

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: *(Completed by Planning Staff)*

Insert...

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 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: *(Completed by Planning Staff)*

At their November 7, 2018 meeting, the Joint Use Task Force reviewed this proposal and offered the following comments: *(or...and no comments were offered.)*

- Insert... *(if applicable)*

Attending Agencies: *(Completed by Planning Staff)*

Insert...

PLANNING STAFF REVIEW: *(Completed by Planning Staff)*

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

Conclusions:

- Insert...

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Adopted Goals and Policies:

- Insert...

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

Insert...

LOCATION MAP



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