



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: Joyce Figueroa, Planner
Capital Planning Services

DATE: September 28, 2016

RE: Rezoning Petition #2016-056 – River District
(See Schedule 1 attached; 1,360.74 acres located west of I-485 at West Blvd generally surrounded by I-485, Mt. Olive Church Rd, Sadler Rd, Lochfoot Dr, Bracebridge Ct and Garrison Rd.)

This is the third 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 site plan revisions.

The petitioner is planning an extensive project in the Southwest of Mecklenburg County, along Dixie River Road. This project scope constitutes a small town with varied uses intended to form a functional and livable whole. The petitioner has proposed open space, greenways, parks and a recreational center to be an important part of the development.

MCPR supports and encourages the petitioner to fully develop the planned facilities:

1. One (1) – one hundred (100) acre community park needed to serve the residential areas planned as part of the overall development. Community parks are intended to be within a 10-15 minute drive of patrons.
2. A Regional Recreational Center and related parking proposed to be 7-8 acres as part of the overall 100 acres Community Park. This facility should be accessible from an arterial road.
3. Three (3) - ten (10) acre or two (2) – fifteen (15) acre neighborhood parks are needed to serve the residential areas planned as part of the overall development. Neighborhoods parks have no parking and are to be within a 10 minute walk of their patrons.
4. Greenways are critical to form a network of active transportation and recreational corridors throughout the development. The easement/ownership will establish whether the trails are public or private and maintenance responsibilities. Trail connectivity along low volume

connector roads is necessary for the greenway network to include parks, the town center and adjoining neighborhoods. To be considered a Mecklenburg County Park and Recreation greenway, it must meet MCPR Greenway Standards, which include but are not limited to paved, accessible and at least 12' wide.

5. An overland trail connector adjacent to Dixie River Road is part of the 2015 Mecklenburg County Greenway Master Plan Update. MCPR concur with the Dixie River Overland Trail detail as shown on Revised Site Plan dated 9/19/16 Sheet # RZ-5B. Wherever possible, greenways should be separated from roads and be placed within a green area or park-like environment.
6. The petitioner has met with Park and Recreation concerning these program elements and how they can be incorporated into the development. These facilities should be open to the public. There are County standards for parks and greenway development.
7. MCPR will need to review the areas to be dedicated for the parks and greenway alignments prior to final approval of the rezoning. MCPR request an overall Greenway Map that includes all proposed trails in one map with the trails included in the Phase I of development highlighted.
8. MCPR further request the following changes to General Notes IV Commitments regarding Infrastructure & Civic/Community Uses & Services-d. Parks & Recreation Facilities:

d. Parks & Recreation Facilities. The Petitioner recognizes that transformative communities with exceptional livability are benefitted by quality public parks and recreation facilities. Accordingly, the Petitioner provides the following commitments in connection with park and recreation facilities, open space and greenways:

1. **Reservation of Park Sites.** To help support public park uses and services, the Petitioner will ~~identified~~ identify two (2) general areas, one within the Residential District portion of River District and one within the Employment/Transition/Gateway Districts, from which parcels/land aggregating $\pm 10-15$ acres will be reserved for neighborhood park land and facilities. The park facilities areas will be within the designated Districts and may be divided into smaller parcels of no less than 2 acres (within an urban setting), and if requested by Mecklenburg County Park and Recreation (MCPR) & Ree one such parcel shall contain at least 5 acres, but all together aggregating 30 acres for all neighborhood parks ~~each of the two (2)~~ areas. A minimum of 15 acres will be provided in the residential district. These neighborhood park sites will have reasonable vehicular and pedestrian access to and will be in close proximity of the developed portions of the Master Planned Site as the applicable Districts are built out over time. Petitioner also agrees to identify one (1) general area from which parcels/land aggregating ± 100 acres will be reserved for Community Park land (to include Regional Recreation Center) and facilities. Petitioner agrees to partner with MCPR to develop Regional Recreation Center. Petitioner commits to reserve the park sites for a period of 7 years from approval of the Rezoning Plan to allow MCPR ~~Park & Ree~~ to obtain or set aside applicable funding for acquisition of the park sites.
2. **Dedication of Beaver Dam Creek Greenway.** [Sheet RZ-4A] sets forth the proposed location of the Beaver Dam Creek greenway areas. Petitioner will work with MCPR ~~Park & Ree~~ to finalize the greenway areas locations in a manner reasonably consistent with development plans for the Master Planned Site. Greenway trails with a width of 12 feet shall be located within the Beaver Dam Creek greenway areas with the cost of such installation being borne by the Developer ~~Park & Ree~~. The Beaver Dam Creek greenway land dedication will take place without compensation for land value prior to the last

certificate of occupancy for Phase I Development. ~~subject to Park & Rec's commitment to bear the cost of the greenway improvements and otherwise cooperate in a manner so that development plans for the Master Planned Site are not delayed.~~ Land dedication for the greenway shall be the 100' SWIM buffer on both sides of River Dam Creek, minimum length 10,000 feet. In addition, a 100' wide greenway corridor shall be dedicated to the Gateway on the river, 100' from top of bank of the creek or 100' width overland. A greenway corridor must provide connection to the rest of the greenway system, including the overland connector trail along Dixie River Road.

3. **Overland Trail Location.** [Sheet RZ-4A] sets forth the proposed location of the planned "Overland Trail" along Dixie River Road, which is contemplated by the County Greenway Master Plan Update as well as a linear park to be installed by Petitioners within the extension of West Boulevard (subject to CDOT and NCDOT approval). Petitioner agrees to include the proposed Overland Trail and West Boulevard linear park within the Master Planned Site and such trail and linear park shall be installed **by the Developer** as associated roadway segments and adjacent development occur. It is noted, however, that the Overland Trail and the linear park could be adjusted over the life of the Master Planned Site to accommodate potential long range transit plans for the area.
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Copy to: James R. Garges, Director
W. Lee Jones, Division Director, Capital Planning Services
Gwen Cook, Greenway Planner, Capital Planning Services
Kevin Brickman, Planner, Capital Planning Services