

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: July 20, 2006**

<b><u>DEVELOPMENT NAME</u></b>	Hawthorn Suites Golf Resort Subdivision
<b><u>SUBDIVISION NAME</u></b>	Hawthorn Suites Golf Resort Subdivision
<b><u>LOCATION</u></b>	North side of Magnolia Grove Parkway, 400'+ West of Legends Row
<b><u>CITY COUNCIL DISTRICT</u></b>	District 7
<b><u>PRESENT ZONING</u></b>	B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 10.0 ± acres
<b><u>CONTEMPLATED USE</u></b>	Multiple buildings on a single building site and shared parking between sites.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	<p>No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property.</p> <p>Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.</p>
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT****COMMENTS**

All portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

**REMARKS**

The applicant is requesting Planned Unit Development and Subdivision approval to allow multiple buildings on multiple building sites, with shared parking and access, as well as a two-lot subdivision.

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.

Applications have been submitted for PUD and subdivision approvals in 2001 and 2002; however, as plans were not definitive and PUD approval is site plan specific; the applications were either withdrawn or were not acted upon.

Lot 1 will consist of a hotel with 100 guest rooms, clubhouse, pool, and six multiple unit buildings with four units per building and associated parking. Lot 2 will consist of nine multiple unit buildings, eight will have four units per building and one will have nine units and associated parking. These two sites will be served by a newly dedicated and constructed public street. As this street will be public, sidewalks along both sides of the street are required.

The site was zoned B-3 in 1998. The rezoning was subject to several conditions which included the construction of a buffer in the initial phase of development; and limited the use of the property to a "hotel (including food service & associated functions of a hotel, such as recreational facilities) and free-standing, 12 bed, golf villas". The application illustrates that fourteen villas have four guest rooms and one villa has nine guest rooms; however, this approval should reiterate that each villa is limited to 12 beds, as well as all other conditions placed upon the rezoning.

The proposed street will connect with a future phase of the adjacent residential subdivision. While direct access from commercial to residential development is typically prohibited, the traffic pattern would essentially consist of vehicles traveling from

residential development to Magnolia Grove Parkway; commercial through traffic should not be an issue. Moreover, the approval for the adjacent residential subdivision illustrated access to the commercial development.

The site is zoned B-3, and as such full compliance with the landscaping and tree planting requirements of the ordinance is required.

The villas along the public street on both sides should be shifted to provide a minimum setback of 25-feet.

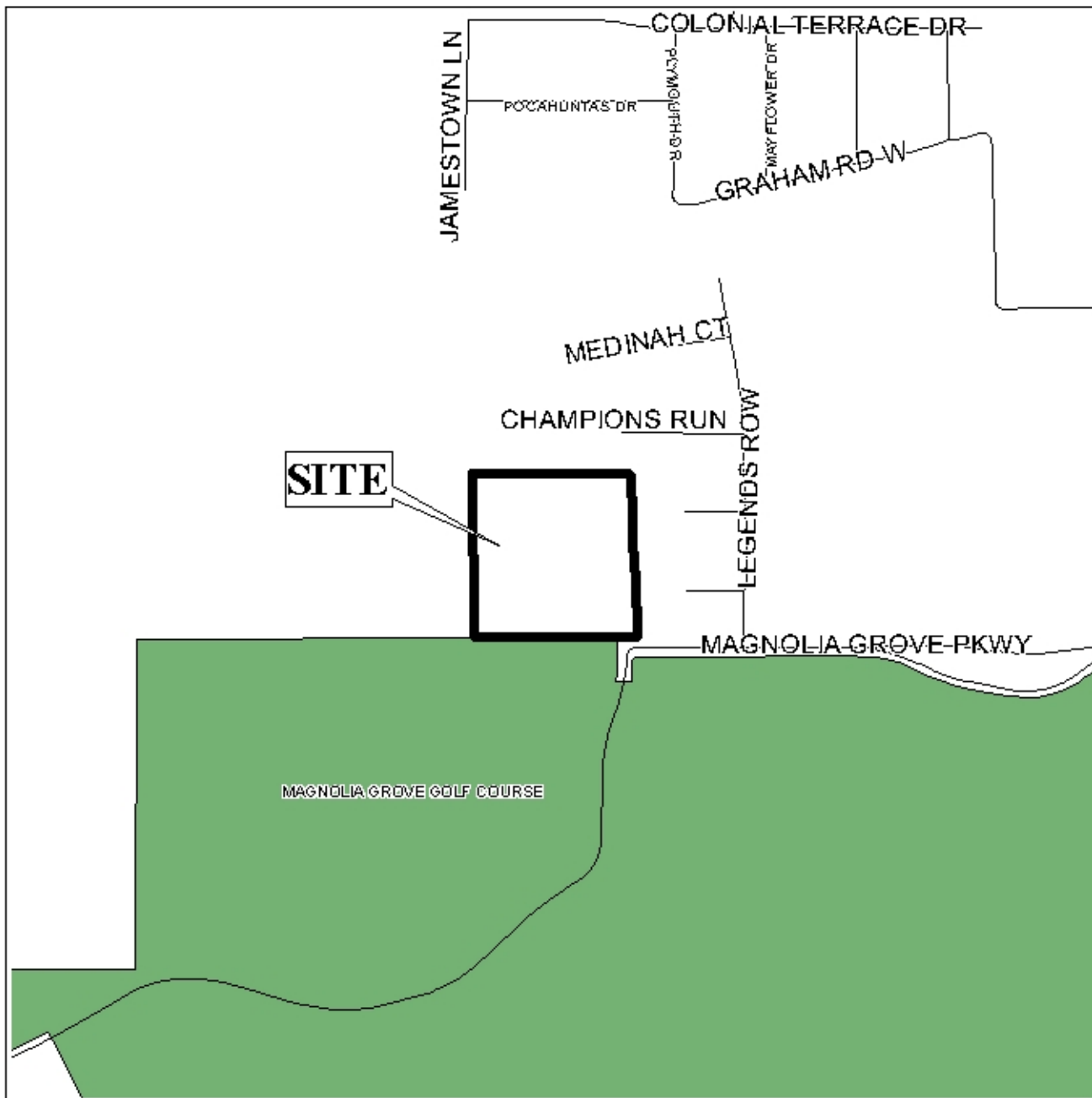
Regarding the subdivision application, with the construction of the street to city standards, including sidewalks and the illustration of the 25-foot minimum building setback lines to be shown on the Final Plat, the plat will comply with the Subdivision Regulations.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) dedication and construction of the new street to city standards, including sidewalks; 2) compliance with all conditions of the rezoning; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) full compliance with all other municipal codes and ordinances; and 5) that the villas along the public street be shifted to provide a minimum setback of 25-feet.

**Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) Dedication and construction of the new street to city standards, including sidewalks; 2) the illustration of the 25-foot minimum building setback lines to be shown on the final Plat; and 3) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



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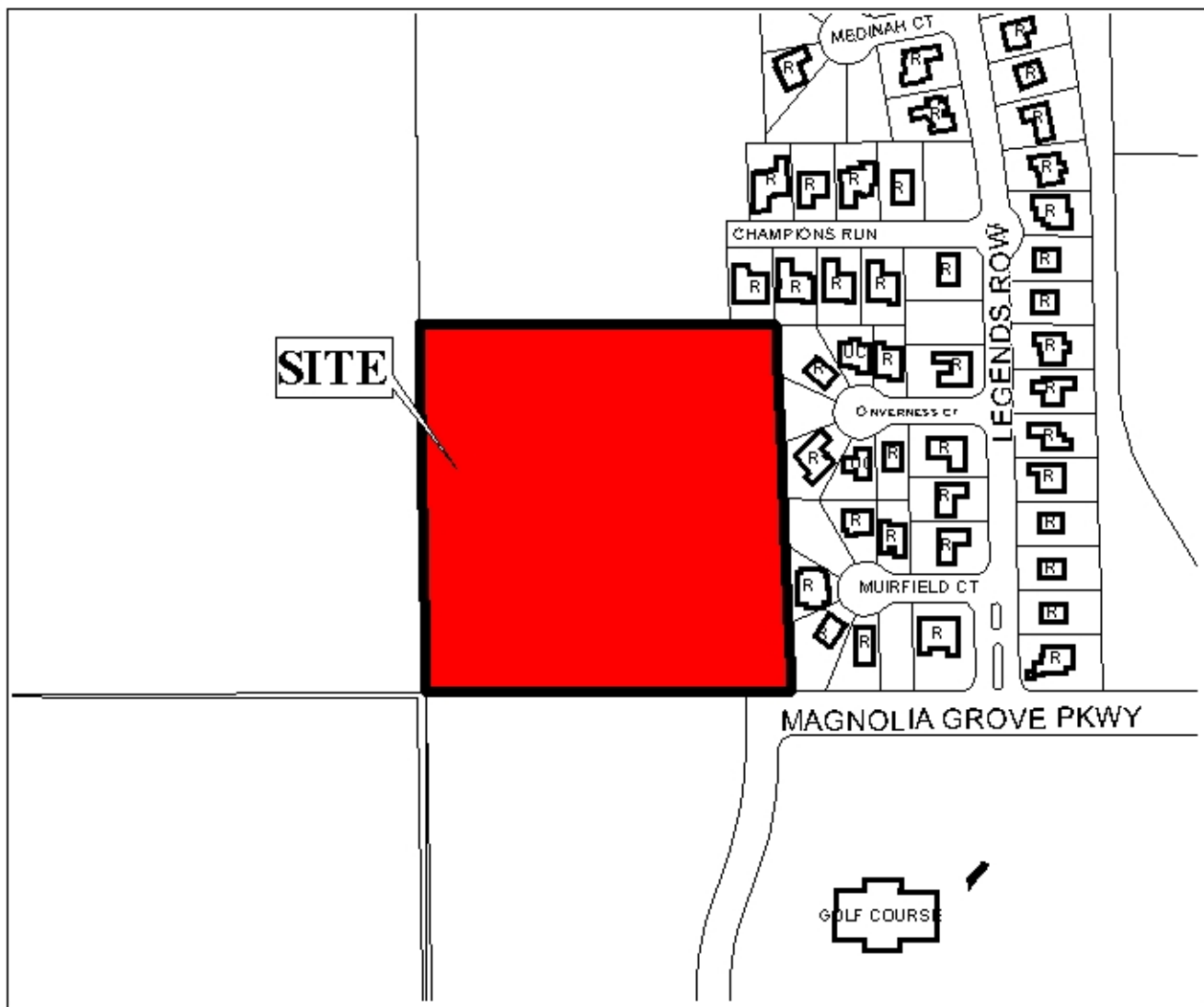
APPLICANT Hawthorn Suites Golf Resort Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the east of the site. A golf course is located to the south of the site.

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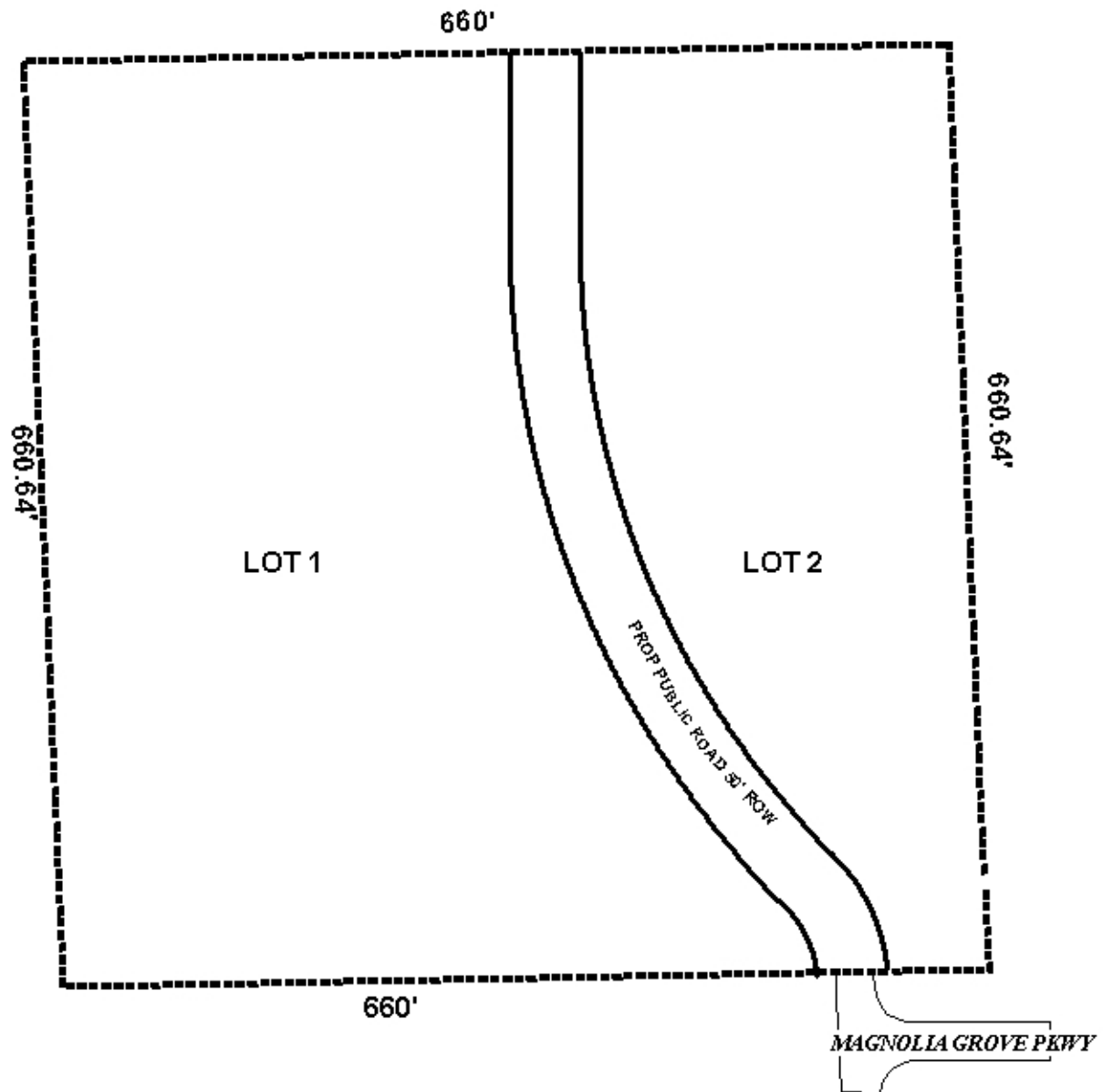
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# SUBDIVISION PLAT

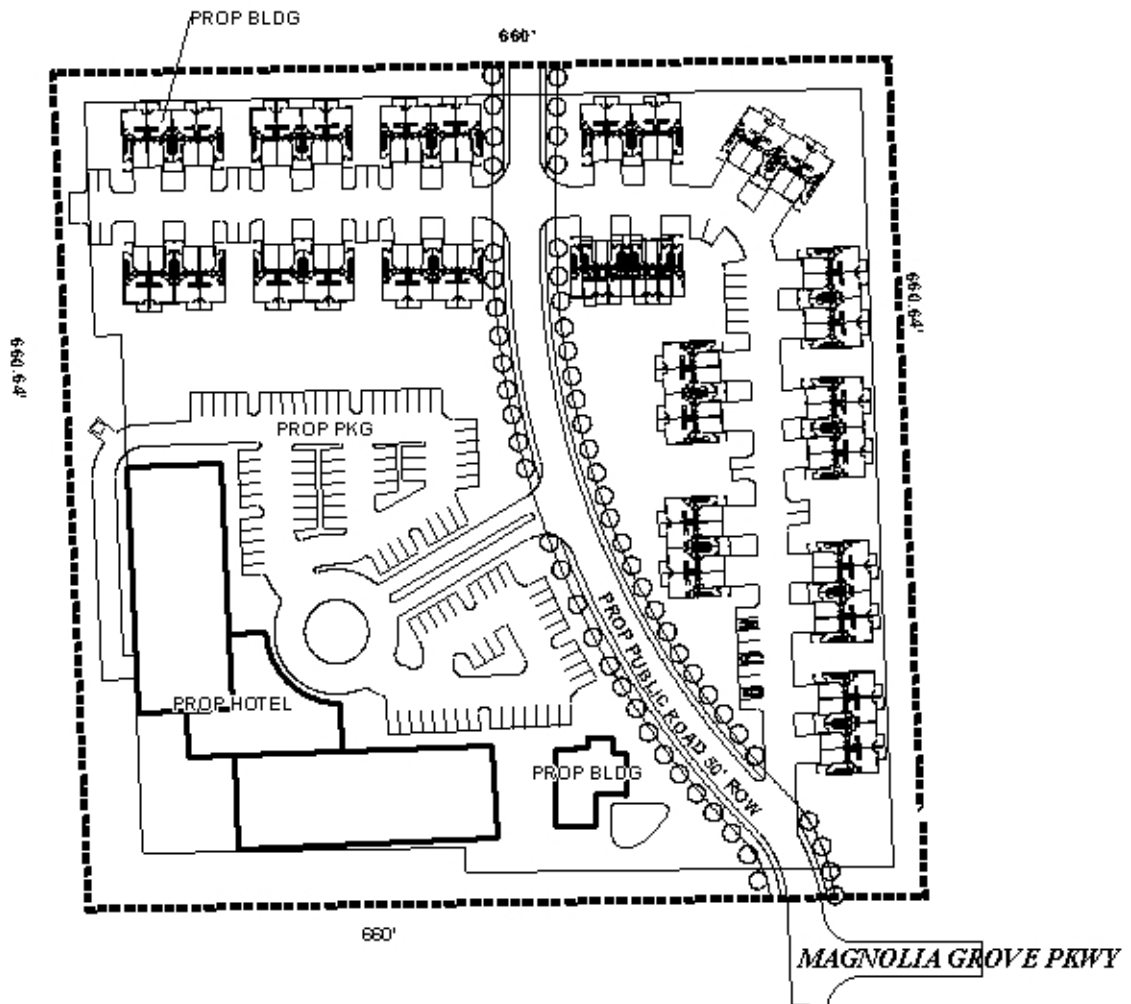


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# SITE PLAN



The site plan illustrates the proposed buildings, parking, and public roadway

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