

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 4, 2016****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
multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

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. 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 100 yr. storm event with an allowable release rate equal or less than the predeveloped 2 yr. storm event.
5. 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.
6. 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.
7. 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 multiple buildings on a single building site.

The site most recently had applications for Subdivision approval to create 2 lots, Planned Unit Development approval and Planning Approval to amend a previously approved Planned Unit Development and Planning Approval to allow a private club with multiple buildings on multiple building sites to include tennis courts, tennis building, golf building, practice tees, driving range, golf holes and remodeling of the swimming pools, and Sidewalk Waiver approval to waive construction of a sidewalk along Airport Boulevard, Wimbledon Drive East and Country Club Road approved at the Planning Commission's February 7, 2013 meeting. Due to the site plan specific nature of Planning Approvals, the applicant should submit a Planning Approval application as well, if approved. Furthermore, it also appears that the Subdivision approved in

2013 was never recorded in Probate Court, and as that approval has now expired, the applicant should submit a Subdivision application and record it in Probate Court prior to the issuance of any permits associated with any of the proposed work.

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.

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 appears to be depicted as “Suburban Neighborhood” Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Neighborhood Area is to allow for:

- 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.

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 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.

The site plan includes what appear to be notes 1-12 on the site plan along the proposed fence, but no explanation of what these numbers indicate is provided. The applicant should revise the site plan to either explain these numbers, or remove them from the site plan.

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

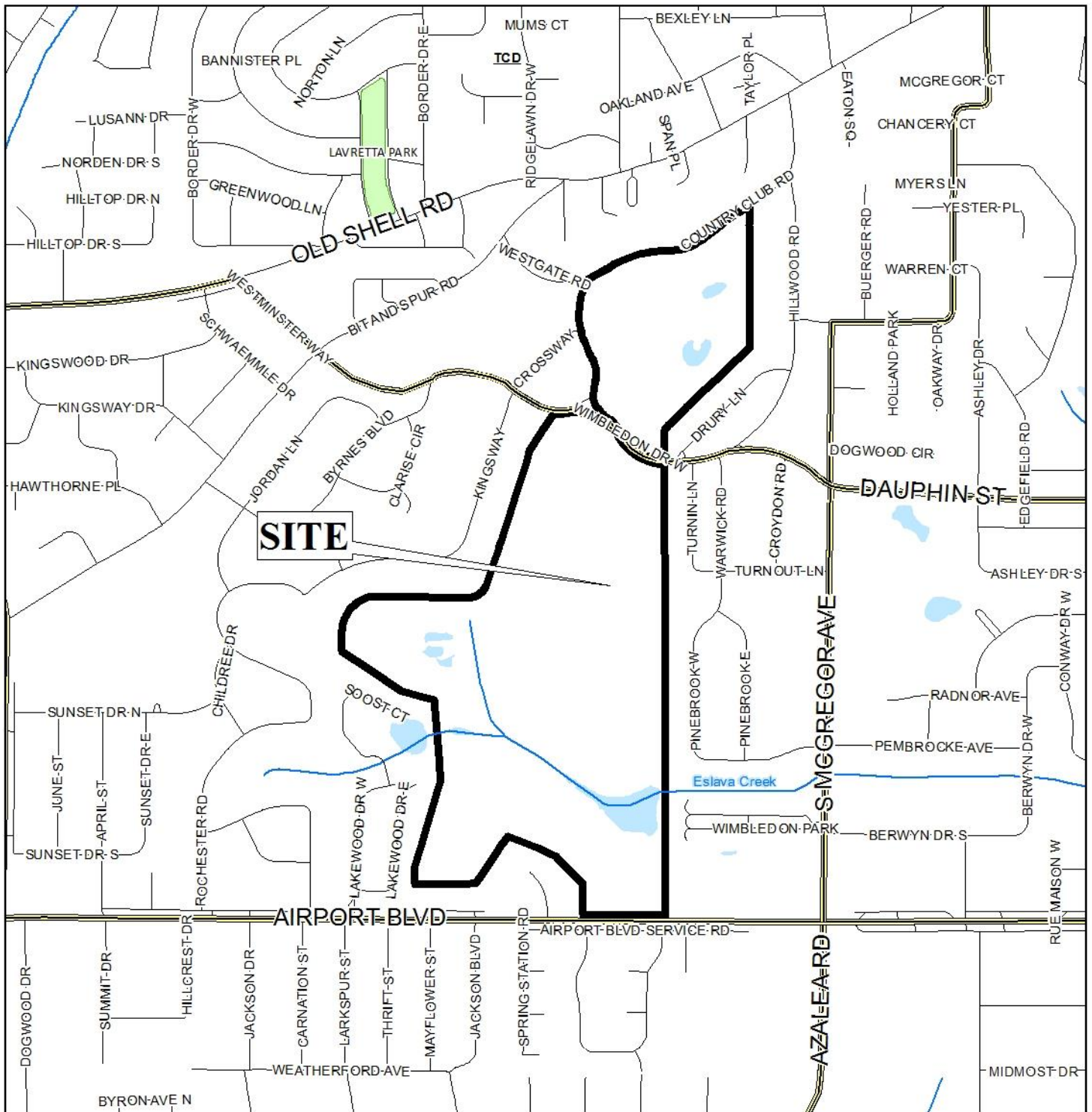
The Planned Unit Development request is recommended for Approval, subject to the following:

- 1) submittal of a 2-lot Subdivision application;
- 2) submittal of a Planning Approval application;
- 3) 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;
- 4) either an explanation of the notes 1-12 along the proposed fence, or the removal of the numbers from the site plan;
- 5) 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. 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 100 yr. storm event with an allowable release rate equal or less than the predeveloped 2 yr. storm event. 5. 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. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) 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.*);
- 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).*); and
- 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).*).

LOCATOR MAP



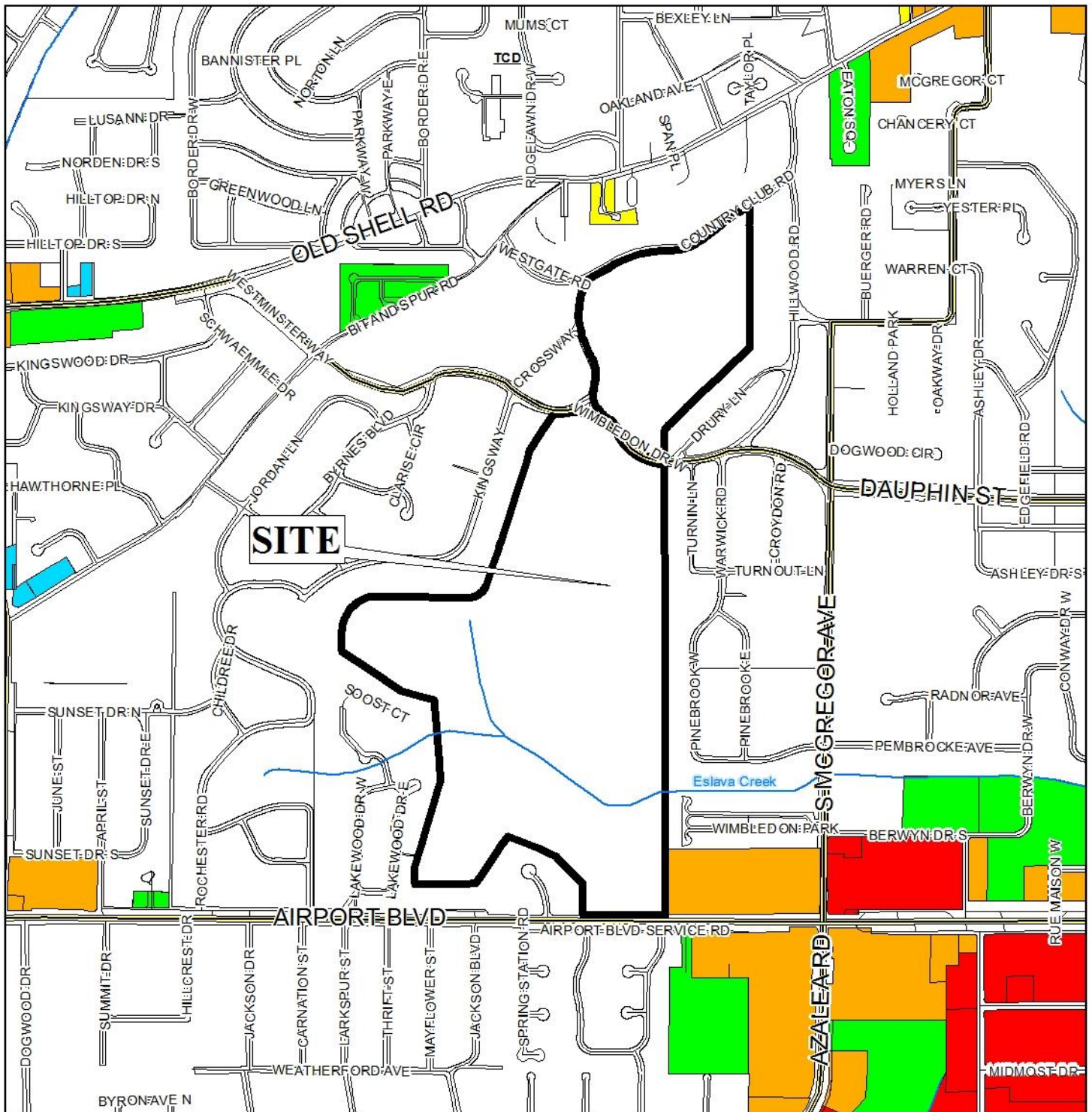
APPLICATION NUMBER 14 DATE August 4, 2016

APPLICANT Country Club of Mobile

REQUEST Planned Unit Development



LOCATOR MAP



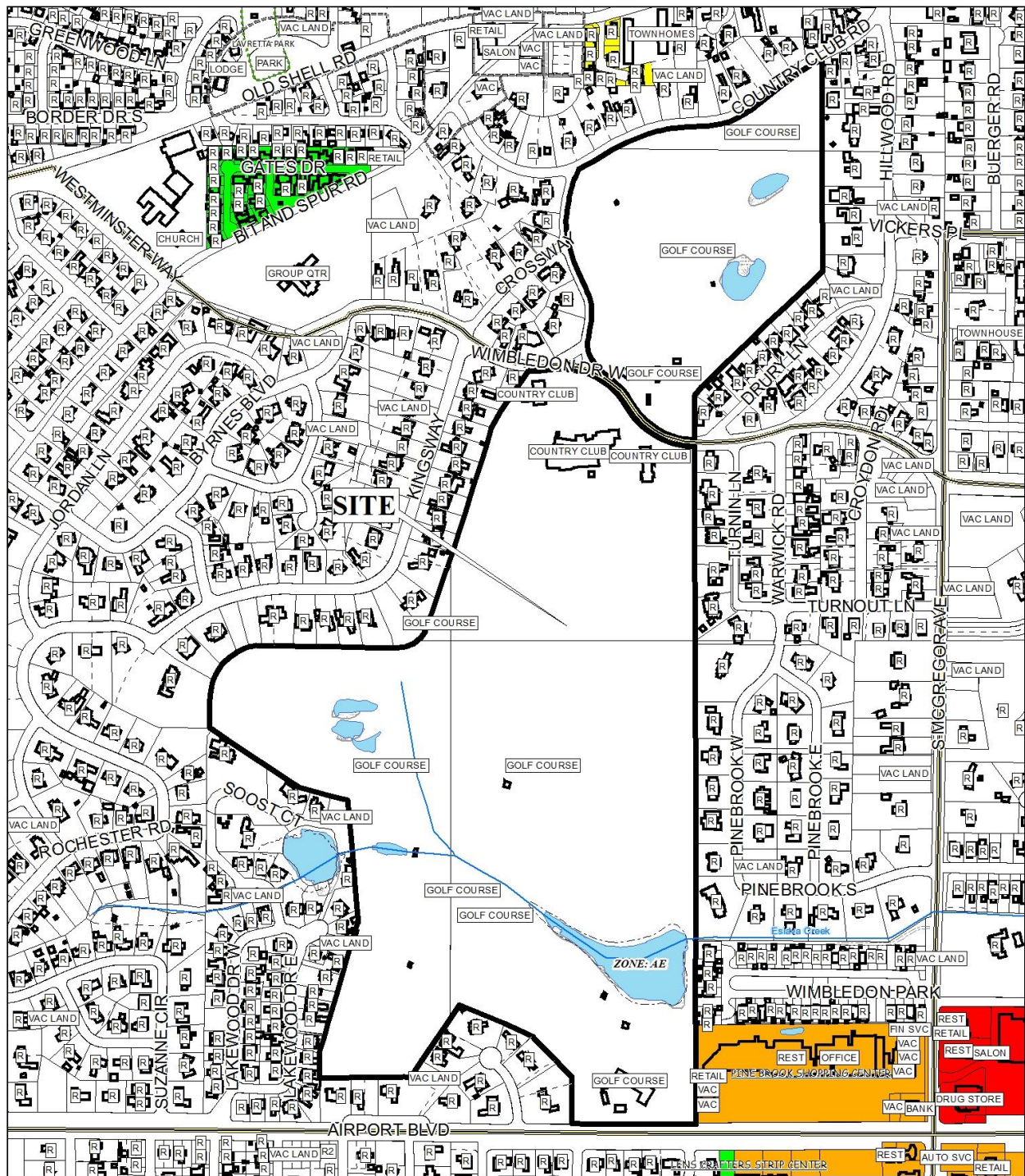
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REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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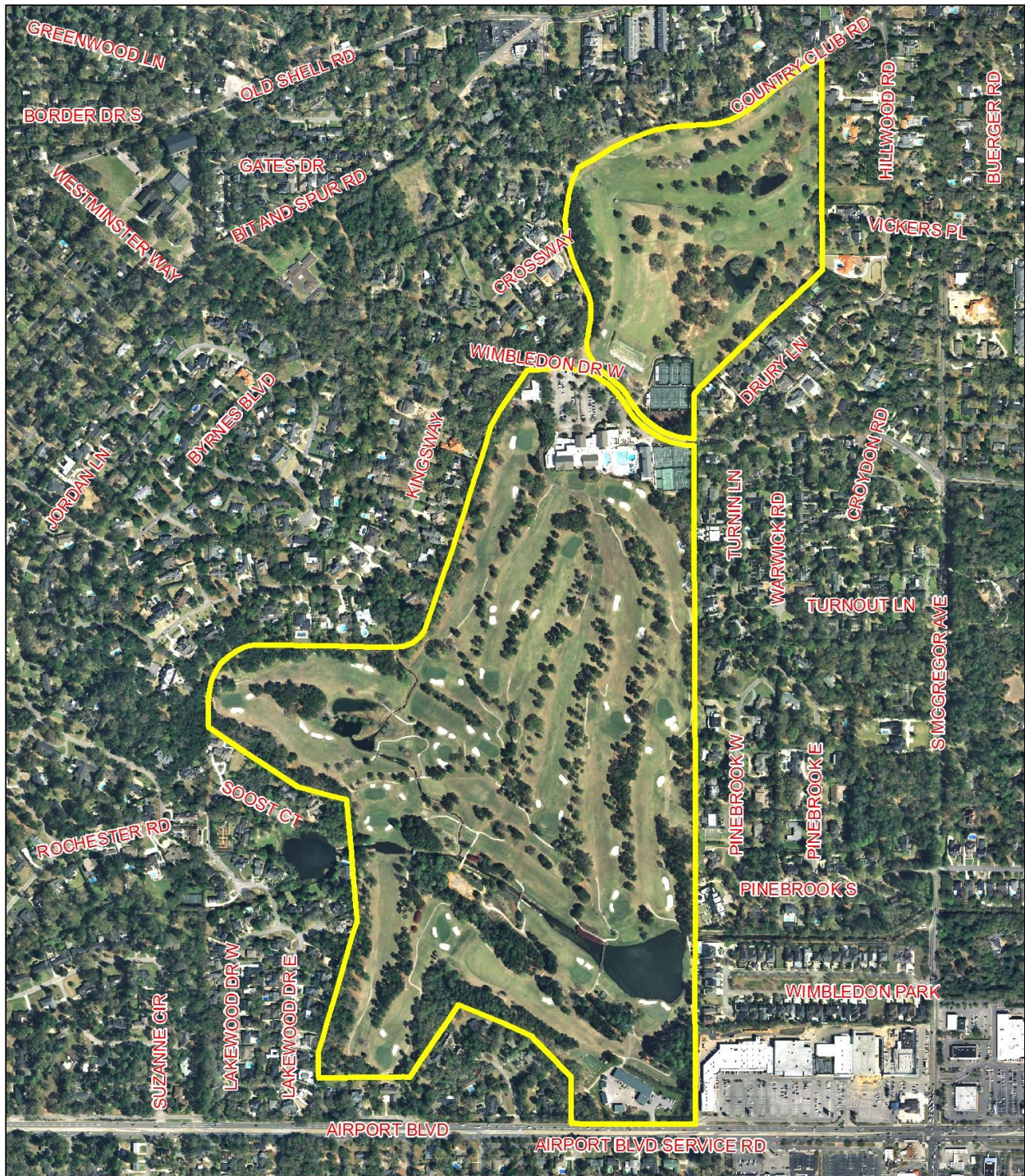
REQUEST Planned Unit Development

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.

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APPLICANT Country Club of Mobile

REQUEST Planned Unit Development



NTS

SITE PLAN PART 1



The site illustrates the existing buildings, proposed buildings, trees, proposed water, and golfing areas.

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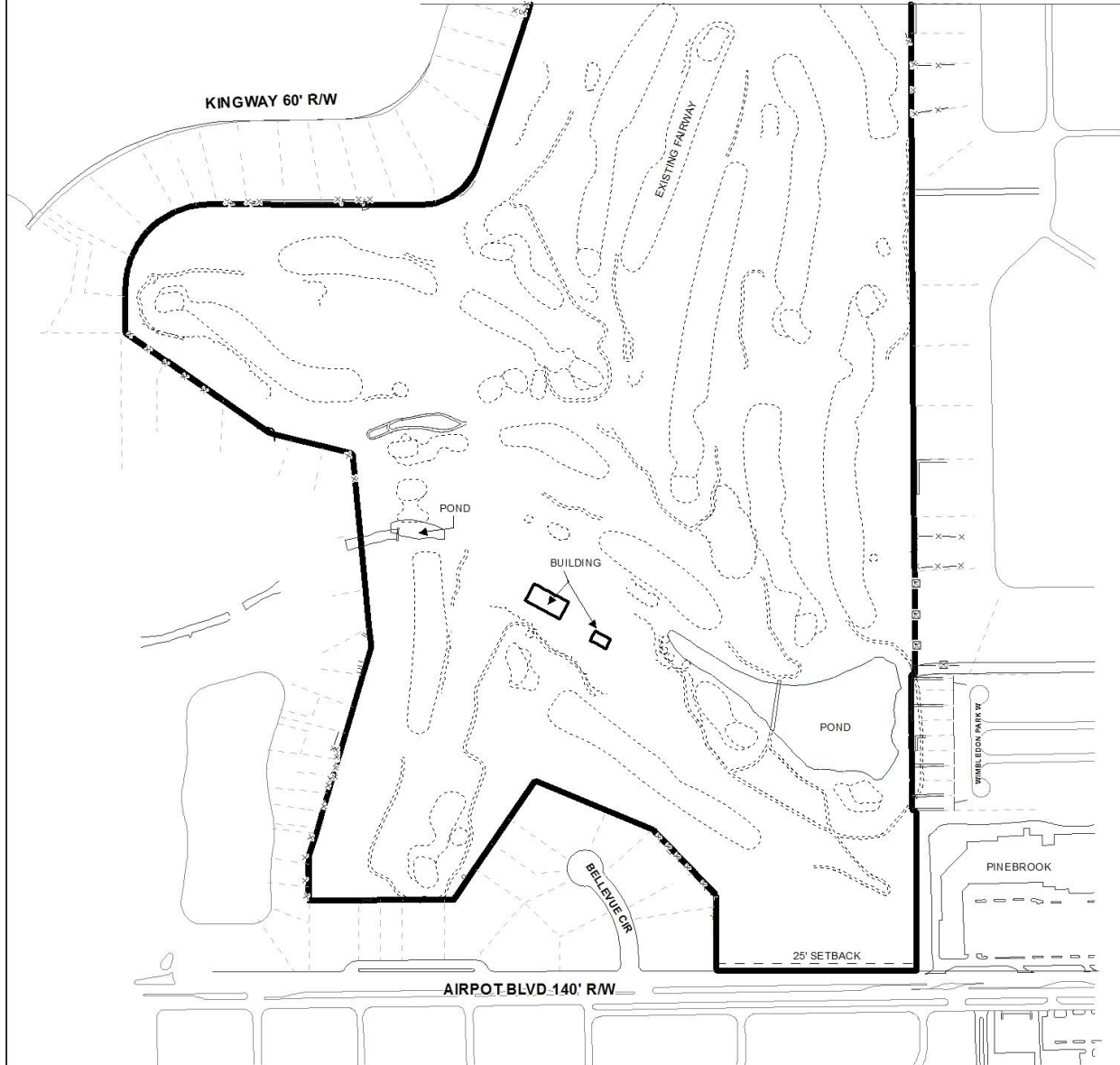
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REQUEST Planned Unit Development



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SITE PLAN PART 2



The site illustrates the existing fairways, ponds, buildings, and setback.

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