



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: March 23, 2011

RE: Rezoning Petition #2011-020(Long Creek Greenway)
Percival McGuire Commercial Real Estate (PID #025-221-01, 02, 03)

This is the second communication (3.15.11) concerning this property. 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 immediately south of WT Harris Blvd and west of Reames Road, this property is adjacent to future Long Creek Greenway and Dixon Branch, identified on the 2008 Greenway Master Plan Update as a Mecklenburg County Greenway corridors.

MCPR has requested, as a minimum, the dedication of the 100' SWIM buffer along both creeks and would be interested in receiving dedication of additional floodplain property and the remnant property west of Dixon Branch. The petitioner's note concerning Parks, Greenways & Open Space is acceptable to MCPR. We look forward to working with the petitioner on improvements and amenities they would provide.

It is very important to MCPR for the petitioner, within the area to be dedicated to the County, provide land for greenway access to the intersection of WT Harris Blvd and Northcrest SC Drive. The access route would need to provide for a 10' wide trail, 5' shoulders and any grading/construction area needed to provide the access trail. MCPR will work with the petitioner toward the planning of this connection.

Copy to: James R. Garges, Director
W. Lee Jones, Division Director, Capital Planning Services
James Worsley, General Manager, North Park District
Jacqueline McNeil, Real Estate Coordinator