



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, Planner
Capital Planning Division

DATE: July 13, 2012

RE: Rezoning Petition #2012-049 (McMullen Creek Greenway)
Charlotte Mecklenburg Planning Commission (PID #209-171-05)

This is the second communication concerning this property (3.15.12). 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 near the intersection of Carmel Road and Quail Hollow Road and on the east side of McMullen Creek, this parcel includes a greenway corridor that has been approved as part of the 2008 Greenway Master Plan.

MCPR has reviewed the revised rezoning sheets revised 6/15/12 and approves the proposed conveyance of the area show for the main trail and the access trail. As a separate issues from the rezoning process, MCPR will request that the petitioner expand the access trail conveyance to the north property line. Close examination of the existing grades shown on RZ-1, dated 6/15/12, indicate this route would most likely require steps. The access would be non-accessible and steps are generally not preferred by most greenway users. MCPR recognizes the PCCO buffer paralleling the proposed access trail location, but will likely need the additional dedication requested to make the grades for the trail work.

This is a *new* request. Although it should be of little consequence to the petitioner, it should not impede their recent rezoning approval. We will discuss this possibility with the petitioner to see if they are agreeable, outside the rezoning process. Any development/permitting challenges would be the responsibility of MCPR when this section of McMullen Creek Greenway moves into design and construction.

Please let me know if you have any questions.

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