



MECKLENBURG COUNTY
Park and Recreation Department

MEMORANDUM

TO: Solomon Fortune, Associate Planner
Charlotte Mecklenburg Planning Commission

FROM: Jason Pauling, Greenway Planner
Greenway Planning & Development Division

DATE: February 20, 2008

RE: Rezoning Petition # 2008-060 Gale Property (Dixon Branch)

This is the first correspondence from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2008-060. We suggest that these comments be incorporated into the Planning Commission staff review notes and written into the 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.

The petitioner's site is located in the Northwest Park District off of Northlake Centre Parkway, and is adjacent to Dixon Branch, a tributary of Long Creek. The Northlake Area Plan identifies a future greenway corridor along Dixon Branch as a connection between Long Creek Greenway, Northlake Mall, and several key transit stations. Dixon Branch Greenway will also be added to the Mecklenburg County Park and Recreation Master Plan update.

Therefore, MCPR requests dedication of the 100-year floodplain and 100-foot SWIM Buffer to the County for greenway and floodplain/watershed protection purposes. The site plan shows a general location of the proposed street network. Dedication of the floodplain appears to also be able to provide a greenway connection to one of the interior public streets, but the specifics are not shown at this time. MCPR requests the condition that there will be at least one (1) neighborhood connection shown as part of the dedication, which should be at least 40-feet in width.

Feel free to contact me at (704) 353-0504 if you should have any further questions.

Copy to: James R. Garges, Director
Don Morgan, Division Director, Greenway Planning & Development
Nancy Brunnemer, Real Estate Program Manager, Real Estate Services
Neil Carroll, General Manager, Northwest Park District
Joyce Figueroa, Park Planner, Capital Planning Division

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