



MECKLENBURG COUNTY
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

TO: Tim Manes,
Charlotte Mecklenburg Planning Commission

FROM: Jason T. Pauling, Senior Greenway Planner
Greenway Planning & Development Division

DATE: March 1, 2010

RE: Rezoning Petition # 2009-074 (6.19 acres at the corner of West 6th St. and North Sycamore St.)

This is the fourth correspondence (8/20/09, 9/28/09, 11/23/09) from Mecklenburg County Park and Recreation (MCPR) regarding rezoning petition #2009-074. 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 properties referenced in this petition are located in the Central Park Region and include Ray's Splash Planet, a water park owned and operated by MCPR, and a developed section of Irwin Creek Greenway. The proposed rezoning would create a significant impact to both the greenway and Ray's Splash Planet. MCPR has also met with the petitioners and has expressed these comments.

GREENWAY

Access to Ray's Splash Planet - MCPR accepts the access to Ray's Splash Planet as drawn on the latest site plan dated 2/15/10.

Design and Permitting of the Greenway - The petitioner shall provide or work with a pre-approved greenway consultant to provide construction documents for review to the Park and Recreation Department at 50%, 75% and 100% completion. The petitioner

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shall also be responsible for submitting the construction documents to the appropriate permit agencies, and securing all permits and approvals for construction of the greenway including:

1. NCDOT for approval of any work within the I-77 right-of-way (if applicable)
2. Mecklenburg County LUESA for FEMA floodplain, water quality (SWIM Buffer), and Land Development/Post Construction Review (may be part of the same permit as the development)
3. NCDENR and US Army Corps of Engineers for the proposed bridge crossing, wetland impacts and land disturbance.

The greenway shall be designed and constructed in accordance with all applicable ADA and AASHTO guidelines.

Greenway Construction – The petitioner shall work with Park and Recreation to hire an inspector during the construction of the greenway to ensure the greenway is built to County standards.

RAY'S SPLASH PLANET

Comments regarding Ray's Splash Planet have been communicated directly to the petitioner.

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

Copy to: James R. Garges, Director
Julie Clark, Division Director, Greenway Planning & Development
W. Lee Jones, Division Director, Capital Planning
Blaine Gregory, Senior Planner, Capital Planning
Steve Law, Property Management Coordinator, Real Estate Services
Brian Conroy, Park Planner, Central Park Region, Capital Planning
James Alsop, Division Director, Enterprise Services
Dennis LaCaria, Facilities Planning & Real Estate, Charlotte-Mecklenburg School

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