



# 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 8, 2010

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

This is the third communication (1.20.10 and 2.19.10 as #2010-021) concerning this property, the 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:

**Our comments from 2.19.10 have not changed.** MCPR has reviewed the revised site plan dated 2.16.10. MCPR requests that the petitioner for Ballantyne Property provide a sidewalk with a minimum width of 6 feet with an 8' planting strip along the south side of the proposed public road that is interior to the project. The 8' wide sidewalk on the north side can be reduced to CDOT requirements as it will not be used as a greenway connector. MCPR requests that the "Possible Future Community Trail Tie-in Point" remain on the drawing to provide a future trail connection for the facility relating well to interior sidewalks. The planting strip and sidewalk along Providence Road West is acceptable to MCPR and tie-in to the interior north sidewalk is a good idea.

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