

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

Date: July 1, 2004

<u>NAME</u>	Country Club of Mobile (W. Kennon Drew, Agent)
<u>LOCATION</u>	4101 Wimbledon Drive West (South side of Wimbledon Drive West, 200'± West of Turnin Lane)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	36.5± Acres
<u>CONTEMPLATED USE</u>	Expansion of a physical fitness building at an existing country club
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Upon approval
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	None submitted
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>REMARKS</u>	The applicant is requesting Planning Approval to add an 8000 square foot building addition to an existing country club. Sports and recreation clubs are allowed with Planning Approval in R-1, Single-Family Residential districts. The site consists of multiple buildings, thus Planned Unit Development (PUD) approval is also required.

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 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.

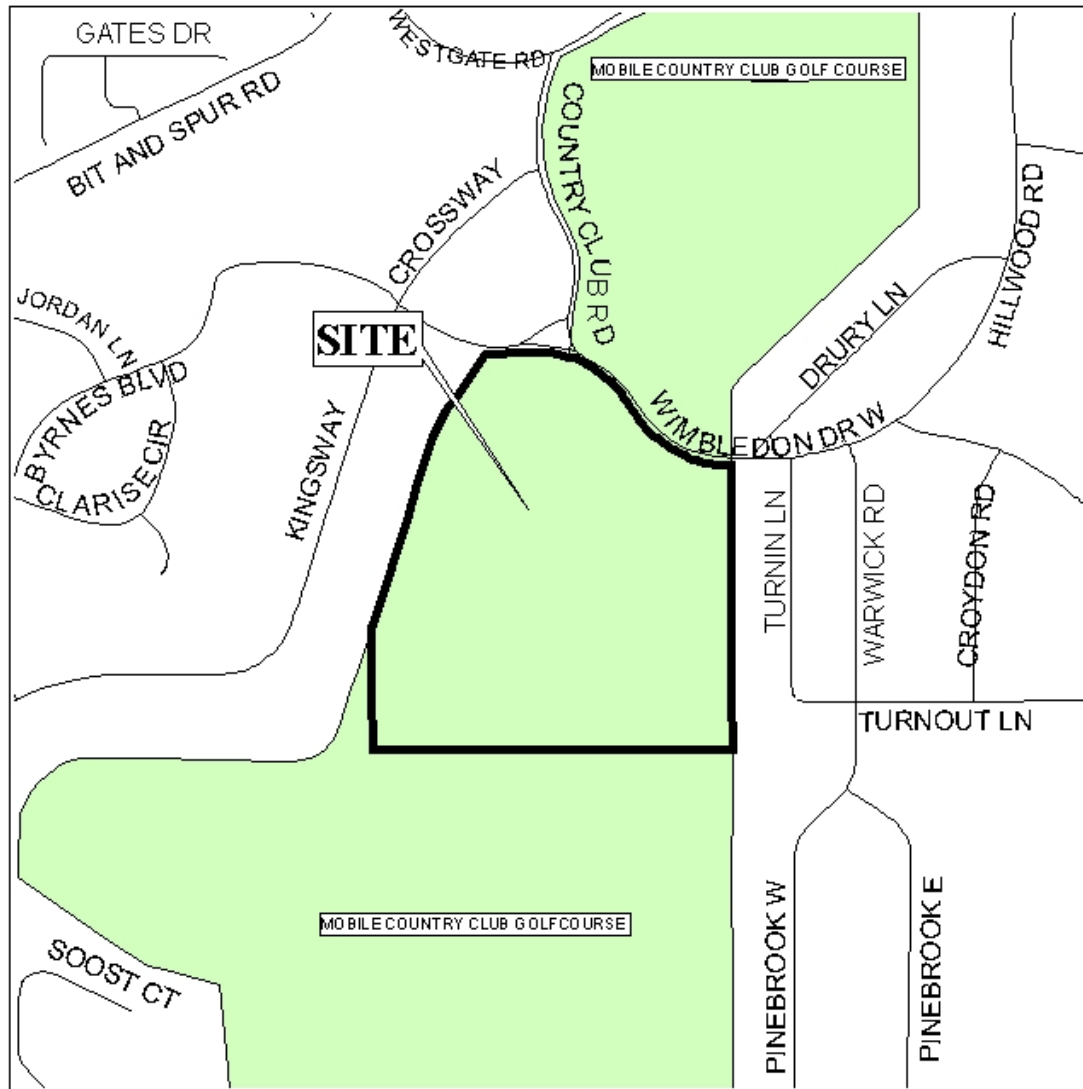
The applicant is proposing to construct an 8,000 square foot, two-story addition to expand a physical fitness building at an existing country club. The proposed addition will be located at the rear of the existing building adjacent to the golf course and tennis courts. As illustrated on the vicinity map and partial site plan the location of the proposed addition should not pose any negative impacts on the surrounding residential development

The site fronts Wimbledon Drive which is a planned major street as illustrated on the Major Street Plan and as such requires a 100-foot right-of-way. Approximately 12 years ago, the applicant received Planning Approval for additional construction, and the dedication of additional right-of-way was not required. Moreover, there is a letter in that file from the Commission's legal counsel which states "that the City will have to use its powers of eminent domain to acquire the necessary property for the widening." Furthermore, an 8000 square foot addition in relation to the overall size of the property and buildings located thereon, does not provide a nexus for requiring additional right-of-way.

RECOMMENDATION
for approval.

Based upon the preceding, this application is recommended

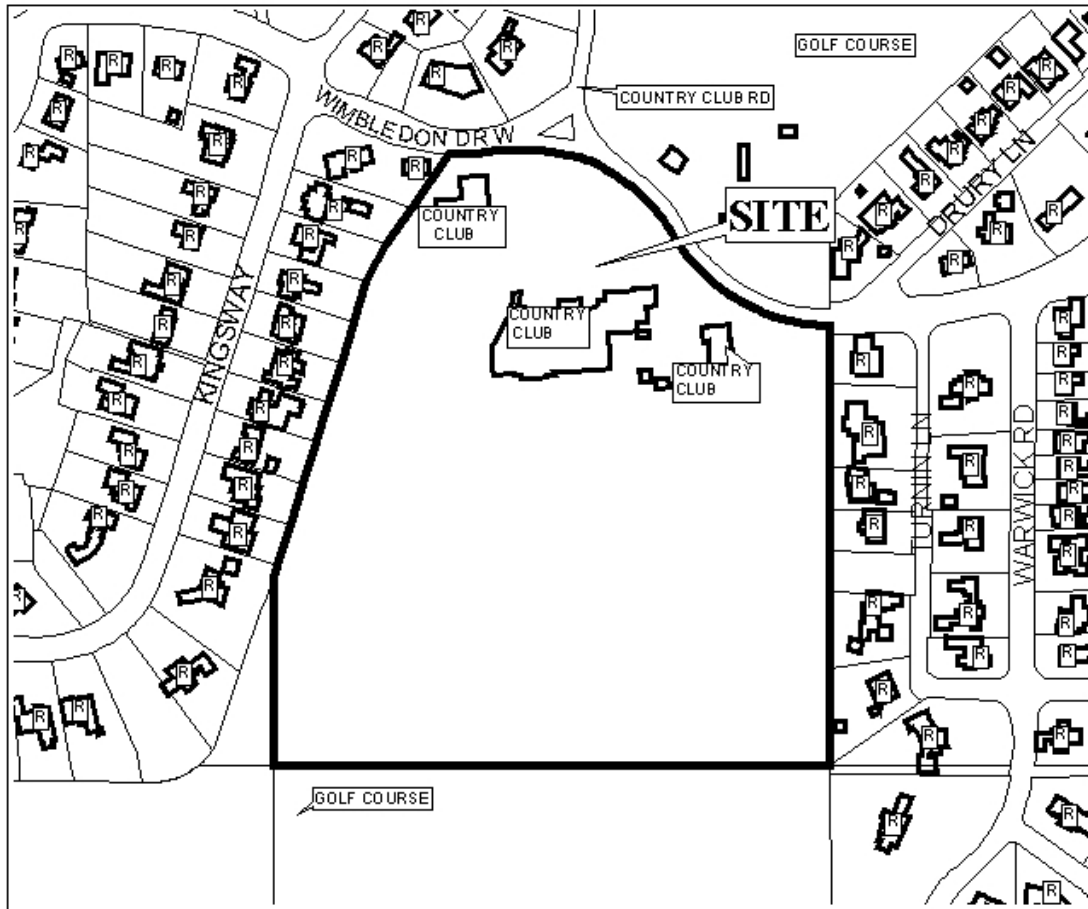
LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE July 1, 2004
APPLICANT Country Club of Mobile (W. Kennon Drew, Agent)
REQUEST Planning Approval, Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















The site is surrounded by single-family residential units.
A golf course is located to the north and south of the site.

APPLICATION NUMBER 1 & 2 DATE July 1, 2004

APPLICANT Country Club of Mobile (W. Kennon Drew, Agent)

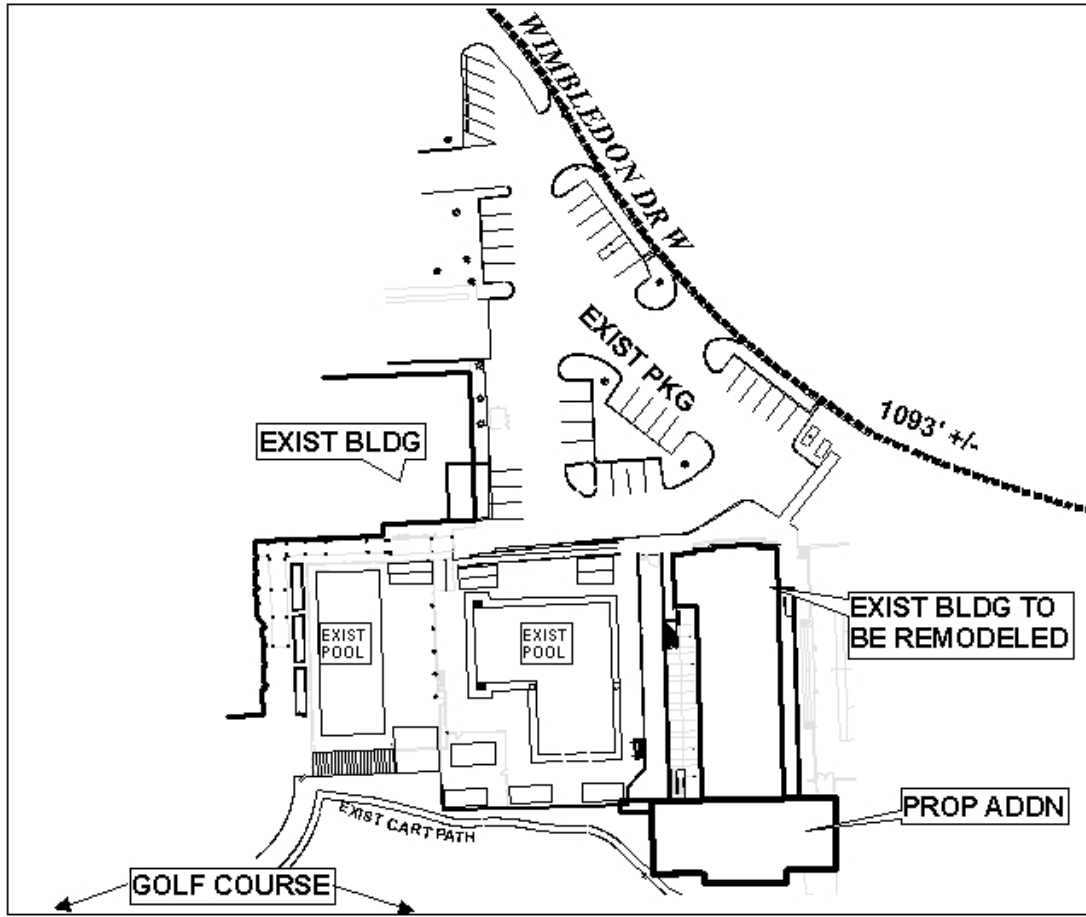
REQUEST Planning Approval, Planned Unit Development

LEGEND

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



SITE PLAN



The site plan illustrates the existing buildings, and parking along with the proposed building addition.

APPLICATION NUMBER 1 & 2 DATE July 1, 2004
 APPLICANT Country Club of Mobile (W. Kennon Drew, Agent)
 REQUEST Planning Approval, Planned Unit Development

N

 NTS