

# Planning Committee

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## Agenda Packet

November 20, 2018 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

November 20, 2018 | 5 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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### 1. Call to Order and Introductions

### 2. Approval of October 16, 2018 Minutes. Attachment 1

### 3. M.R. #18-21 | Mecklenburg County Proposes to Acquire Numerous Flood Prone Structures

Mecklenburg County's Storm Water Services Program proposes to acquire 21 flood prone properties (see mandatory referral for addresses and tax parcel numbers) mostly located in the Park Woodlawn area. These properties are subject to periodic and severe flooding. **Attachment 2**

Staff Resources: Alberto Gonzalez - Planning, Design & Development  
Katie Daughtry - County Asset and Facility Management

### 4. M.R. #18-22 | The City of Charlotte Proposes to Acquire Property Located off West Sugar Creek Road for Tree Canopy Preservation

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire approximately 19.4 acres located off West Sugar Creek Road for tree canopy preservation. **Attachment**

Staff Resources: Alberto Gonzalez - Planning, Design & Development  
Amanda Byrum - Charlotte Engineering & Property Management

### 5. M.R. #18-23 | The City of Charlotte proposes to Acquire Property Located in the Seversville Community for Tree Canopy Preservation

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire approximately .171 acres (Tax Parcel 071-075-03) located on Walnut Avenue, in the Seversville community, for tree canopy preservation. **Attachment 4**

Staff Resources: Alberto Gonzalez - Planning, Design & Development  
Amanda Byrum - Charlotte Engineering & Property Management

### 6. TOD Update

Staff Resources: Laura Harmon - Planning, Design & Development  
Monica Holmes

### 7. Adjournment



Planning Committee Meeting Minutes

October 16, 2018 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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**Attendance**

**Planning Committee Members Present:** Chairperson Victoria Nwasike, Vice-Chairperson Sam Spencer and Commissioners Phillip Gussman, Dionne Nelson, Rajahm Sellers, and Nancy Wiggins

**Planning Committee Members Absent:** Commissioner Michael Sullivan

**Planning Staff Present:** Zenia Duhaney, Alberto Gonzalez, Laura Harmon, Taiwo Jaiyeoba, Garet Johnson, Monica Holmes, Charlotte Lamb, Melony McCullough, and Sonja Sanders

**Other Staff Present:** Jason Lawrence, Charlotte Area Transit System and Todd DeLong, Economic Development

**Welcome and Introductions**

Chairperson Nwasike called the meeting to order at 5:04 p.m., welcomed those present and asked everyone to introduce themselves.

**Approval of Minutes**

*A motion was made by Commissioner Wiggins and seconded by Commissioner Sellers to approve the September 18, 2018 minutes. The minutes were unanimously approved.*

**Mandatory Referral**

Chairperson Nwasike asked the Committee if they would like to discuss Mandatory Referral #18-20. There was no discussion on the mandatory referral.

*A motion was made by Commissioner Nelson and seconded by Commissioner Spencer to state that the Planning Committee reviewed M.R. #18-20 and has no additional comments for the submitting agency. The motion was unanimously approved.*

**LYNX System Update**

Jason Lawrence, Charlotte Area Transit System (CATS), gave an update on the *LYNX System 2025 Transit Land Use Plan*. He explained the background and history of the *Transit Land Use Plan* and that transit is more than rail and buses. The majority of ridership today is on the bus.

The *2025 Transit/Land Use Plan*, a vision for a long-term growth management strategy, was created in 1998 to support 5 rapid transit corridors. Mr. Lawrence stated that bus routes are being decentralized. Envision My Ride is an initiative to redesign the bus system.

Next, Mr. Lawrence reviewed the status of the *2030 Transit System Plan*. The 2030 Transit System Plan was updated in 2006. The LYNX Blue Line Light Rail service was implemented in March 2018. The CityLYNX Gold Line Phase 2 (Johnson C. Smith University to Uptown) will open in 2020. Charlotte Gateway Request for Qualifications will be released in October 2018. Independence Boulevard has changed from a commercial arterial to a limited-access expressway. The LYNX Silver Line (Southeast Corridor) has been approved to extend light rail from Uptown to Matthews.

Mr. Lawrence added that scoping is underway for a regional transit plan that will include both states and 12 counties. He also shared information about CATS public engagement strategies.

Commissioner Wiggins stated that it was a great presentation and that she is glad to see the recommendations along Independence Boulevard.

Commissioner Nelson asked about the status of the redesign process for bus routes. Mr. Lawrence said that routes are being modified to create more cross-town service. The next goal is to increase frequency of routes.

Commissioner Nelson said that sensitivity to existing affordable housing locations is important. She asked how can communities share their concerns with CATS. Mr. Lawrence said that CATS staff will attend community meetings and share information.

Vice-chairperson Spencer asked why the North Corridor was delayed. Mr. Lawrence stated that because Norfolk Southern changed its rail policy, CATS is unable to use the current Norfolk Southern freight rail line as a commuter rail line.

Commissioner Sellers asked if there have been any conversations about making the Gold Line more circulatory and inclusive instead of it going through Uptown. Mr. Lawrence said that consideration was given to a spider web type of network. However, the line does run along Beatties Ford Road, Central Avenue, and Trade Street. Commissioner Wiggins asked if the Gold Line still goes to Eastland. Mr. Lawrence responded yes.

Chairperson Nwasike stated that she is happy that light rail is being considered for South Charlotte.

### **Transit Oriented Development District – (TOD) Overview**

Laura Harmon and Monica Holmes (Planning) gave an update on the Transit Oriented Development District (TOD) ordinance.

Ms. Harmon explained that the Unified Development Ordinance (UDO) will revamp all development regulations. This includes overhauling the Zoning, Subdivision, Tree, Driveway, and Floodplain ordinances. She stated that the goal is to bring together various ordinances and develop clear development guidelines. This effort will correspond with the implementation of the One-Stop Shop Permitting Center. Full implementation of the UDO is scheduled for 2020.

In 2019, some parts of the UDO such as housing, new sign regulations, affordable housing, tree and new transit oriented districts will be completed. The UDO team is scheduled to attend Planning Commission meetings to review recommendations before presenting the recommendations to City Council. The first UDO components will be completed in 2018. Also, new TOD districts will be proposed as a part of the UDO.

Ms. Holmes reviewed the schedule for the TOD ordinance which is tentatively scheduled for adoption in March 2019.

Ms. Holmes explained the four goals:

1. Build on a Foundation
  - Implement adopted policy
  - Model a new UDO
2. Emphasize Form
  - Updated design standards
  - Districts range are based on form/intensity.
3. Improve Function
  - More predictability with less process
  - Provide incentives to get affordable housing, transportation and open space
4. Provide Flexibility
  - Focus on form not use
  - Clear criteria and process for considering alternative solutions

Ms. Holmes explained the difference between the current and proposed TOD districts. She also explained the parking standards for the different districts.

Commissioner Wiggins asked about the administrative approval process. Ms. Holmes said there will not be a need for rezoning. There will be a public input process.

Commissioner Spencer asked what will be prohibited. Ms. Holmes answered hotels, convention centers, and similar uses. Some auto oriented uses will be allowed if designed for walkability. Uses will be applicable at any TOD station/rail line corridor.

Ms. Holmes explained that the proposed TOD district (M2) is not high intensity. The maximum height allowed with a bonus is 75'. The base maximum height is 40'.

Commissioner Wiggins noted that a wide range of uses are allowed if form is met.

Vice-chairperson Spencer asked if any feedback has been received from developers on how incentives can be used for affordable housing. Commissioner Nelson stated that the ground floor connectivity standards proposed are burdensome and cost prohibited for affordable housing projects. She thinks that staff should be given discretionary standards to use that will provide some flexibility for affordable housing. Commissioner Wiggins finds some of the standards to be discriminatory and not meeting the intent.

Commissioner Wiggins stated that industrial uses bring in tax revenue and provide jobs.

Click [here](#) to view the TOD presentation.

### **Adjournment**

The meeting adjourned at 7:05 p.m.





## MANDATORY REFERRAL | REPORT NO. 2018-21

### Mecklenburg County's Storm Water Services Proposed Acquisition of Flood Prone Structures

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the flood prone properties listed below. These properties are subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of these properties. Parcel owner participation is voluntary, no condemnation is proposed.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
14920336	1300 DREXEL PLACE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
14920337	1301 DREXEL PLACE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108216	1015 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108217	1021 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108218	1101 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108219	1109 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108220	1115 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108221	1121 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108222	1131 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17109158	1200 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17109157	1214 MOCKINGBIRD LANE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17112119	1316 SENECA PLACE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108402	5601 WEDGEWOOD DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17108407	5635 WEDGEWOOD DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17109110	5801 WEDGEWOOD DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17109111	5809 WEDGEWOOD DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17109112	5815 WEDGEWOOD DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17104236	1230 WOODLAWN DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
17102240	1026 MONTFORD DRIVE, CHARLOTTE	SF RESIDENTIAL	R-4	PARK WOODLAWN (2013)	RESID UP TO 4 DUA
20911205	3421 JOHNNY CAKE LANE, CHARLOTTE	SF RESIDENTIAL	R-3	SOUTH DISTRICT (1993)	GREENWAY / SINGLE FAMILY UP TO 3 DUA
20911207	3501 JOHNNY CAKE LANE, CHARLOTTE	SF RESIDENTIAL	R-3	SOUTH DISTRICT (1993)	GREENWAY

#### PROJECT JUSTIFICATION:

The proposed acquisitions are located within a FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements.

#### CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the [Mecklenburg County Floodplain Management Guidance Document](#) (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the [Flood Risk Assessment and Risk Reduction Plan](#) (approved by County Commission May 2012) and by the FY2019 Storm Water Services Capital Improvement Program Implementation Guide (approved by Storm Water Advisory Committee June 21, 2018).

#### CONSISTENCY WITH ADOPTED LAND USE PLANS:

See table above for the Adopted Area Plan and Adopted Future Land Use pertaining to each parcel. Area plans do not typically identify privately owned property for future green/open space. *The Park Woodlawn Area Plan* (2013), therefore, recommended 19 of the subject parcels for Residential Use up to four dwelling units per acre. The project's proposed use for greenway/open space, however, is consistent with the plan's goals to "preserve and protect the natural environment, parks, tree canopy, open space, and natural resources" and to "promote measures to minimize the adverse effects of new development on land, air, and water quality..."

**MANDATORY REFERRAL | REPORT NO. 2018-21**  
**Proposed Acquisition by Mecklenburg County of Flood Prone Structures**

(pg. v). The two additional parcels not included in *The Park Woodlawn Area Plan* (2013) fall under *The South District Plan* (1993). The adopted policy recommends these parcels for Greenway development, therefore, the project's proposed land use for these two parcels is consistent with the adopted plan.

**PROJECT IMPACT:**

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

Many of these properties are on creeks and tributaries that are on [Park and Recreation's Greenway Master Plan](#), although not currently planned for greenway trail. While other projects are not currently identified, acquired parcels can be available for future public/private projects with the understanding that new structures (buildings) will not be allowed.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring these properties by early to mid-2019, provided the owners are willing.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

At their November 7, 2018 meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- County Asset Management discussed the purpose of the Storm Water Services Program for flood prone properties.

**Attending Agencies:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Engineering & Property Management (E&PM) – Real Estate, Storm Water Services, Landscape Management; Charlotte Housing Authority (CHA); Charlotte Water; Charlotte-Mecklenburg Libraries (CML); Charlotte-Mecklenburg Schools (CMS); Charlotte Planning, Design and Development (PDD); County Finance; County Health Department; County Asset & Facility Management.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments:

**Conclusions:**

- The property will be acquired with County Storm Water Services capital funds backed by property tax assessments.
- The acquisition program is entirely voluntary.
- The acquisition provides the opportunity of reducing future property damage and potentially loss of life in a flood prone area of the County.

**Adopted Goals and Policies:**

- The adopted *Park Woodlawn Area Plan* (2013)) did not identify privately-owned properties for green/open space; however, such uses are compatible uses within neighborhoods. The *South District Plan* (1993) did recommend the future land use as greenway for these specific parcels, therefore the proposed use is consistent.
- The acquisition of this property will enable the County to work towards preventing the loss of life, property damage and service disruptions, as well as restoring natural and beneficial functions of the floodplain.
- The acquisition of this property is consistent with the County's *Flood Risk Assessment and Risk Reduction Plan* (adopted 2012).

**CMPC PLANNING COMMITTEE REVIEW:** *(Completed by Planning Staff)*

At their November 20, 2018 meeting, the Planning Committee ...

**LOCATION MAPS**

## Proposed Acquisition by Mecklenburg County of Flood Prone Structures



# Polaris 3G Map – Mecklenburg County, North Carolina

## Little Hope Buyouts #1

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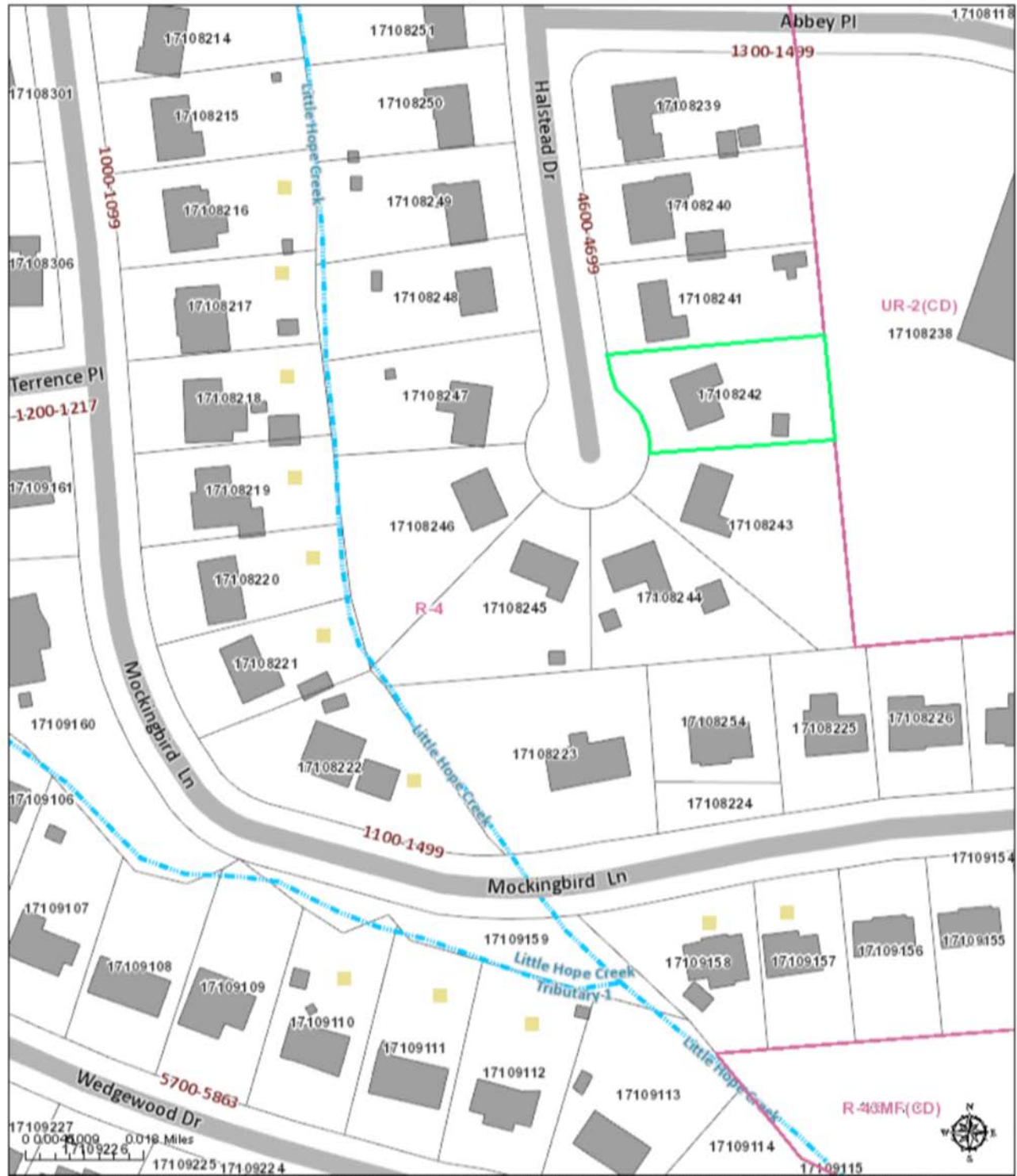
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**MANDATORY REFERRAL | REPORT NO. 2018-21**  
**Proposed Acquisition by Mecklenburg County of Flood Prone Structures**

**Polaris 3G Map – Mecklenburg County, North Carolina**  
**Little Hope Buyouts #2**

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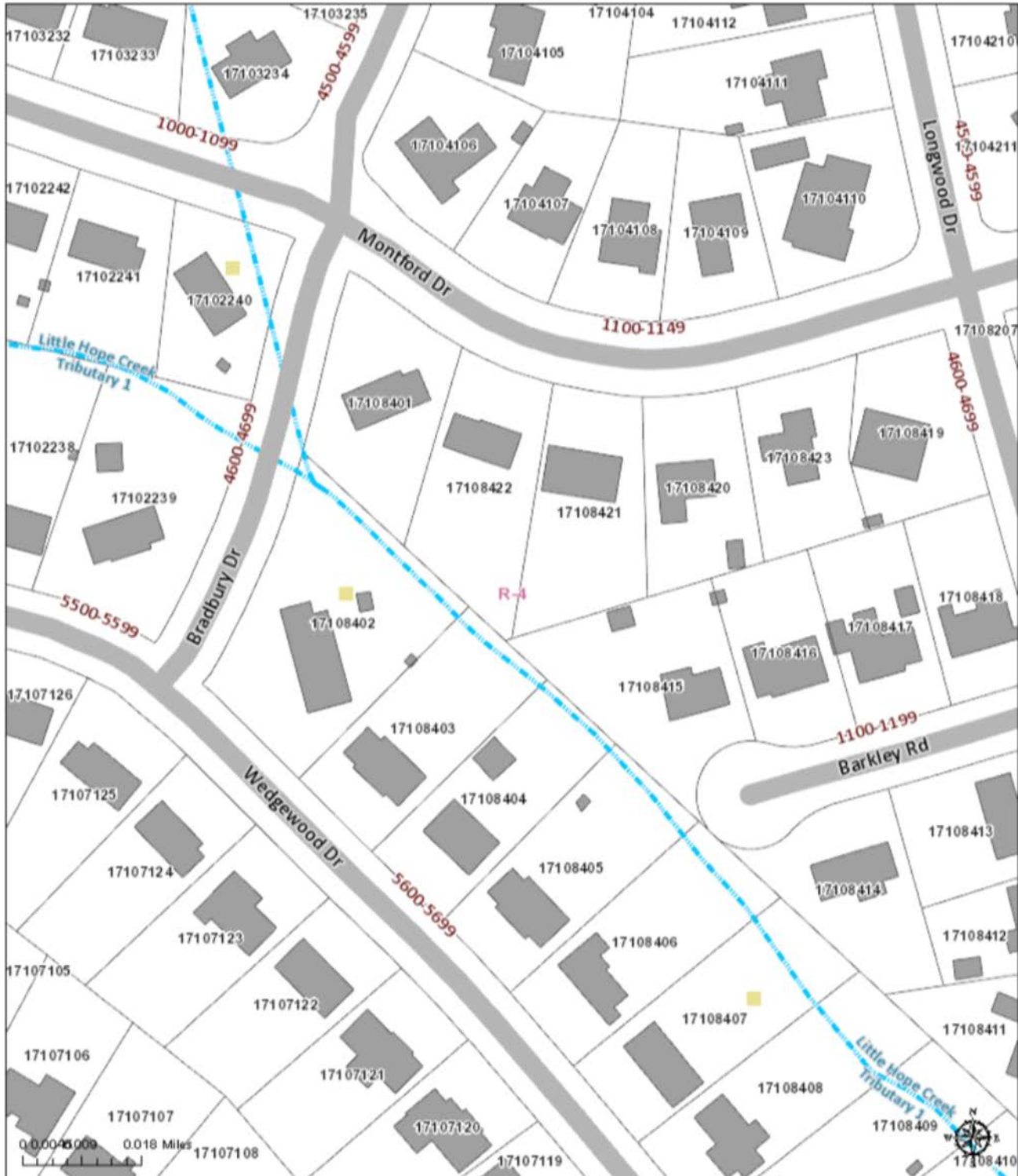


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**MANDATORY REFERRAL | REPORT NO. 2018-21**  
**Proposed Acquisition by Mecklenburg County of Flood Prone Structures**

**Polaris 3G Map – Mecklenburg County, North Carolina**  
**Little Hope Buyouts #3**

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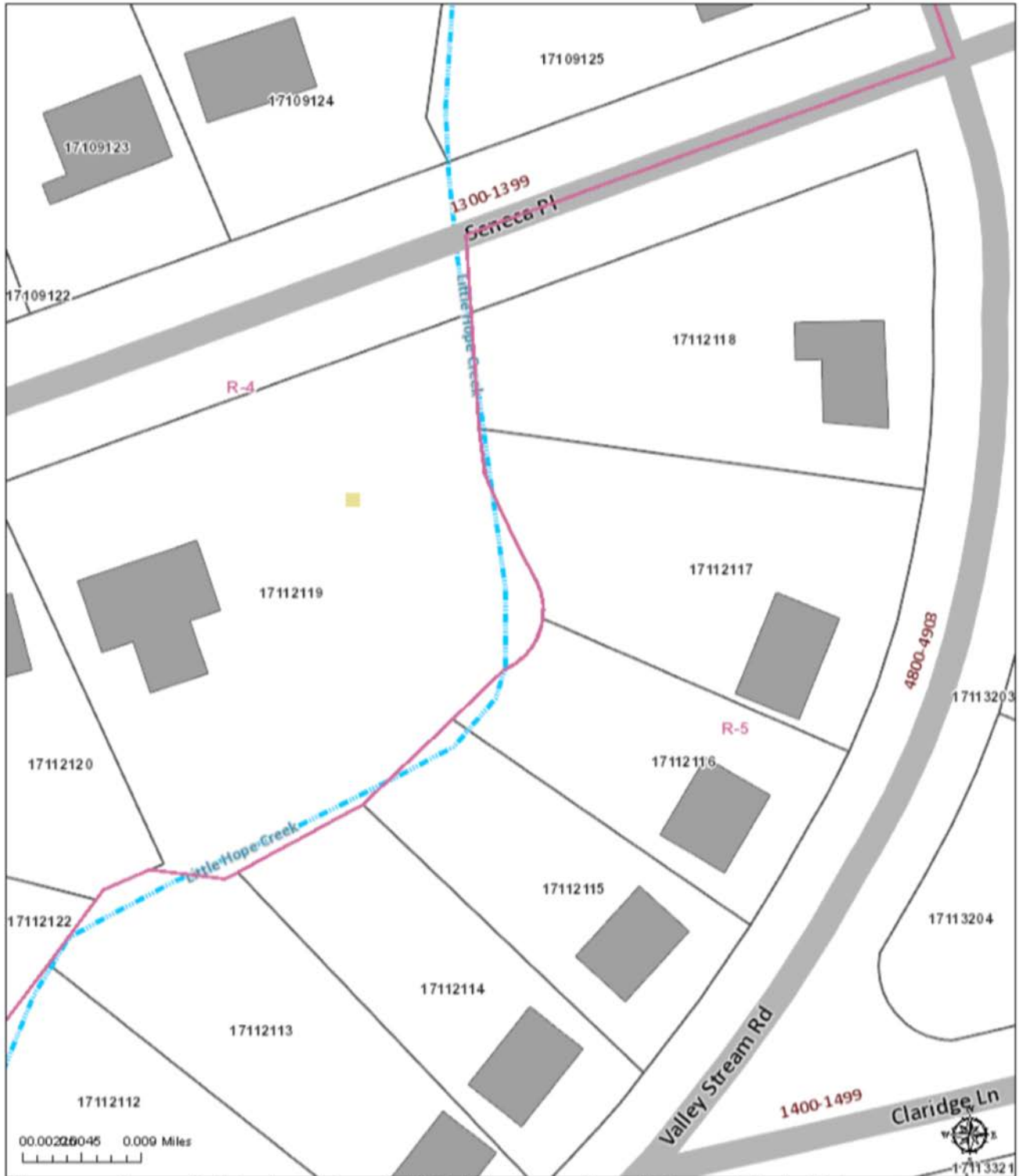


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**MANDATORY REFERRAL | REPORT NO. 2018-21**  
**Proposed Acquisition by Mecklenburg County of Flood Prone Structures**

**Polaris 3G Map – Mecklenburg County, North Carolina**  
**Little Hope Buyouts #4**

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## **MANDATORY REFERRAL | REPORT NO. 2018-22**

### **Charlotte Engineering & Property Management Department (E&PM) Proposed Acquisition of Property in West Sugar Creek for Tree Canopy Preservation**

#### **PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire one parcel of approximately 19.43 acres (043-106-27), zoned R-3 per the Charlotte Zoning Ordinance, in the West Sugar Creek area of Charlotte for tree canopy preservation. The property is located off West Sugar Creek and is accessed by a driveway easement, as shown on the location map below. It is currently improved with a residence.

This property will be purchased with Tree Ordinance Mitigation funds. The property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to its potential partnership opportunities for replanting and proximity to development. This model uses criteria including acreage, current vegetative cover, and potential for connectivity to greenways and partnering opportunities, as well as the level of development in the general geographic area.

#### **PROJECT JUSTIFICATION:**

The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the [Charlotte Tree Ordinance](#), to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

This property provides a replanting opportunity and is located in an area of the City where the Tree Canopy Preservation Program has not previously acquired land for conservation.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of this property is consistent with the tree canopy and general environmental goals associated with the [City of Charlotte's Tree Canopy Preservation Program](#) and City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and [Urban Forest Master Plan](#) and [City Council's Environmental Focus Area Plan](#) (adopted 2018).

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

Area plans do not typically identify privately owned property for future green/open space or tree preservation. *The Northeast District Plan* (1996), therefore, recommended the subject parcel for single family development up to four dwelling units per acre. The proposed use for tree preservation, however, is consistent with the plan's recommendation for open space that contributes to the overall fabric of the built environment.

#### **PROJECT IMPACT:**

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through tree planting and the preservation of forested properties in developing areas.

#### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

No relationships are known to other projects.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Staff is in negotiations with the property owners. Acquisition of the parcel is anticipated within six to eight months of entering into a contract.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

At their November 7, 2018 meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- City Arborist discussed the concept of an urban arboretum and how the project is being developed currently by the Landscape Management Division of E&PM.

#### **Attending Agencies:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Engineering & Property Management (E&PM) – Real Estate, Storm Water Services, Landscape Management; Charlotte Housing Authority (CHA); Charlotte Water; Charlotte-Mecklenburg Libraries (CML); Charlotte-Mecklenburg Schools (CMS); Charlotte Planning, Design and Development (PDD); County Finance; County Health Department; County Asset & Facility Management.

## MANDATORY REFERRAL | REPORT NO. 2018-22

### Charlotte Engineering & Property Management Department (E&PM) Proposed Acquisition of Property in West Sugar Creek for Tree Canopy Preservation

#### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments:

#### **Conclusions:**

- The property will be acquired with Tree Ordinance Mitigation funds collected through developer payment in lieu of on-site tree preservation as established in the City's tree ordinance.
- Numerous program fees have been collected in close proximity to this property.
- The property provides a replanting opportunity and expansion of the program into more urban, developed areas.

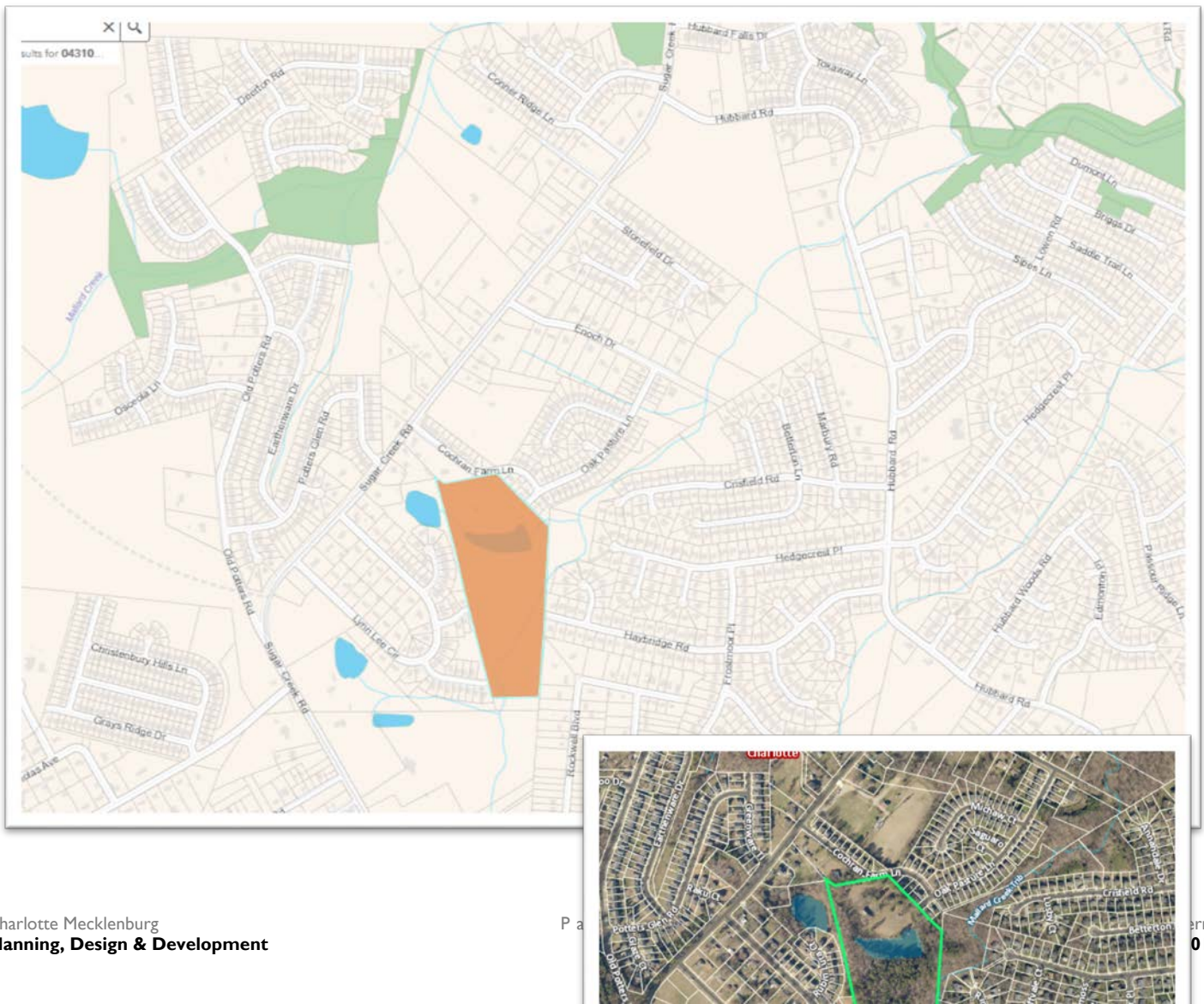
#### **Adopted Goals and Policies:**

- The adopted plan, the *Northeast District Plan* (1996) does not identify privately-owned properties for green/open space or tree preservation; however, such uses are compatible uses within neighborhoods.
- The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.
- The acquisition of this property is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and City Council's Environmental Focus Area Plan (adopted 2018).

#### **CMPC PLANNING COMMITTEE REVIEW:**

At their November 20, 2018 meeting, the Planning Committee ...

#### **LOCATION MAP**



## **MANDATORY REFERRAL | REPORT NO. 2018-23**

### **Charlotte Engineering & Property Management Department (E&PM) Proposed Acquisition of Property in Seversville Community for Tree Canopy Preservation**

#### **PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire one vacant parcel of approximately .171 acres (071-075-03), zoned R-8 per the Charlotte Zoning Ordinance, in the Seversville area of Charlotte for tree canopy preservation. The property is located on Walnut Avenue, as shown on the location map below.

This property will be purchased with Tree Ordinance Mitigation funds. The property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to its geographic location and potential partnership opportunities for replanting. This model uses various criteria that include acreage, current vegetative cover, level of development in the general area, and potential for connectivity to greenways and partnering opportunities.

#### **PROJECT JUSTIFICATION:**

The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the [Charlotte Tree Ordinance](#), to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

This property provides a replanting opportunity and expansion of the program into more urban, developed areas. Tree canopy loss typically occurs more frequently in denser urban areas. Additionally, numerous program fees have been collected in close proximity to this property.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of this property is consistent with the tree canopy and general environmental goals associated with the [City of Charlotte's Tree Canopy Preservation Program](#) and City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and [Urban Forest Master Plan](#) and [City Council's Environmental Focus Area Plan](#) (adopted 2018).

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

Area plans do not typically identify privately owned property for future green/open space or tree preservation. *The Central District Plan* (1993), therefore, recommended the subject parcel for single family development up to 8 dwelling units per acre. The proposed use for tree preservation, however, is consistent with the plan's recommendation for open space that contributes to the overall fabric of the built environment.

#### **PROJECT IMPACT:**

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through tree planting and the preservation of forested properties in developing areas and create opportunities for community engagement and education about the benefits and importance of tree canopy.

#### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

No known relationship to other projects. The property is near Fire Station 5, which has been identified as a potential location for additional tree planting and educational signage.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Staff is in negotiations with the property owners and received City Council approval on September 24, 2018, for expenditures for the urban arboretum trail project within the Tree Canopy Preservation Program. Acquisition of the parcel is anticipated within six to eight months of entering into a contract.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

At their November 7, 2018 meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- City Arborist discussed the concept of an urban arboretum and how the project is being developed currently by the Landscape Management Division of E&PM.

#### **Attending Agencies:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Engineering & Property Management (E&PM) – Real Estate, Storm Water Services, Landscape Management; Charlotte Housing Authority (CHA); Charlotte Water; Charlotte-Mecklenburg Libraries (CML); Charlotte-Mecklenburg Schools (CMS); Charlotte Planning, Design and Development (PDD); County Finance; County Health Department; County Asset & Facility Management.



## MANDATORY REFERRAL | REPORT NO. 2018-23

### Charlotte Engineering & Property Management Department (E&PM) Proposed Acquisition of Property in Seversville Community for Tree Canopy Preservation

#### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments:

#### **Conclusions:**

- The property will be acquired with Tree Ordinance Mitigation funds collected through developer payment in lieu of on-site tree preservation as established in the City's tree ordinance.
- Numerous program fees have been collected in close proximity to this property.
- The property provides a replanting opportunity and expansion of the program into more urban, developed areas.

#### **Adopted Goals and Policies:**

- The adopted plan, the *Central District Plan* (1993) does not identify privately-owned properties for green/open space or tree preservation; however, such uses are compatible uses within neighborhoods.
- The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.
- The acquisition of this property is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and City Council's Environmental Focus Area Plan (adopted 2018).

#### **CMPC PLANNING COMMITTEE REVIEW:** *(Completed by Planning Staff)*

At their November 20, 2018 meeting, the Planning Committee ...

#### **LOCATION MAP**

