

**MOBILE TREE COMMISSION
STAFF REPORT****Date: October 20, 2015****APPLICANT NAME**

Volunteers of America

LOCATION1204 Hillcrest Road
(West side of Hillcrest Road, 10'± North of Hillcrest
Crossing South)**REQUEST**

Remove one 12" and one 8"&10" twin trunk Live Oak

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multi-Family Residential

HEALTH OF TREE

Healthy

**CONTRIBUTING
FACTORS**

None

**ENGINEERING
COMMENTS**

None

**TRAFFIC ENGINEERING
COMMENTS**

None

**URBAN FORESTRY
COMMENTS**Both trees are very healthy, but in need of trimming. Do
not recommend removal.**PLANNING
COMMENTS**There do not appear to be any extenuating circumstances to
support the request to remove the trees in question.**MAWSS**

No Comment

ANALYSISThe following statements are excerpted from a narrative
attached to and part of the application:*"Volunteers of America Greater Southeast, Inc. is the current owner of the property located at 1204 Hillcrest Road. They are in the process of planning additions to the existing building and will submit application for Planned Unit Development in the near future. One of the*

improvements to the site will be to remove the existing sign and place a new sign near the center of the property frontage that will be visible to traffic on Hillcrest Road from both directions. The two existing Oak trees located within the city right-of-way will block visibility of the new sign.

The existing trees are directly underneath existing power, cable tv and communications lines and are growing into these lines. The roots are beginning to grow underneath the city sidewalk and have caused the panels to lift creating a tripping hazard for pedestrians.

The reason for this application is to remove the existing trees as shown on the attached drawing and place new trees to replace them farther back within the property front setback along with trees required to satisfy Zoning requirements.”

The applicant received a sign variance from the Board of Zoning Adjustment at its October 5 meeting. The variance is to allow a digital sign closer to a residentially zoned property than allowed. The Board found that while the sign will be closer than allowed to a residentially zoned property, that property is a common area; the closest residence is over 350’ from the sign, which does comply. Another factor in the decision to approve the variance is that the sign would be used by multiple organizations.

While the work done by the VOA is admirable, and the proposed improvements to the site will be just that, improvements; the purpose for the request is quite simply to provide a tree-free right-of-way to increase visibility of a new sign. The applicant states that replacement trees will be planted on the private property, within the required 25’ front setback – not in the right-of-way. Tree Commission purview only covers trees located in the right-of-way, not on private property. Therefore the “replacement” trees as proposed will not fall under Tree Commission review in the future.

It has been the practice of the Tree Commission to not approve requests for removal, or even trimming, of right-of-way trees to improve or provide visibility for signage unless there is some extenuating circumstance.

With regard to the statement relating to the damage to the sidewalks, City Code states that maintenance and repair of sidewalks is the responsibility of the adjoining property owner. There are options for repair that may reduce the potential for future damage.

Further, this property is no different than a number of properties along Hillcrest Road (and many other streets and roads in the city) that have trees in the right-of-way in front of the property. Without extenuating circumstances, approval of this request would set a precedent for future requests for similarly situated trees and properties.

RECOMMENDATION

be denied.

Based on the preceding, it is recommended that this request



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APPLICATION FOR PERMIT

CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. P-2015-18
Date: 9-15-2015

1. Applicant:

Name: Volunteers of America
Address: 600 Azalea Road
Mobile, AL Zip Code: 36609
E-mail: hcreel@voase.org
Telephone Number: (251) 661-1145

2. Owner (if different from applicant):

Name: _____
Address: _____
Zip Code: _____
E-mail: _____
Telephone Number: _____

3. Location of Tree: 1204 Hillcrest Road City Council District: 6

4. Type of Tree: Oak Trim: _____ Remove: X

5. Approximate Diameter four (4) feet from the ground: 12" & 8"-10" twin Height: 20+/-

6. Reason for Removal or Trimming as Requested: See attached

Wallace T. Davis
Applicant

Owner – if different from applicant

Application Fee - None

Applicant or Agent must be present at meeting to represent request.

All supporting information (photos, location plan, names and addresses of adjacent property owners and directly across the street - on mailing labels, along with postage fee for each) must be submitted with the application (Four Copies) by filing date. Appeals must be made in writing to the Mobile City Council within 15 days of the decision.

Major projects involving multiple trees may be held over to the following month's agenda due to the time required by staff to investigate.

P. O. Box 1827 – Mobile, Alabama 36633-1827

Telephone: 251/208-5895

Fax: 251/208-5896

e-mail: Planning@cityofmobile.org

NARRATIVE

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Mobile Tree Commission

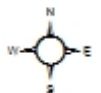


Application P-2015-018

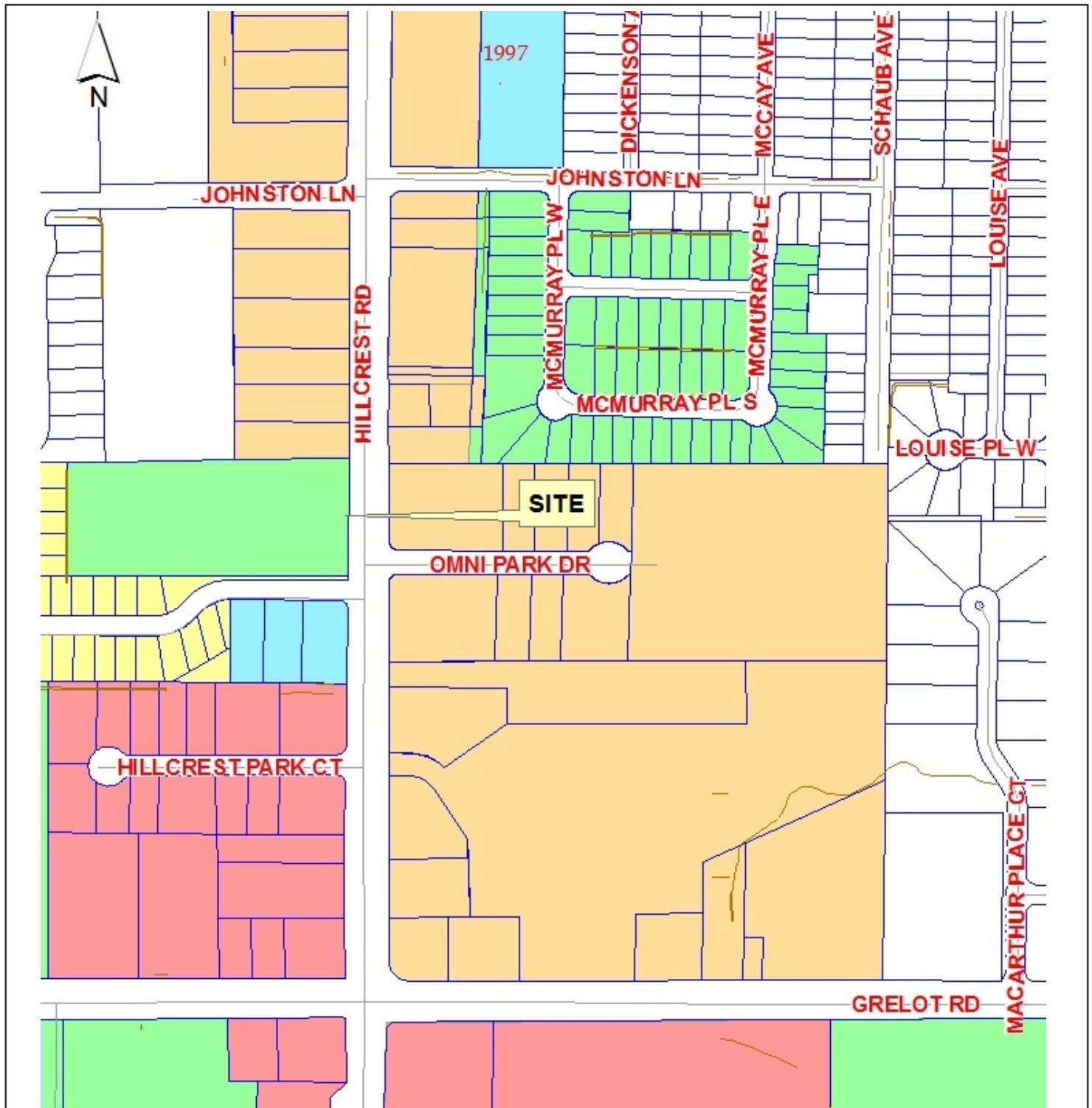
Date October 20, 2015

Location 1204 Hillcrest Road

Request Remove a 12" and an 8" and 10" Double Trunk Live Oak



Mobile Tree Commission



Application P-2015-018

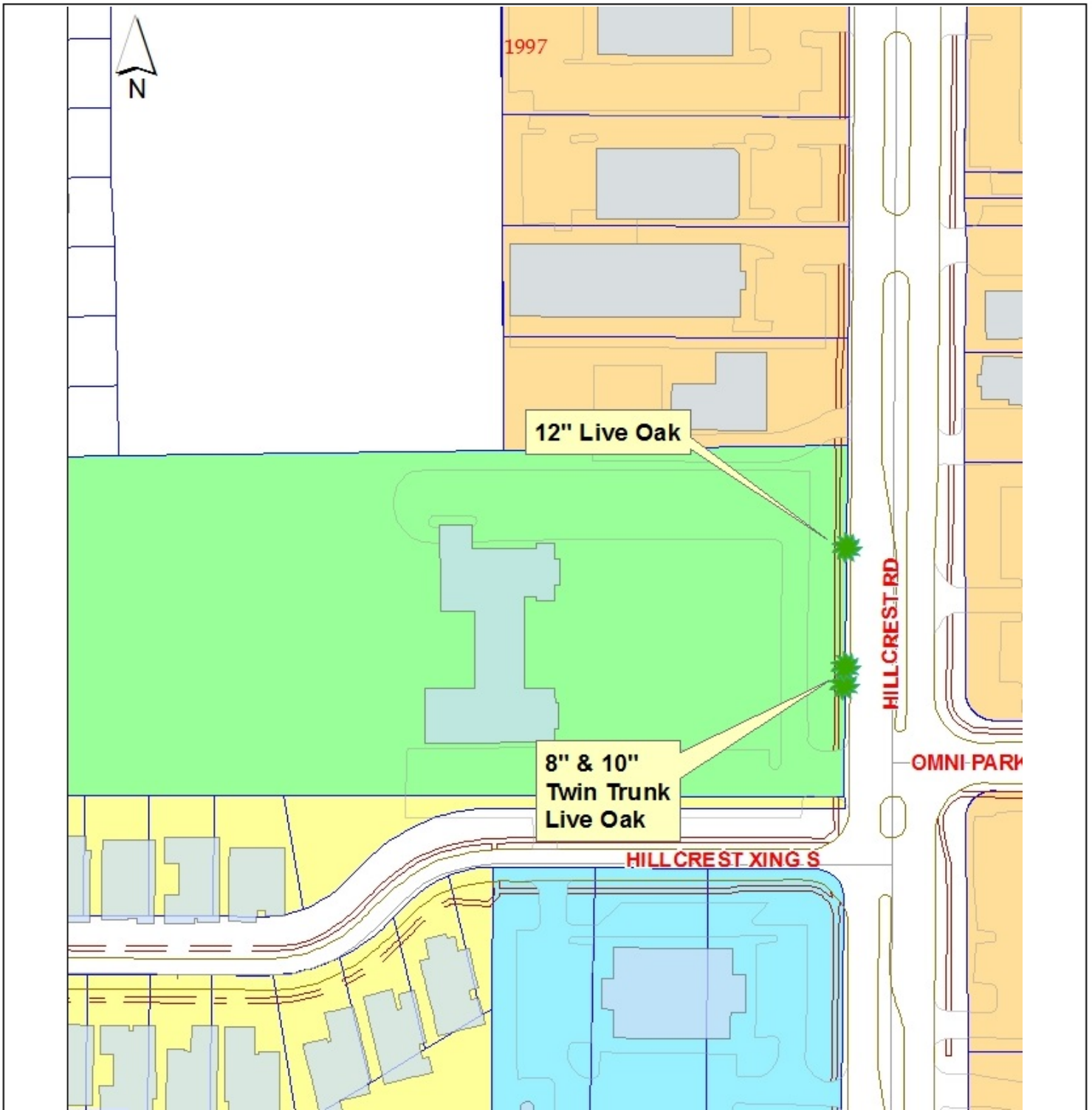
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