



# 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:** February 22, 2011

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

This is the seventh communication (1.20.10 and 2.19.10 as #2010-021 and 11.8.10; 11.17.10 as #2011-002; 11.22.10; 12.28.10 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 12.20.10. MCPR notes that a 40' greenway easement is provided adjacent to the retention pond and a 10' sidewalk easement accommodates an 8' planting strip and an 8' sidewalk (to serve as an overland greenway connector), allowing a few feet for greenway wayfinding as needed beyond the sidewalk edge. This arrangement is acceptable to MCPR and we still have no further comments.

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