

EXTENSION

PLANNED UNIT DEVELOPMENT EXTENSION STAFF REPORT

Date: June 16, 2005

DEVELOPMENT NAME

Country Club of Mobile

LOCATION

4101 Wimbledon Drive West
(South side of Wimbledon Drive West, 200' West
of Turnin Lane)

PRESENT ZONING

R-1, Single-Family Residential

REMARKS

The applicant is requesting a one-year extension of Planned Unit Development approval, which was originally granted in 2004. The P.U.D. application joined a request for Planning Approval, which was required for expansion in an R-1 district, and which is still valid.

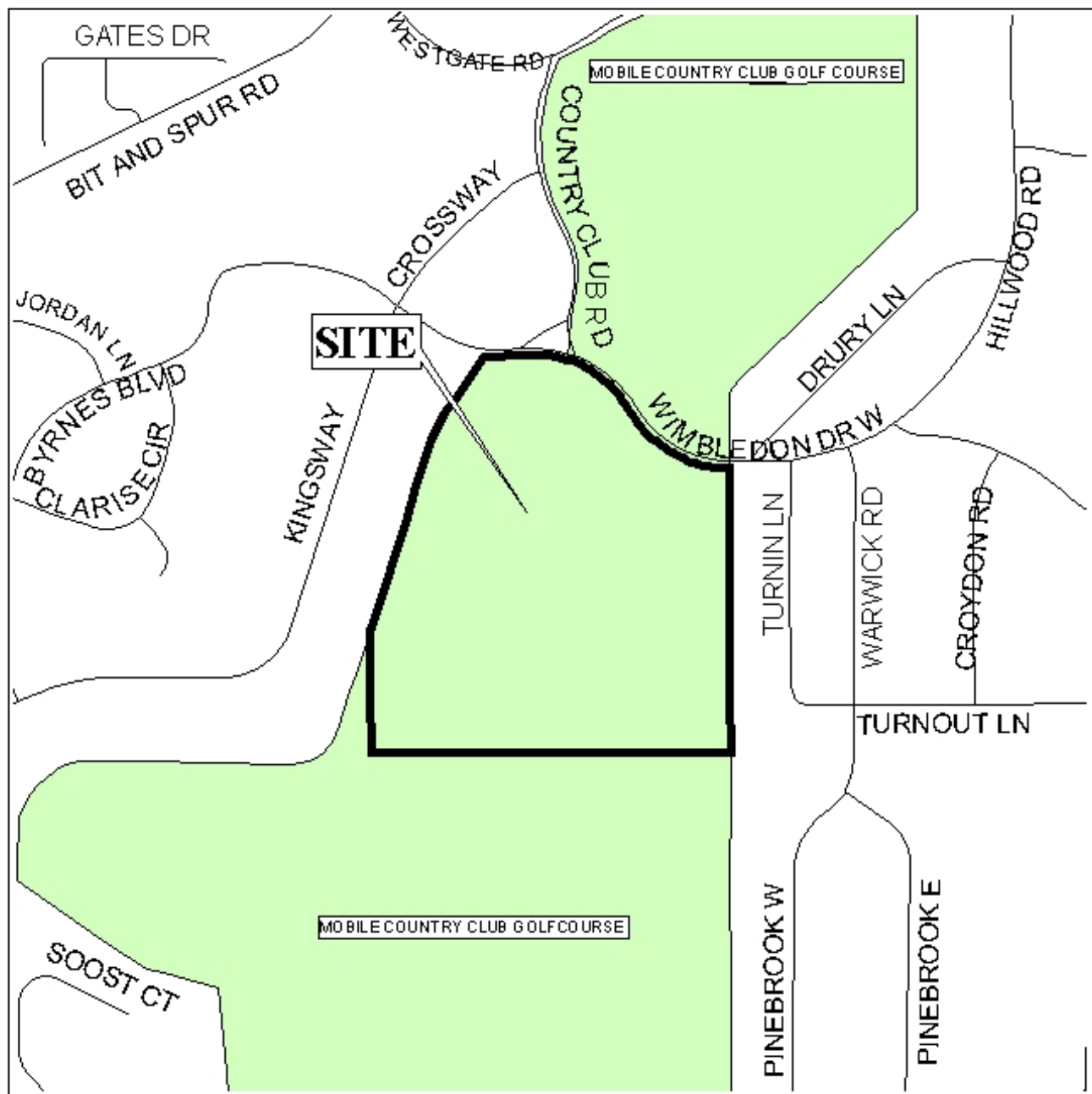
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural 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.

There have been no changes in conditions in the surrounding area that would affect the approval as previously granted, nor have there been changes to the regulations that would affect the previous approval.

RECOMMENDATION

Based on the preceding, it is recommended that this application for extension be approved.

LOCATOR MAP

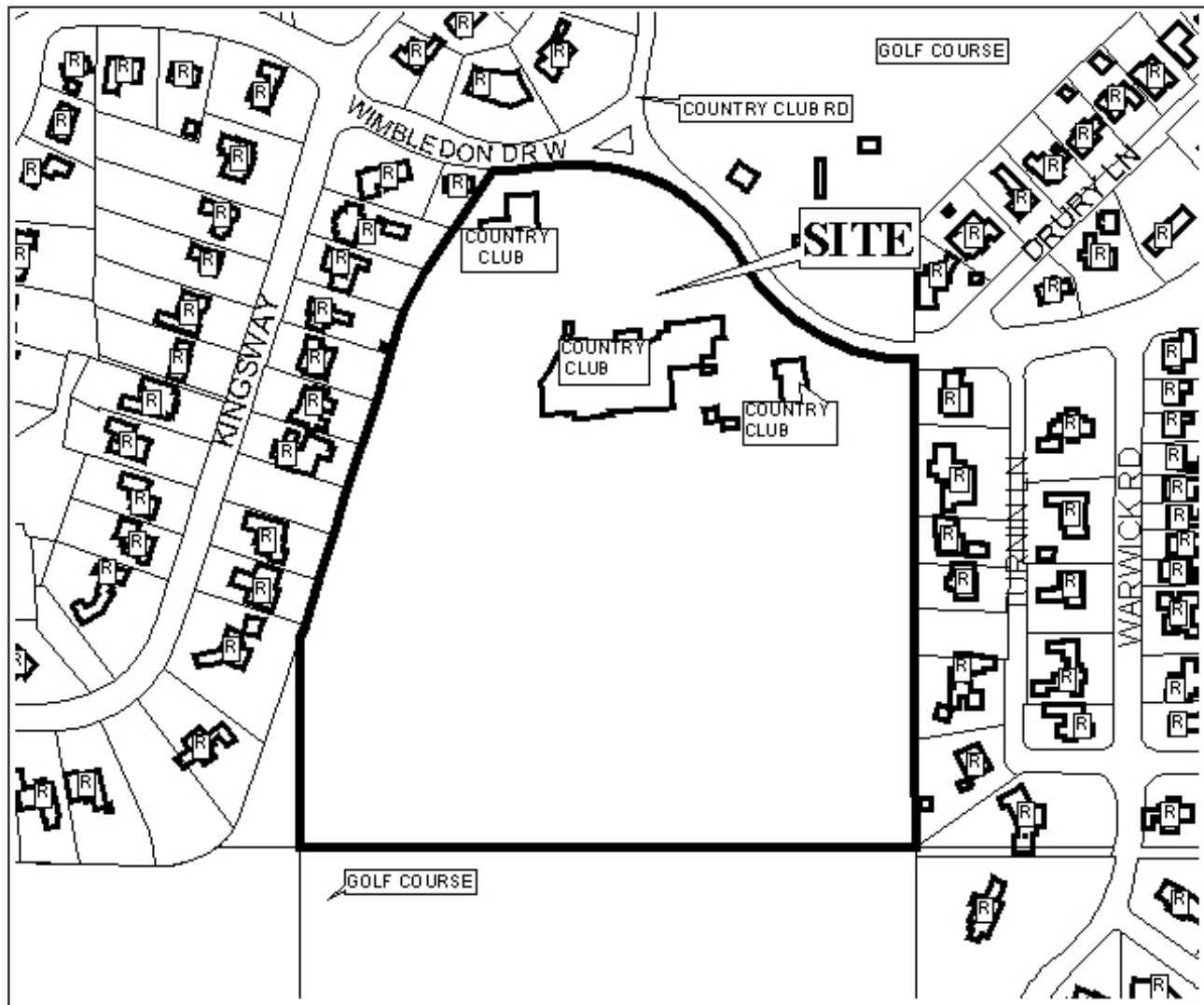


APPLICATION NUMBER Extension DATE June 16, 2005
APPLICANT Country Club of Mobile (W. Kennon Drew, Agent)
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.
A golf course is located to the north and south of the site.

APPLICATION NUMBER Extension DATE June 16, 2005

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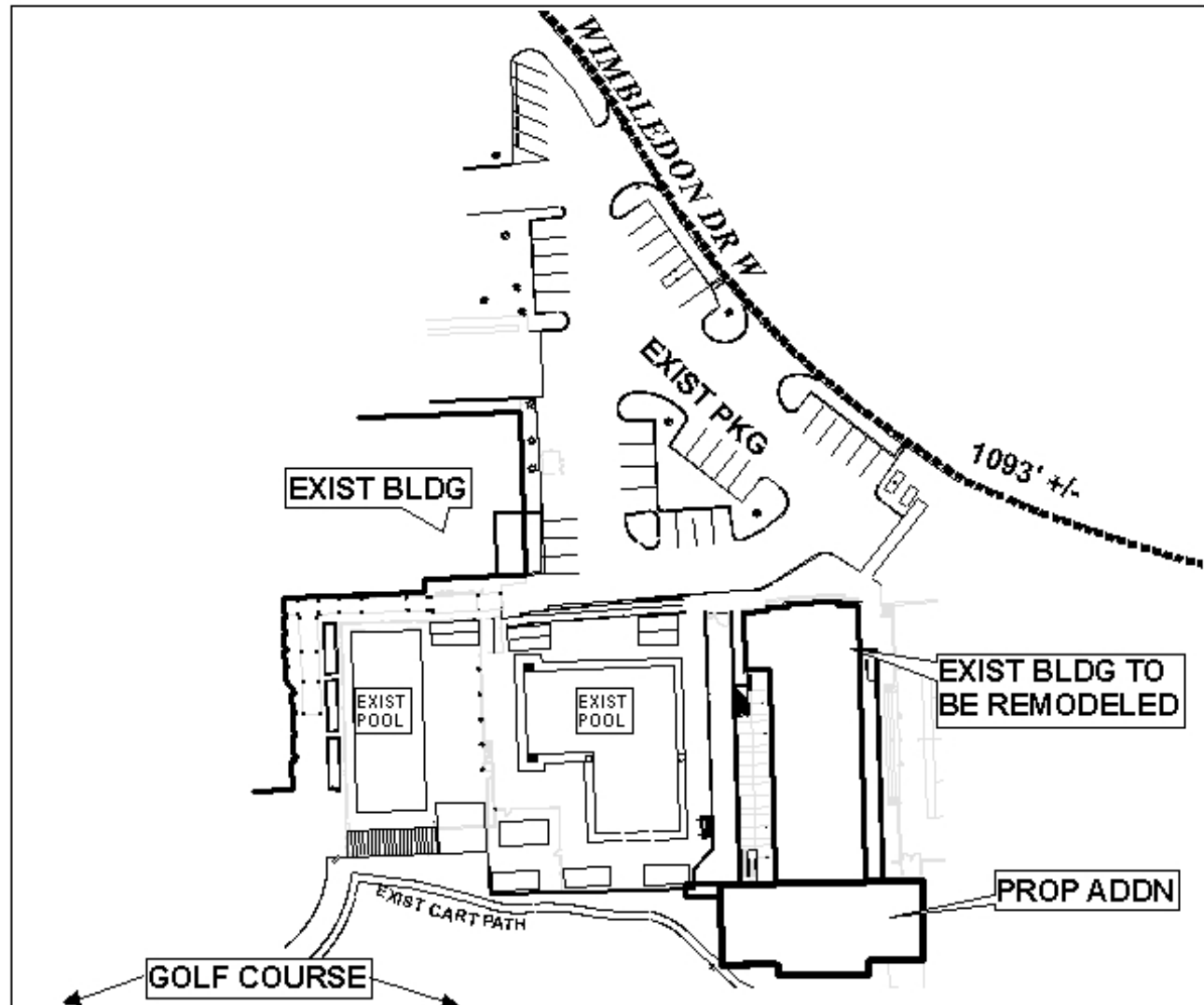
LEGEND

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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SITE PLAN



The site plan illustrates the existing buildings, and parking along with the proposed building addition.

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