

**MOBILE TREE COMMISSION
STAFF REPORT****Date: June 19, 2018**

<u>APPLICANT NAME</u>	Jubilee Landscape/Robin Luce, for McGregor Square, LLC
<u>LOCATION</u>	3930 – 3940 Airport Boulevard (Northeast corner of Airport Boulevard and McGregor Avenue)
<u>REQUEST</u>	Removal of 21 pines in the right-of-way along Berwyn Drive. Replace with 21 Crepe Myrtles.
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	B-3, Community Business
<u>HEALTH OF TREE</u>	Trees are overcrowded, as planted in the 10-foot wide strip, and those trees under powerlines have been topped.
<u>CONTRIBUTING FACTORS</u>	Overhead powerlines and underground utilities
<u>ENGINEERING COMMENTS</u>	None
<u>TRAFFIC ENGINEERING COMMENTS</u>	None
<u>URBAN FORESTRY COMMENTS</u>	Comments not received.
<u>PLANNING COMMENTS</u>	None.
<u>MAWSS</u>	N/A

ANALYSIS The applicant is requesting removal of 21 pines in the right-of-way along Berwyn Drive, behind the existing shopping center, to be replaced with 21 crepe myrtles. The replacement trees are proposed to be 30 gallon size, 8 to 12 feet in height.

An approved Tree Plan from 1992 depicts a line of bald cypress trees along the Berwyn Drive South right-of-way, but a hand written note indicates them to be pines. The pine trees were

planted along a 725 foot stretch, between the curb of Berwyn Drive and a masonry wall along the service drive of the shopping center, helping to screen the rear of the shopping center from the apartments located on the north side of Berwyn Drive South.

In 2016, approximately 345 feet of the right-of-way was cleared of the pines, due to the presence of overhead powerlines. This work was done without permits.

The application at hand is to remove the remainder of the pine trees, most of which are not located underneath powerlines. These remaining trees, however, are located within a 10-foot wide area that contains underground utilities and storm water drain inlets. It also appears that the close spacing of the trees is not conducive all trees thriving with a full canopy.

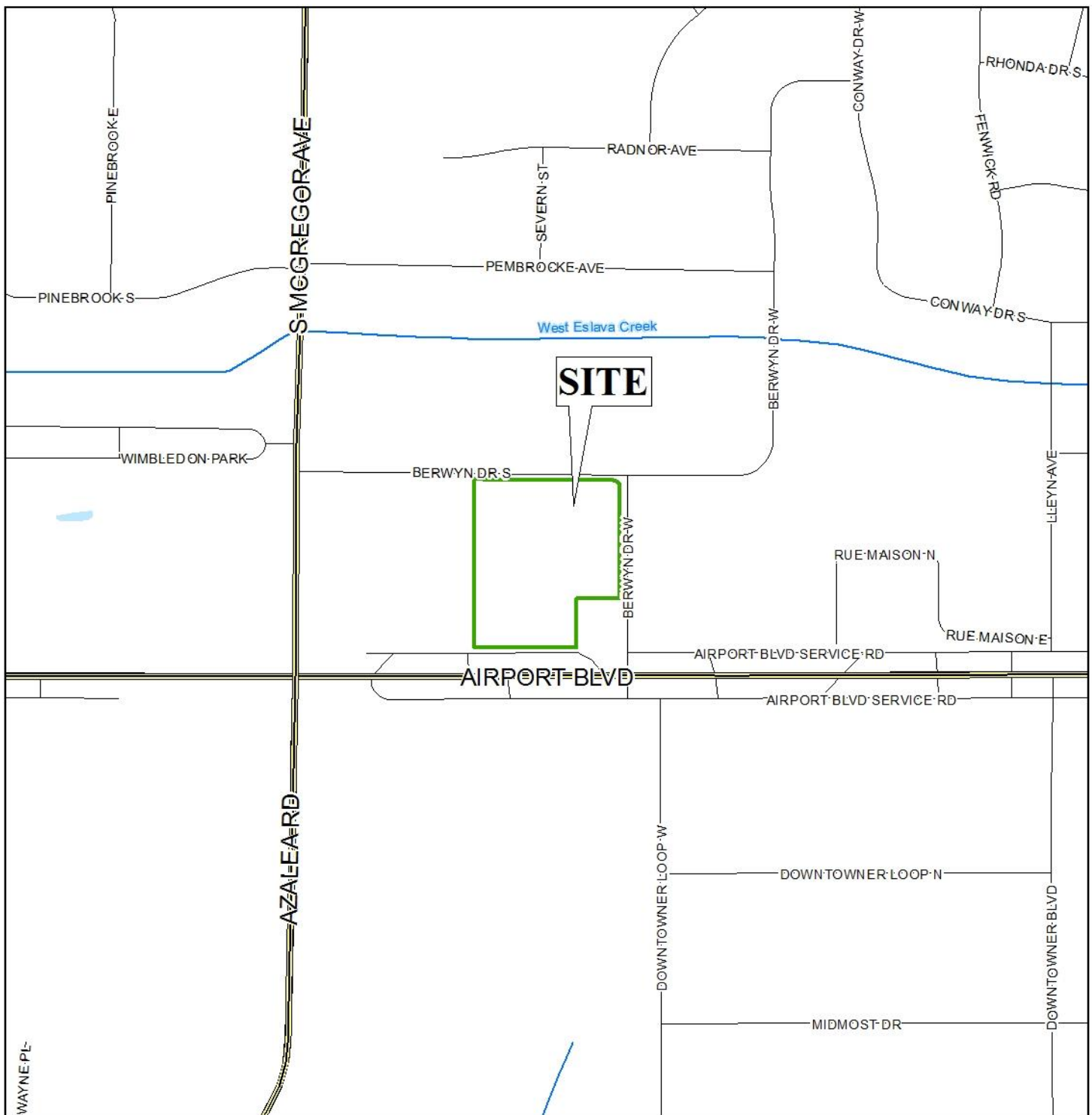
It is the policy of the Commission that when removals are approved, replanting at a two to one ratio is to be required. While the Right Tree Right Place document has not been finalized and adopted by the City, given the limited planting area, the underground utilities, and the overhead power line(s), any replantings should be understory trees that fall within the group that would fit within the limited planting area. As an alternative, the Commission may consider replanting of fewer trees and a donation to the tree bank in the amount of \$200.00 per non-planted tree to defray the cost of acquisition and planting of another tree elsewhere in the City.

Finally, it should be noted that any stump-grinding work or planting work in the right-of-way must be approved via a Right-of-Way permit application prior to the work taking place.

RECOMMENDATION **Based on the preceding, this request is recommended for Approval, subject to the following:**

1. Obtaining of a Right of Way permit prior to any tree removal, stump grinding or tree planting;
2. For any trees in proximity to power lines, removal is to be performed by a Certified Line Clearing Arborist, at the owner's expense; and
3. If the Right of Way permit is approved, trees to be planted per the submitted plan.

MOBILE TREE COMMISSION LOCATOR MAP

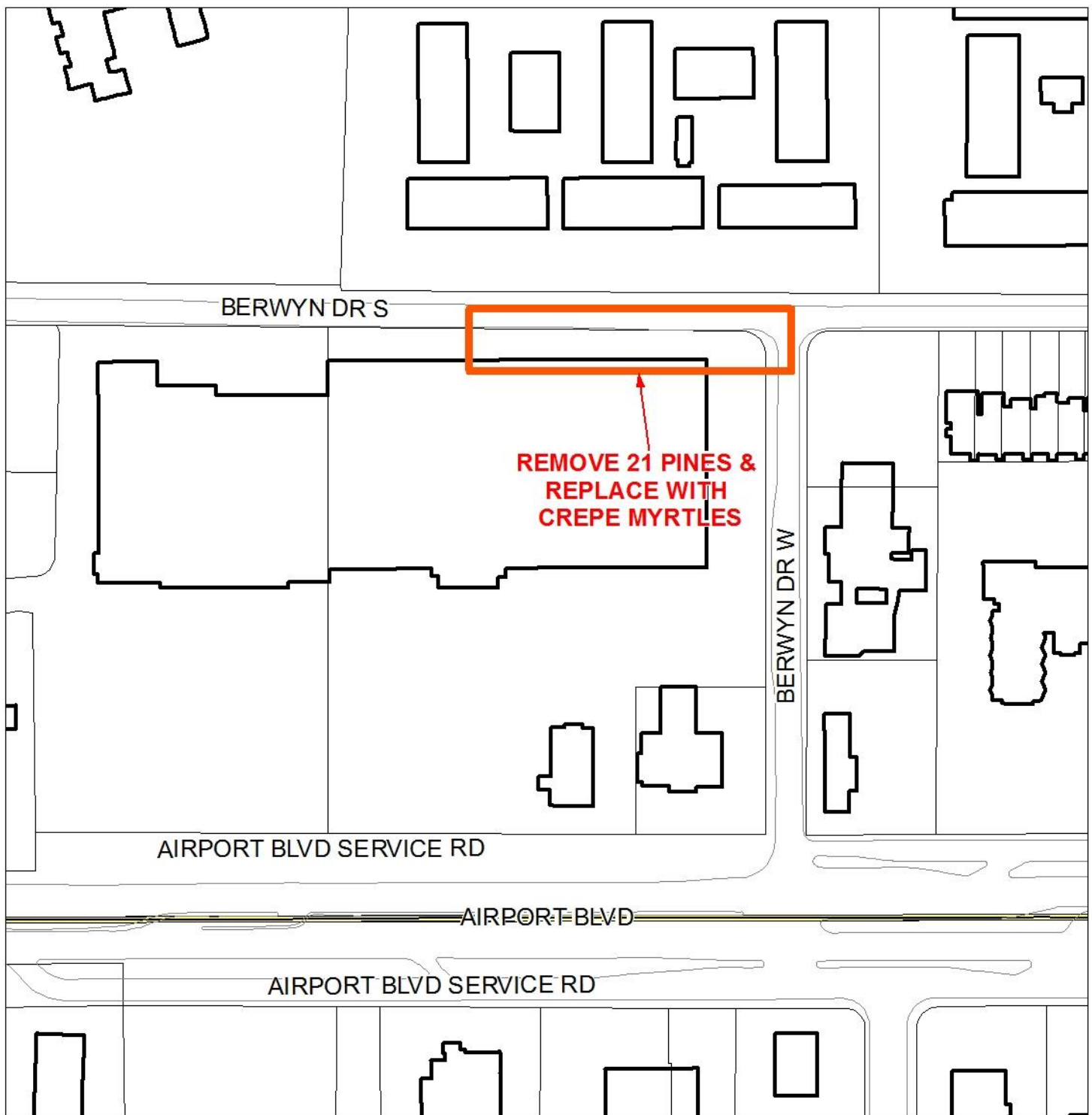


Application MTC-019546-2018 Date June 19, 2018
Location 3940 Airport Boulevard
Request Removal of 21 pines in the ROW along Berwyn Drive. Replace with 21 Crepe Myrtles.

1 inch = 500 feet



MOBILE TREE COMMISSION VICINITY MAP

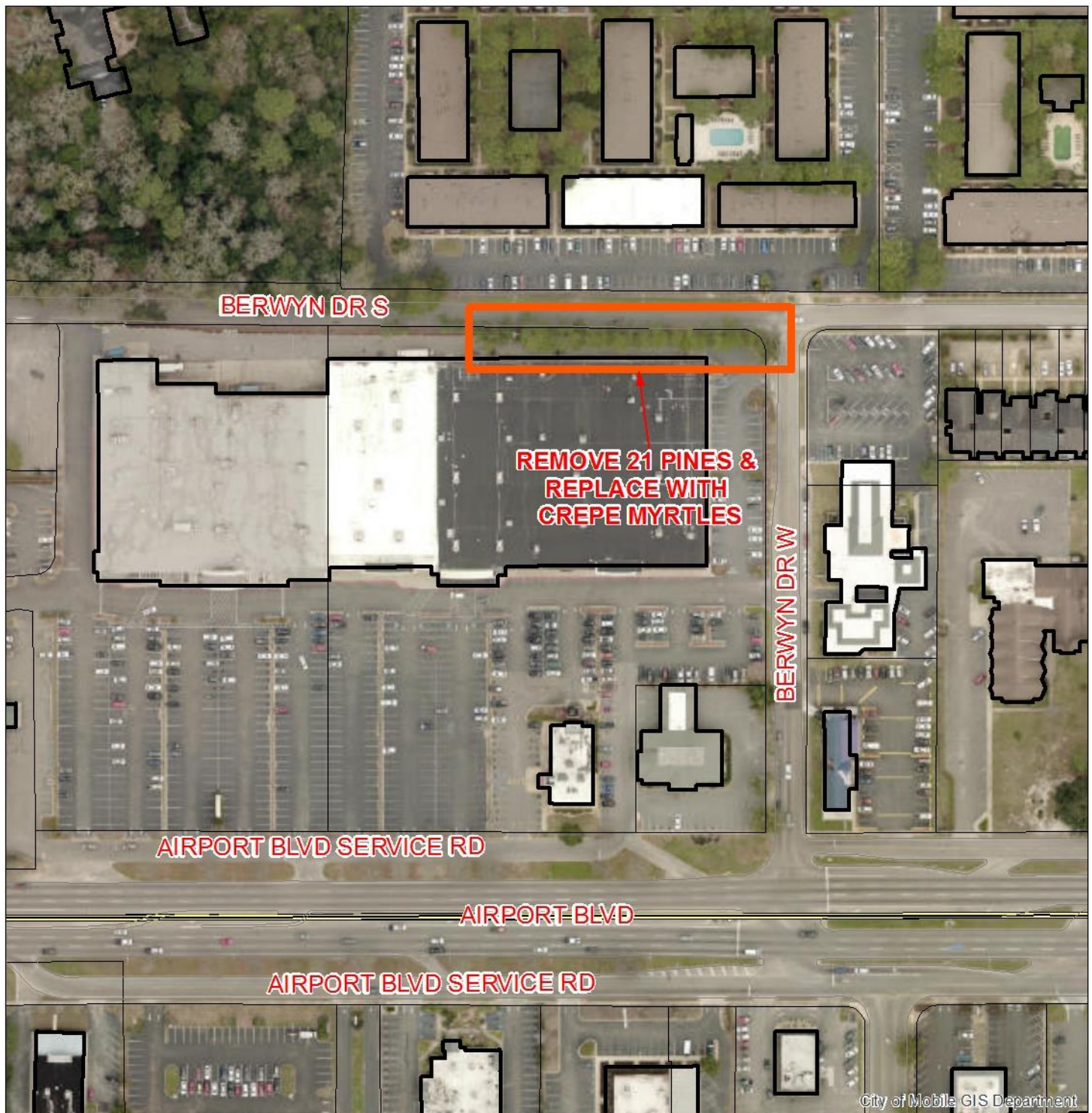


Application MTC-019546-2018 Date June 19, 2018
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1 inch = 167 feet



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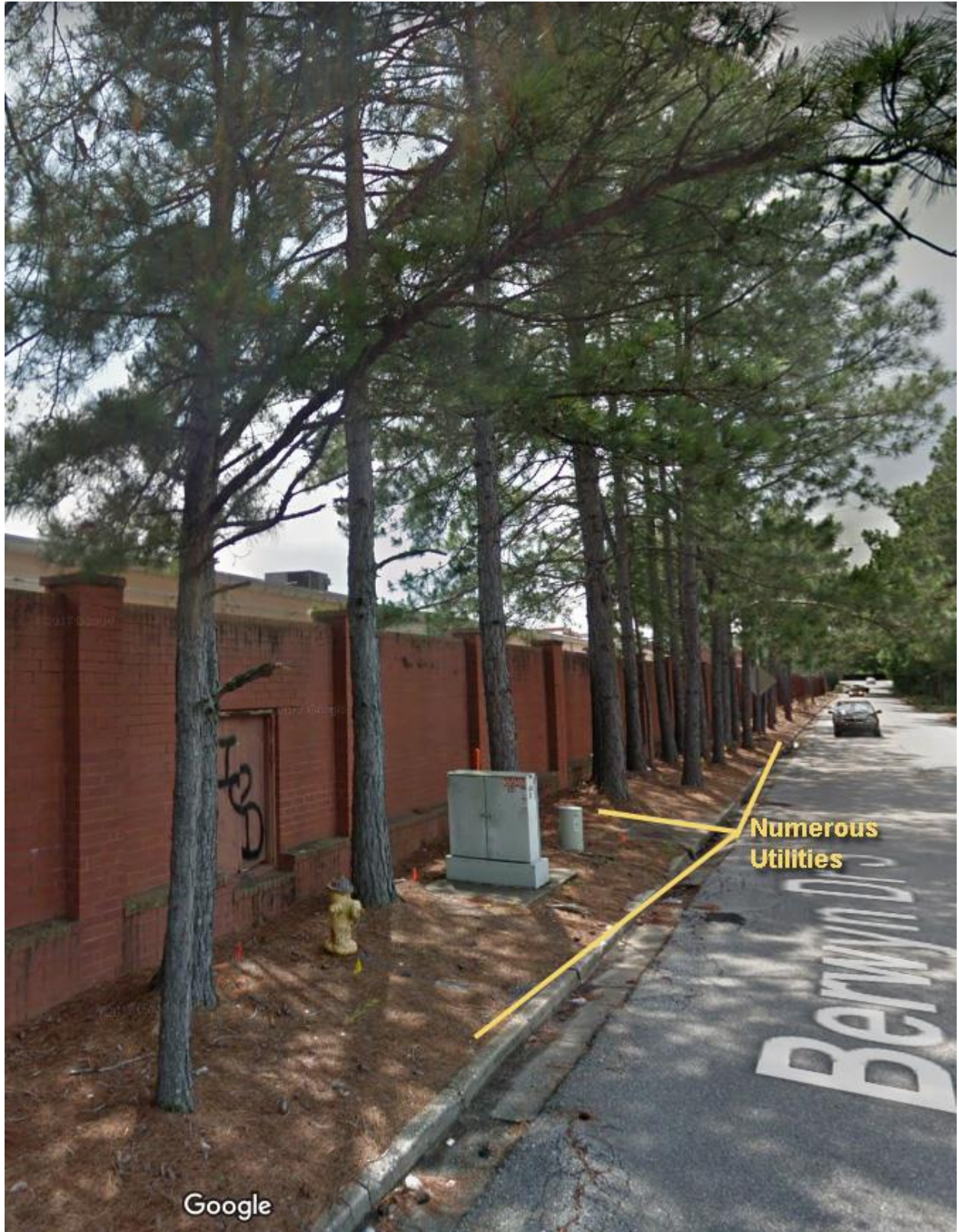


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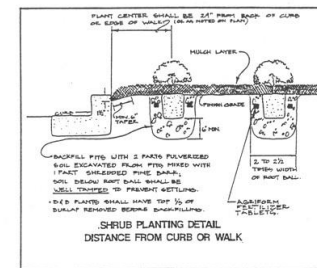
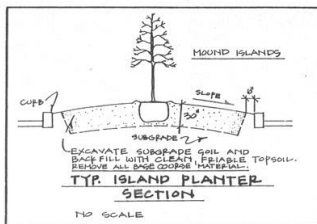
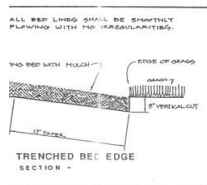
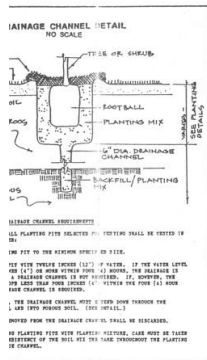
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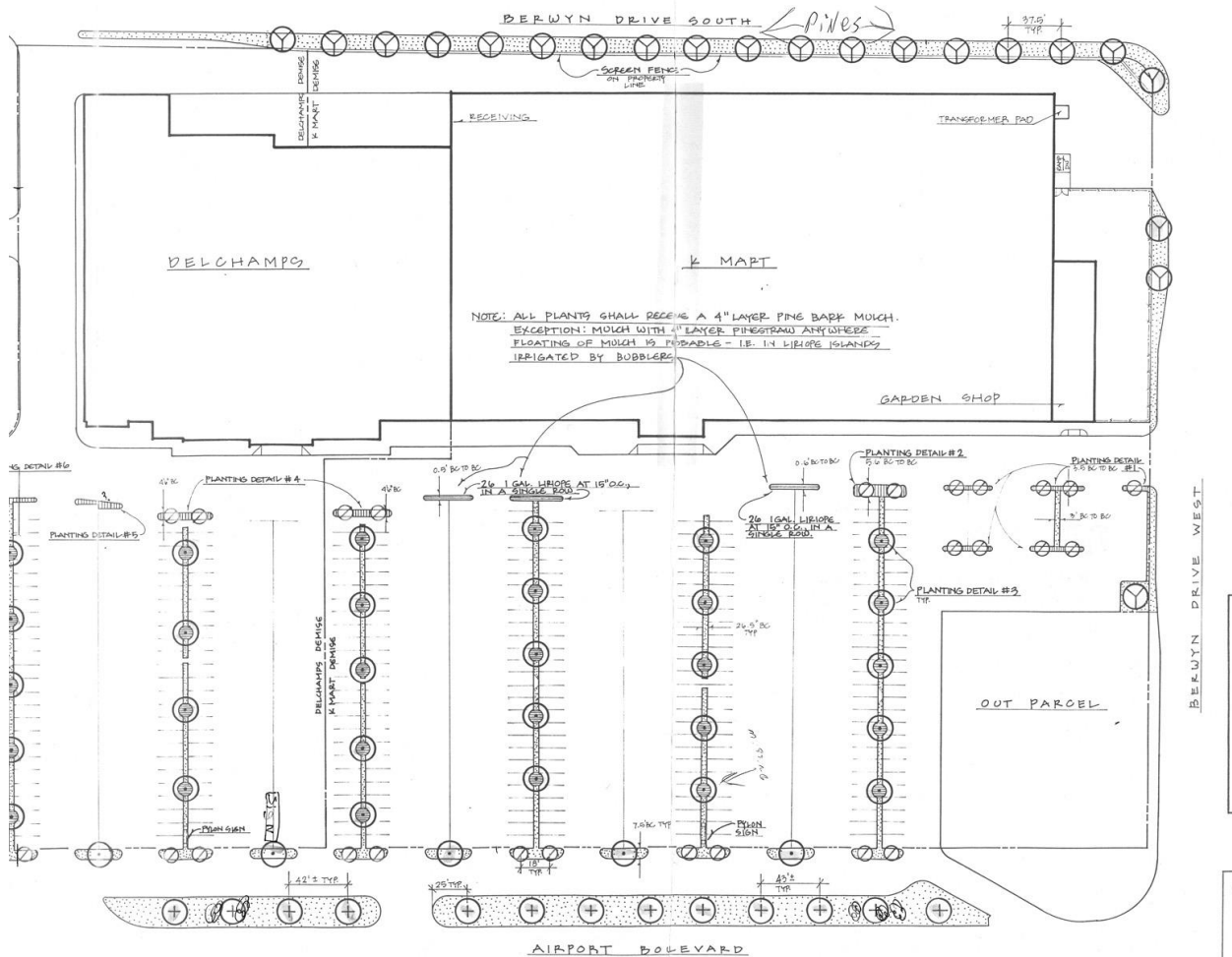




NOTE: NO ON-SITE SLOPES ARE 3:1 OR STEEPER.

LEGEND:

SYMBOL	IDENTICAL/COMMON NAMES	SIZE/COMMENTS	QTY
●	QUERCUS PHELLOS/WILLOW OAK	3" DBH, 14'-16" HT. (25'-30" DIA. BALL)	42
○	TAXODIUM DISTICHUM/BALD CYPRESS	3" DBH, 14'-16" HT. (25'-30" DIA. BALL)	24
+	QUERCUS PHELLOS/WILLOW OAK	3" CAL. AT 6" ABOVE GROUND, 14' HT. (25'-30" DIA. BALL)	14
○	LACINOSTROPHIA FURIEI 'NACHO'/NACHO CRABAPPLE	7'-8" HT., MULTI-STEM, MATCHED SPECIMENS. EA. CANE 3/4" MIN. (3 GALS. MIN.)	36
	LIGOSTRUM JAPONICUM/WAX LEAF LIGOSTRUM	2' W. HT.	30
	JUNIPERUS CHINENSIS 'SARGENTII'/SARGENT JUNIPER	5 GAL.	102
	LIRIOD. MOSCARI 'BIG BLUE'/BIG BLUE LIRIOD.	1 GAL. - SPACE AS NOTED ON PLAN 4" POT - SPACE 12" O.C., STAGGERED	78 18
	ILEX VOMITORIA NANA/DWARF YAUPOH HOLLY	3 GAL. - SPACE 3' O.C., STAGGERED	30
	CENTAUDEA SOD		38



1992 Tree Plan - Excerpt

NOTES

Qty	Botanical Name	Common Name	Size/Condition
21	Lagerstroemia x Natchez	NATCHEZ GRAPENUTLE	30 gal

Berwyn Drive

PLANTING COMMENTS

Berwyn Drive

JubileeScape

Berwyn Drive
Landscape

McGregor Square LLC

3240 Airport Blvd.
Mobile, AL 36688

PROJECT NO. 10

SHEET NO. 1 of 1

DATE: 10/15/2019

SCALE: 1"=10'