

**MOBILE TREE COMMISSION  
STAFF REPORT****Date: September 20, 2016****APPLICANT NAME**

Costorde, LLC

**LOCATION**2700 Spring Hill Avenue  
(Northwest corner of Spring Hill Avenue and Mobile Street)**REQUEST**

Remove Two ~6" Live Oaks from Mobile Street

**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-3, Community Business

**HEALTH OF TREE**

The trees appear to be in good health.

**CONTRIBUTING  
FACTORS**

N/A

**ENGINEERING  
COMMENTS**

The sidewalk does not have to be placed as it is currently shown on the Landscape plan. As the site currently stands there is sidewalk which passes around the trees in question. The plan could be modified to have the new sidewalk curve closer to Mobile Street in the vicinity of the trees then returning to its proposed location before reaching the northern end of the property. It is beneficial that the developer wants move the sidewalk away from the back of curb as it is today. Normally, the sidewalk is placed 1 foot off of the property line and separation distance from the roadway is desirable, however for such a short distance as would be needed to bypass the trees, it would be fine in this case to place it closer to the back of curb.

That being said, with the proposed driveway being so close to the southernmost tree to be removed, it may prove difficult to properly curve the sidewalk in time to avoid the tree—plans illustrating this should be prepared and reviewed prior to determining if the sidewalk path would be acceptable. The northernmost tree does not appear that it would have any issues.

**TRAFFIC ENGINEERING  
COMMENTS**

None

**URBAN FORESTRY  
COMMENTS**

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**PLANNING**

**COMMENTS**

The applicant is requesting the removal of two live oaks due to the proximity of the trees to a proposed sidewalk. The applicant proposes replant two new trees nearby, but sufficiently far enough away from the new sidewalk as to reduce the risk of impact upon the sidewalk.

**MAWSS**

N/A

**ANALYSIS**

The site, which is located at the Northwest corner of Spring Hill Avenue and Mobile Street, is being redeveloped as a new convenience store with gas pumps. The site has been through the subdivision process to create a legal lot of record for the proposed redevelopment. Due to the lot configuration and building location, a large live oak was required to be removed. Due to the proposed relocation of the access to Mobile Street, there may be an impact on trees that are located in the ROW.

As noted in the Engineering Comments, it is possible that the sidewalk location may be allowed to curve around at least one if not both of the trees that are being requested for removal. The Right-of-Way Division has indicated that before determining whether or not the new sidewalk does in fact necessitate the removal of either tree, a review of how the sidewalk could be designed to curve around them is necessary.

There is a major beautification project along Mobile Street which includes sidewalks, new street lights, and new tree plantings. It seems ill advised to carte blanche approve removal of two trees without the submission of a drawing illustrating that there is not a design that would allow even one of those trees to be saved.

**RECOMMENDATION**

Based on the preceding, this request is recommended for holdover until the October 18<sup>th</sup> meeting to allow the applicant to submit drawings to illustrate how the sidewalk could be designed to save one if not both of the trees. Design standards to be coordinated with the Right-of-Way Division of City Engineering. Revised drawings to be submitted by September 30<sup>th</sup>.



## APPLICATION FOR PERMIT

CITY OF MOBILE  
MOBILE TREE COMMISSION

Application No. \_\_\_\_\_  
Date: 8-15-16

## 1. Applicant:

Name: Costorde, LLC, Agent Fikes Wholesale  
Address: 9764 Whithorn Dr  
Houston, TX Zip Code: 77095  
E-mail: denise@mallettcommercial.com  
Telephone Number: 281-382-7117

## 2. Owner (if different from applicant):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

3. Location of Tree: 2700 Spring Hill (Mobile St ROW) City Council District: 1

4. Type of Tree: Oak (2) Trim: \_\_\_\_\_ Remove: \_\_\_\_\_

5. Approximate Diameter four (4) feet from the ground: ~ 6" Height: ~ 12'

6. Reason for Removal or Trimming as Requested: Relocate trees in ROW due to new construction/drive location for new Cefco Convenience Gas Station

Applicant: *Denise M. Anderson* 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 the applicant, property owner, adjacent property owners and directly across the street - on mailing labels, along with postage fee and \$1.00 notification fee for each) must be submitted with the application (Two 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

DEUEL CHARLES J & JANICE O  
10 GRAF CT  
MOBILE, AL 36606

ROBINSON U J MEMORIAL CENTER  
266 MOBILE ST  
MOBILE, AL 36607

CHEN JIN FENG & ZHI MEI CHEN  
942 GRANT PARK DR  
MOBILE, AL 36606

HILL BILLY B & DEVAN PHAN  
1236 HERON LAKES CIRCLE  
MOBILE, AL 36693

MERRITT & WALDING  
PO BOX 1670  
POINT CLEAR, AL 36564

HILL BILLY B & NANCY BUI  
5790 RIVERCHASE DRIVE N  
MOBILE, AL 36619

BAY PROPERTIES LLC AN  
ALABAMA LIMITED LIABILITY  
PO BOX 7745  
MOBILE, AL 36670

MOBILE HOUSING BOARD  
151 S CLAIBORNE ST  
MOBILE, AL 36622

MOBILE CITY OF  
8015 WOODLAND HILLS DR  
SEMMES, AL 36575

COSTORDE, LLC  
9764 WHITHORN DR  
HOUSTON, TX 77095

# MOBILE TREE COMMISSION LOCATOR MAP



Application P2016-009 Date September 20, 2016

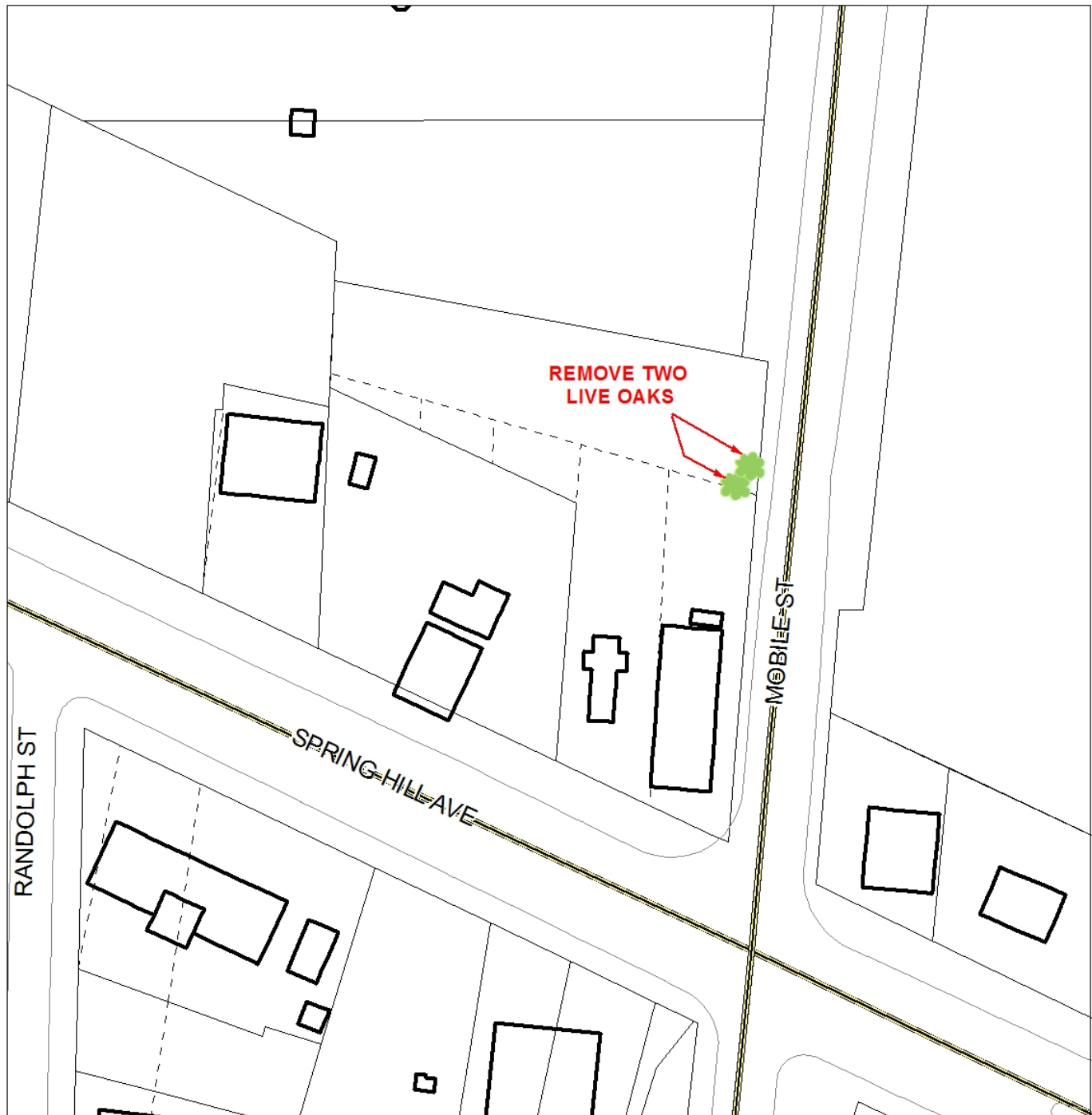
Location 2700 Spring Hill Ave

Request Remove Two 6" Live Oaks

1 inch = 500 feet



# MOBILE TREE COMMISSION VICINITY MAP



Application P2016-009 Date September 20, 2016  
Location 2700 Spring Hill Ave  
Request Remove Two 6" Live Oaks

1 inch = 83 feet





# MOBILE TREE COMMISSION VICINITY MAP



Application P2016-009 Date September 20, 2016

Location 2700 Spring Hill Ave

Request Remove Two 6" Live Oaks

1 inch = 83 feet





PARC BL # 25 07 23 0003 100  
ZONING: R-3 (MULTIPLE FAMILY RESIDENTIAL)

