



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: February 4, 2014

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

This is the first 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 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



VICINITY MAP
NOT TO SCALE

ABBEY PLACE

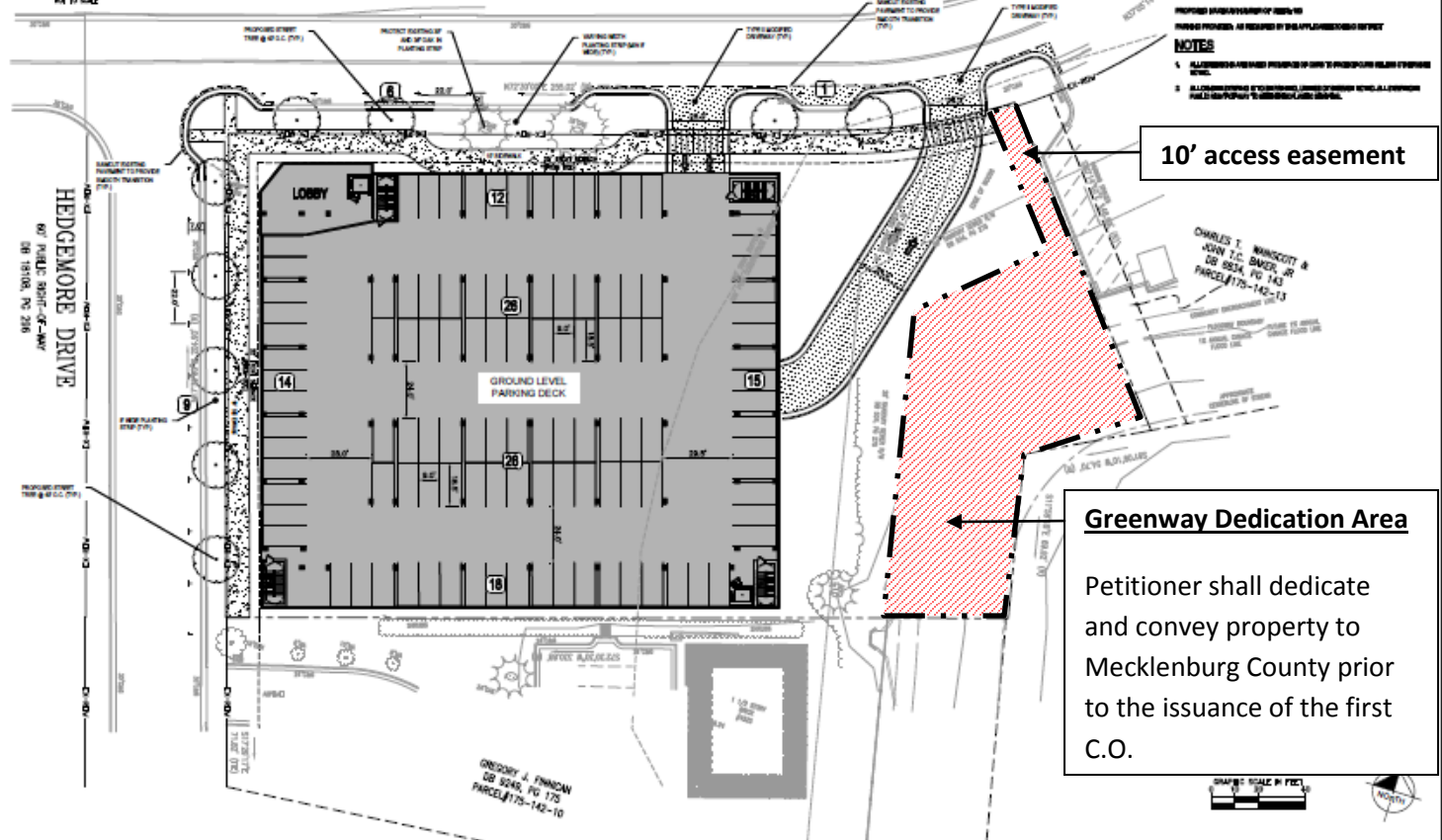
60' PUBLIC RIGHT-OF-WAY
DB 18108, PG 286

LEGEND FOR PROPOSED IMPROVEMENTS	
[Symbol]	PROPOSED PAVING
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED LIFE HOIC
[Symbol]	PROPOSED PARKING SPACES
[Symbol]	PROPOSED EDVY CITY ASPHALT PAVEMNT
[Symbol]	PROPOSED EDVY CITY CONCRETE PAVEMNT
[Symbol]	PROPOSED EDVY CITY CONCRETE PAVEMNT
[Symbol]	PROPOSED EDVY CITY ASPHALT PAVEMNT
[Symbol]	PROPOSED STRUCTURE

ZONING CODE SUMMARY
 PROPOSED ZONING: RZ-2
 EXISTING ZONING: RZ-2
 SETBACKS:
 - FRONT: 10 FT
 - SIDE: 5 FT
 - REAR: 10 FT

PARKING SUMMARY
 PROPOSED PARKING SPACES: 12
 PROPOSED PARKING SPACES: 26
 PROPOSED PARKING SPACES: 14
 PROPOSED PARKING SPACES: 18

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



10' access easement

Greenway Dedication Area

Petitioner shall dedicate and convey property to Mecklenburg County prior to the issuance of the first C.O.

MECKLENBURG COUNTY
 Planning and Zoning Department
 100 North Salisbury Street, Suite 100
 Charlotte, NC 28202
 Phone: 704.374.2000
 Fax: 704.374.2001
 Website: www.mecklenburgcountync.gov

REZONING PLAN

GROUND LEVEL SITE PLAN

RZ-2

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]