
REQUEST	Text amendment to Chapter 21, "Tree Ordinance", of the City Code, Section 21-95
SUMMARY OF PETITION	The petition proposes to remove the tree save incentive allowing internal side yards of single-family residential lots to be reduced to a minimum of three feet.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - This text amendment to Chapter 21 of the Tree Ordinance is one of the recommendations made during Phase I of the Residential Design Standards process.
 - The Citizen Advisory Group held numerous meetings over the past four years. The final stakeholder meeting was held on June 15, 2011.
 - Section 21-95 of the Tree Ordinance requires a tree save area for single-family development. The tree save area varies based on the existing tree canopy of the site.
 - Subsection (f) includes an incentive to provide tree save by allowing the reduction of the front setback, the rear yard, and internal side yards.
 - Currently, internal side yards can be reduced to a minimum of three feet, provided all fire code requirements are satisfied, but this is recommended for change in this text amendment for fire safety, maintenance and privacy issues.
- **Proposed Request Details**

The text amendment contains the following provisions:

 - Removes the tree save incentive allowing internal side yards of single-family residential lots to be reduced to a minimum of three feet.
 - The effective date for this amendment is January 1, 2012.
- **Public Plans and Policies**
 - The *General Development Policies (GDP)* for residential location and design encourages development to be designed to enhance the overall community.
 - The petition is consistent with adopted policy.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Transportation:** No comments received.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.

- **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Text amendment

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