

**MOBILE TREE COMMISSION
STAFF REPORT****Date: January 17, 2017****APPLICANT NAME**

Joseph N Asarisi

LOCATION3151 Dauphin Street
(Southwest corner of Dauphin Street and Pierpont Drive West)**REQUEST**

Remove one 18" Live Oak

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-2, Neighborhood Business District

HEALTH OF TREE

The tree appears to be in good health

**CONTRIBUTING
FACTORS**

N/A

**ENGINEERING
COMMENTS**

None

**TRAFFIC ENGINEERING
COMMENTS**

According to the site plan provided with the land disturbance permit, the light pole that "interferes" with the driveway is on the property line. If the driveway were shifted to the west the owner/developer would be required to obtain permission from the adjacent land owner to extend improvements across the property line. As the driveway is illustrated, the standard 20' radius begins at the property line. If the driveway were to be shifted west approximately 8', it would not require relocating the street light, but it would require the consent letter from the adjacent property owner for the radius to encroach 8' across the property line. The existing driveway did/does not meet commercial standards for a driveway turnout.

**URBAN FORESTRY
COMMENTS**

Urban Forestry has recently trimmed the westbound lanes of Dauphin St. in this exact area and are working toward the east bound lanes now. The trees in question are healthy live oaks that have minimal dead wood and no signs of decay.

Urban Forestry recommends denial of the permit and that another design be investigated to try and move the driveway to accommodate the trees.

**PLANNING
COMMENTS**

There appear to be multiple options available to the applicant that would not involve removal of the tree. One option, as noted in the Traffic Engineering Comments would be to obtain written consent from the adjacent property owner to allow the curb cut radius to extend in front of their property, with relocation of the street light if necessary. Another option would be for the drive from Dauphin Street to be right in only. This would reduce the required width of the curb cut and should allow for the tree to be saved and the radius remain in front of the property in question.

MAWSS

N/A

ANALYSIS

The applicant is in the process of redeveloping the site. During the land disturbing process, it was discovered that for the curb cut and driveway from Dauphin Street, as designed, to comply with city code one of the live oaks would be significantly impacted, and thus would have to be removed.

As noted in the Planning and Traffic Engineering Comments above, there are other options available to the applicant – obtain permission from the adjacent property owner for the radius to extend in front of their property and relocate the street light (if necessary), or make the drive right in only. The application does not indicate if either of the options has been explored, and if so why neither is viable.

It is not the intent of staff or the Commission to obstruct or complicate development, but rather to ensure that all options have been explored and that there is justification as to why the options are not viable before allowing the removal of a healthy, established tree.

RECOMMENDATION

Based on the preceding, this request is recommended for holdover until the February 21st meeting to allow the applicant time to consider the options, including but not limited to the two stated in this report, and either revise the plans accordingly or submit documentation/justification as to why the various options are not viable. Documentation to be submitted by February 6.



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APPLICATION FOR PERMIT

CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. _____
Date: 12/06/16

1. Applicant:

Name: Joseph N. Asarisi
Address: 6348 Picadilly Sq Dr Ste 215
Mobile, Al Zip Code: 36609
E-mail: joe@asarisieng.com
Telephone Number: 251-622-1550

2. Owner (if different from applicant):

Name: DPG Shopping Centers, LLC.
Address: 225 Springhill Memorial Place
Mobile, Al Zip Code: 36608
E-mail: scottd@delaneyinc.net
Telephone Number: 251-599-3240

3. Location of Tree: 3151 Daphin Street City Council District: 1
4. Type of Tree: Live Oak Trim: _____ Remove: X
5. Approximate Diameter four (4) feet from the ground: 18 in Height: Approx. 25 ft
6. Reason for Removal or Trimming as Requested: City Standard Commercial
Driveway width and radius will not fit without removing the tree

Applicant [Signature]

Owner - if different from applicant [Signature]

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

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Fax: 251/208-5896

e-mail: Planning@cityofmobile.org

WALTER MUDD
3201 DAUPHIN ST
MOBILE, AL 36606

PIERMONT LTD
PO BOX 52427
ATLANA, GA 30355

McConnell Automotive
PO BOX 16624
MOBILE, AL 36695

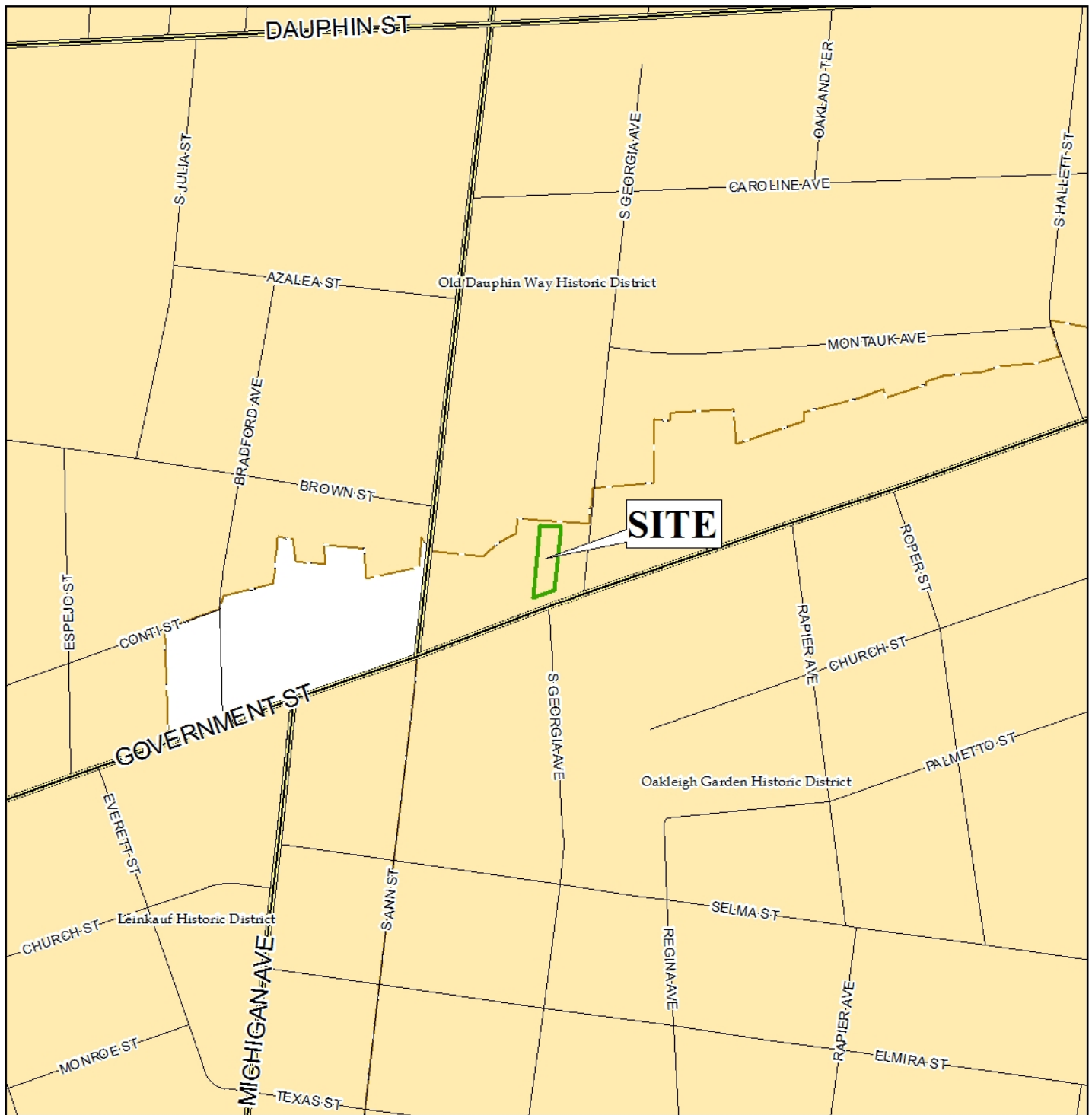
WEINACKER PROPERTIES, LLC.
PO BOX 1604
MOBILE, AL 36633

ASARISI & ASSOCIATES
6348 PICCADILLY SQ DR, STE 215
MOBILE, AL 36609

DPG SHOPPING CENTERS, LLC.
225 SPRINGHILL MEMORIAL PL
MOBILE, AL 36608

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MOBILE TREE COMMISSION LOCATOR MAP



Application P-2017-001 Date January 17, 2017

Location 1252 Government St

Request Remove two Live Oaks, one 22" and one 5"

1 inch = 417 feet



MOBILE TREE COMMISSION VICINITY MAP



Application P-2017-001 Date January 17, 2017

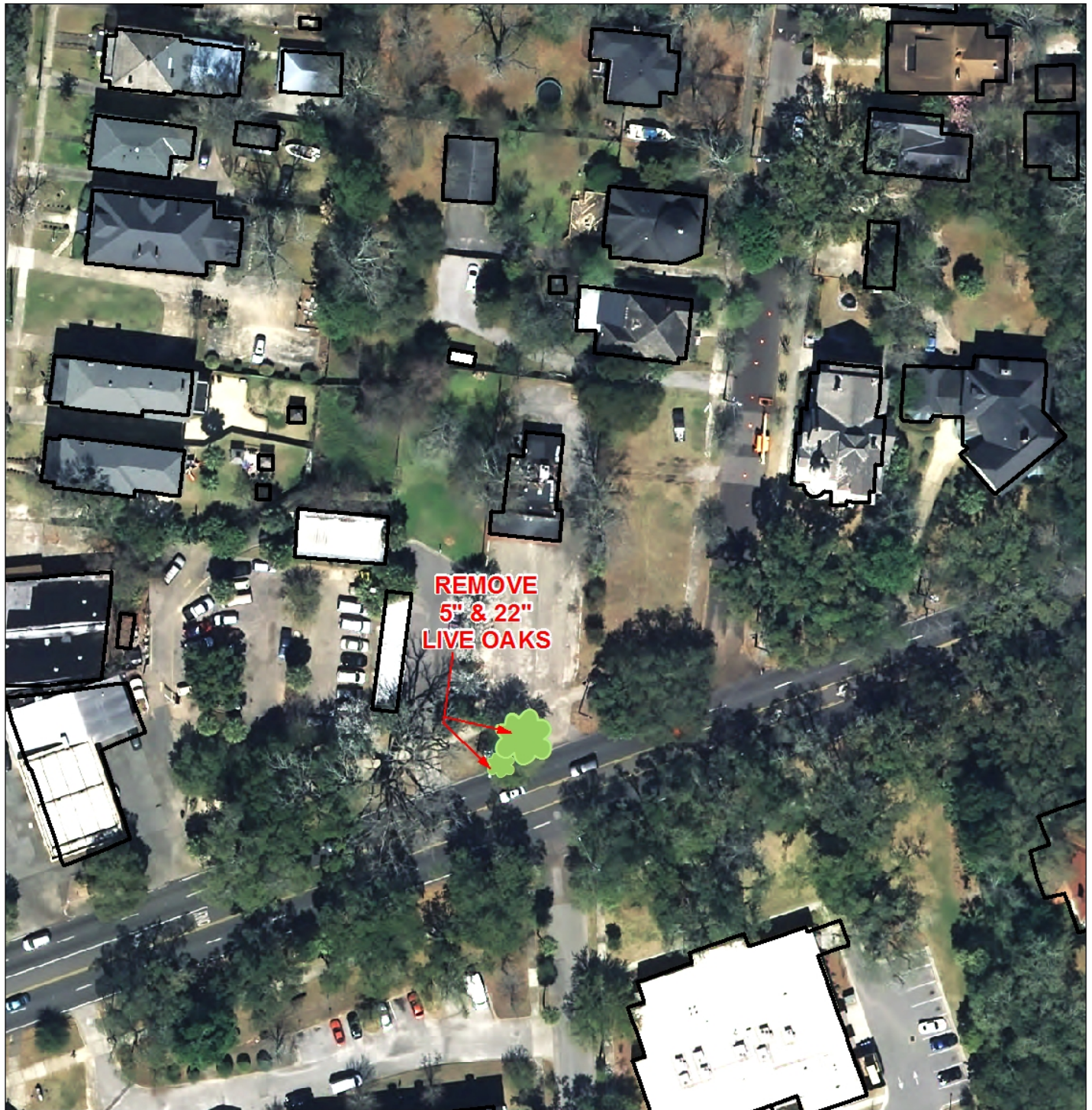
Location 1252 Government St

Request Remove two Live Oaks, one 22" and one 5"

1 inch = 83 feet



MOBILE TREE COMMISSION VICINITY MAP



Application P-2017-001 Date January 17, 2017

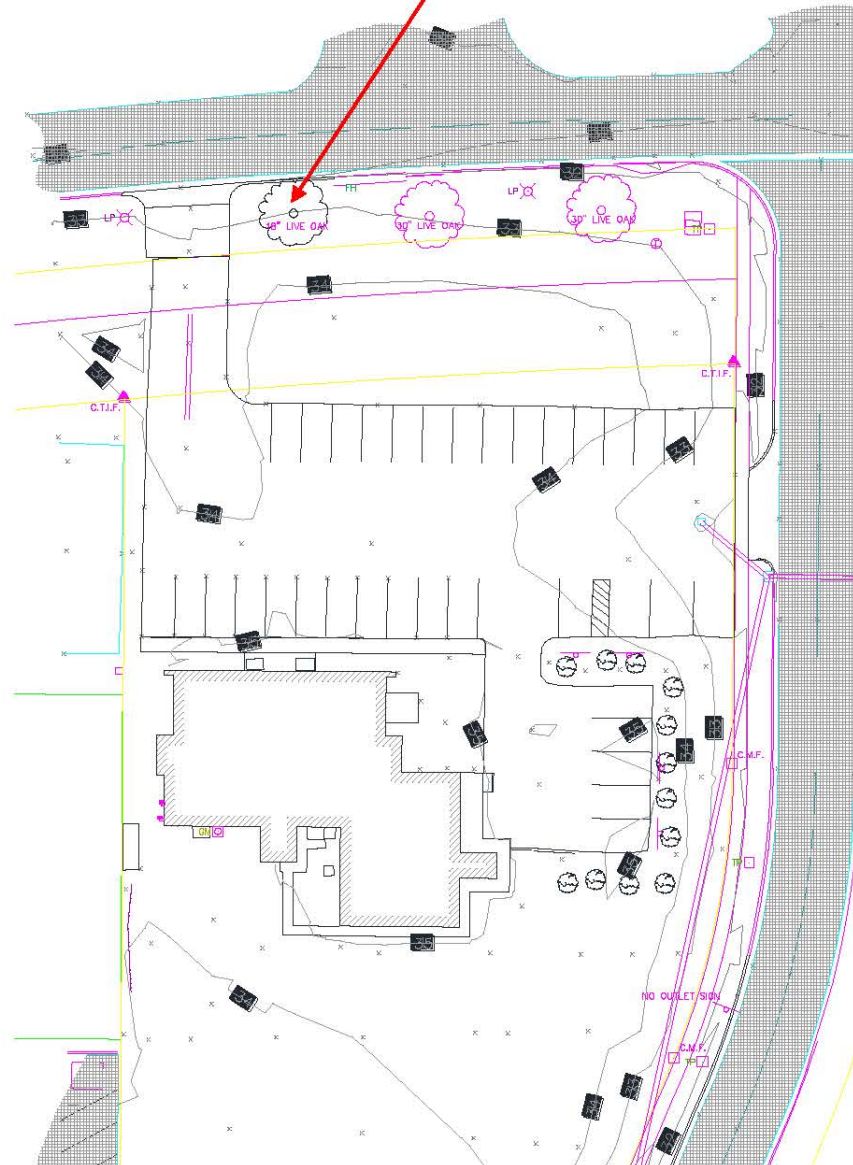
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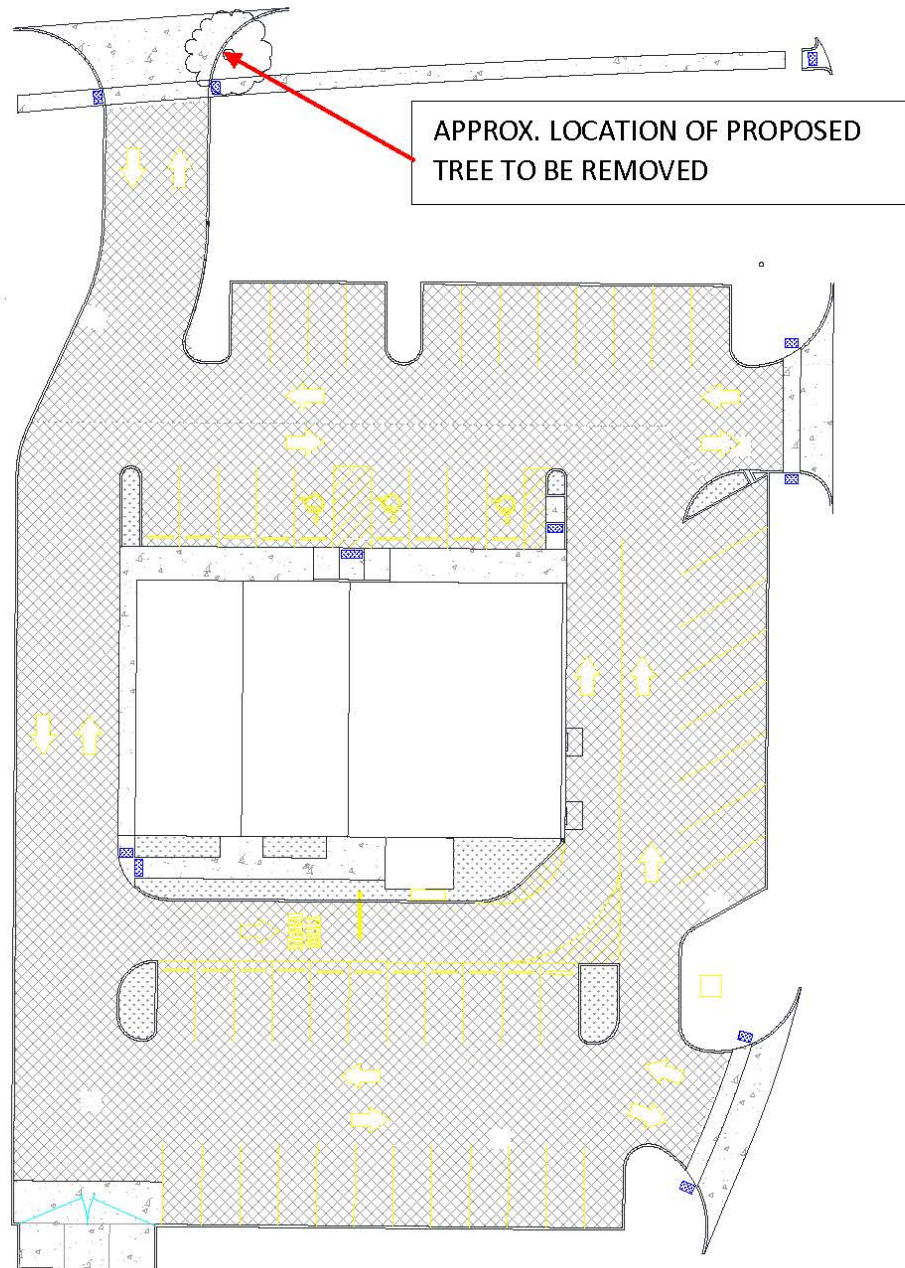
1 inch = 83 feet



PROPOSED TREE TO BE REMOVED



EXISTING SITE



PROPOSED

EXIST. STREET
LIGHT

EXIST. FIRE
HYDRANT

PROPOSED TREE TO
BE REMOVED



3151 DAUPHIN STREET

EXIST. DRIVEWAY
DOES NOT MEET
MINIMUM WIDTH
REQUIREMENTS

EXIST. STREET LIGHT
INTERFERES WITH
MINIMUM RADIUS



EXISTING DRIVEWAY

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