

**MOBILE TREE COMMISSION  
STAFF REPORT****Date: March 15, 2016****APPLICANT NAME**

Springhill and Davenport, LLC

**LOCATION**2825 Spring Hill Avenue  
(Southeast corner of Spring Hill Avenue and Davenport  
Street)**REQUEST***Remove one live oak and four crepe myrtles.***CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-3

**HEALTH OF TREE**

.

**CONTRIBUTING  
FACTORS**

None

**ENGINEERING  
COMMENTS**

None Submitted

**TRAFFIC ENGINEERING  
COMMENTS**

None Submitted

**URBAN FORESTRY  
COMMENTS**

The 30" live oak has an overall sparse canopy with a very Dense trunk with good root structure and no seams or cavities present. There is minor dead wood present throughout the canopy with very minimal limb decay. There are some visual small cracks in some 3"-4" limbs but no hangers present and nothing to indicate any significant Limb loss. Chlorosis, an abiotic disease, could be present due to the yellow green color of the leaves but the overall condition of the tree is beneficial. Urban Forestry recommends a new design to save the live oak tree. The four crepe myrtles all have broken limbs, dead wood, cracks and are positioned in a cluster With privet growing within. Urban Forestry recommends removal.

**PLANNING  
COMMENTS**

The trees in question are located within a proposed Driveway onto the site. Given the proposed development along with the configuration of the overall site, relocating the driveway would either compromise the distance from Spring Hill Avenue (HWY 98), which is an ALDOT roadway, or compromise the stormwater detention facility.

ALDOT is very specific about the location of drives in relation to their right-of-way.

In addition, the site is currently owned by the Mobile County School System, who is in the process of divesting itself from several former school properties. The applicant is a contract purchaser and has the owner's permission to make the application.

## **MAWSS**

None Submitted

## **ANALYSIS**

The applicant is requesting removal of a live oak and 3 crepe myrtles (one of which appears to be two separate trees, but was considered as one by the applicant.)

As referenced above, the trees are located within the area of a proposed drive. Due to the configuration of the buildings, parking and circulation, there appears to be little, if not no alternative for the location of the drive as proposed. However, the applicant provided no statement or explanation of the location of the drive, or the inability to relocate it.

The applicant has not provided adequate documentation to illustrate conditions exist that would warrant the removal of this tree.

## **RECOMMENDATION**

**Based on the preceding, it is recommended that the applicant be prepared to discuss why the drive cannot be relocated on the site in a manner that would allow some of the trees to be saved.**

**Is the Commission is satisfied with the justification provided by the applicant, it is recommended that the application be approved, subject to the following conditions:**

1. That the trees be replaced at a two to one ratio, as specified in the Commission's Standing Rules, with location(s) and species to be coordinated with Forestry, Engineering, and Traffic Engineering;
2. The removal, stump grinding, debris removal, and replantings are to be at the applicant's expense;
3. All work in the right-of-way requires a right-of-way permit.

**If the applicant cannot provide adequate design and/or site related justification, it is recommended that the application be denied.**



### APPLICATION FOR PERMIT

**CITY OF MOBILE  
MOBILE TREE COMMISSION**

**Application No.** \_\_\_\_\_  
**Date:** 2/16/16

**1. Applicant:**

**Name:** Springhill and Davenport, LLC

**Address:** 2825 Springhill Ave.

**Mobile** **Zip Code:** 36607

**E-mail:** lindsay@hixsnedeker.com / sruth@jadengineers.com

**Telephone Number:** 251-243-0708

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

**Name:** Board of School Commissioners of Mobile County

**Address:** P.O. Box 180069

**Mobile** **Zip Code:** 36618

**E-mail:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**3. Location of Tree:** N-30° 41' 50.4", W-88° 06' 25.8" **City Council District:** 1

**4. Type of Tree:** Crepe Myrtle **Trim:** \_\_\_\_\_ **Remove:** ☒

**5. Approximate Diameter four (4) feet from the ground:** cluster **Height:** 12'

**6. Reason for Removal or Trimming as Requested:** Proposed access drive for Lot 2 onto McLean Ave

  
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 and \$1.00 notification 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](mailto:Planning@cityofmobile.org)

MTCAFP - 07/15/2015



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MTCAP - 07/15/2015



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[Signature]  
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MTCAPP - 07/15/2015



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MTCAP - 07/15/2015

AUTHORIZATION OF OWNER

I/We, Board of School Commissioners of Mobile County as the holder(s) of the property described as approximately 4.5 acres, more or less, and being known as the former Crichton Elementary School property located on the South side of Springhill Avenue and bordered by Davenport Avenue, Haas Avenue and McLean Avenue in the City of Mobile, County of Mobile, Alabama, parcel no. R022908184001009, authorize JADE Consulting, LLC and Springhill & Davenport, LLC and/or their consultants to act as our agent to seek zoning change, planned unit development, site plan/development plan approval, DOT approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: Board of School Commissioners of Mobile County

By:

As Its: Executive Manager of Facilities

Address: P.O. Box 180069  
Mobile, AL 36618

A handwritten signature in black ink, appearing to read "Thomas Sheffield", is written over a horizontal line.

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

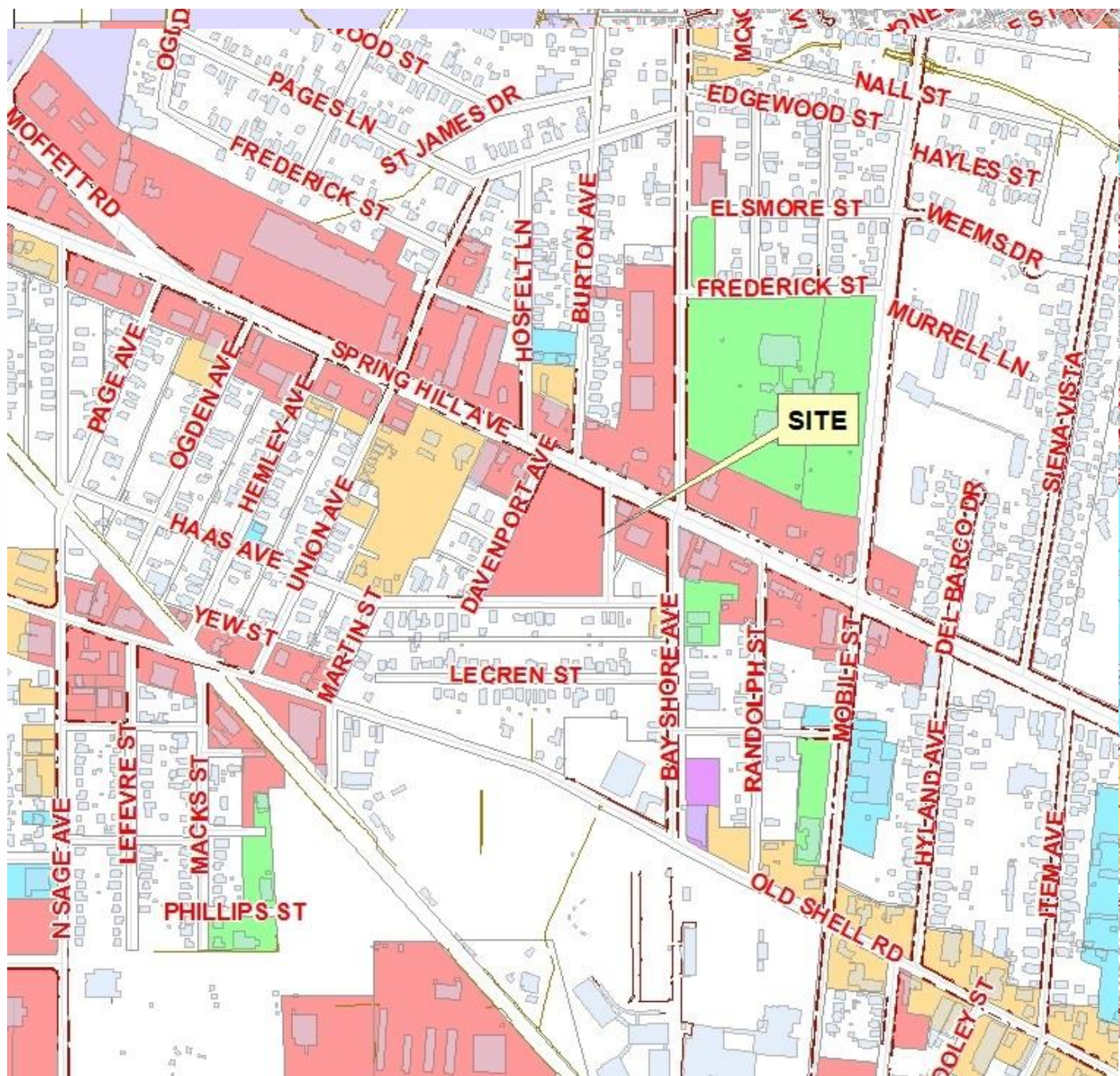
H&P Property, LLC  
7016 Charleston Oaks Dr S  
MOBILE, AL 36695

Sawyer Realty, LLC  
P.O Box 160565  
Mobile AL 36616

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

# Mobile Tree Commission



Application P-2016-002

Date March 15, 2016

Location 2825 Spring Hill Avenue

Request Remove 1 Live Oak and 4 Crepe Myrtles



# Mobile Tree Commission



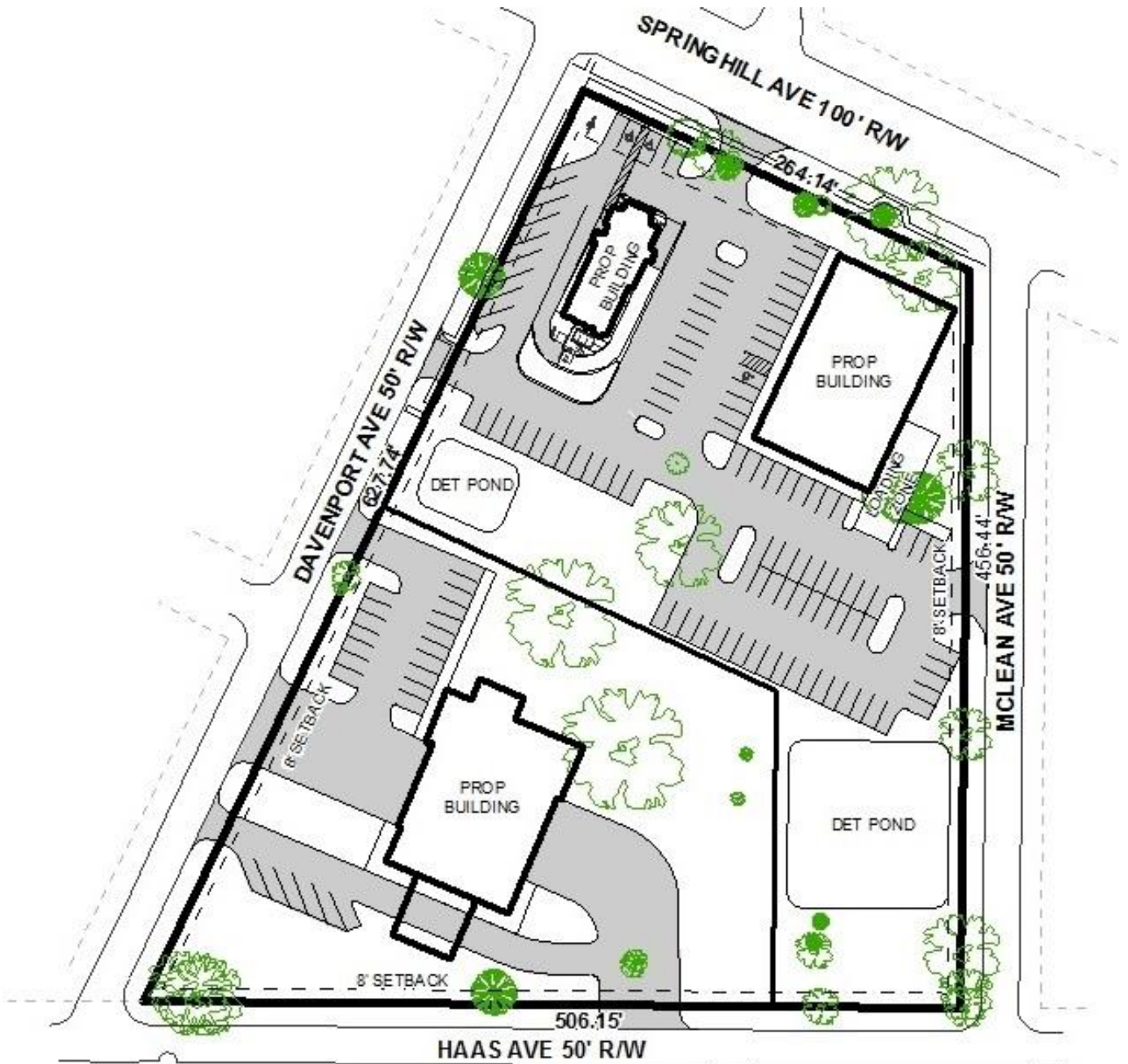
Application P-2016-002 Date March 15, 2016

Location 2825 Spring Hill Avenue

Request Remove 1 Live Oak and 4 Crepe Myrtles



# Mobile Tree Commission



Application P-2016-002

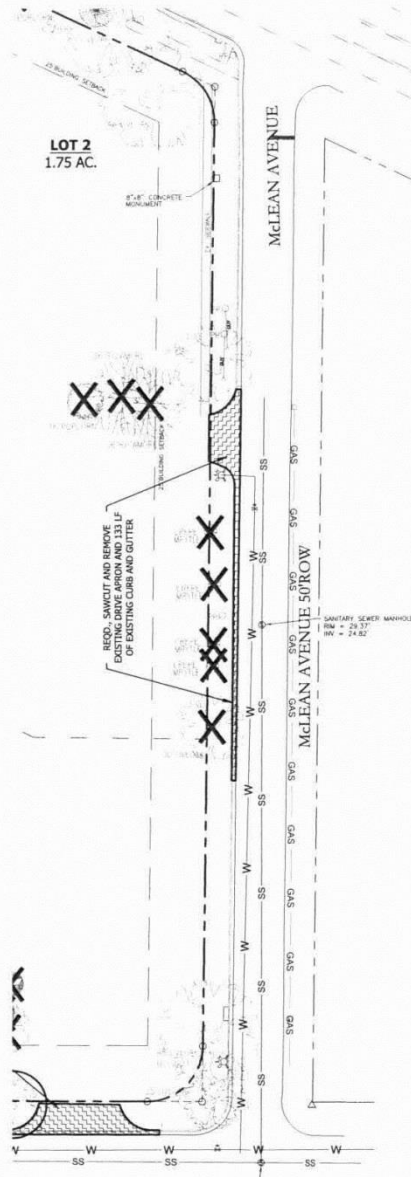
Date March 15, 2016

Location 2825 Spring Hill Avenue

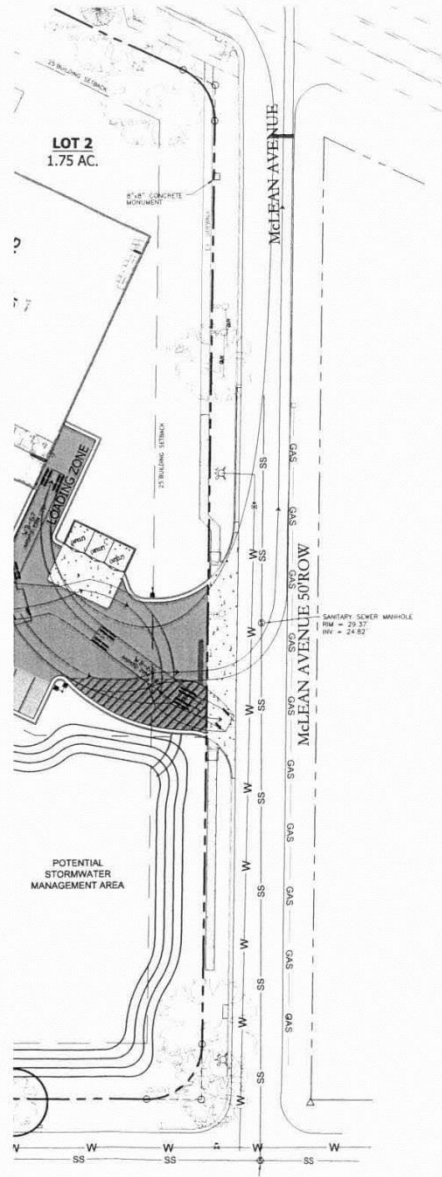
Request Remove 1 Live Oak and 4 Crepe Myrtles



# Mobile Tree Commission



EXISTING CONDITION/DEMO



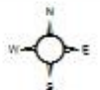
PROPOSED

Application P-2016-002

Date March 15, 2016

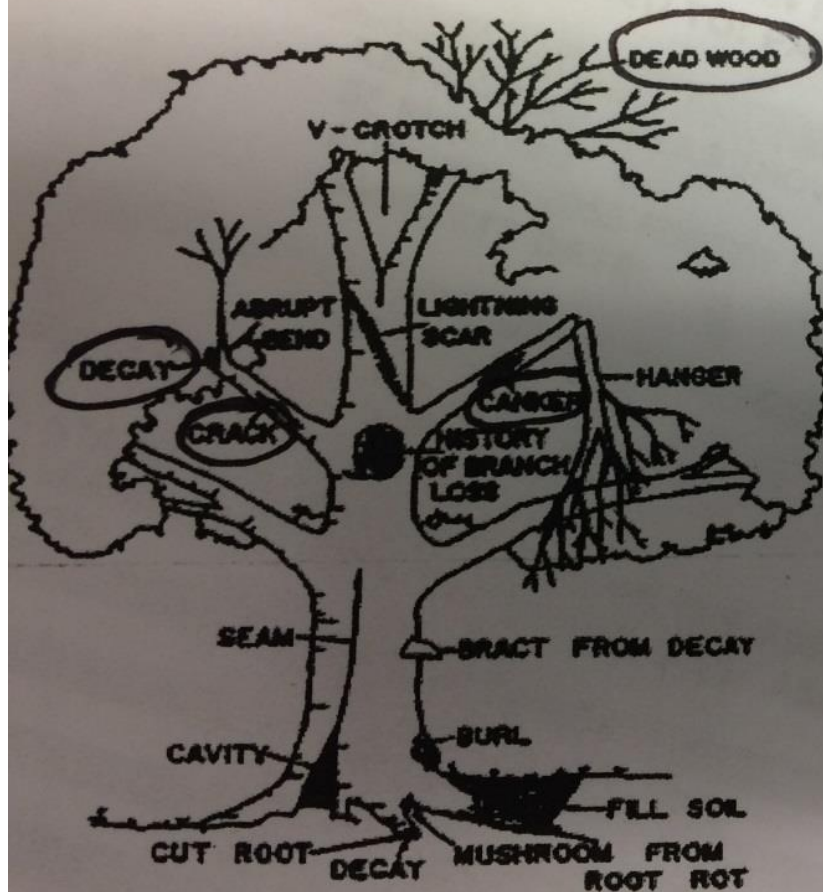
Location 2825 Spring Hill Avenue

Request Remove 1 Live Oak and 4 Crepe Myrtles





City of Mobile  
Urban Development  
Urban Forestry  
Tree Evaluation



Date:

3-10-16

Location:

2825 Springhill Ave

SRO #:



City Property

Private Property

Type:

Pin Oak / Crepe Myrtle

Size (DBH):

30", 6", 5", 6", 4"

No Work

Trim

Remove

Priority:

Normal

Emergency

Work Classification:

(Example: R-1, T-2, etc.)





# 1

P-2016-003











