



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 14, 2014

RE: Rezoning Petition #2014-030–Golden Triangle #2, LLC
(PID #125-227-05)

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.

The property is located in the Central Park Region at 1200 Metropolitan Avenue. MCPR has the following comments/clarifications on this petition:

- We need to understand the number of floors of parking. It appears that the Park Projection facade will be the facade with the parking deck, we are concerned about the negative impact to the park. How many floors of parking deck will be visible from the park?
- Greenway Entry-There is no entry off the greenway so the images shown for that facade are not accurate we would like to have a better understanding about the composition of that facade
- We are concerned about the proximity of the driveway off Kings Drive The vehicular access for the adjacent park is immediately adjacent to this parcel.
- We would request that the Park Projection facade and the Greenway Entry facade (the section facing the greenway) step back so that the building does not overwhelm the existing adjacent public facilities. A 285' vertical wall will negatively impact those spaces.

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

