

**MOBILE TREE COMMISSION
STAFF REPORT****Date: May 17, 2016****APPLICANT NAME**

Volunteers of America

LOCATION1204 Hillcrest Rd
(West side of Hillcrest Rd, 200 ± feet North of Hillcrest
Crossing South)**REQUEST**

one 12 inch Live Oak

Remove one 8 inch Live Oak, one 10 inch Live Oak, and

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multi-Family Residential

HEALTH OF TREE

All trees are in good health

**CONTRIBUTING
FACTORS**

Traffic Engineering is requiring relocation of the existing drive to eliminate conflicts with the traffic light. The new drive location, as required by Traffic Engineering for safety reasons is in the middle of the site, and will be right in – right out only.

**ENGINEERING
COMMENTS**

None

**TRAFFIC ENGINEERING
COMMENTS**

The existing Hillcrest Road curb-cut should be closed, as it is an uncontrolled driveway within a signalized intersection. The revised site plan showing the closing of the existing Hillcrest Road curb-cut and the construction of a new right-in, right-out curb-cut is acceptable.

**URBAN FORESTRY
COMMENTS**

Due to Traffic Engineering recommending to move the curb cut to the center of the property, Urban Forestry recommends approval of the request to remove the 8 inch Live Oak, 10 inch Live Oak, and 12 inch Live Oak in the right of way.

**PLANNING
COMMENTS**

Based on the fact that the new driveway, as required to be relocated by Traffic Engineering, is the reason for the request, Planning recommends approval of the request to remove the 8 inch Live Oak, 10 inch Live Oak, and 12 inch Live Oak in the right of way.

MAWSS

None

ANALYSIS

The applicant had previously requested removal of these trees to allow greater visibility for a sign. As there were no other extenuating circumstances at the time, the application was denied. A couple of months later the applicant filed applications for expansion of the development. At that time, the Traffic Engineering Department stated that the existing driveway had to be closed and relocated due to a conflict with the existing traffic signal at Omni Park Drive. The relocation/redesign recommended and approved by the Traffic Engineer places the drive, a right in – right out design, in the center of the site; thereby requiring the removal of the trees in question.

The revised design and location was approved by the Planning Commission, and that approval is site plan specific.

The applicant is also required to bring the site into compliance with the Landscaping and Tree Planting requirements of the Zoning Ordinance. Therefore, the landscape plan illustrates 13 overstory trees to be planted in the front setback (within 25' of the front property line), as well as other trees as required by the code. The 13 trees in the front setback, includes 3 replacement trees. While they are not within the right-of-way, the location on private property moves them further away from infrastructure that could be damaged by the root systems in the future.

Additionally, as they are being planted as replacement trees and are part of the approved PUD plan, they automatically become Heritage Trees and must therefore be maintained. Heritage Trees usually are only allowed to be removed if they are in bad health or are an impending danger of safety hazard; and if a permit is issued for removal, they must be replaced. Not too different from the requirements of trees in the right-of-way, with the exception of oversight by the Tree Commission.

RECOMMENDATION

Based on the required relocation of the drive and the approval of the site plan by the Planning Commission, the request to remove the 8 inch Live Oak, 10 inch Live Oak, and 12 inch Live Oak in the right of way is recommended for approval, subject to the following conditions:

1. All removal and stump grinding is to be done by a licensed and bonded arborist, and shall be at the expense of the applicant;
2. All work in the right-of-way requires a right-of-way permit; and
3. Tree plantings to be in accordance with the approved landscaping and tree planting plan for the PUD, with the three replacement trees being as such, and specified as Heritage Trees, and noted that any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.



APPLICATION FOR PERMIT

CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. _____
Date: 4/19/2016

2016 APR 19 A 11:43

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 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

MTCAPP - 07/15/2015

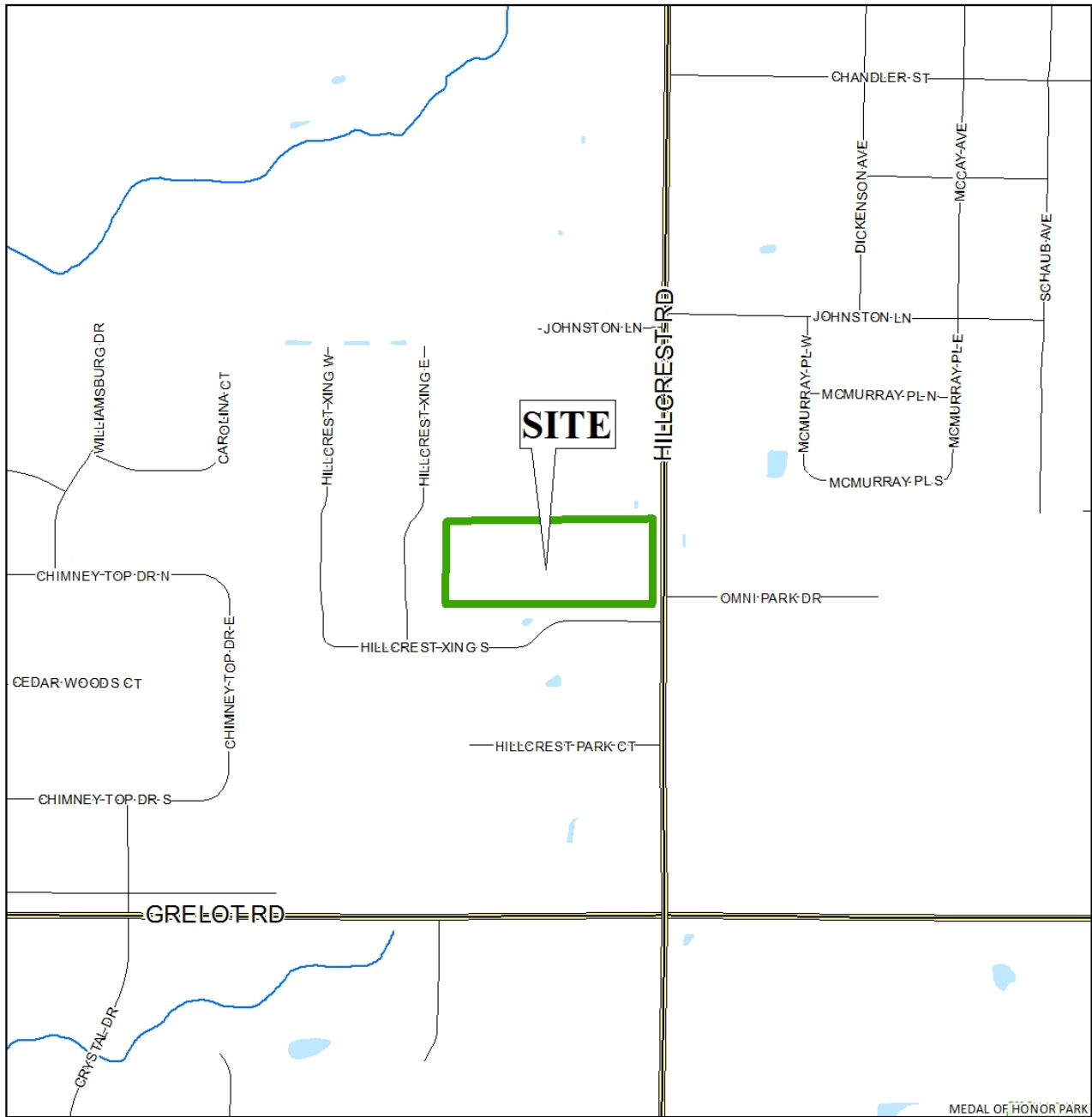
NARRATIVE

Volunteers of America Greater Southeast, Inc. is the current owner of the property located at 1204 Hillcrest Road. They were given subdivision and PUD approval at the December 3, 2015 meeting of the Mobile City Planning Commission. They are in the process of planning additions to the existing building. The existing curb cut servicing the property is located near the South property line adjacent to the intersection of Hillcrest Road and Hillcrest Crossing South which is controlled by traffic signals. Due to safety concerns, the Mobile Traffic Engineering Department has requested the existing curb cut be removed and relocated North near the center of the property frontage (See attached drawing). The new curb cut will be a right in-right out only configuration. Three existing oak trees as shown on the attached photographs will be in conflict with the new curb cut and will need to be removed.

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.

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MOBILE TREE COMMISSION LOCATOR MAP



Application P-2016-006 Date May 17, 2016

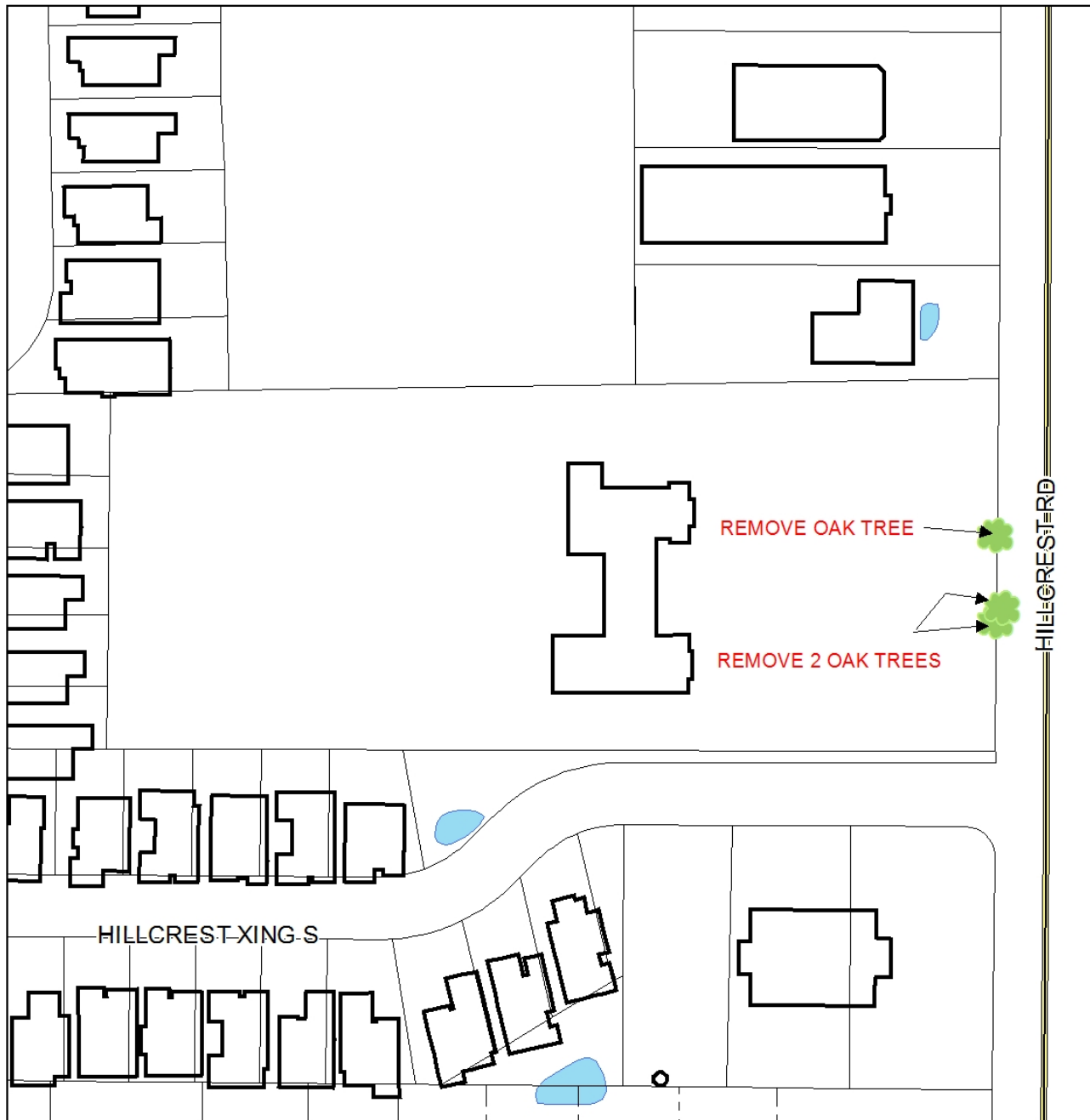
Location 1204 Hillcrest Rd

Request Remove 3 Oak Trees

1 inch = 500 feet



MOBILE TREE COMMISSION VICINITY MAP



Application P-2016-006 Date May 17, 2016

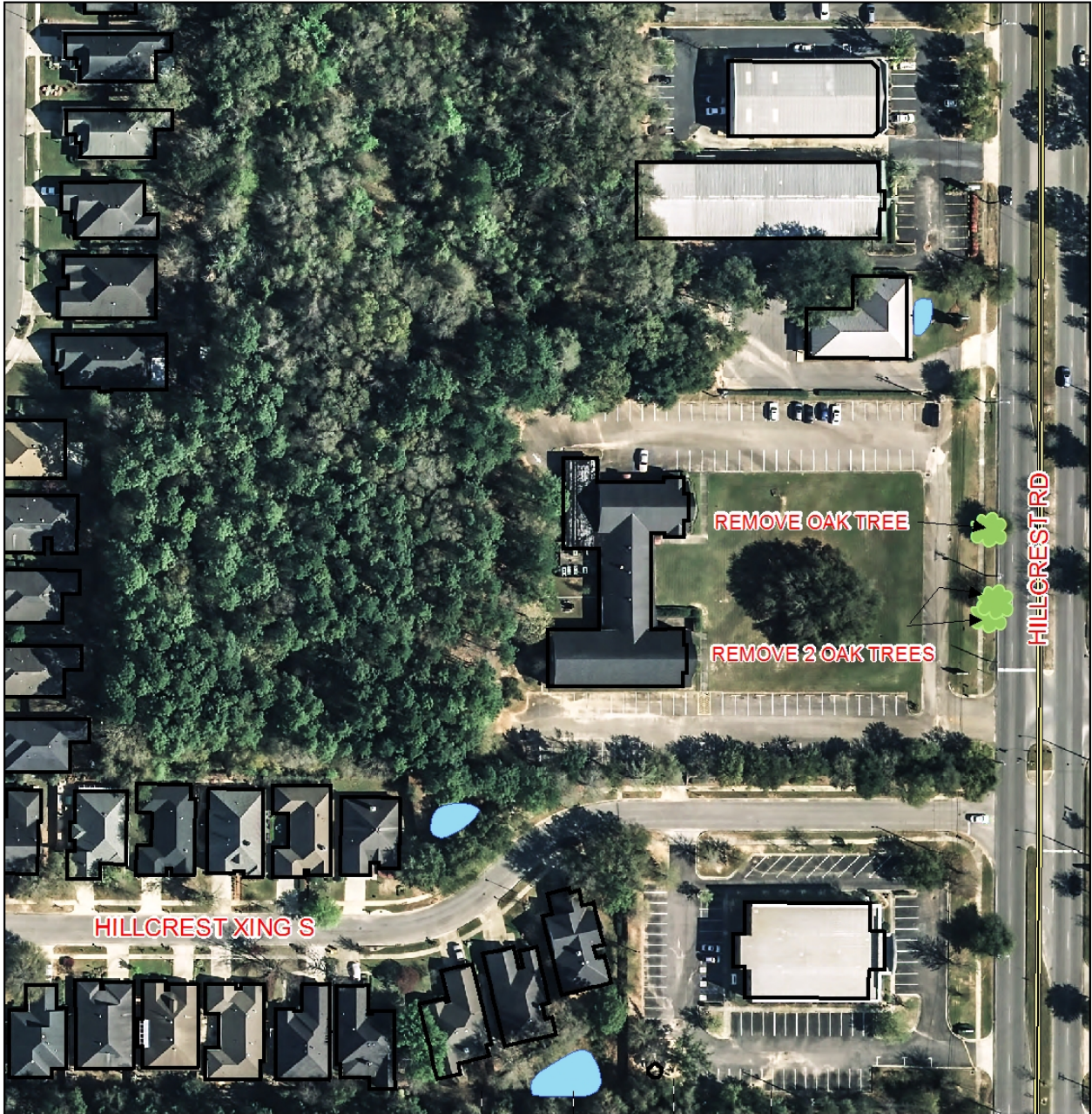
Location 1204 Hillcrest Rd

Request Remove 3 Oak Trees

1 inch = 117 feet



MOBILE TREE COMMISSION VICINITY MAP



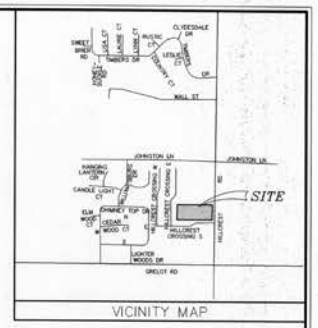
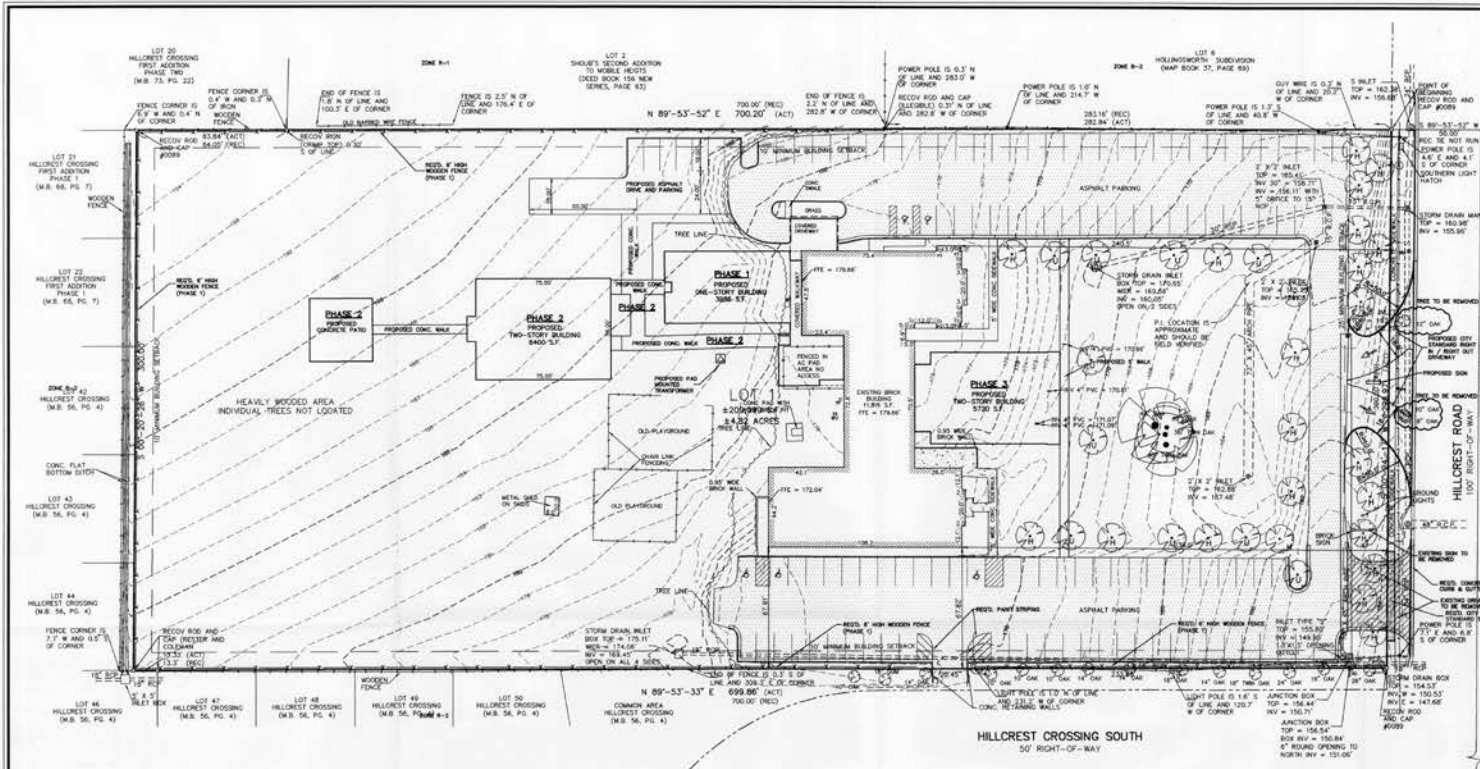
Application P-2016-006 Date May 17, 2016

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LEGAL DESCRIPTION
STATE OF ALABAMA
COUNTY OF MOBILE
Commencing at the Southeast corner of Section 29, Township 4 South, Range 2 West, Mobile County, Alabama; run North 00°-24'-17" East, along the East line of said Section 29, a distance of 1358.88 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 29, thence South 89°-53'-52" West, along the North line of said Southeast Quarter of the Southeast Quarter, a distance of 50 feet to a point on the West right-of-way line of Hillcrest Road and the Point of Beginning of the property herein described; thence run South 00°-24'-17" West, along said West right-of-way line, a distance of 300 feet to a point; thence run South 89°-53'-52" West, along the North boundary of Hillcrest Crossing, as recorded in Map Book 56, Page 4, Probate Court Records, Mobile County, Alabama, a distance of 699.86 feet; thence North 00°-20'-28" West, along a boundary of said Hillcrest Crossing, 300.00 feet; thence North 89°-53'-52" East, along the South line of Hillcrest Crossing First Addition, Phase 6, as recorded in Map Book 75, Page 22, said Probate Records and along the South line of Lot 2, Shoups Second Addition to Mobile Heights, as recorded in Deed Book 156, Page 93, said Probate Records and along the South line of Lot 6, Hollingsworth Subdivision, as recorded in Map Book 37, Page 69, said Probate Records, a distance of 702.00 feet to the Point of Beginning.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0109700337 K, and dated March 17, 2010, and found that the above described property now is located in Flood Hazard Area "X-Unshaded". Determined by graphic scaling.

Donard R. Rowe, P.L.S.
Alabama Licensed Professional Surveyor No. 9359-S
Prints not valid unless they bear an original seal

PLANNED UNIT DEVELOPMENT PHASE 1 1804 HILLCREST ROAD			
PROPOSED FOR VOLUNTEERS OF AMERICA GREATER SOUTHEAST, INC. CHRISTIANITY AND SURVEYING, INC. CA 1994-18			
2750 COTTON HILL ROAD MOBILE, ALABAMA 36688 PHONE 331-699-2706 FAX 331-699-1000		DATE: APRIL 18, 2012 SCALE: 1" = 30'	

LANDSCAPING	
TOTAL SITE AREA	208,999 SQ. FT.
REQUIRED LANDSCAPING (10%)	20,899 SQ. FT.
PROPOSED LANDSCAPING (TOTAL)	137,236 SQ. FT.
REQUIRED LANDSCAPING (FRONT SETBACK)	15,120 SQ. FT.
PROPOSED LANDSCAPING (FRONT SETBACK)	40,642 SQ. FT.
PARKING	
REQUIRED PARKING (TOTAL)	22 PDS @ 13.5' x 29' = 297
	2 PDS @ 10' x 18' = 36
	233 SEATS
233 SEATS + 18 CHOR SEATS = 241 SEATS TOTAL	
241 SEATS PROVIDED = 61 SPACES (CHAPLS)	
12,472 SQ. FT. = 42 SPACES (OFFICE)	
61 + 42 = 103 (88 + 5 HC)	
PROPOSED PARKING	124 SPACES (114 + 8 HC)

TREES	
REQUIRED TREES (FRONT SETBACK)	289.87 FEET = 10 (HERITAGE)
REQUIRED TREES (SIDE AND REAR)	1700.08 FEET = 57 (28 HERITAGE, 28 UNDERSTORY)
REQUIRED TREES (PARKING LOT)	120 SEAGES = 6 (UNDERSTORY)
TREE CREDITS (12" DIAMETER AND OVER)	282' = 47 CREDITS
TREE CREDITS (UNDER 12" DIAMETER)	6 CREDITS
TREE CREDITS TOTAL	53 CREDITS TOTAL
TREES TO BE REMOVED & REPLACED (AREA OF NEW DEVELOPMENT)	3 (HERITAGE)
REQUIRED TREES (NET)	13 (28 HERITAGE, 5 NEW & REPLACED)
73 - 53 CREDITS = 20 (10 HERITAGE, 10 UNDERSTORY)	
TREE SPACING @ MINIMUM. TREES MAY BE GROUPED AT OWNERS CHOICE. ALL TREES SHALL BE 3" DBH OR LARGER HERITAGE TREES OR UNDERSTORY TREES AS REQUIRED BY THE CITY OF MOBILE TREE COMMISSION.	
THE OWNERS OF THE PROPERTY HERON (BEARE) AWARE OF RESPONSIBILITIES SET FORTH IN SECTION 17.2 MINOR LANDSCAPE REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF MOBILE.	
NAME	DATE

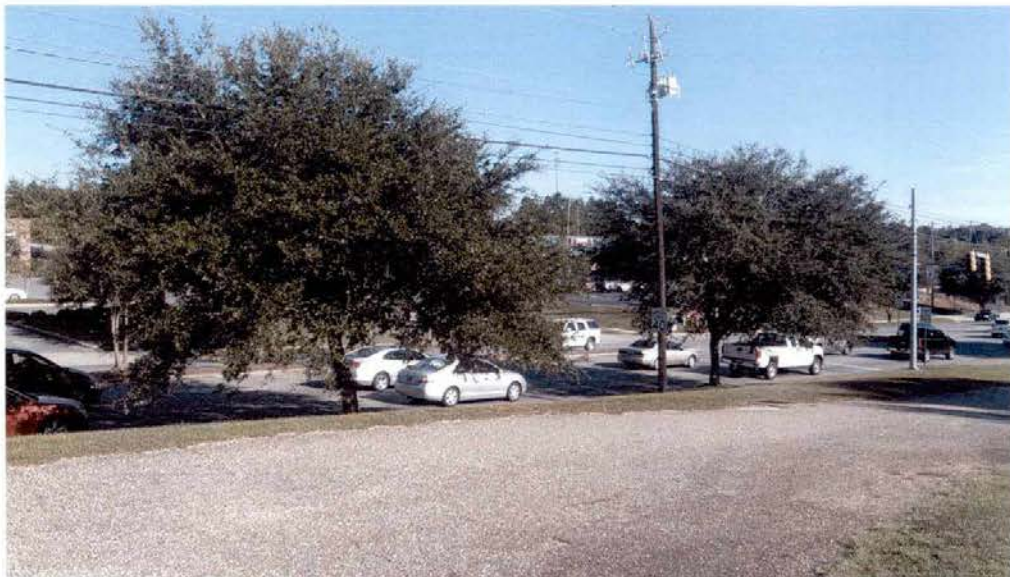
- Notes**
- Standards of Practice for Land Surveying in Alabama require that "the horizontal position of physical features must be plotted to 1/2000 inch of first map scale." Dimensions "measured" from the electronic version of this map should be considered to be no more accurate than 1/2000 of the map scale noted. Critical clearance dimensions must be field checked.
 - Task of Survey: Plot to accompany Planned Unit Development
 - Field Data(s): 001 14, 21-22, Nov. 3, 2014.
 - Block of Bearing: The West Right of Way line of Hillcrest Road referenced to Alabama State Plane Coordinate System, West Zone (1928) NAD 83(M) established by RTK GPS utilizing ADG Net as a continuously operating reference station.
 - Elevations on this plan are referenced to NAVD 88, established by RTK GPS utilizing ADG Net as a continuously operating reference station.
 - No trash dumpster is required. Carts will be utilized for trash disposal.
 - The lot is limited to one (1) curb cut to Hillcrest Crossing South and one (1) curb cut to Hillcrest Road with the size, design, and exact location to be approved by Traffic Engineering and conform to ADA standards. Any new or site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 84-6 of the City's Zoning Ordinance.
 - The proposed two-story structure in Phase Two will not be utilized as a shelter or overnight facility or similar use.
 - The removal shall be limited to the project area.
 - The site will be in full compliance with Section 84-4.E of the Zoning Ordinance.
 - Any work performed in the existing right of way such as drainage, electrical, utility corrections, grading, drainage, irrigation, or landscaping will require a Right of Way permit from the City of Mobile Engineering Department (220-6070) and must comply with the City of Mobile Right of Way Construction and Administration Ordinance (Mobile City Code, Chapter 95, Article VII).
 - A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, ponds, and all above ground structures, will need to be included with the Land Disturbance permit. This permit must be submitted, approved, and issued prior to beginning any of the construction work.
 - Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 11, Storm Water Management and Flood Control, The City of Mobile, Municipal Storm Water Management Plan (1984), and the Rules for Erosion and Sedimentation Control and Storm Water Runoff Control.
 - The approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The owner/developer is responsible for securing all of the necessary permits and approvals.
 - The proposed development must comply with all Engineering Department design requirements and Policy Letters.
 - Showers is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, to the time of development, unless a stormwater is approved.

APPROVED:	PLANNED UNIT DEVELOPMENT PHASE 1 1804 HILLCREST ROAD
	PROPOSED FOR VOLUNTEERS OF AMERICA GREATER SOUTHEAST, INC. CHRISTIANITY AND SURVEYING, INC. CA 1994-18
2750 COTTON HILL ROAD MOBILE, ALABAMA 36688 PHONE 331-699-2706 FAX 331-699-1000	DATE: APRIL 18, 2012 SCALE: 1" = 30'

LEAD SURVEYOR DONARD R. ROWE DATE: APRIL 18, 2012	DATE: APRIL 18, 2012 SCALE: 1" = 30'
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1204 Hillcrest Road Pictures

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