



MECKLENBURG COUNTY
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

TO: Solomon Fortune, Associate Planner
Charlotte Mecklenburg Planning Commission

FROM: Joe Mangum, Greenway Planner
Greenway Planning & Development Division

DATE: April 17, 2008

RE: Rezoning Petition # 2008-083 (PID #s 083-021-01 and 083-031-15)

This is the first correspondence from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2008-083. We suggest that these comments be incorporated into the Planning Commission 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.

The petitioner's properties are located in the Central II Park District and straddle Little Sugar Creek, a greenway corridor identified in the 1999 Mecklenburg County Greenway Master Plan.

On the Technical Data Sheet Notes and Illustrative Site Plan the petitioner has stated that they will dedicate the "SWIM buffer plus 50% of the FEMA floodway". MCPR is appreciative of the dedication. However, we request that the notes state that "Dedication of the greenway to Mecklenburg County Park and Recreation shall be upon the first certificate of occupancy issued for the site. The Greenway dedication shall encompass the 100' SWIM buffer plus 50% of the FEMA floodway. The Greenway dedication area shall not include any areas required for water quality measures installed within the floodway, nor shall it include any open or common space areas required to meet the development standards. All water quality measures shall be located outside of the 100' SWIM buffer."

MCPR encourages the development of a pedestrian path between buildings #6 and 7 (as shown

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on the Illustrative Site Plan) to Cullman Ave. following the existing gravel access road. MCPR also encourages an interior sidewalk system to make the development more pedestrian friendly.

Feel free to contact me at (704) 353-1911 if you should have any further questions.

Copy to: James R. Garges, Director
 Julie Clark, Senior Planner, Greenway Planning & Development
 W. Lee Jones, Division Director, Capital Planning
 Blaine Gregory, Senior Planner, Capital Planning
 Nancy Brunnemer, Real Estate Program Manager, Real Estate Services
 Brian Conroy, Park Planner, Central Park Region, Capital Planning

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