



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: November 22, 2010

RE: Rezoning Petition #2011-002 (Clems Branch Greenway Connector)
521 Partners, LLC -formerly Ballantyne property (PID #223-132-11)

This is the fifth communication (1.20.10 and 2.19.10 as #2010-021 and 11.8.10; 11.17.10 as #2011-002) concerning this property and its second 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 South Park District, the petitioner should be aware that this development will be the beginning of an important overland connector between future Clems Branch Greenway and McAlpine Creek Greenway. The overland connector is planned to continue north on Hwy 521, turn west on Ballantyne Commons Parkway and connect to McAlpine Creek along a tributary just west of Rushmore Drive. MCPR requests the following:

MCPR has reviewed the revised site plan dated 10.20.10. MCPR requests that the petitioner for Providence Rd. West/521 Office Park provide a 30' greenway easement along the west property line immediately west of the retention pond. This easement would continue to the ROW of Ballancroft Parkway and the inclusion of the north sidewalk within the public ROW or sidewalk easement. We request that you provide an 8' wide sidewalk from the internal park area to Providence Road West.

MCPR further requests a minimum 8' wide multi-use trail (sidewalk) on Providence Road West extending the entire length of the property north to the Hwy 521 intersection. This combination of greenway easement/ROW will allow an important link between proposed Clems Branch Greenway and McAlpine Creek Greenway.

We will be delighted to meet with the petitioner if needed and can be contacted at 704.432.1570.

Copy to: James R. Garges, Director
Julie Clark, Division Director, Greenway Planning & Development Services
W. Lee Jones, Division Director, Capital Planning Services
Brian Horton, Transportation Planner, Charlotte Department of Transportation