

**MOBILE TREE COMMISSION
STAFF REPORT****Date: March 21, 2017****APPLICANT NAME**

Joe Asarisi for Virginia Behlen and Harold Hawkins

3213 Dauphin St
(Southeast corner of Dauphin St and Midtown Park W)**REQUEST**

Remove a 20" live oak and an unhealthy 12" live oak

**CITY COUNCIL
DISTRICT**

District

PRESENT ZONING

R-1, Single Family Residential

HEALTH OF TREE

The 20" live oak tree appears to be in good health.

**CONTRIBUTING
FACTORS**

N/A

**ENGINEERING
COMMENTS**

None

**TRAFFIC ENGINEERING
COMMENTS**

None

**URBAN FORESTRY
COMMENTS**

Urban Forestry recommends denial of the permit to remove the 20" live oak. The tree shows no signs of decline in health as no cavities or limb decay are present. The canopy is full with no signs of die back in the tree. Compacted soil and proper growing space are the only negatives seen.

**PLANNING
COMMENTS**

The applicant is redeveloping the site. To comply with requirements for access to the Dauphin St Service Road, a one way in and right only out driveway design is being implemented. This design falls on top of the 20" live oak. The second drive, onto Midtown Park W is being redesigned to provide appropriate radii for ingress and egress due to the curvature of Midtown Park W at this point. The radius on the North side of the drive will be closer to the tree than currently exists.

MAWSS

N/A

ANALYSIS

As stated above, the applicant is redeveloping the site. To comply with standards for access to the site, the existing driveways must be redesigned and replaced. In so doing, two trees are impacted.

While Forestry recommends denial of the request to remove the 20" live oak, this situation is virtually identical to the recent case at the corner of Dauphin St and Pierpont Dr. If the proposed drive is moved West, it will impact other live oaks. If it is moved East, the radius will extend beyond the property line and be in front of the adjacent property.

The site plan submitted illustrates that the required sidewalk is being placed on site to avoid any negative impact or removal of the remaining live oaks in the right of way adjacent to the site.

The application packet for this request did not include a landscape plan as did the application at Pierpont and Dauphin, referenced above. Please note, while the landscape plan was not submitted with this application packet, the site will be required to comply with the landscaping and tree planting requirements of the Zoning Ordinance.

RECOMMENDATION

Based on the preceding, and the recent decision for a similar situation in the immediate vicinity, this request is recommended as follows:

- The request to remove the tree in the Midtown Park West right of way is approved.
- The applicant is to request permission for the curb cut radius on the Dauphin St Service Road to extend beyond the east property line and encroach into the frontage of the adjacent property to the east from that property owner.
- If there is an agreement, the drive way shall shift to the east to provide area around the tree in the Dauphin St Service Road right of way.
- If an agreement cannot be reached, the permit is approved, subject to the following conditions:
 1. Submission of documentation that the adjacent property owner did not grant permission for the radius to extend in front of their property;
 2. Donation of two (2) live oaks to be planted at another location in City of Mobile right-of-way by Urban Forestry. Donation to be in the form of a check for \$200.00 per tree (\$400.00 total) to the Mobile Tree Commission, with a subsequent check from the Commission for \$400.00 then written to Urban Forestry



Rec'd
2/10/17 pm
LW

APPLICATION FOR PERMIT

CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. _____
Date: 02-10-17

1. Applicant:

Name: Joseph N. Asarisi
Address: 6348 Piccadilly 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: Virginia M. Behlen and Harold Hawkins
Address: 205 Levert Ave
Mobile, AL Zip Code: 36607
E-mail: _____
Telephone Number: 251-476-6470

3. Location of Tree: 3213 Dauphin St City Council District: 1

4. Type of Tree: Live Oak Trim: _____ Remove: X

5. Approximate Diameter four (4) feet from the ground: 20 in Height: 25 ft

6. Reason for Removal or Trimming as Requested: City standard commercial driveway width and radius will not fit without removing tree. Property is surrounded by live oaks, therefore no other entrance is feasible.

[Signature]
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

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e-mail: Planning@cityofmobile.org

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White-Spunner & Assoc. Inc.
P.O. Box 7475
Mobile, AL 36670

Marie L. Graf Family Limited
Partnership
2955 Dauphin St
Mobile, AL 36606

Thomas G. Nonnenmacher Jr.
10 Midtown Park W
Mobile, AL 36606

Thomas G. Nonnenmacher Jr.
10 Midtown Park W
Mobile, AL 36606

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MOBILE, AL 36609

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Jackson, MS 39205

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Harold Hawkins
205 Levert Ave
Mobile, AL 36607

Northside LTD
P.O. Box 16227
Mobile, AL 36616

Midtown Park Ltd
White-Spunner & Assoc. Inc.
P.O. Box 7475
Mobile, AL 36670

Marie L. Graf Family Limited
Partnership
2955 Dauphin St
Mobile, AL 36606

Thomas G. Nonnenmacher Jr.
10 Midtown Park W
Mobile, AL 36606

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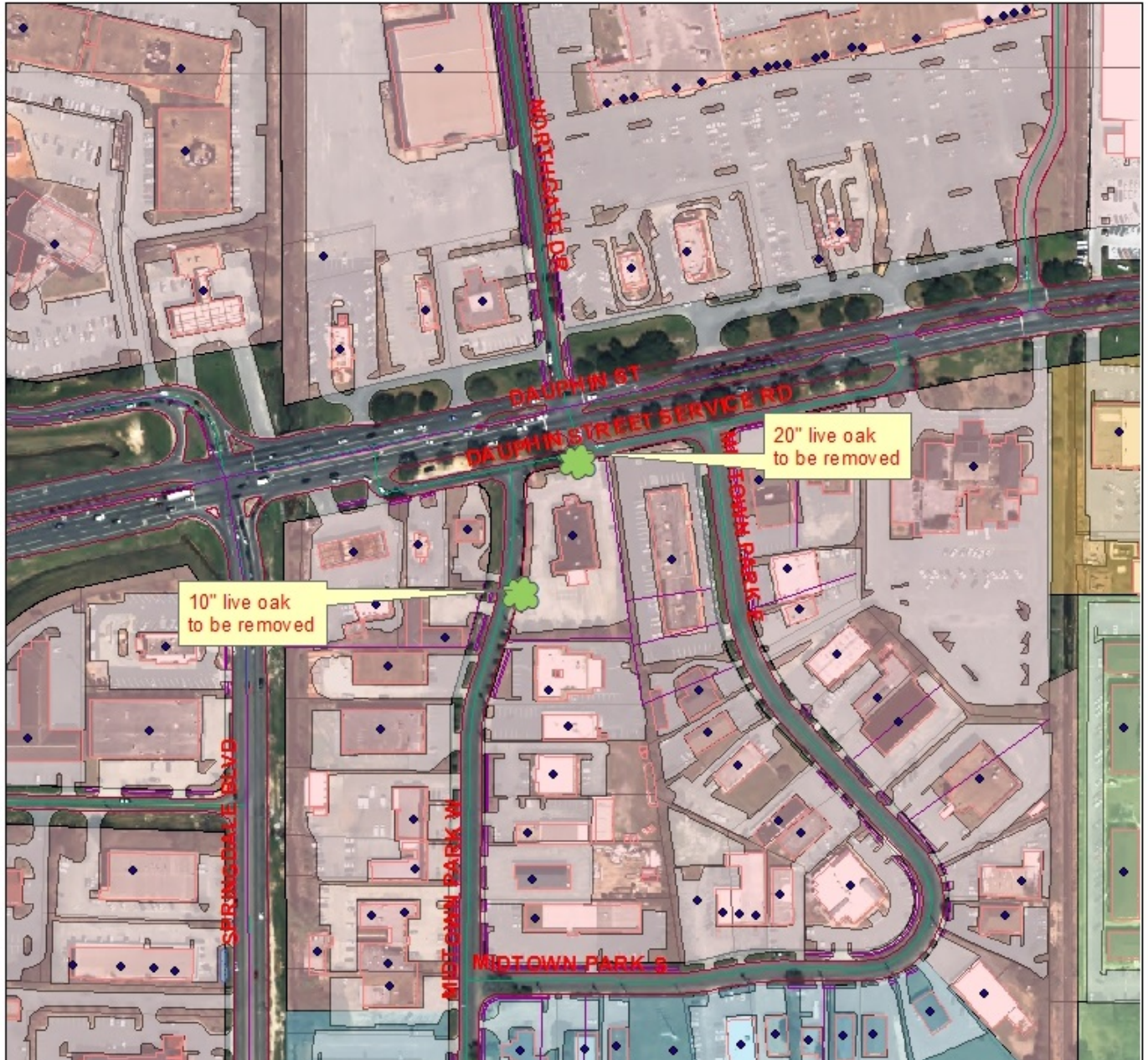
Mobile Tree Commission



Application P-2017-08 Date March 21, 2017
Location 3213 Dauphin St
Request Remove 2 live oaks



Mobile Tree Commission



Application P-2017-08 Date March 21, 2017
Location 3213 Dauphin St
Request Remove 2 live oaks



Mobile Tree Commission



Application P-2017-08 Date March 21, 2017
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PROPOSED 20" DIA.
LIVE OAK TO BE
REMOVED

100' ALABAMA POWER COMPANY RIGHT-OF-WAY

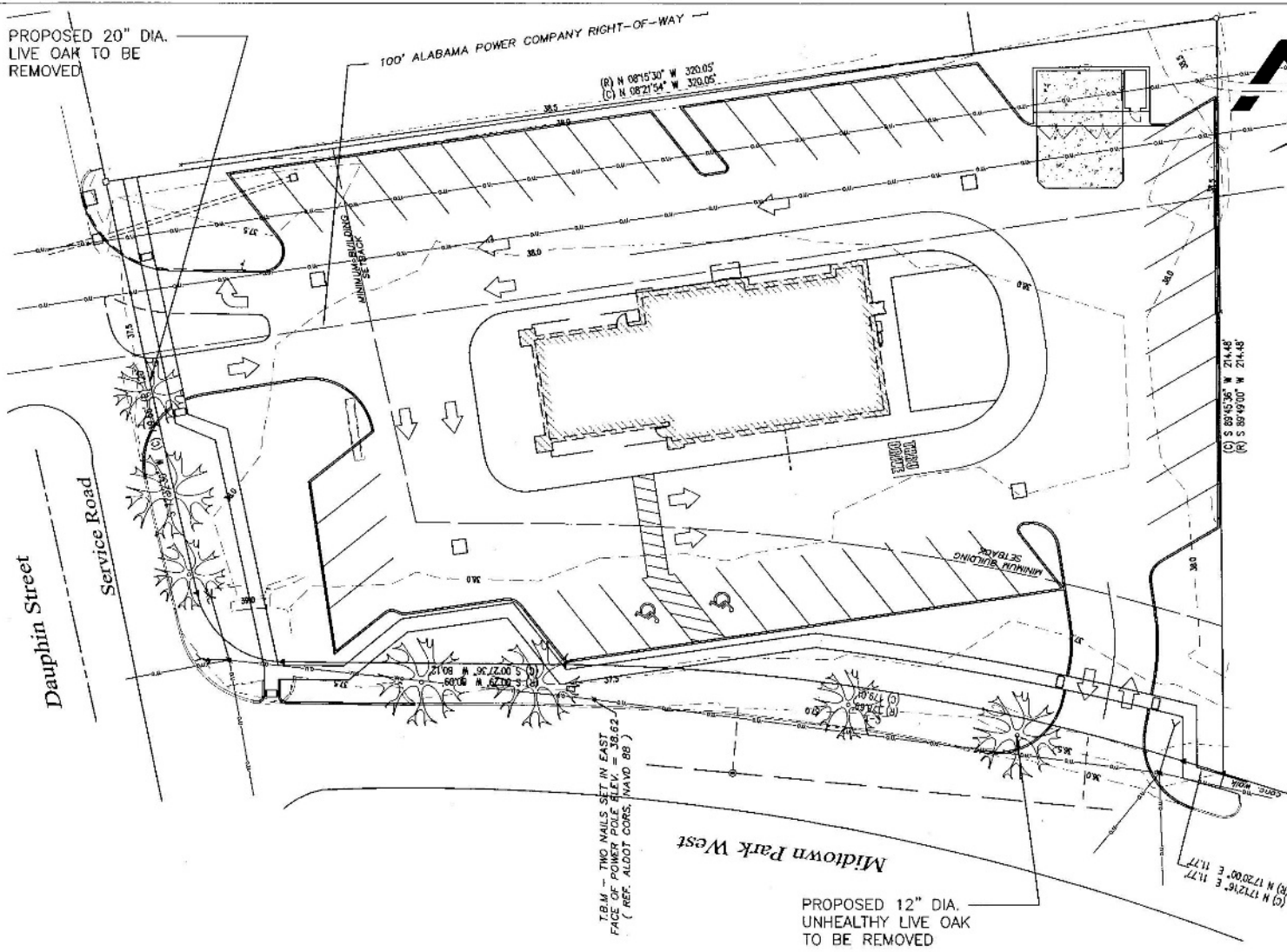
(R) N 08°15'30" W 320.05'
(C) N 08°21'54" W 320.05'



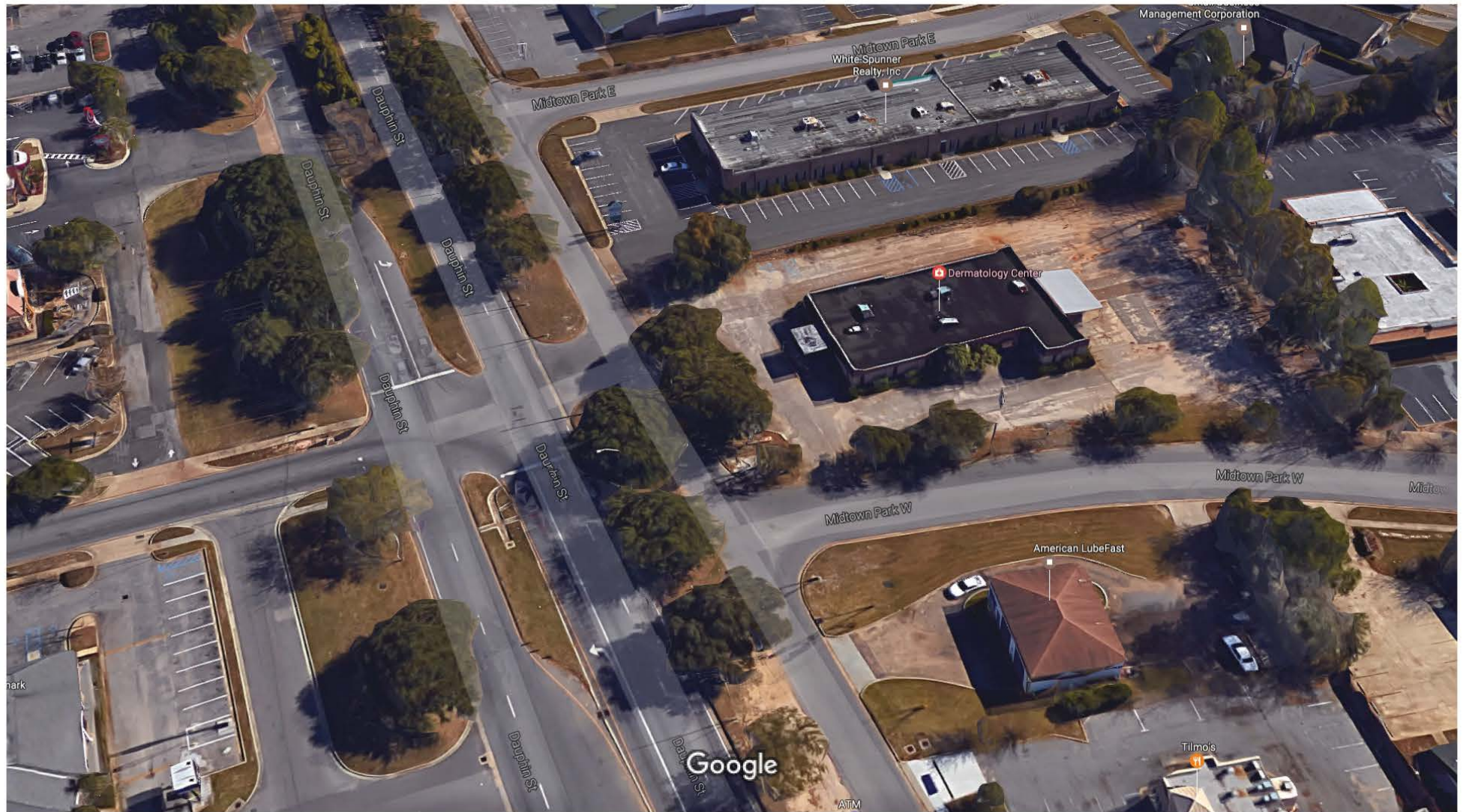
DRAWN BY: ND
CHECKED BY: JNA

PROPOSED SITE PLAN
3213 DAUPHIN STREET
MOBILE, ALABAMA 36606

CLIENT:	BEHLEN/HAWKINS
PROJECT:	PROPOSED SITE
DATE:	02/10/17
SHEET:	C2
2 OF 2	



3213 Dauphin St



Imagery ©2017 Google, Map data ©2017 Google 20 ft

Google Maps Mobile, Alabama

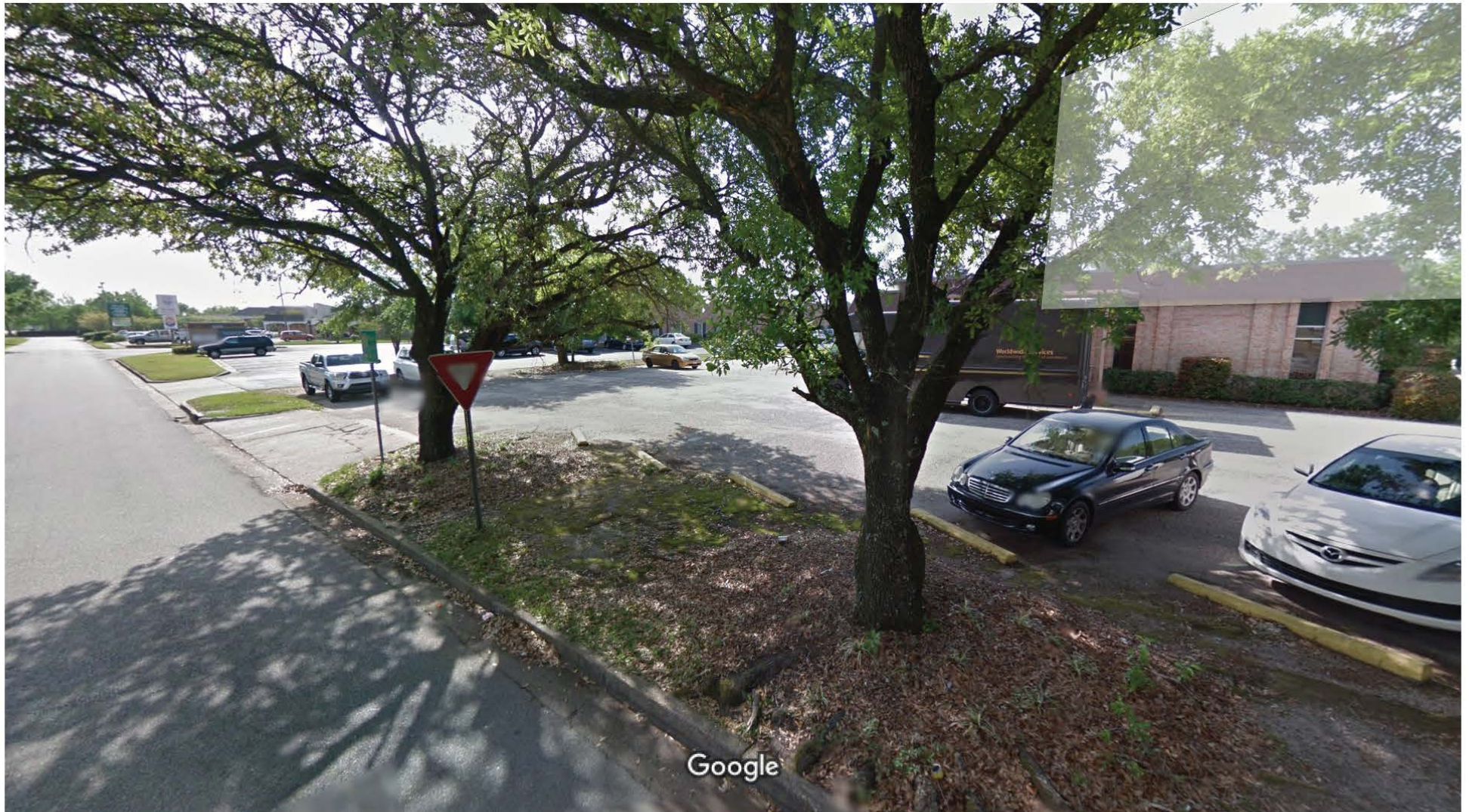


Image capture: Apr 2013 © 2017 Google

Street View - Apr 2013



Google Maps Midtown Park W

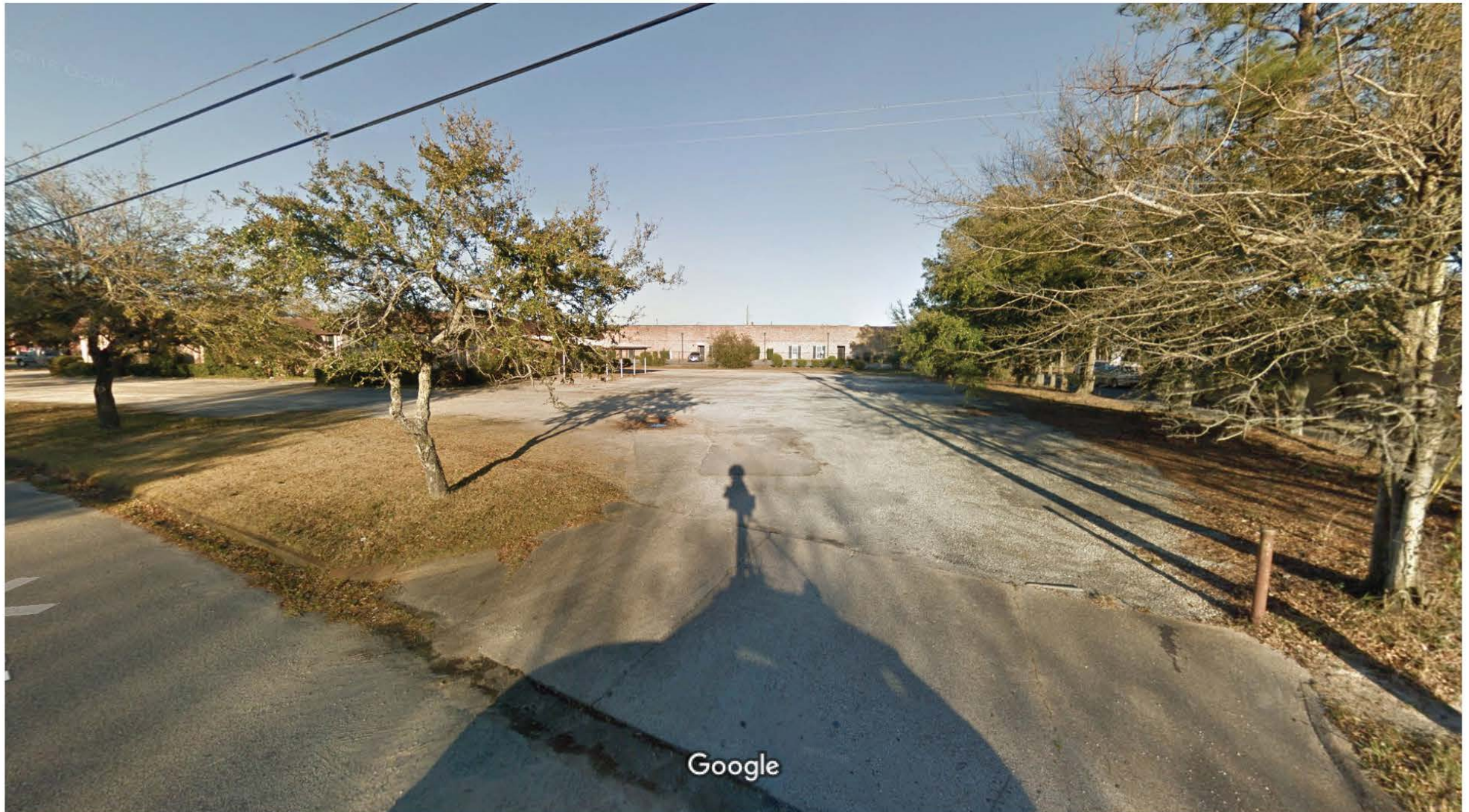
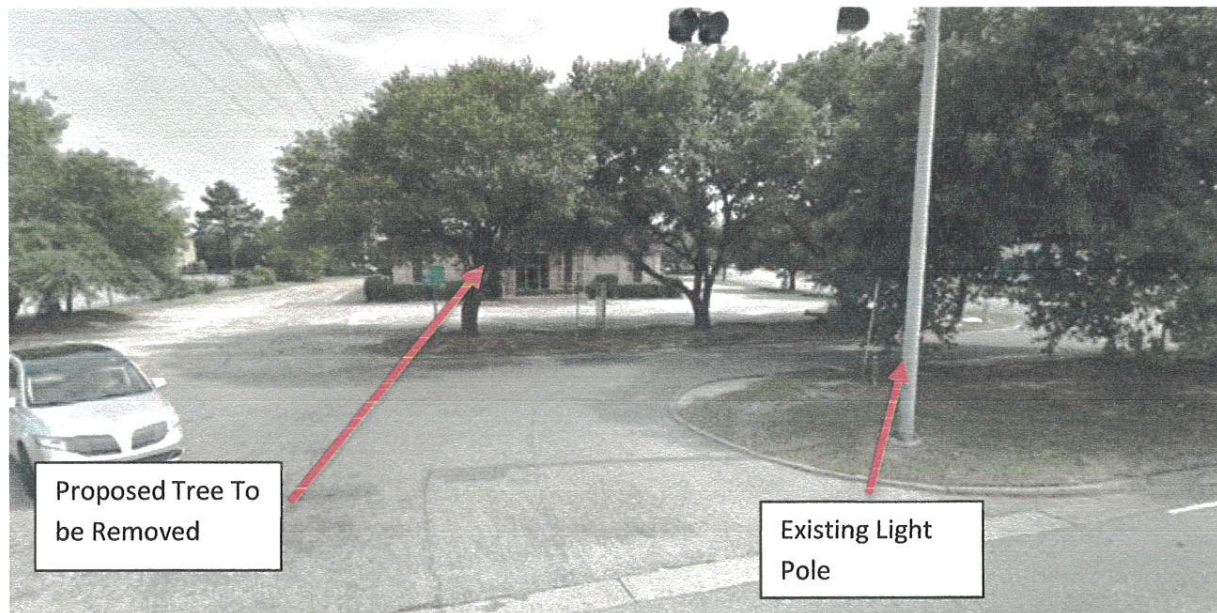


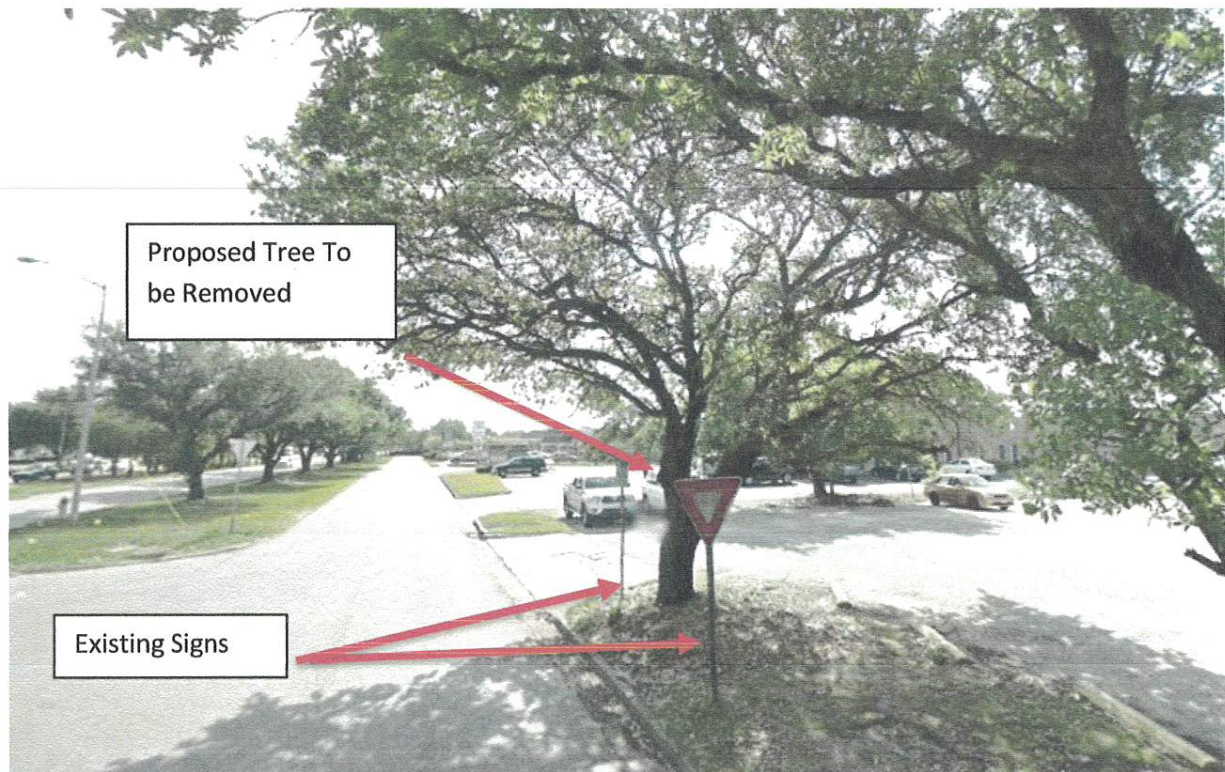
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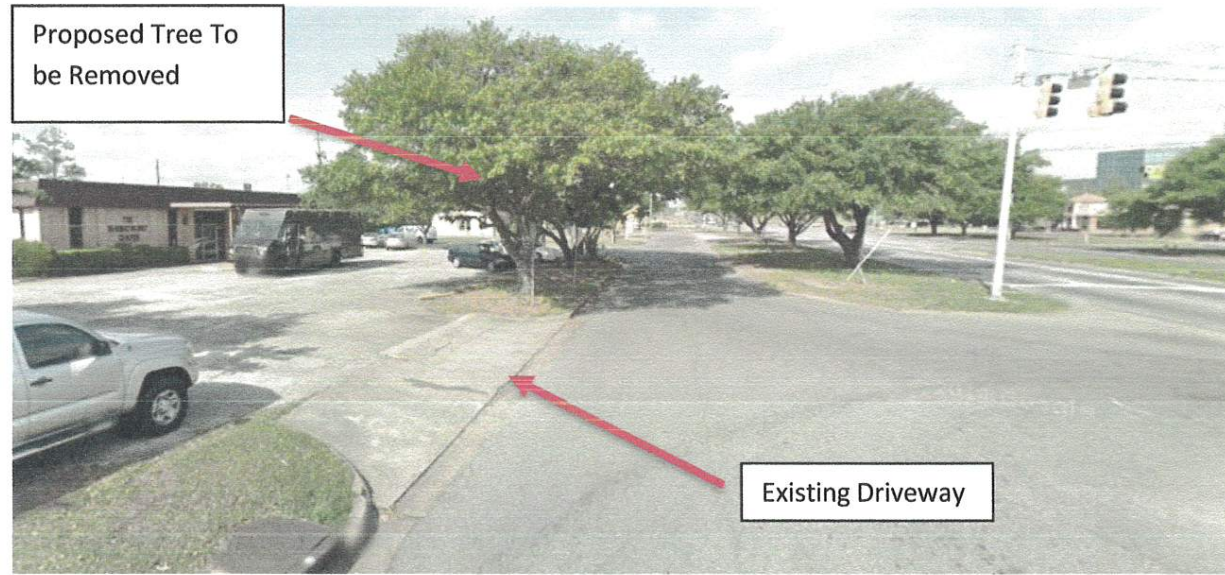
Mobile, Alabama

Street View - Mar 2016









Proposed Tree To
be Removed

Existing Driveway