

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

Date: February 15, 2023

NAME

Country Club of Mobile

LOCATION

4101 Wimbledon Drive
(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
multiple buildings on a single building site to include
construction of pickleball courts and reduced setbacks; and
Planning Approval to amend a previously approved
Planning Approval at a private club to include the
construction of pickleball courts.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval, completion within one (1) year.

**ENGINEERING
COMMENTS**

Planned Unit Development:

1. Provide a PUD Site Plan for review.
2. The following notes will need to be included in the PUD SITE PLAN:
 - a. 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 Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
 - b. 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 and paving 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.

- c. 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.
- d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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.
- e. 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.
- f. The proposed development must comply with all Engineering Department design requirements and Policy Letters..

Planning Approval: No comments.

TRAFFIC ENGINEERING

COMMENTS

The site is limited to the number of driveways as illustrated on the approved Planned Unit Development, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include construction of pickleball courts and reduced setbacks; and Planning Approval to amend a previously approved Planning Approval at a private club to include the construction of pickleball courts.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted May 18, 2017 by the Planning Commission. 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 of 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 the 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.

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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is also site plan-specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

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 hazards; and, to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is site plan-specific and limited to the scope of operations; therefore, any future changes to the site plan or scope of operations, as approved, by current or future applicants, must be submitted for Planning Approval.

The over-all country club site has been the subject of various PUD approvals and Planning Approvals since 1992 for expansions of the facilities. It should be noted that the only portion of the over-all County Club of Mobile site in review with the application at hand is the area of the smaller existing tennis court on the North side of Wimbledon Drive, on Lot 1, Country Club of Mobile Subdivision, West of the South terminus of Drury Lane. That tennis court is proposed to be replaced and expanded with seven (7) smaller pickleball courts, and reconfigured to extend further South toward Wimbledon Drive. As PUD approvals and Planning Approvals are site plan specific, the previous approvals must be amended to allow the proposed expansion.

The applicant provided the following narrative:

The Country Club of Mobile is proposing to replace and expand an existing tennis court with (7) new Pickleball Courts. Since the parcel is already under a Planned Unit Development (PUD), a new application is being submitted for a PUD amendment. The existing agreements and covenants will remain in place, but the Country Club of Mobile is requesting a reduced setback of 5' for a length of 90' as well as an extension of the 24' setback for a length of 110' total from a length of 75'. This is illustrated in the site plan. This will accommodate the proposed pickleball courts while allowing the greatest setbacks possible.

The current tennis court to be replaced has an area of approximately 8,316± square feet and is oriented East-West. The proposed pickleball court would have an area of approximately 14,770± square feet and would be in an "L" shape, with the East side extending to the South in-

line with the larger existing tennis court adjacent to the North. No new structures are proposed as part of the project. The proposed addition will not constitute a 50% or more increase in overall site coverage; therefore, tree and landscaping compliance is not required at this time.

The West side of the Southerly projection of the court is proposed to be within approximately five (5) feet of the right-of-way line of Wimbledon Drive West, and the applicant has requested reduced and amended setbacks as part of the application. Wimbledon Drive West is a minor street requiring a 50-foot right-of-way. The record plat of Country Club of Mobile Subdivision, approved in 2017, indicates a substandard 37-foot right-of-way width for Wimbledon Drive West. In lieu of dedication of 6.5 feet on each side of Wimbledon Drive West to provide a 50-foot right-of-way, a condition of approval of that subdivision was the retention of the 31.5' minimum setback line along Wimbledon Drive, except that 75' long strip where the setback was to be reduced to 24' to accommodate the proposed tennis court. As the proposed five-foot (5') setback would not allow for future compliance with a 50-foot (50') right-of-way width, and as no structure is proposed for the site, staff is of the opinion that no changes to the recorded setbacks are required as long as the court is re-designed so that all portions are to be at least 6.5 feet from the current Wimbledon Drive West right-of-way line. The site plan should be revised to indicate such.

As the proposed court would be in close proximity to residential property to the East and to Wimbledon Drive West to the South, lighting should be designed so as to not shine directly into any residential property or onto the public right-of-way. A note should be required on a revised site plan stating such.

Two copies of a revised PUD and Planning Approval site plan (hard copy and pdf) should be submitted to and approved by Planning and Zoning prior to the issuance of permits for construction.

RECOMMENDATION

Planned Unit Development: Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. The proposal promotes the objective of creative design (to encourage innovative and diversified design in building form and site development) by re-purposing an existing facility to suit the interests in a growing recreational trend; and
- b. the proposal promotes the objective of open space (to encourage the provision of common open space through efficient site design) as no new structures are proposed for the site.

The approval should be subject to the following conditions:

- 1) retention of the recorded setbacks of Country Club of Mobile Subdivision on the site plan;

- 2) revision of the site plan to indicate all portions of the proposed court are to be at least 6.5 feet from the current right-of-way line of Wimbledon Drive West;
- 3) placement of a note on a revised site plan stating that all lighting is to be shielded so as to not shine directly into any residential property or onto the public right-of-way;
- 4) compliance with the Engineering comments: *(1. Provide a PUD Site Plan for review. 2. The following notes will need to be included in the PUD SITE PLAN: a. 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 Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. 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 and paving 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. c. 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. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 5) placement of a note on the revised site plan stating Traffic Engineering comments: *(The site is limited to the number of driveways as illustrated on the approved Planned Unit Development, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in the City's Zoning Ordinance.);*
- 6) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 7) compliance with the Fire Department comments *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of*

all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);

- 8) submittal to and approval by Planning and Zoning of two (2) copies (.pdf and hard copy) of the revised site plan prior to issuance of permits; and,
- 9) full compliance with all other municipal codes and ordinances.

Planning Approval: Staff recommends the following Findings of Fact for Approval of the Planning Approval:

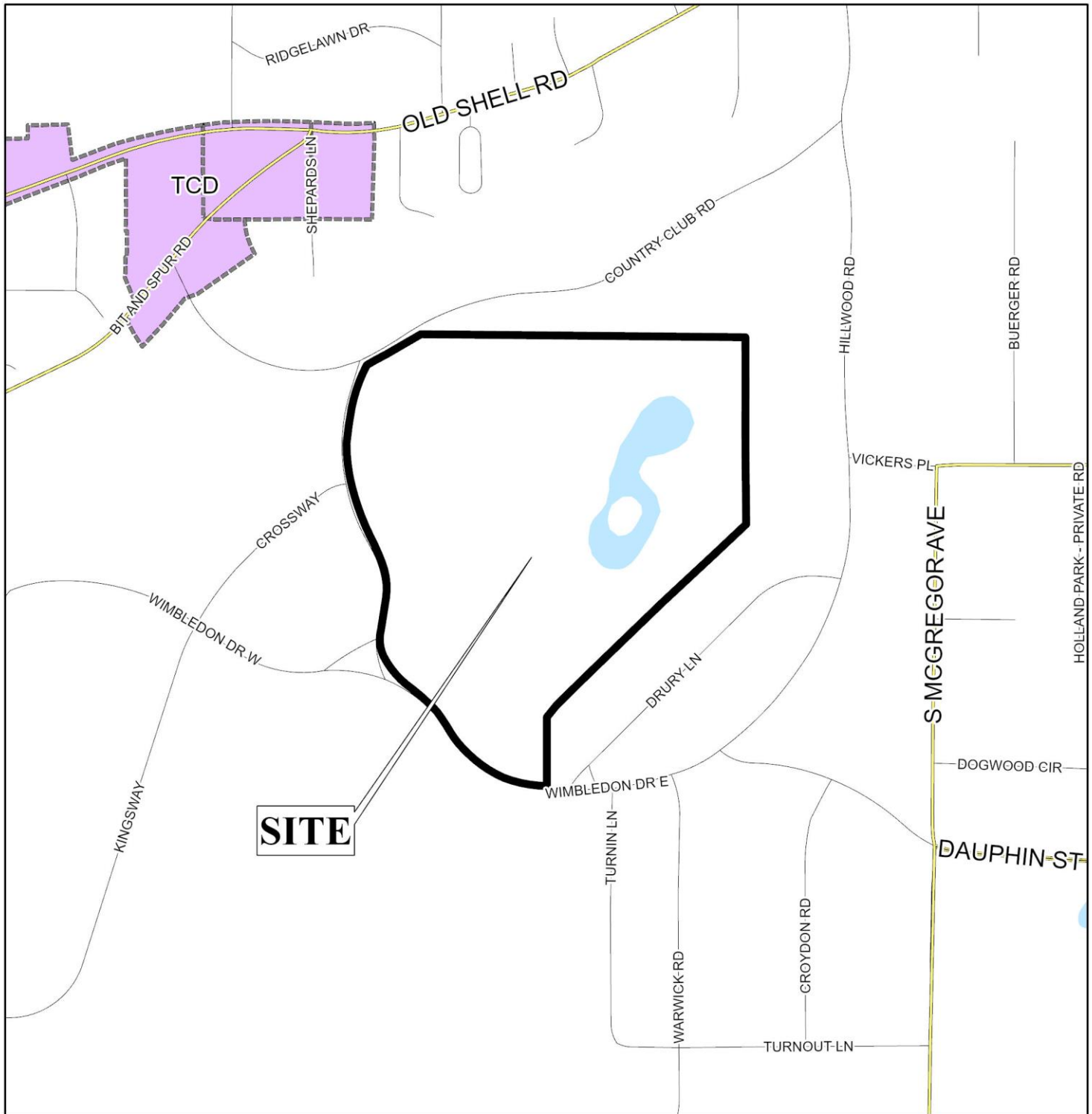
- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because no increase in such services should be needed;
- b. The proposal will be appropriate with regard to the use of public utilities and facilities because the request should have no impact on these items due to the limited scope of the request;
- c. The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed courts are not anticipated to generate additional traffic; and
- d. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the expanded facility is minimal and is not anticipated to adversely impact the surrounding area.

The approval should be subject to the following conditions:

- 1) retention of the recorded setbacks of Country Club of Mobile Subdivision on the site plan;
- 2) revision of the site plan to indicate all portions of the proposed court are to be at least 6.5 feet from the current right-of-way line of Wimbledon Drive West;
- 3) placement of a note on a revised site plan stating that all lighting is to be shielded so as to not shine directly into any residential property or onto the public right-of-way;
- 4) placement of a note on the revised site plan stating Traffic Engineering comments: *(The site is limited to the number of driveways as illustrated on the approved Planned Unit Development, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in the City's Zoning Ordinance.);*
- 5) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 6) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*

- 7) submittal to and approval by Planning and Zoning of two (2) copies (.pdf and hard copy) of the revised site plan prior to issuance of permits; and,
- 8) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



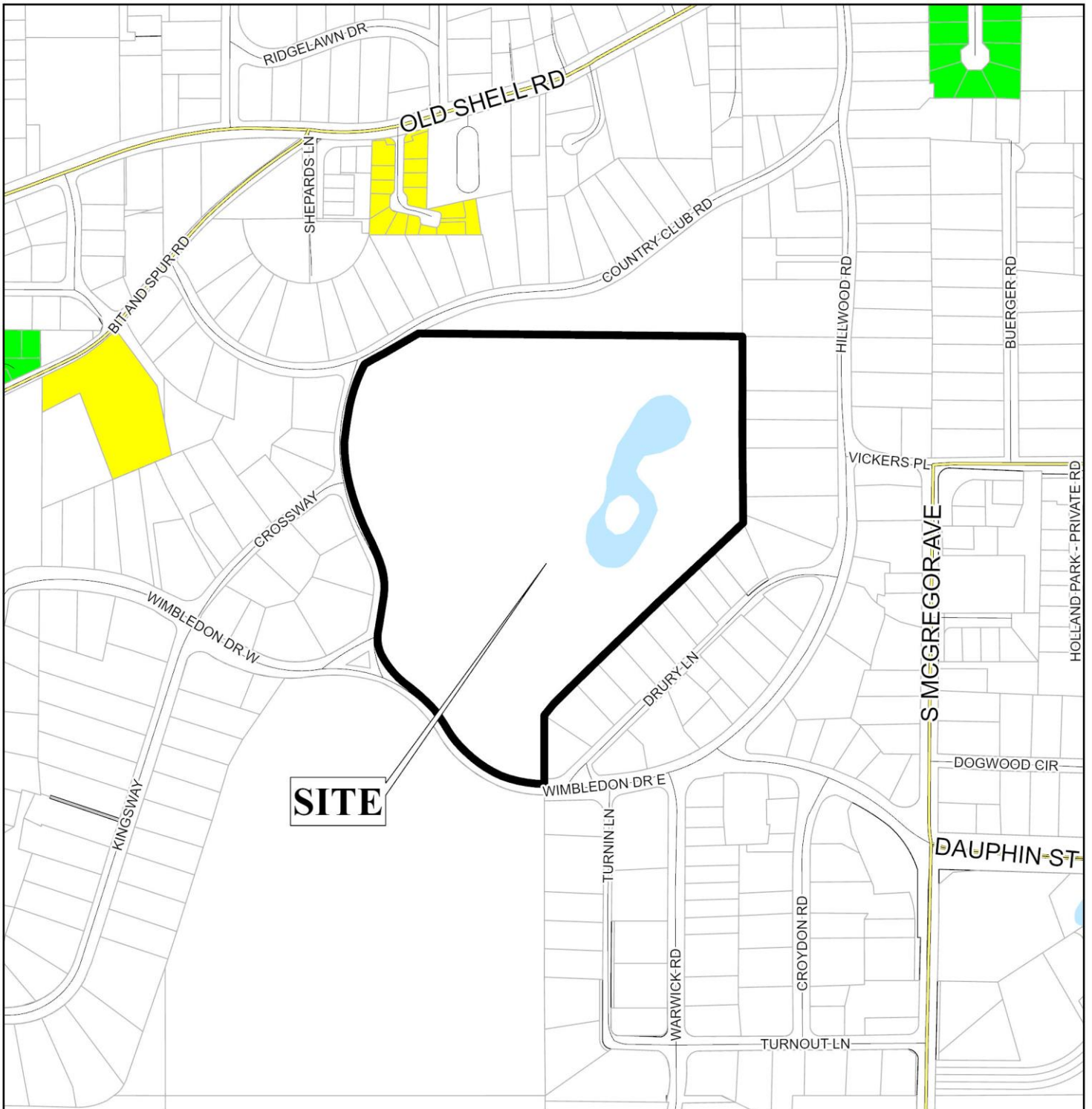
APPLICATION NUMBER 11 DATE February 15, 2023

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development, Planning Approval



LOCATOR ZONING MAP



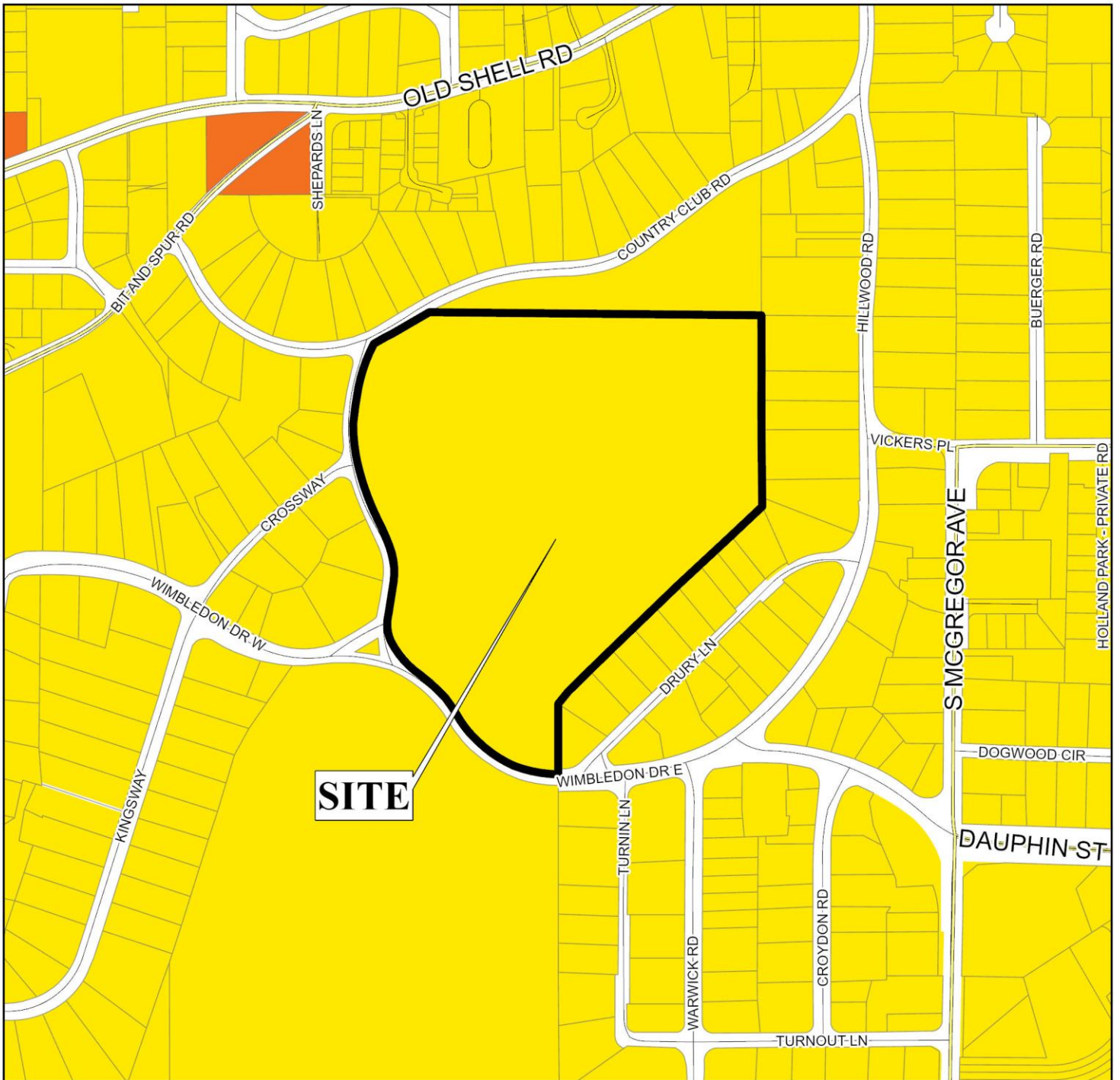
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REQUEST Planned Unit Development, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE February 15, 2023

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development, Planning Approval

Layer2

Low Density Residential
Mixed Density Residential

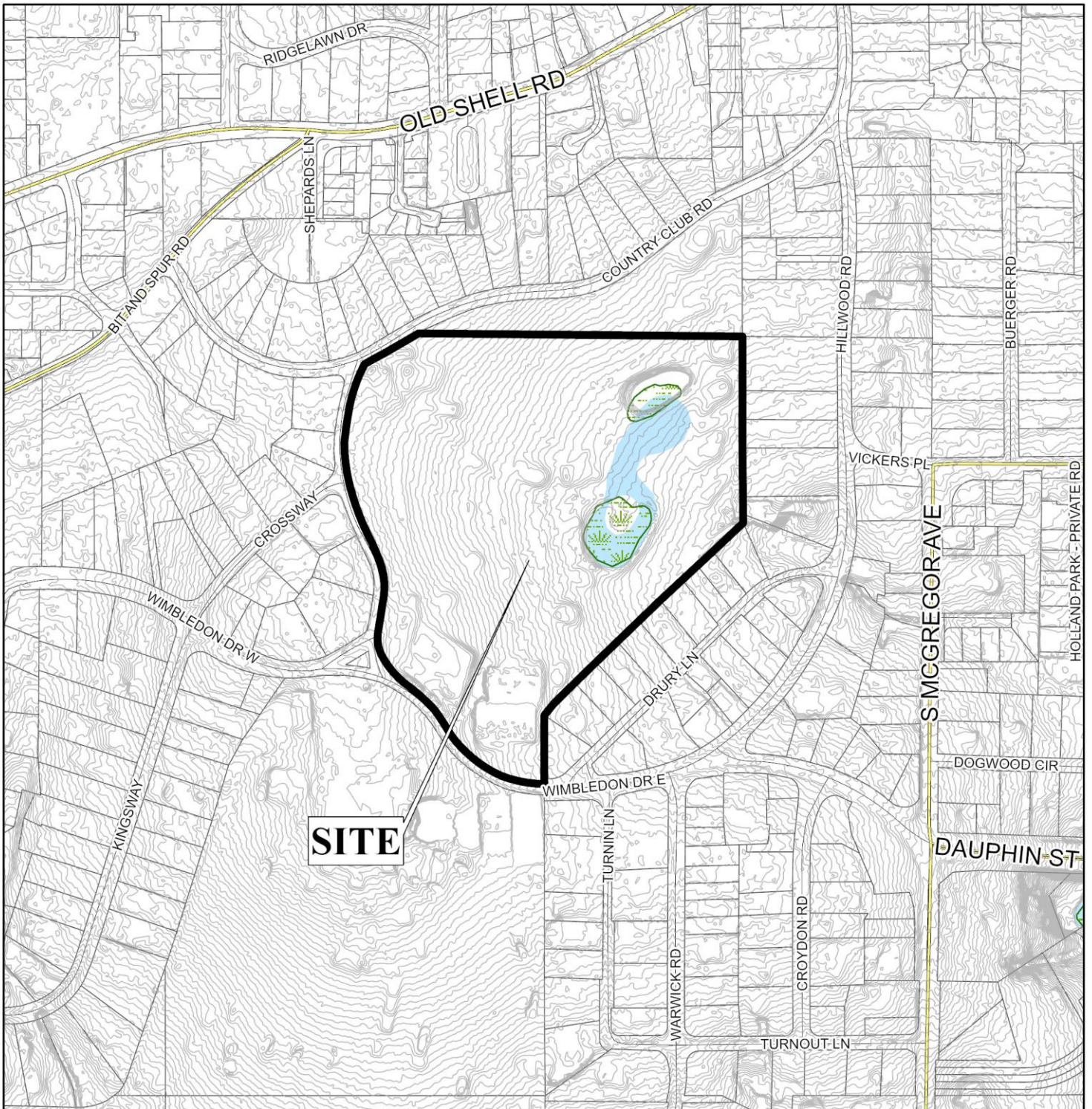
Downtown
District Center
Neighborhood Center - Traditional
Neighborhood Center - Suburban

Traditional Corridor
Mixed Commercial Corridor
Downtown Waterfront
Light Industry

Heavy Industry
Institutional
Parks & Open Space
Water Dependent



ENVIRONMENTAL LOCATOR MAP



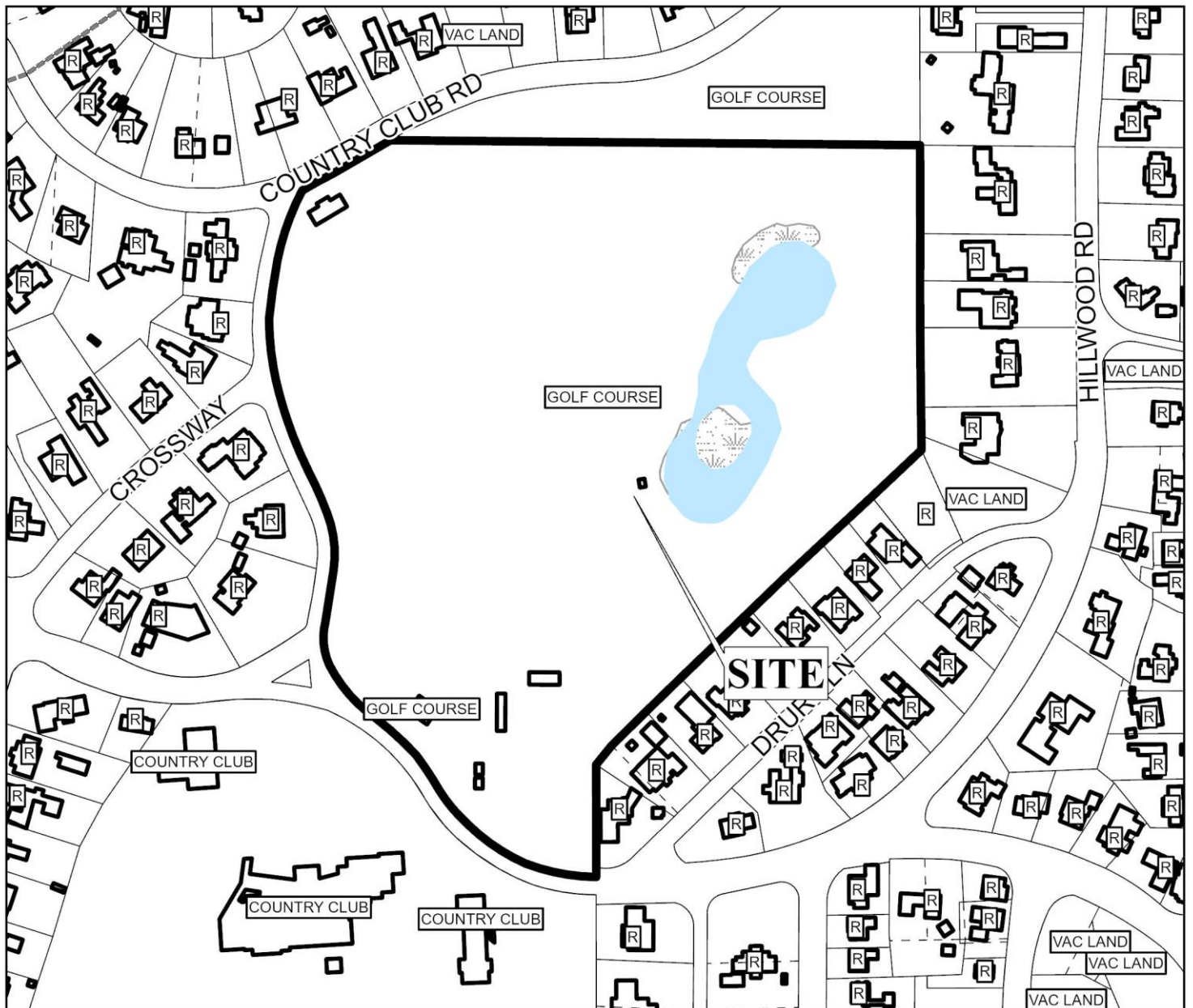
APPLICATION NUMBER 11 DATE February 15, 2023

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 11 DATE February 15, 2023

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development, Planning Approval

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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 11 DATE February 15, 2023

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development, Planning Approval



EXISTING SITE PLAN



APPLICATION NUMBER 11 DATE February 15, 2023
 APPLICANT Country Club of Mobile
 REQUEST Planned Unit Development, Planning Approval



PROPOSED SITE PLAN



The site plan illustrates the proposed pickleball courts.

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REQUEST Planned Unit Development, Planning Approval

