



# 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:** May 14, 2007

**RE:** Rezoning Petition #2007-085 (Sterling Community 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 enthusiastically supports the development of a green boulevard 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.

#### 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.

- 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 bridge is anticipated by the petitioner at this time.
- The greenway should not have a dead-end. Connect to the public sidewalk at Westinghouse Blvd. and the park trails of the neighborhood park.
- 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 Brunnermer, Real Estate Manager, Real Estate Services  
John McClelland, General Manager, South Park District

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