



MECKLENBURG COUNTY

Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

TO: Solomon Fortune, Associate Planner
Charlotte Mecklenburg Planning Department

FROM: Gwen Cook, Greenway Planner
Greenway Planning & Development Division

David Nelson, Park Planner
Capital Planning Division

DATE: July 12, 2007

RE: Rezoning Petition #2007-085 (Sterling Community T.O.D. off Westinghouse Blvd.)

We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments on rezoning petition #2007-085. We suggest that these comments be incorporated into the staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible. These steps should ensure MCPR's notes are conveyed to and incorporated by the petitioner during plan revision.

Located in the South Park District, the property borders Kings Branch Greenway, Old Nations Ford Road, I-485 and Westinghouse Blvd. and lies west of a proposed CATS light rail station on South Blvd. We have the following comments:

General Comments

- MCPR supports the development of a private linear park and recreational/park theme as part of the TOD-R&M development. The green boulevards and overland connectors, both internal and along Westinghouse Blvd, central to the theme of the development will give citizens excellent access to an entire system of public parks and greenways. They will also serve to connect people to retail and transit adjacent to South Blvd.
- A public road with wide sidewalks and trees is recommended as an extension of Old Nations Ford Road to Aileen Court. This would provide a significant and clear corridor through the development to the nearby transit station.
- The petitioner needs to be aware that the final commitment of the County to allow public property to receive private development for public use can be made only by the Board of

County Commissioners.

Neighborhood Park

- MCPR encourages the petitioner to develop a neighborhood park to serve citizens on the property owned by Mecklenburg County (PID #s 205-112-23 and 205-132-02). MCPR will work with the petitioner toward successful park development.
- MCPR requests that proposed park improvements be shown on the site plan even though they are on public property. MCPR cannot agree to the road alignment shown, which requires the use of County property, unless the park and greenway improvements are indicated as well. The petitioner has shown MCPR their intentional plans consisting of a pavilion, a series of pedestrian paths, and Kings Branch Greenway. These improvements need to be reflected on the site plan. Additionally, distinction should be made between public and private amenities in reflection of the public park space and private linear park.
- Design and construction must meet MCPR standards. MCPR must be involved in the review process.

Greenway

- MCPR encourages the petitioner to develop Kings Branch Greenway for the length of the property owned by Mecklenburg County (PID #s 205-112-23 and 205-132-02) as well as at least one access trail to serve the proposed development. One greenway bridge is anticipated by the petitioner at this time.
- MCPR requests that improvements to Old Nations Ford Road allow for passage of the greenway under the road meeting MCPR standards for greenway trail and AASHTO standards for multi-use trail.
- The greenway should not have a dead-end. Connect to the public sidewalk at Westinghouse Blvd., Old Nations Ford Road, sidewalk within the petitioner's development and the park trails of the neighborhood park. Provide at least one paved neighborhood access from the greenway to the sidewalks of the development.
- Provide a clear and direct pathway for pedestrians and bicycles from Kings Branch Greenway to the transit station (see note concerning public road above).
- Design and construction must meet MCPR standards. MCPR will work with the petitioner through a review process toward a successful greenway.

Copy to: James R. Garges, Director
Don Morgan, Division Director, Greenway Planning & Development Services
W. Lee Jones, Division Director, Capital Planning Services
Nancy Brunner, Real Estate Manager, Real Estate Services
John McClelland, General Manager, South Park District

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