City of Charlotte

Legislation Details (With Text)

File #:	15-21884	**Version:** 1	**Name:**	
Type:	Consent Item		**Status:**	Approved
File created:	1/8/2024		**In control:**	City Council Business Meeting
On agenda:	2/12/2024		**Final action:**	2/12/2024
Title:	Land Acquisition for Tree Canopy Preservation Program			
Attachments:	1. Map - Land Acquisition for TCPP			

Date	Ver.	Action By	Action	Result
2/12/2024	1	City Council Business Meeting	Approve	

Land Acquisition for Tree Canopy Preservation Program

Action:

A. **Approve the purchase of approximately 42.29 acres of property (parcel identification numbers 111-261-07, 111-261-44, and 5514-58-9210) located at 13138 Rocky River Church Road for a purchase price of $2,300,000,**

B. **Authorize the City Manager or his designee to grant a conservation easement to the Catawba Lands Conservancy, and**

C. **Authorize the City Manager or his designee to negotiate and execute any documents necessary to complete these transactions.**

Staff Resource(s):

Alyson Craig, Planning, Design & Development
Tim Porter, Planning, Design & Development

Explanation

- The city was approached by the property owners of 13138 Rocky River Church Road to determine interest in an acquisition of the properties for the Tree Canopy Preservation Program (TCPP), in which 41.88 acres are located in Mecklenburg County and 0.40 acres are located in Cabarrus County.
- The properties are located in the city's extraterritorial jurisdiction (ETJ) and are in close proximity to the Sherman Branch Nature Preserve.
- Staff assessed the properties using the current TCPP conservation scoring model. The property scored high in comparison to previously TCPP-acquired and targeted properties with significant value related to property location, acres of contiguous tree canopy, overall ecosystem value, forest health, and overall conservation value.
- The property contains approximately 12 acres of high-quality mature hardwood and floodplain forest, supports a confluence of two tributary channels, numerous floodplain pools, and north/northeast facing slopes. Protection of the site will benefit a diversity of resident and migratory wildlife and help to protect the water quality of the Caldwell Creek watershed.
- The property contains approximately 30 acres of former hay fields that will be reforested as part of TCPP.
- The city will donate a conservation easement to the Catawba Lands Conservancy to ensure stewardship of the tree canopy and monitoring of the property in perpetuity.
- On February 20, 2024, the Planning Committee reviewed the proposed land acquisition and had no

comments.
- The transaction is consistent with the City-Owned Real Estate Facilities Policy, adopted by City Council, and helps achieve the Council's goal for 50 percent tree canopy coverage by 2050.

Background
- In 2011, City Council adopted a goal of 50 percent tree canopy coverage by the year 2050. The Tree Canopy Preservation Program supports the goal through acquisition and protection of properties that are already forested or provide planting opportunities.
- The city's Unified Development Ordinance allows developers in some cases to pay into tree conservation funds administered by the city, in lieu of preserving trees on site. The city uses these funds, accounted for in the Neighborhood Development Grants Fund, for property acquisition to support long-term tree canopy conservation and related expenditures associated with ongoing forest management and property maintenance needs.
- TCPP has acquired and preserved 330 acres of land to date and protected approximately twice as much land than developers would have been required to under the on-site tree save option.
- TCPP supports tree canopy policy objectives outlined in City Council's 2040 Comprehensive Plan, adopted June 21, 2021, and Urban Forest Master Plan, adopted September 25, 2017.
- All acquisitions through the program are voluntary.

Fiscal Note
Funding: Neighborhood Development Grants Fund (tree conservation)

Attachment(s)
Map