



**MECKLENBURG COUNTY**  
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE  
NO HARDCOPY TO FOLLOW

**TO:** Zenia Duhaney, Associate Planner  
Charlotte Mecklenburg Planning Department

**FROM:** Kevin Brickman, Planner  
Capital Planning Services

**DATE:** April 4, 2014

**RE:** Rezoning Petition #2014-028–Metrowatch, LLC  
(PID #175-142-08)

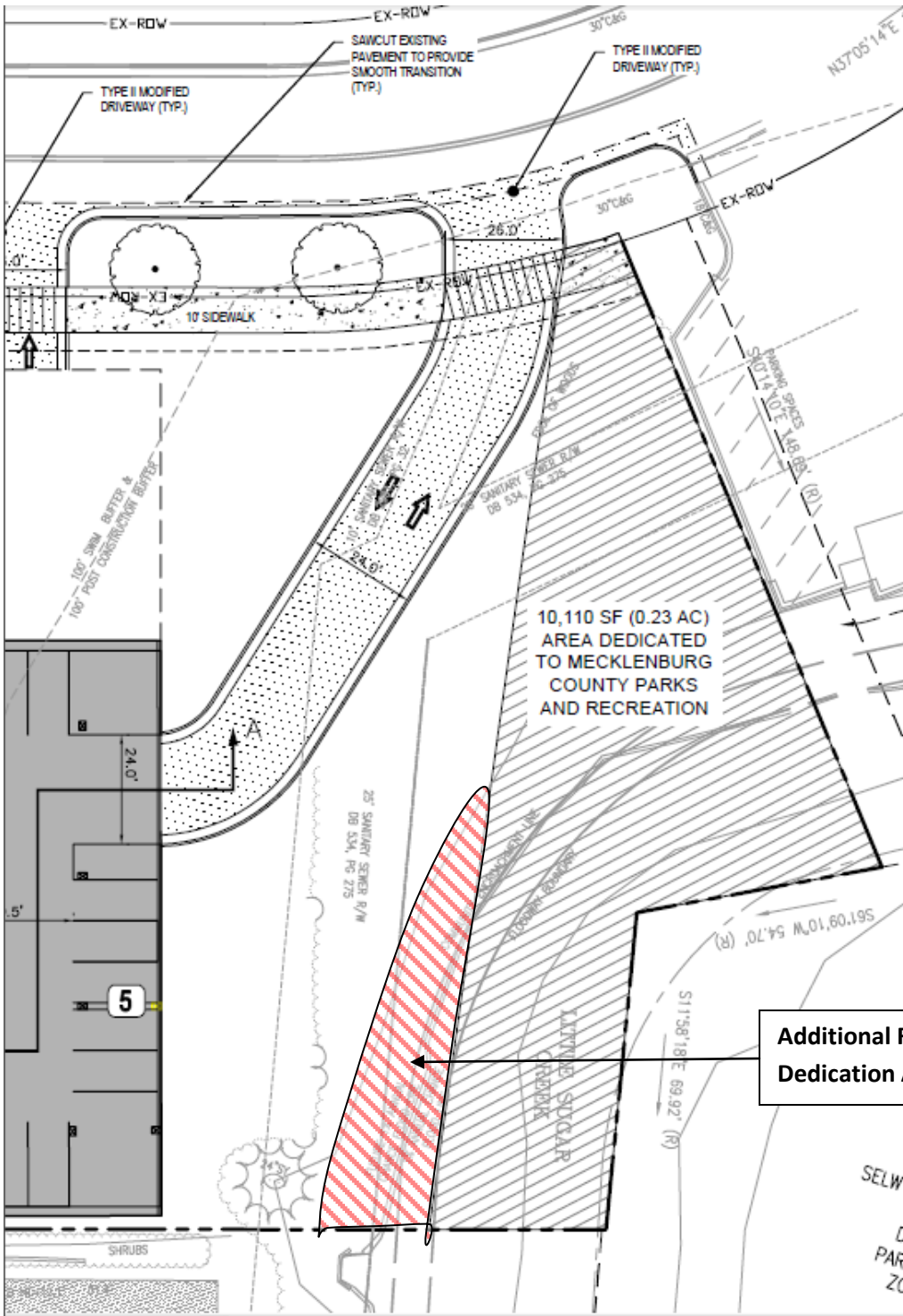
This is the second communication concerning this petition. We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments. We suggest that these comments be incorporated into the staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible. These steps should ensure MCPR's notes are conveyed to and incorporated by the petitioner during plan revisions.

This property is located on Little Sugar Creek that is included on the 2008 Mecklenburg County Greenway Master Plan as a future greenway. We request additional dedication and conveyance of the area south and east of the CMUD Sewer Easement as indicated on the attached exhibit. We would work with the developer with any questions they may have regarding this requested dedication.

The property is located in the South Park Region at 1700 Abbey Place.

Attachment

Copy to: James R. Garges, Director  
W. Lee Jones, Division Director, Capital Planning Services  
Gwen Cook, Greenway Planner, Capital Planning Services



**SHORT TERM BIKE PARKING: 2, OR 1 SPACE PER 20 UNITS**  
**PROPOSED MAXIMUM NUMBER OF UNITS: 150**  
**PARKING PROVIDED: AS REQUIRED BY THE APPLICABLE ZONING DISTRICT**  
**OPEN SPACE SUMMARY**  
 TOTAL SITE AREA: 72,745 SF (1.67 AC)  
 TOTAL IMPERVIOUS AREA: 50,235 SF (1.16 AC)  
 TOTAL OPEN SPACE: 22,510 SF (0.51 AC)  
 PERCENT IMPERVIOUS: 69%  
 TOTAL AREA TO BE DEDICATED TO MECK. CO. PARKS AND REC. (INCLUDED IN OPEN SPACE AREA): 10,110 SF (0.23AC)

**NOTES**

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.

BAKER, JR  
 DB 3612, PG 867  
 PARCEL#175-142-12  
 ZONING: 0-2  
 CHARLES T. WAINSCOTT &  
 JOHN T.C. BAKER, JR  
 DB 6834, PG 143  
 PARCEL#175-142-13  
 ZONING: 0-2

Additional Requested Greenway Dedication Area

**REZONING PLAN**

NO.	DATE	REVISIONS

CLIENT:

PROJECT: **ABBEY PLACE MULTIFAMILY PETITION #2014-028**  
 1700 ABBEY PLACE  
 CHARLOTTE, MECKLENBURG COUNTY  
 NORTH CAROLINA

**8 FLOOR PLAN**



SELWYN VILLAGE CONDOMINIUMS  
 U/F 71  
 DB 4257, PG 405  
 PARCEL#175-13C-97  
 ZONING: R-22