

**PLANNING APPROVAL &  
SUBDIVISION STAFF REPORT****Date: October 6, 2016****NAME**

Country Club of Mobile Subdivision

**SUBDIVISION NAME**

Country Club of Mobile Subdivision

**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**

Planning Approval to amend a previously approved  
Planning Approval at a private club to include renovations  
to the golf facility, construction of a tennis maintenance  
building, pump house and a fence; and Subdivision  
Approval to create two legal lots of record.

**TIME SCHEDULE**

Completion within one year of all approvals

**ENGINEERING  
COMMENTS**

**Subdivision: FINAL PLAT COMMENTS** (should be  
addressed prior to submitting the FINAL PLAT for acceptance and signature by the City  
Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide legible text on the drawing. Many items were too small to read and/or understand.
- C. Show and label all of the Rights-of-Way.
- D. Show and label the POB for LOT 1 and for LOT 2. Clarify or revise the label for "Parcel B".
- E. Provide all of the distances, bearings and curve data for the boundary for LOT 1 and LOT 2. Many items are missing.

- F. Provide the data from the three (3) different FIRM panels. There is only one ponding area located with the AE flood zone; and, some of the channels are located within the X(S) flood zone.
- G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Many of the bearings and distances are not shown on the drawing.
- H. Show and label all existing and proposed drainage easements.
- I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- J. Provide and label the monument set or found at each subdivision corner.
- K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- L. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- M. Add a note stating that this area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event.
- N. Add a note to the Plat stating that 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.
- O. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- P. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- Q. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

**Planned Unit Development:**

- 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of any impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.
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).

## **MAWSS COMMENTS:**

No Comments

## **REMARKS**

The applicant is requesting Planning Approval to amend a previously approved Planning Approval at a private club to include renovations to the golf facility, construction of a tennis maintenance building, pump house and a fence; and Subdivision Approval to create two legal lots of record.

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.

The site most recently had a Planned Unit Development application approved at the Planning Commission's August 4, 2016 meeting, with Subdivision and Planning Approval applications being a condition of that approval.

The Subdivision aspect of the application will combine multiple parcels into two legal lots. Due to the large size of the overall site, the property has frontage on multiple streets, two of which are proposed major streets. The site has frontage on Airport Boulevard, a proposed major street with adequate right-of-way. The site also has frontage on Wimbledon Drive West, a proposed major street lacking adequate right-of-way width (its existing right-of-way width is approximately 37-foot). Previous advice from the Planning Commission's legal counsel has indicated that dedication via the Subdivision process along Wimbledon Drive West will not be pursued: any possible future acquisition of the necessary right-of-way will be through the eminent domain process. It is recommended, however, that the 25-foot minimum setback line along Wimbledon Drive West be adjusted to reflect the future right-of-way width of 80 feet. The site also has frontage onto Country Club Road, which appears to only have a 37-foot wide right-of-way from Wimbledon Drive to Westgate Drive: the minimum building setback line should also be adjusted to reflect possible future right-of-way acquisition to provide a 50-foot wide right-of-way.

No new curb-cuts are proposed as part of the site improvements. The site should be limited to its existing curb-cuts with changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards, with any new curb-cuts requiring new applications for Subdivision, PUD and Planning Approval.

Lot sizes are provided in square feet and acres on the preliminary plat, and should be retained on the Final Plat, if approved.

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.

The applicant provided the following proposed scope of operations:

*The Country Club of Mobile is proposing the renovation of their golf facility north of Wimbledon Drive. The renovation shall include the enhancement of the golf practice facilities to include practice greens and practice tees. The nine-hole short course will be renovated to accommodate a redesigned storage pond. The two existing ponds will be combined into one larger detention pond which will be capable of accommodating a 100 year rain event.*

*In addition, Country Club of Mobile is proposing the construction of a tennis maintenance building, pump house, teaching house and a four foot high aluminum fence along Wimbledon Drive and Country Club Road.*

*The proposed construction will be on the property North of Wimbledon Drive. They do not have anything proposed for the property South of Wimbledon Drive at this time.*

*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 the building construction are shown. Perimeter trees are not shown. The application requests that no further depiction of trees be required and no further placement of trees be required.*

The majority of the site is located within a Suburban Neighborhood Area with small portions in a Traditional Corridor area and Suburban Corridor area, per the recently adopted Map for Mobile Plan. Since the majority of the site is within the Suburban Neighborhood Area, these development intentions would be most applicable:

- Emphasize connectivity to surrounding neighborhoods and close services and retail
- Accommodation of pedestrian and bicycle traffic in addition to automobiles
- Appropriate scaled infill development to complement existing character of neighborhoods

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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, zoning classification.

The site does meet the intent of the Map for Mobile in that the applicant is proposing to construct additional improvements on property in a scale compatible with the area.

The proposed tennis maintenance building is illustrated as being 3,200 square feet, the proposed pump house is illustrated as being 324 square feet, and the teaching house is illustrated as 3,825 square feet. The total square footage of the additions does 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 the provision of sidewalks or a new Sidewalk Waiver application would be required at this time.

Regarding the proposed improvements, very little impact to adjacent residential uses is anticipated due to their location at least 175 feet from the nearest residence. The greatest long term impact anticipated will be that of any new lighting added to the site (associated with the new buildings or new driving ranges). 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.

Regarding the proposed 4' high aluminum fence along Country Club Road and Wimbledon Drive, the applicant did not provide any information on the design of the fence, therefore if the application is approved; the installation of the fence should be coordinated with Traffic Engineering prior to permitting to insure there are no line-of-sight issues.

The site plan does not illustrate a dumpster on the site. If approved, the site plan should be revised to specifically state that either new dumpsters will be provided with sanitary sewer connection as well as a compliant dumpster enclosure, or that curbside pickup will be utilized.

## **RECOMMENDATION**

**Subdivision:** The Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to depict the 25-foot minimum building setback along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;
- 2) revision of the plat to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;
- 3) retention of the 25' minimum building setback line along Airport Boulevard;
- 4) retention of the lot sizes in square feet and acres;
- 5) placement of a note on the site plan stating that the lots should be limited to the existing curb-cuts with changes driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) full compliance with the 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.*);
- 7) full compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide legible text on the drawing. Many items were too small to read and/or understand. C. Show and label all of the Rights-of-Way. D. Show and label the POB for LOT 1 and for LOT 2. Clarify or revise the label for "Parcel B". E. Provide all of the distances, bearings and curve data for the boundary for LOT 1 and LOT 2. Many items are missing. F. Provide the data from the three (3) different FIRM panels. There is only one ponding area located with the AE flood zone; and, some of the channels are located within the X(S) flood zone. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Many of the bearings and distances are not shown on the drawing. H. Show and label all existing and proposed drainage easements. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide and label the monument set or found at each subdivision corner. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. M. Add a note stating that this area has been designated by the City Engineer as an area prone to localized flooding. Any development*

*must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event. N. Add a note to the Plat stating that 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. O. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. P. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. Q. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*

- 8) 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);*
- 9) 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).);*
- 10) provision of two copies each of the revised Planning Approval and Planned Unit Development to Planning and Zoning staff prior to the signing of the Final Plat; and
- 11) completion of the Subdivision process prior to any requests for site inspections relating to the certificates of occupancy.

**Planning Approval:** The PA request is recommended for Approval, subject to the following conditions:

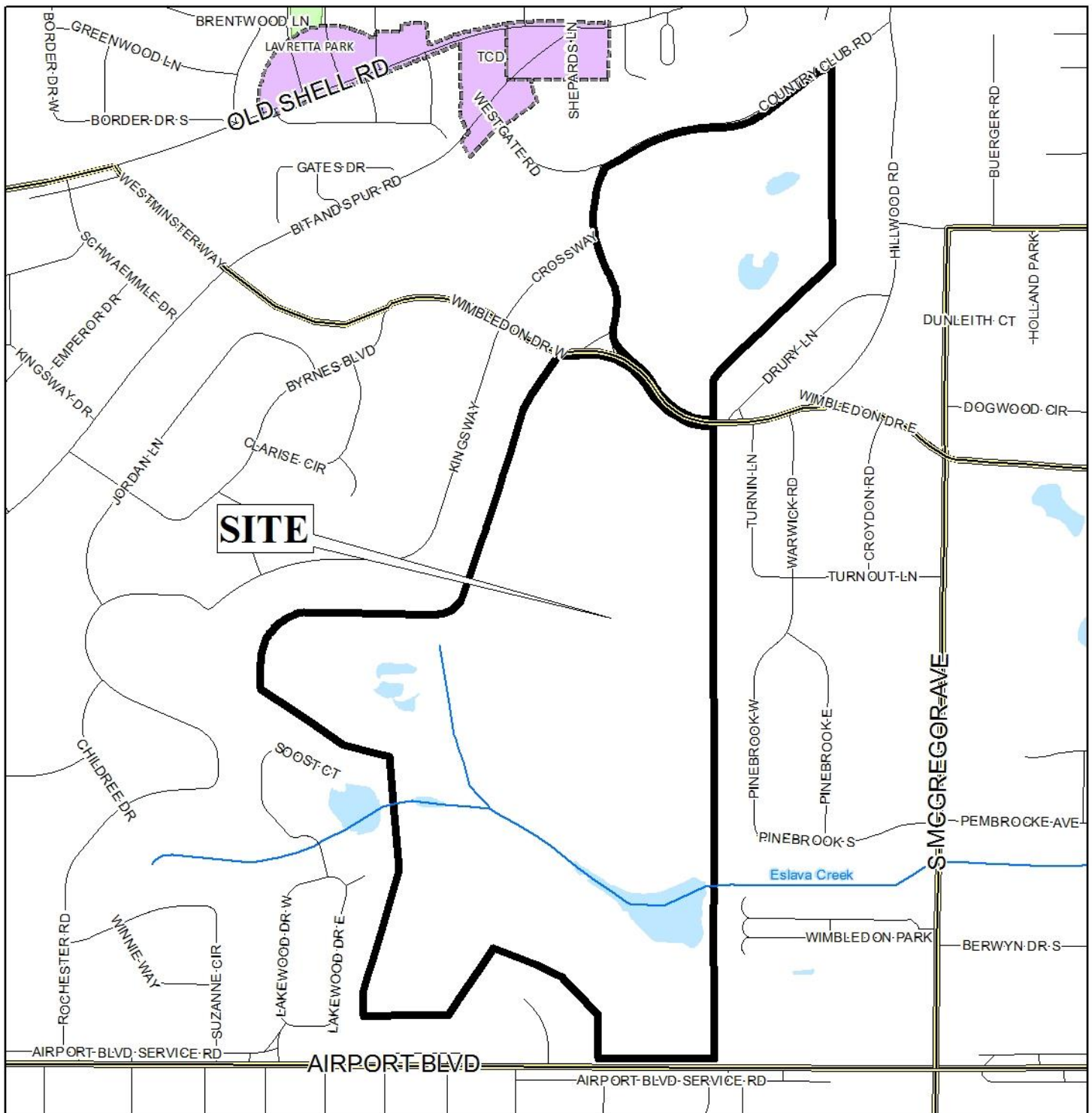
- 1) revision of the plat to depict the 25-foot minimum building setback along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;
- 2) revision of the plat to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;
- 3) retention of the 25' minimum building setback line along Airport Boulevard;
- 4) revision of the site plan to either indicate a dumpster connected to sanitary sewer with an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance will be provided, or that curbside pickup will be utilized;
- 5) compliance with Engineering comments (*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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of any impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 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.);*

- 6) full compliance with the 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.);*
- 7) 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).);*
- 8) 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).); and*
- 9) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat.*



# LOCATOR MAP



APPLICATION NUMBER 11 DATE October 6, 2016

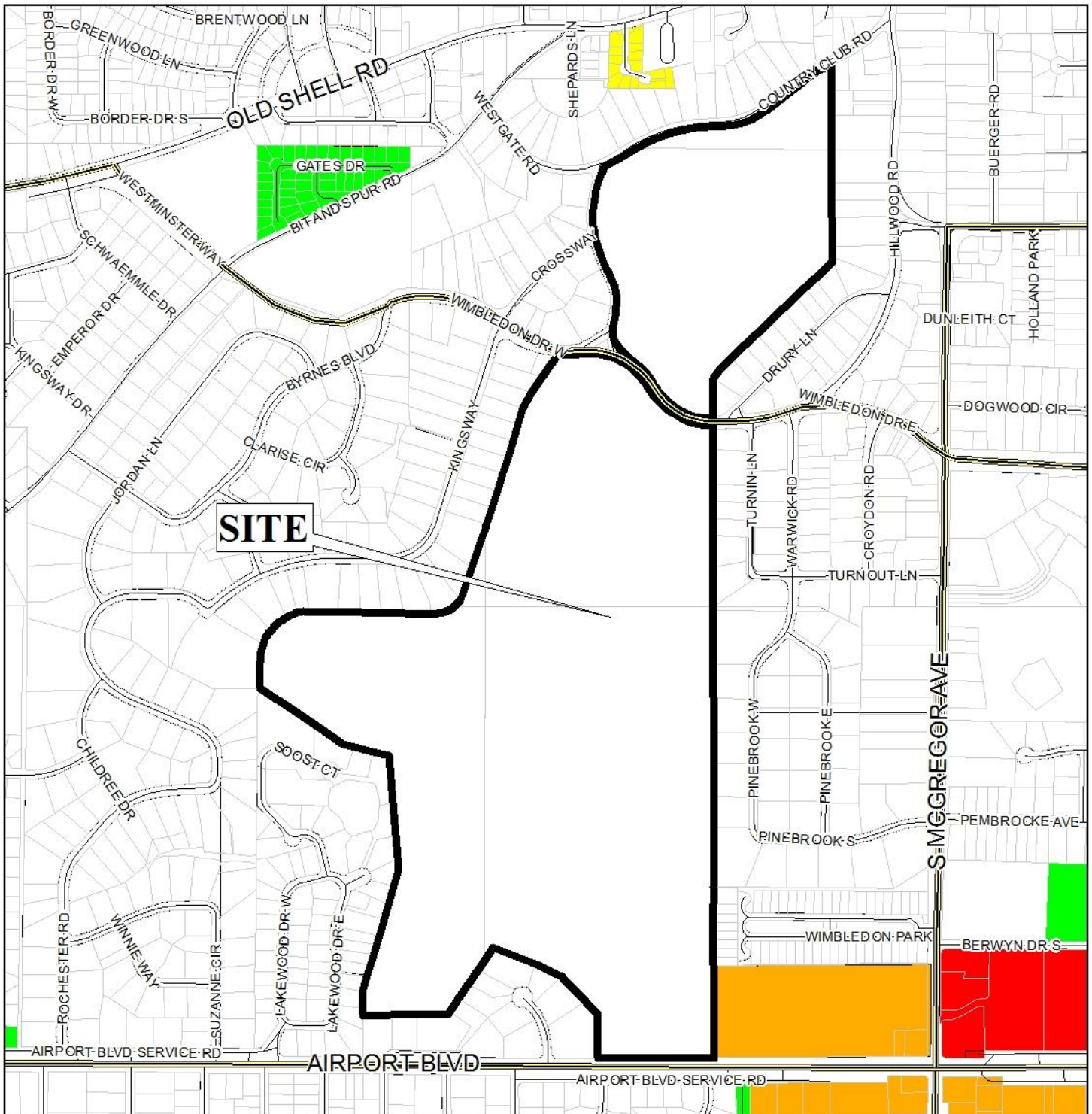
APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, Planning Approval



NTS

# LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE October 6, 2016

APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, Planning Approval





























[illegible]

APPLICATION NUMBER 11 DATE October 6, 2016

APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, 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

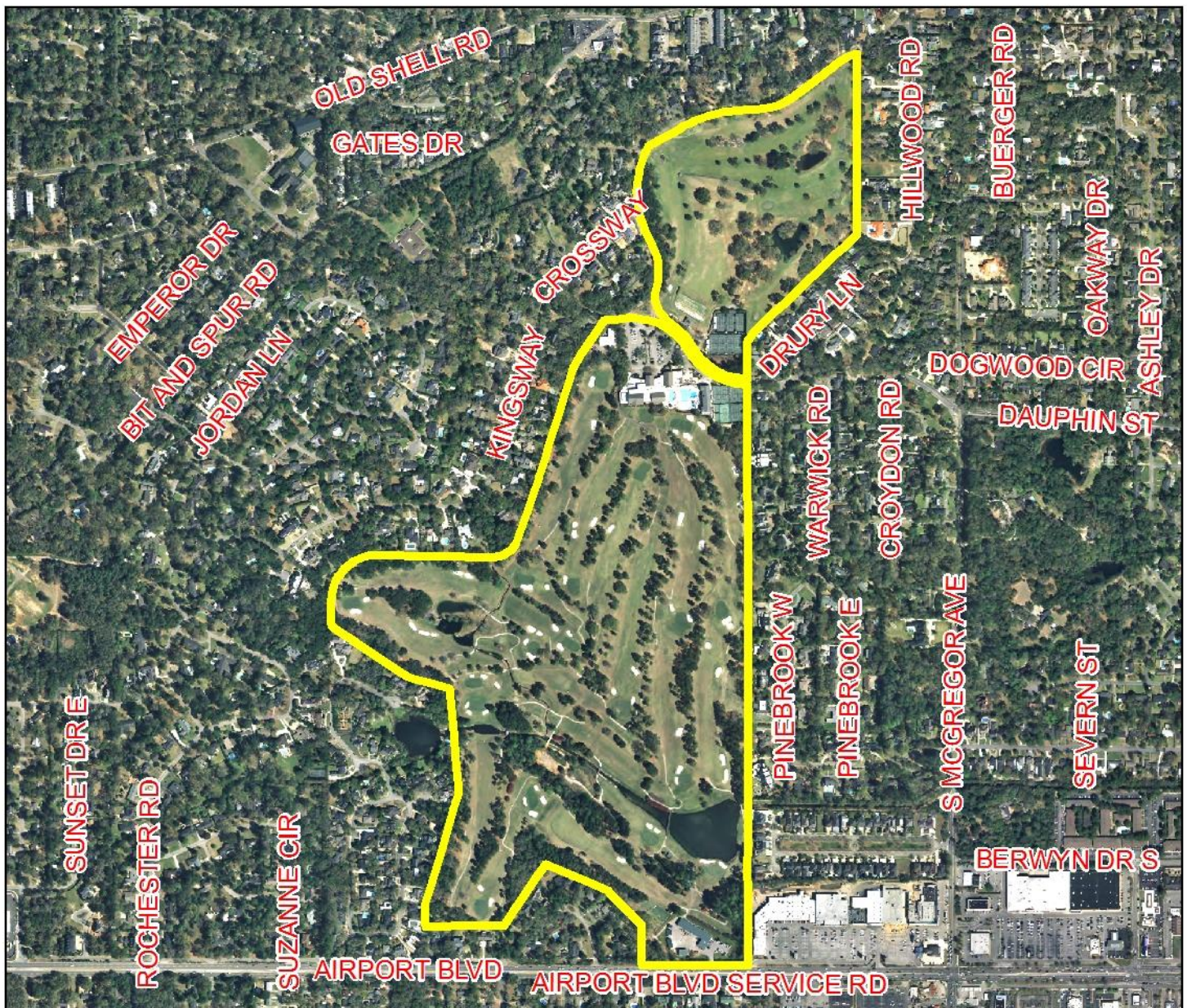


NTS



# PLANNING COMMISSION

## VICINITY MAP - EXISTING AERIAL



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

APPLICATION NUMBER 11 DATE October 6, 2016

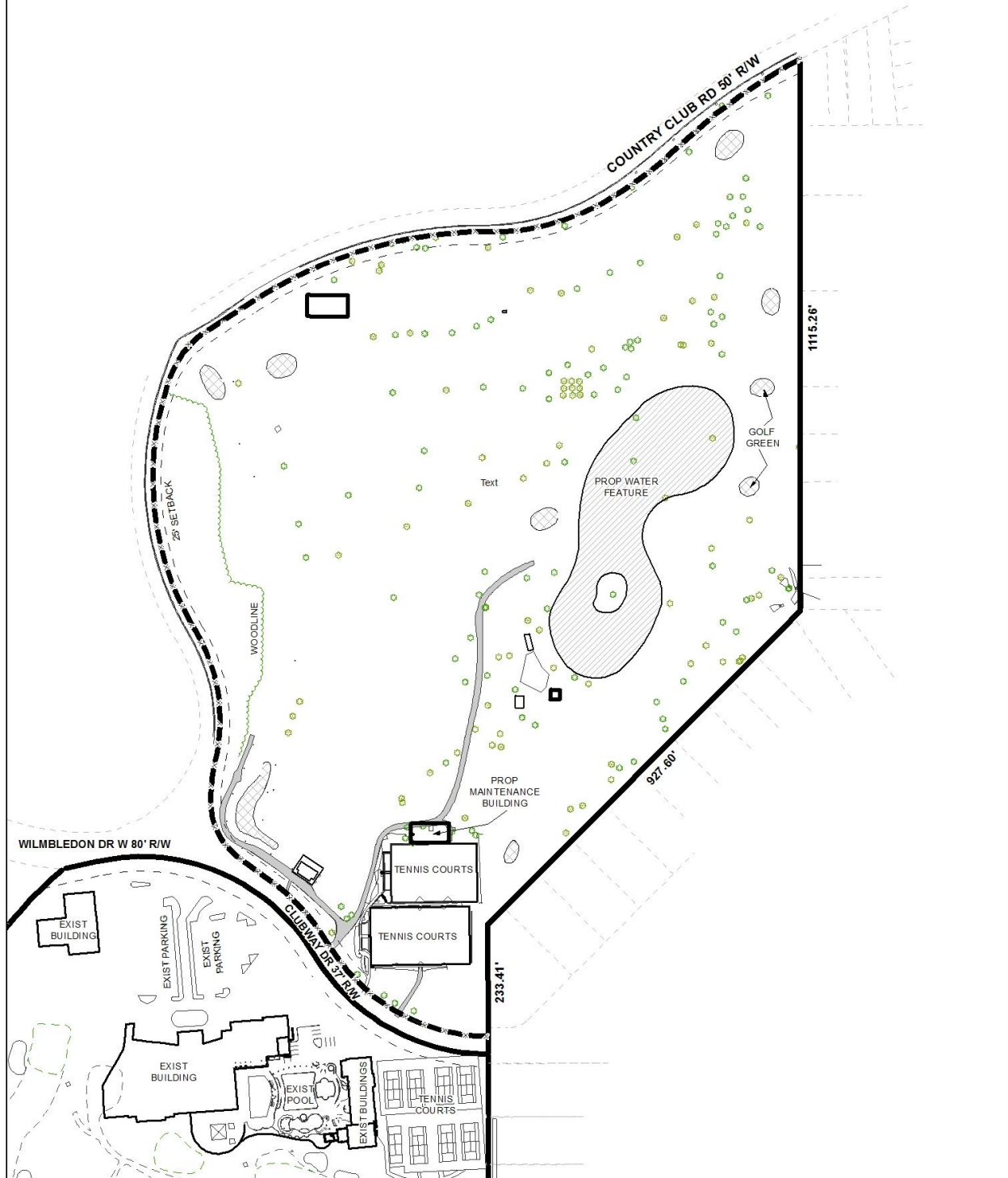
APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, Planning Approval





# SITE PLAN PART 1



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

APPLICATION NUMBER 11 DATE October 6, 2016

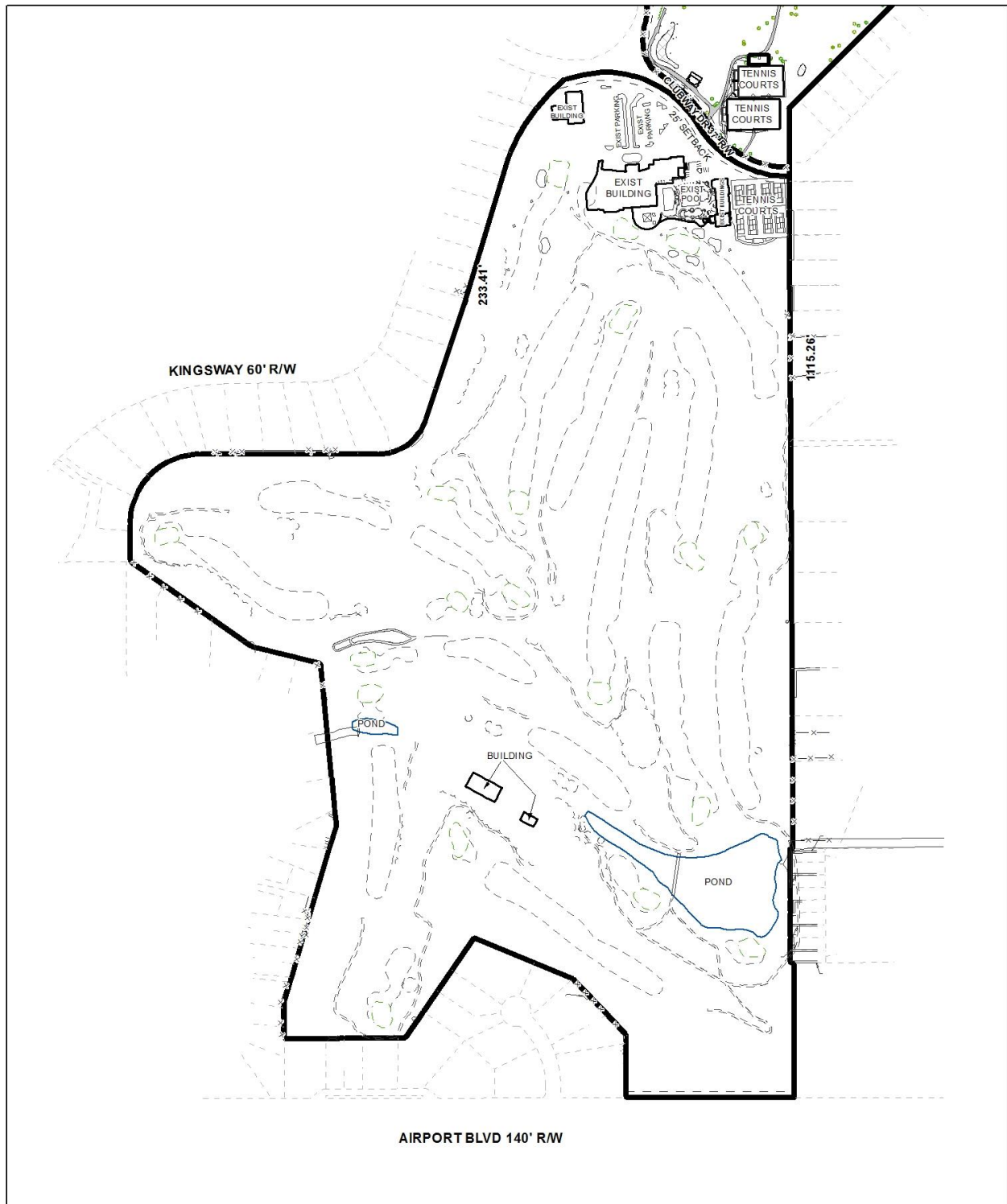
APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, Planning Approval



NTS

## SITE PLAN PART 2



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

APPLICATION NUMBER 11 DATE October 6, 2016

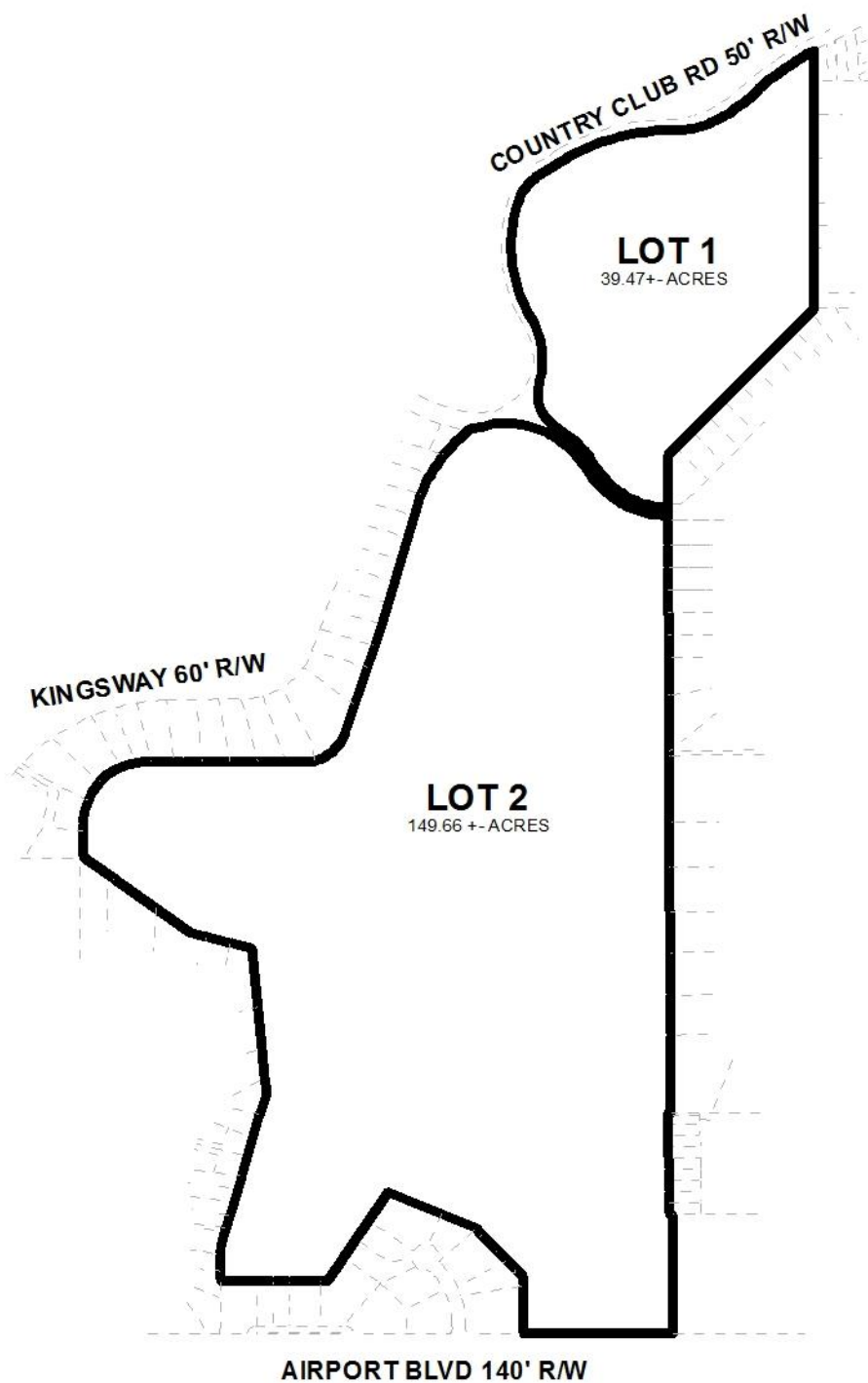
APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, Planning Approval



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE October 6, 2016

APPLICANT Country Club of Mobile Subdivision

REQUEST Subdivision, Planning Approval

