

MANDATORY REFERRAL | REPORT NO. 2018-10

City Engineering & Property Management Proposed Acquisition of Property in Mallard Creek for Tree Canopy Preservation

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to accept donation of one vacant, forested parcel of approximately 5.01 acres (051-411-03), zoned NS per the Charlotte Zoning Ordinance, in the Mallard Creek area of Charlotte for tree canopy preservation. The property is located off N Tryon Street, as shown on the location map below, and is adjacent to Mallard Creek Greenway. This property is proposed to remain in a natural state following acquisition, and may be used for future trail connection.

This 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 existing/potential forest quality, conservation value, geographic location, and potential partnership opportunities. This model uses criteria including acreage, current vegetative cover, potential for connectivity to greenways, partnering opportunities, and 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).

A mix of existing mature forest and areas suitable for reforestation totaling approximately 5.01 acres will be protected as part of this acquisition.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property is consistent with 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).

In order to complete the acquisition, the City will utilize tree ordinance mitigation funds collected by Land Development through developer payment in lieu of on-site tree preservation to acquire these properties for conservation purposes, as established in the City's tree ordinance.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northeast Area Plan* (adopted 2000) and as amended by rezoning petition 2007-079 recommends park/open space for the portion of the site within the FEMA Floodplain, and residential/retail uses for the remainder of the site.

PROJECT IMPACT:

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is adjacent the planned alignment of the Cross Charlotte Trail and may provide opportunities for additional trail connection to N Tryon Street.

ESTIMATED PROJECT COMPLETION DATE:

Staff has worked with counsel for the property owners, who have agreed to a donation, and plan to move forward with a contract and due diligence following Joint Use Task Force and Planning Committee review. Acquisition of the parcel is anticipated within six months.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their June 6th, 2018 meeting and no joint use comments were offered.

Agencies Represented:

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg

Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transaction and below are the key findings.

Conclusions:

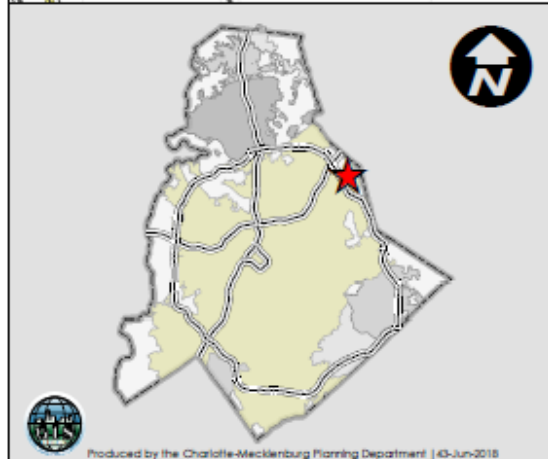
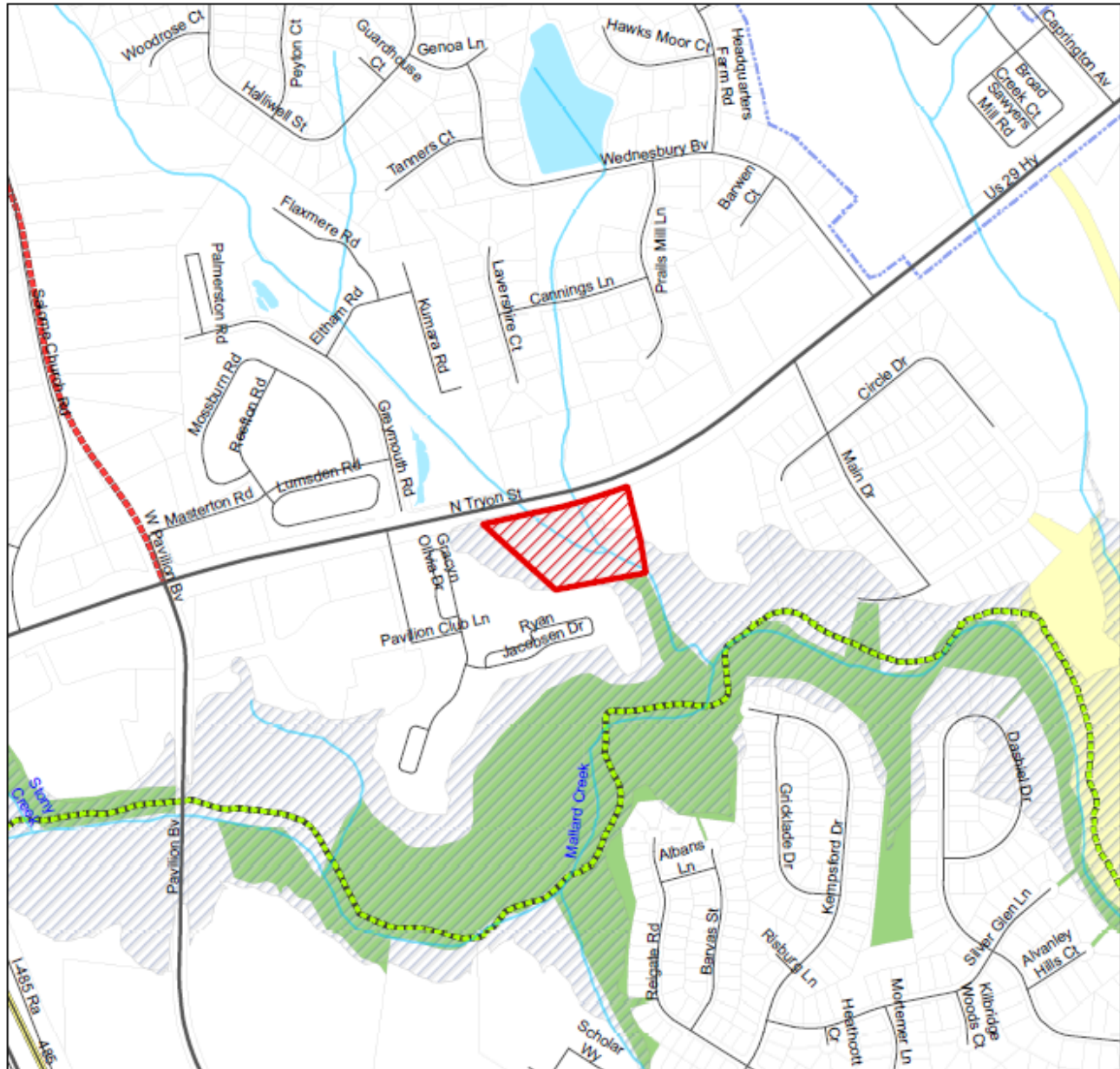
- The proposed use for the site as tree canopy preservation is consistent with the adopted site plan for the site, which shows it as the required tree save are for the development.

Adopted Goals and Policies:

- The proposed use for the site for tree canopy preservation is consistent with the adopted park/open space land use for the site.

CMPC PLANNING COMMITTEE REVIEW:

At their June 19, 2018, meeting, the Planning Committee reviewed the proposed acquisition...



Mandatory Referral 18-10

Initiated and Submitted By:
Engineering & Property Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  City Property
-  Ponds
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement
-  Greenway - Proposed