



MECKLENBURG COUNTY

Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

TO: Michael Cataldo, Associate Planner
Charlotte Mecklenburg Planning Department

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

DATE: August 20, 2010

RE: Rezoning Petition #2010-55 (Long Creek Greenway)
Charter Properties (PID #025-113-22 and 025-113-05)

This is the second communication (July 9, 2010) concerning this rezoning petition. We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments. 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 North Park District, the petitioner should be aware that this existing development is adjacent to future Long Creek Greenway. MCPR requests the following:

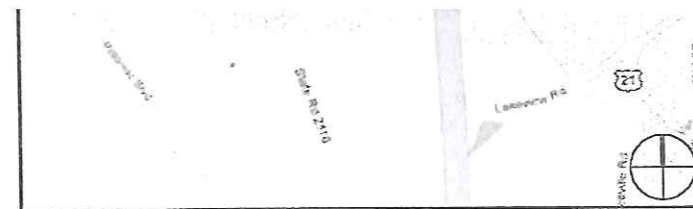
MCPR requests that, although the rezoning involves only a cell tower addition, the petitioner consider possibilities for incorporating public greenway easements connecting interior public roads to the County property at Long Creek. I am available to work with the petitioner to allow the future greenway easement(s) to best serve their development. I have had no contact from the petitioner.

In addition, MCPR requests one small area for additional dedication to the greenway as shown on the attached sketch. Access to Reames Road at the Secretariat Drive intersection is needed for safety and for transportation connectivity.

These two requests, indicated on the attached sketch, complete our review. If these locations are acceptable to the petitioner, there is no need for resubmittal. A letter with sketch will be acceptable to MCPR.

Copy to: James R. Garges, Director
W. Lee Jones, Division Director, Capital Planning Services

MCPR REQUESTS ADDITIONAL DEDICATION AT INTERSECTION. SAFETY & TRANSPORTATION ISSUES. MUST ALLOW GREENWAY USERS TO EXIT DUE TO FLOODING AND NEED TO ACCESS REDNES ROAD.



VICINITY MAP
NTS

is not a part of this Rezoning Petition because it has been conveyed

8. The sole purpose of this rezoning request is to allow a cellular tele structure and support buildings relating thereto to be constructed, in conditions and standards set out in the Ordinance and on this Condi does not seek to alter or modify the development conditions impose

PERMITTED USES

The Site may be devoted to the following uses:

- a maximum of 588 multi-family dwelling units together with any
- as an ancillary or secondary use to the multi-family dwelling unit plant, support structures and support buildings relating thereto subj the standards set out herein under "Cell Tower Development Standar

BUFFERS

- A Class C buffer shall be provided on the Site as depicted on the standards for a Class C buffer set out in Section 12.302 of the Ord Pursuant to Section 12.302(8) of the Ordinance, Petitioner may red berm that meets or exceeds the standards of Section 12.302(8) of the
- In the event that an adjacent parcel of land is either rezoned to a 2 requirements on the Site, Petitioner may reduce or eliminate, as the Plan accordingly.
- The buffer areas shall remain as open space except to the extent i maintenance of a wall, fence, berm, landscaping and/or utility and
- Where existing trees and natural vegetation have been cleared to landscaping and/or utility and drainage facilities and any grading a trees and shrubs in accordance with the requirements of the Ordinan
- No buildings, parking spaces or maneuvering areas may be locate

COMMON OPEN SPACE/TREE SAVE AREAS
1. Common open space shall be provided in various locations on th percent of the Site shall be devoted to common open space.

For purposes of calculating the amount of required common ope County as provided herein), any tree save areas, any water quality open space.

- Each phase of this residential community will contain a recreati
- A minimum of 15 percent of the Site will be devoted to tree sav Conditional Rezoning Plan.
- For purposes of calculating the required amount of tree save are and subject to the Plantation Pipeline and Level 3 Communication shall be considered and counted towards the tree save requirement.

CURRENTLY PROPOSED GREENWAY DEDICATION BY PETITIONER

LLC PERIMETER WOODS
BUSINESS PARK
BC
02511315

MCPR REQUESTS AT LEAST 1 ACCESS POINT. RECOMMEND THAT THE DEVELOPER PROVIDE MORE.

