



## Rezoning Petition Review – Charlotte Tree Ordinance

**Subject:** City of Charlotte – Urban Forestry Rezoning Petition Review Summary

**To:** Charlotte Planning, Design & Development

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**Review Date:** July 29, 2021

**Rezoning Petition # OR Pre-submittal meeting:** 2021-085

Date	Description/Status
7/29/2021	UF 1 <sup>st</sup> review

### Review Summary

#### Tree Survey & Protection Plan Requirements – Sec. 21-91; 21-92

- A tree survey shall be submitted identifying all trees of eight-inch (8) dbh or greater and all planted trees of (2) two-inch caliper or greater and six feet in height that grow partially or wholly within public street right-of-way. The survey shall also identify all trees of eight-inch dbh or greater within the tree protection zone. Tree protection zone mean a distance equal to the designated zoning district setback or 40 feet from the front property line, whichever is less, or from the side lot line on a corner lot.

#### City Tree Preservation Requirements – Sec. 21-61

- All existing City street trees in public street right-of-way (City or State-maintained) are required to be preserved per the Charlotte Tree Ordinance and the following Tree Ordinance Guidelines: 1) City Trees & Protected Vegetation; 2) City Tree Mitigation Policy.

#### Tree Save Preservation Requirements – Sec. 21-93 – 96

- N/A

#### Tree Planting Requirements

- Perimeter Trees: Street trees are required to be planted along all public roads per the Charlotte Tree Ordinance
  - o Small-mature tree species are required in locations where overhead distribution lines may impact natural tree growth.
- Internal Trees: Internal trees may be required to be planted in all surface parking lots and to mitigate impacts from impervious surfaces on-site.



Additional Summary Information

- Site is in violation of Charlotte Tree Ordinance must depict how site will come into compliance with all applicable perimeter tree, internal tree/parking lot tree planting, and tree protection zone requirements.

**Tree Ordinance Review Items*****Existing Site Information***

Tax Parcel Number(s)	20511110
Street Address	9349 China Grove Church Rd
Current Zoning	I-1 & I-2
Center, Corridor, Wedge Framework	SOUTH CORRIDOR
Size (Acres)	4.549
Existing City Trees	YES
NCDOT Street R/W	NO
Existing Tree Save	
Existing Internal Trees	NO
In Transit Station Area – Tree Save	YES
Tree Survey Provided	NO
Previous re-zoning plan adopted	NO
Utility/Rail/Other R/W or Easements	UNCERTAIN
Distribution/Transmission Lines	YES INTERSECTING SITE, NOT ALONG PUBLIC STREET
Capital Project/Other City Initiative	UNCERTAIN

***Proposed Site Information***

Commercial or Single Family	Commercial
Proposed Zoning	I-2 CD
Urban Zone	NO
Existing Canopy	YES
Percent Existing Canopy	APPOX 18 %
Qualifies as Existing Site	YES

***Proposed Site Assessment***

Tree Survey Requirement	YES, CITY TREES
City Tree Preservation Required	YES
Tree Save Required	NO
Tree Save Options Available	N/A
Tree Protection Zone Requirements	YES
Urban Zone Flexibility Available	N/A
TCPP/UAT applicability	NA

