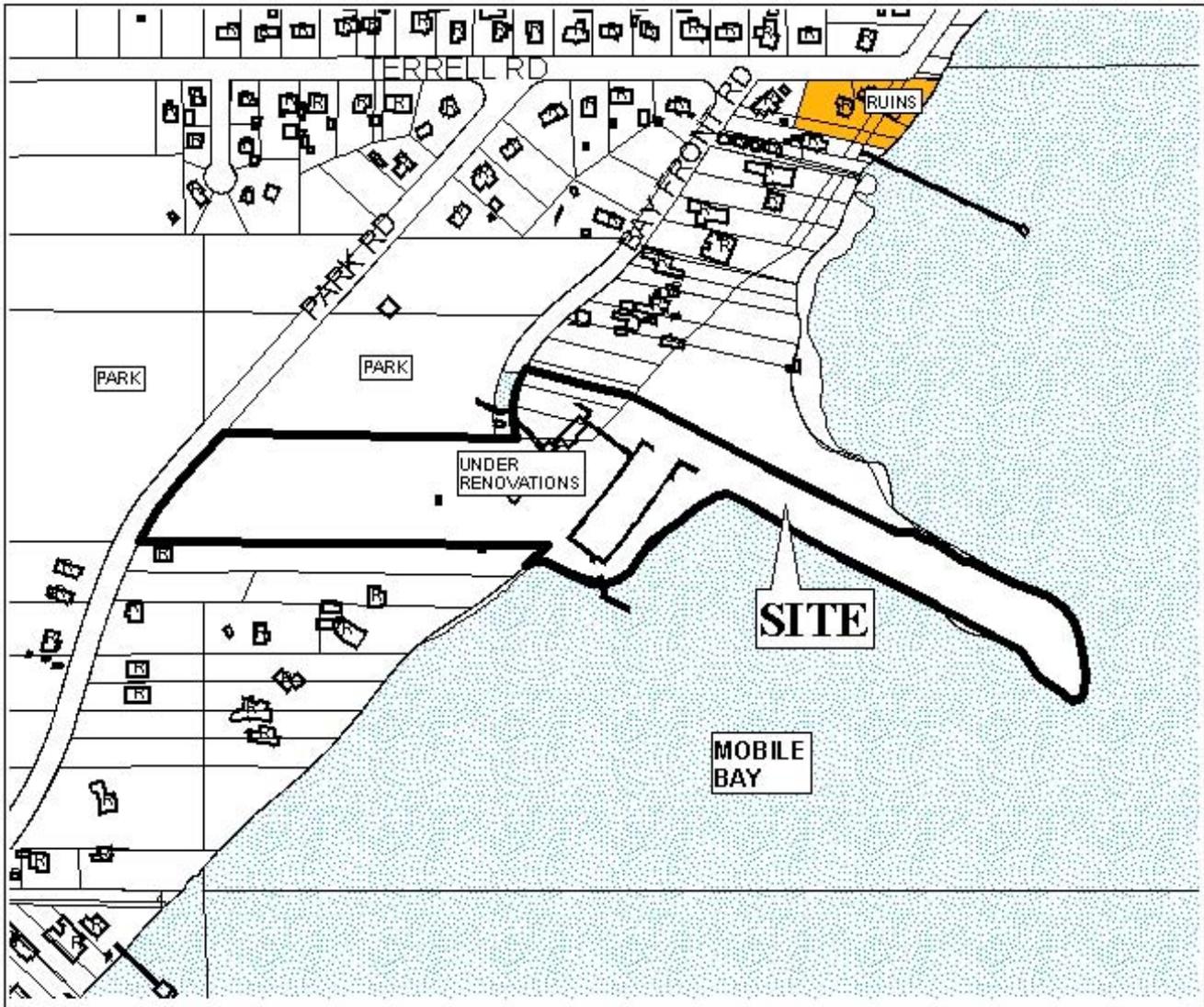
APPLICATION NUMBER 1 & 2 DATE December 1, 2005

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REQUEST Planning Approval, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



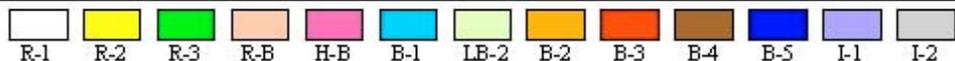
The site is surrounded by single family residential dwellings.

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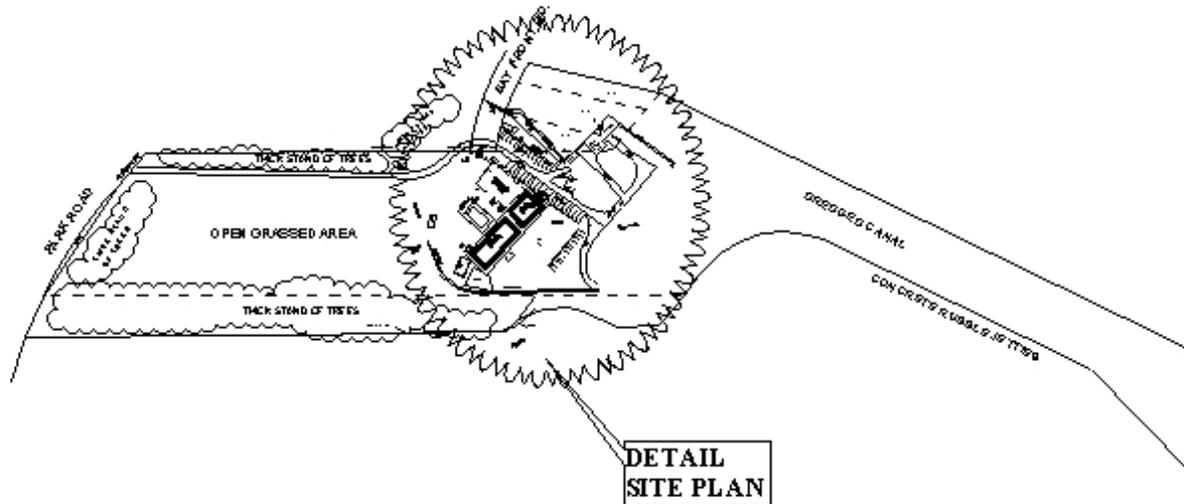
REQUEST Planning Approval, Planned Unit Development

LEGEND



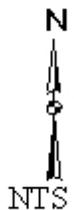
NTS

# SITE PLAN

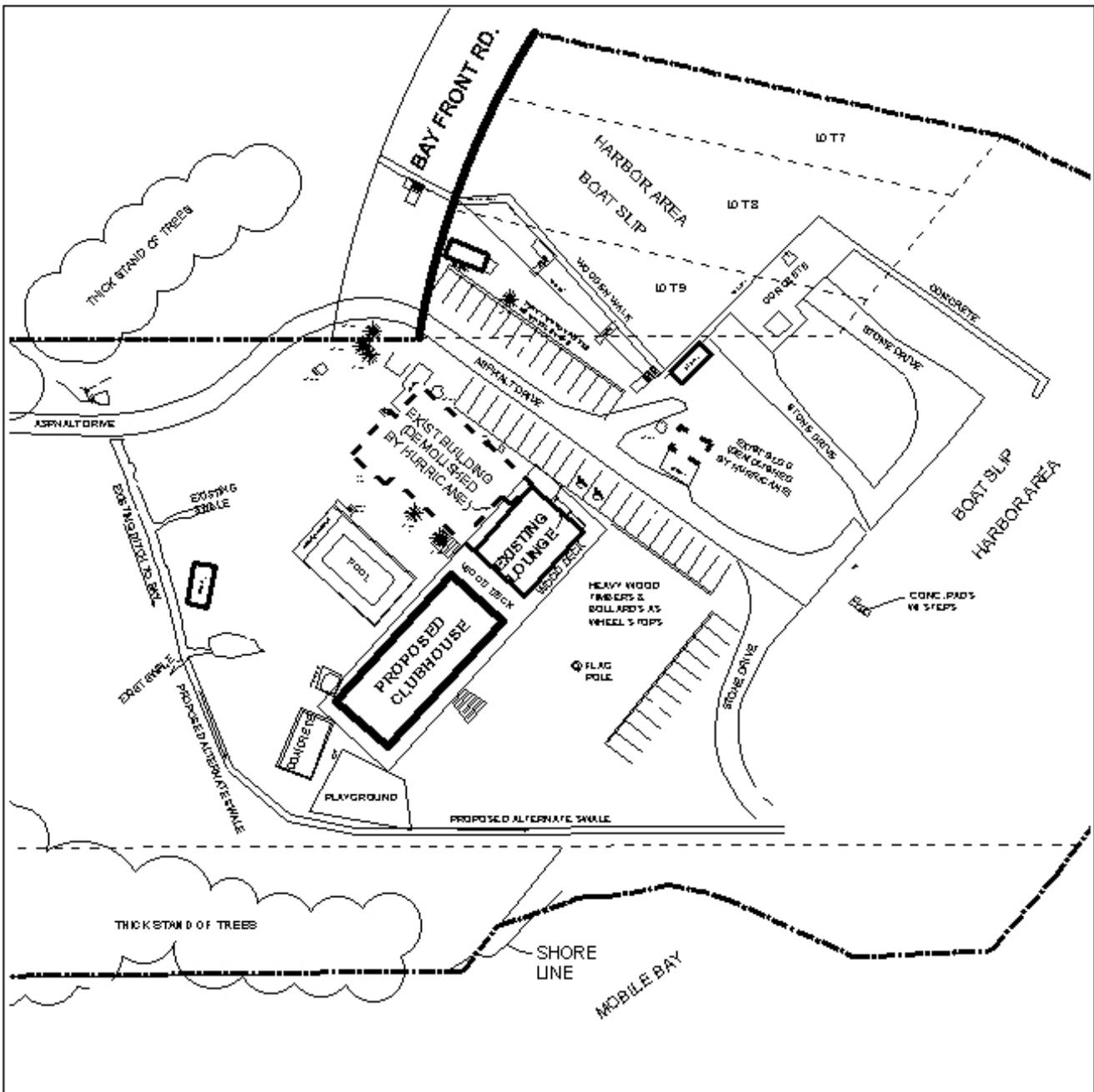


The site is located on the East side of Park Road, 1/4 mile South of Terrell Road, extending to the South terminus of Bay Front Road (unopened public right-of-way), and to Mobile Bay. The plan illustrates the existing structures, harbor area, and parking, along with the proposed structure.

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# DETAIL SITE PLAN



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