

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 20, 2017****DEVELOPMENT NAME**

Country Club of Mobile

**LOCATION**

4101 Wimbledon Drive West  
(North and South sides of Wimbledon Drive West, 200'±  
West of Turnin Lane, extending to the East and South sides  
of Country Club Road, and the North side of Airport  
Boulevard, ¼ mile± West of South McGregor Avenue)

**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

2 Lots / 189.5 ± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow a  
new asphalt tennis court along with multiple buildings on a  
single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Upon approval, completion within 1 year

**ENGINEERING  
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE

PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. The detention facility/Water Feature shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

## **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 2015-116 and City Code Chapters 57 and 64).

## **FIRE DEPARTMENT**

### **COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

## **REMARKS**

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow a new asphalt tennis court along with multiple buildings on a single building site.

The site most recently had applications for Planned Unit Development approval granted at the Planning Commission's August 4, 2016 meeting to amend previously approved Planned Unit Development; and then Subdivision approval to create 2 legal lots, and Planning Approval to amend a previously approved Planning Approval to allow a private club with multiple buildings on multiple building sites to include renovations to the golf facility, construction of a tennis maintenance building, pump house and a fence (approved by the Planning Commission on October 6, 2016). It appears that the Subdivision approved has not been submitted to staff for signatures, and therefore has not been recorded in Probate Court. A condition of the Subdivision was "completion of the Subdivision process prior to any requests for site inspections relating to the certificates of occupancy". While building permits have been issued for the previously approved scope of work, and no requests for final inspections have been made at this time, the

applicant should be aware that Subdivision approvals are only valid for 1-year, unless an extension is approved. The applicant has allowed previous Subdivisions approved by the Planning Commission at its March 6, 2008 and February 7, 2013 meetings to expire; therefore, it may be appropriate to prohibit the issuance of any building permits associated with the currently proposed work to be issued until the Subdivision is recorded in Probate Court.

The applicant is proposing to construct a new asphalt tennis court to the South of the existing tennis courts. Due to the site plan specific nature of Planning Approvals, the applicant should be required to submit a Planning Approval application as well, if approved.

The applicant provided the following proposed scope of operations:

*This application is to amend the tentatively approved Planned Unit Development (ZON-2016-01441) application. The Country Club of Mobile is proposing a new asphalt tennis court on the North side of Wimbledon Drive and South of the existing tennis courts.*

*Construction of the proposed additions is scheduled to begin upon all municipal approvals. The additions will be completed within one year.*

*Trees near the area of construction are shown. The application requests that no further depiction of trees be required and no further placement of trees be required.*

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 the adverse effects from the PUD.

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools,

community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The proposed tennis court will be 126' x 66', or 8,316± square feet. The total square footage of this addition, and recently approved additions do not constitute a 50% increase, therefore tree and landscape compliance is not required at this time. Furthermore, the scope of the proposed improvements are not so substantial that a new Sidewalk Waiver application would be required at this time.

Regarding the proposed improvement, the tennis court location will be approximately 42'± from the nearest residence. The greatest long term impact anticipated will be that of any new lighting added to the site for the court. The applicant should ensure that any new lighting of the site be so designed as to not shine onto adjacent residential properties or into the public right-of-way.

No specific mention is made of if there will be a fence surrounding the proposed tennis court, however, the facility will be located 25'± from the existing front property line.

It should be noted that as part of the Subdivision approval, the 25' setback was to be adjusted to accommodate an 80' right-of-way, due to Wimbledon Drive being a proposed major street. While Wimbledon Drive has recently been removed from the Major Street Plan, setback to accommodate a 50' right-of-way should still be provided. Thus, it appears that a fence enclosure may be within the setback. Either the site plan should be revised to relocate the tennis court outside of the setback, or the Planned Unit Development request should be modified to request a reduced setback. Additionally, new Subdivision and Planning Approval requests should be submitted to address the revised setback requirements.

### **RECOMMENDATION**

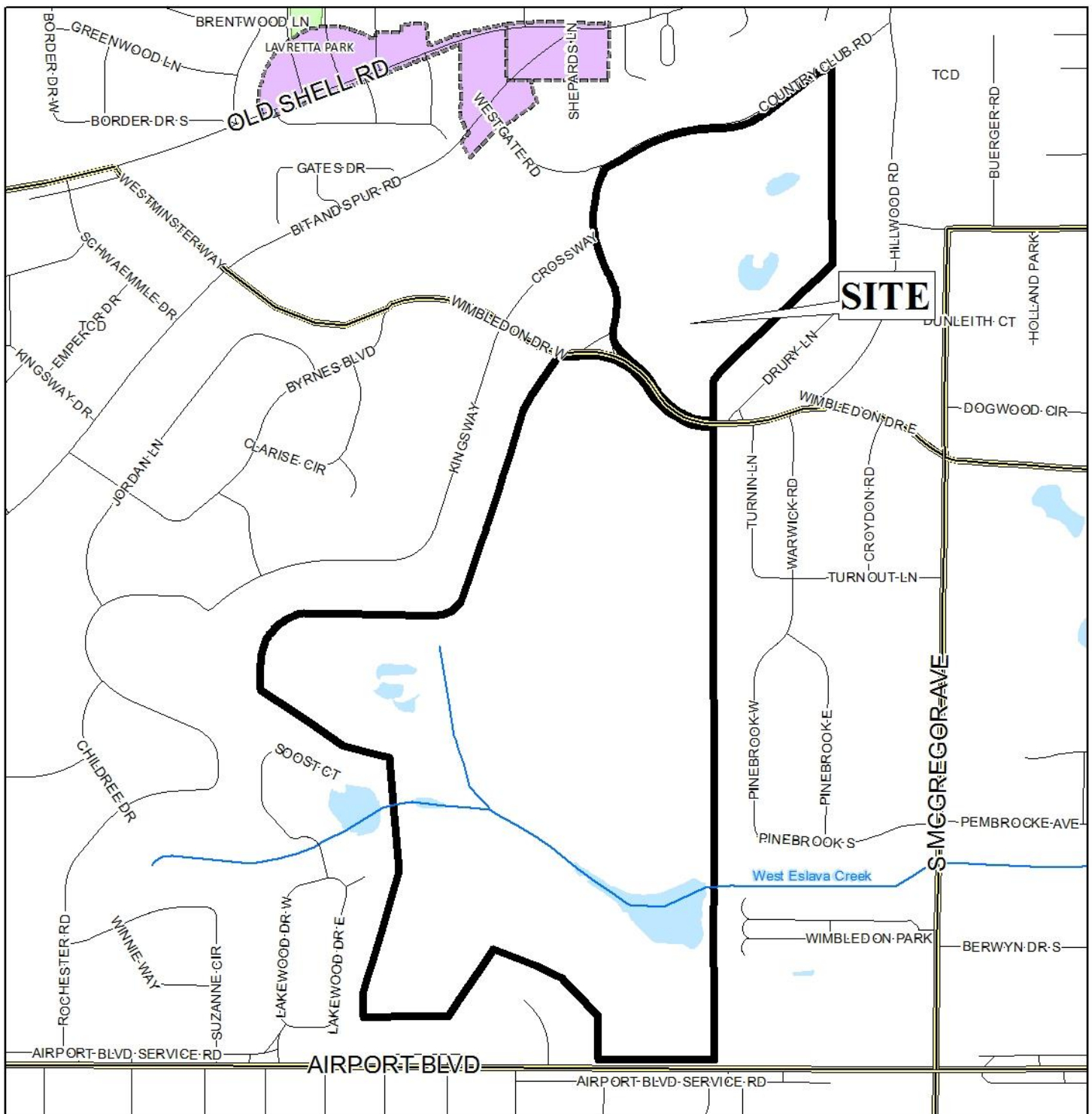
The Planned Unit Development request is recommended for Holdover to the September 7, 2017 meeting, with the applicant to submit revisions by August 7, 2017 to address the following:

- 1) submittal of a Subdivision application;
- 2) submittal of a Planning Approval application;
- 3) either relocate the proposed tennis court out of required setbacks or modify the Planned Unit Development application to include a request for reduced setbacks;
- 4) compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as*

driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The detention facility/Water Feature shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) compliance with Traffic Engineering comments (The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) compliance with 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 2015-116 and City Code Chapters 57 and 64).); and
- 7) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).).

# LOCATOR MAP



APPLICATION NUMBER 5 DATE July 20, 2017

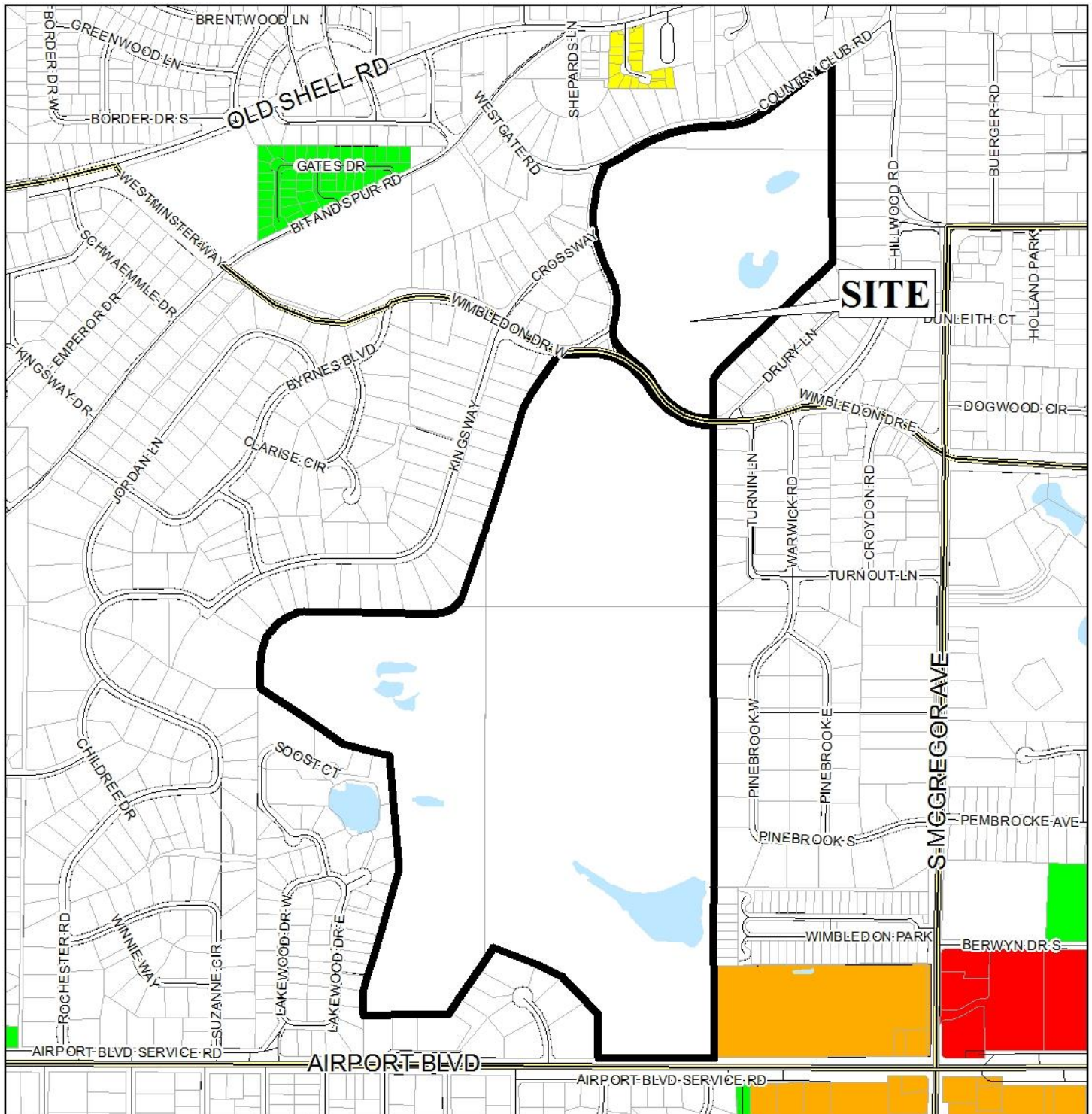
APPLICANT Country Club of Mobile

REQUEST Planned Unit Development





# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE July 20, 2017

APPLICANT Country Club of Mobile

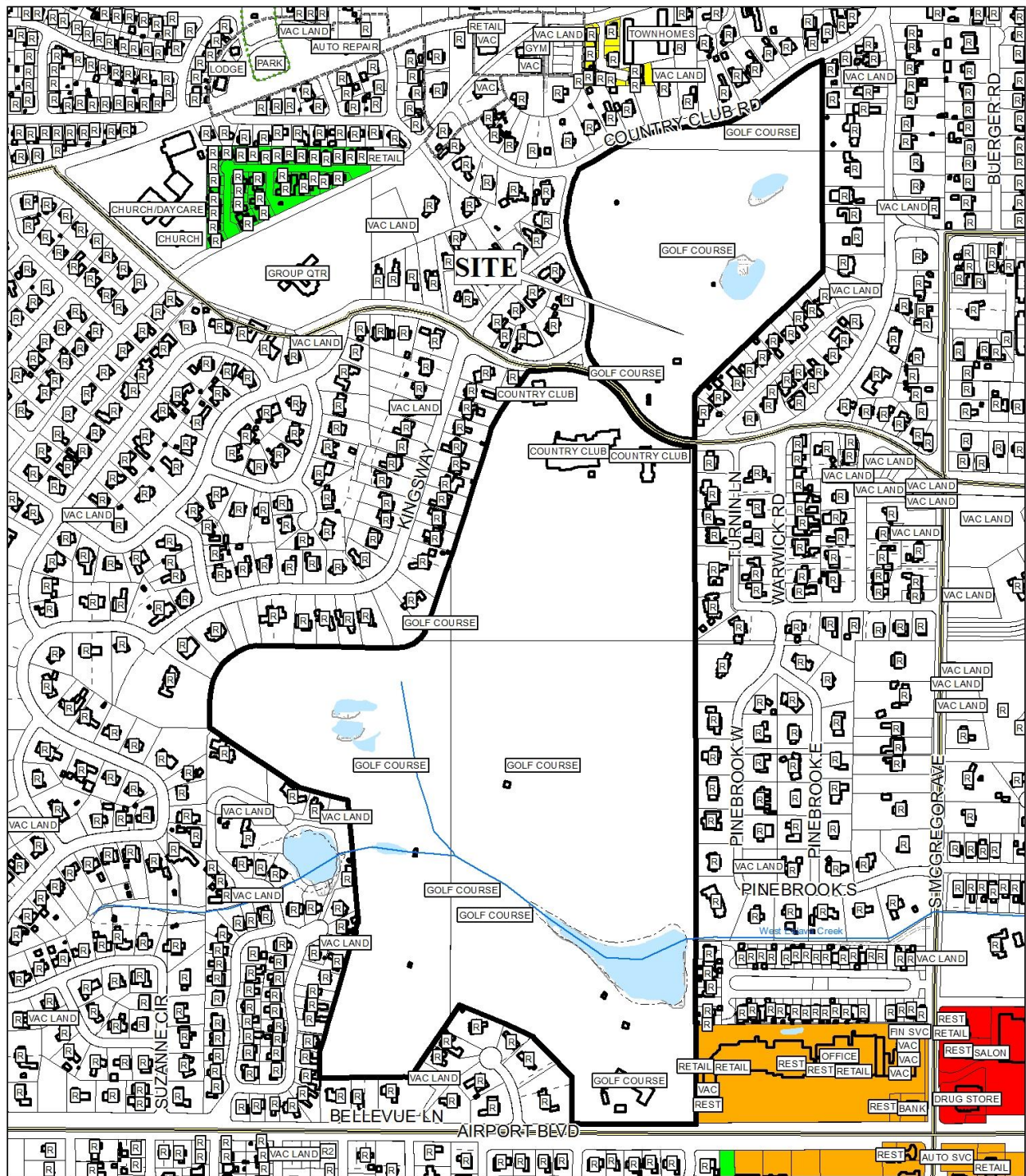
REQUEST Planned Unit Development



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units lie southeast of the site.

APPLICATION NUMBER 5 DATE July 20, 2017

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development

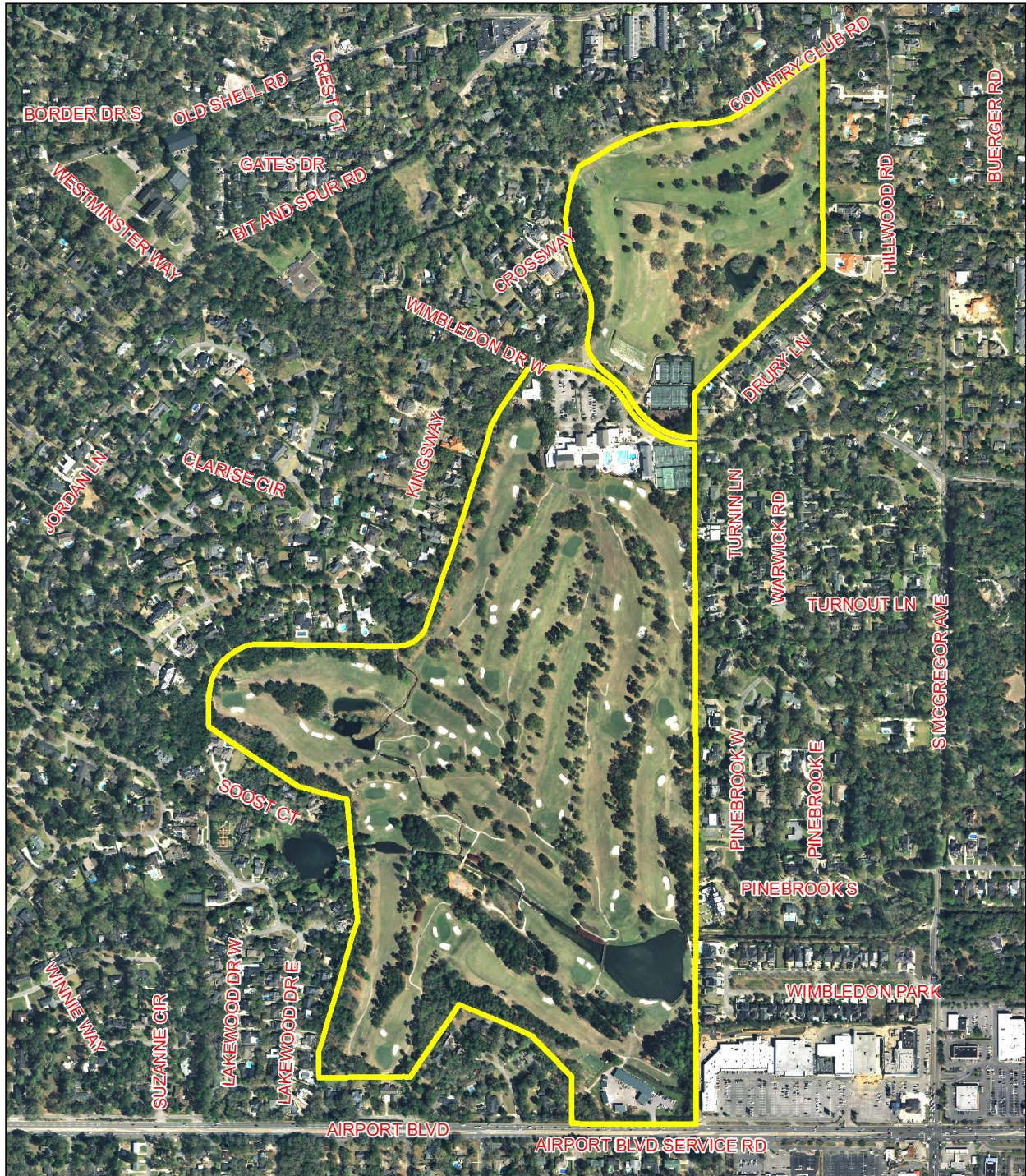
R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. Commercial units lie southeast of the site.

APPLICATION NUMBER	5	DATE	July 20, 2017
APPLICANT	Country Club of Mobile		
REQUEST	Planned Unit Development		





# DETAIL SITE PLAN



The site plan illustrates the existing buildings, existing tennis courts, setback, and proposed courts.

APPLICATION NUMBER 5 DATE July 20, 2017

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development



NTS