



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: June 16, 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 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 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. A regional recreational center and related parking are proposed to be 7-8 acres as part of an overall 100 acres of Community Park. Community parks are intended to be within a 10-15 minute drive of patrons. The facility should be accessible from an arterial road.
2. Three (3) - ten (10) 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.
3. 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 be paved, accessible and at least 12' wide.

4. 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 5/27/16 Sheet # RZ-5B. Wherever possible, greenways should be separated from roads and be placed within a green area or park-like environment. It is noted that a green street is a boulevard that accommodates a trail.
5. The petitioner is invited to meet 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.
6. 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.

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

SCHEDULE 1**REZONING PETITION NO. 2016-056**

Property Owner and Address	Property Address	Tax Parcel Number	Acreeage	Date Property Acquired	Existing Zoning Classification
Dewer Development Corporation, Inc. 68 Seascape Circle St Augustine, FL 32080	N/A	113-201-01	50.342	12/23/96	R-3
Carolina Centers LLC 227 West Trade Street, Suite 1000 Charlotte, NC 28202	4817 Sadler Rd N/A N/A N/A N/A	113-271-35 113-281-43 113-291-04 113-291-03 113-291-01	387.931 226.502 12.0 40.26 71.56	12/28/93 12/28/93 12/28/93 12/28/93 12/28/93	R-5 R-5 R-5 R-5 R-5
	8739 Lynn Parker Ln N/A N/A N/A	113-321-01 141-281-01 141-281-02 141-281-03	50.36 47.35 4.324 61.56	12/28/93 6/28/01 6/28/01 6/28/01	R-5 R-5 R-5 R-5
Eiam Group, LLC 5017 Sirius Lane, Suite C Charlotte, NC 28208	N/A 8300 Dixie River Rd 8510 Dixie River Rd 9460 Dixie River Rd 9224 Dixie River Rd 9324 Dixie River Rd 9400 Dixie River Rd	141-131-22 141-142-09 141-152-21 141-271-12 141-271-15 141-271-14 141-271-13	33.349 57.887 46.834 28.2 3.46 23.53 0.58	3/10/98 8/10/01 10/4/02 11/29/06 5/29/01 12/23/87 12/31/07	R-3 R-3 R-3 I-1 R-3 I-1 R-3
CLT International, LLC 1890 Milford Street Charleston, SC 29405	N/A 9826 Garrison Rd N/A	141-131-19 141-143-15 141-143-19	9.393 7.785 0.38	8/30/07 8/30/07 8/30/07	R-3 R-3 R-3
St. John's Baptist Church Board of Trustees 300 Hawthorne Lane Charlotte, NC 28204	9814 Garrison Road	141-131-18	1.887	12/9/77	R-3
Vivian S. Brown Kramer Margaret Alice Brown Teele Julia Mae Brown Draeger John Wilson Brown, Jr. 2224 Colony Road Charlotte, NC 28209	N/A	141-133-01	23.274	4/8/13	I-1
Marjorie Grier 2833 Bricker Drive Charlotte, NC 28273	N/A	141-142-06	4.95	11/22/89	R-3
Ethel Torrence, by right of survivorship 10528 Partridgeberry Drive Charlotte, NC 28213	N/A	141-142-07	4.95	11/13/79	R-3
Vivian Laverne Williams 727 Georgetown Drive Charlotte, NC 28213	N/A	141-142-08	2.51	11/29/91	R-3
A. J. Charlotte Investments, LLC 9510 East Shangri La Road Scottsdale, AZ 85260	9940 Garrison Rd	141-143-01	8.82	1/31/07	R-3

<u>Property Owner and Address</u>	<u>Property Address</u>	<u>Tax Parcel Number</u>	<u>Acreage</u>	<u>Date Property Acquired</u>	<u>Existing Zoning Classification</u>
Bup Song Choe Chong Suk Choe 4208 Glen Erin Way Raleigh, NC 27613	9920 Garrison Rd	141-143-02	2.76	11/6/03	R-3
	N/A	141-143-03	2.67	6/2/04	
RS Investment Group, LLC 4208 Glen Erin Way Raleigh, NC 27613	N/A	141-143-07	3.88	7/22/09	R-3
Wayne P. Cooper P.O. Box 19627 Charlotte, NC 28219	5850 Goodman Rd	141-152-01	38.55	5/25/79	R-3
	5844 Goodman Rd	141-152-02	0	6/22/89	R-3
	5838 Goodmon Rd	141-152-03	0.244	5/30/89	R-3
	9016 Dixie River Rd	141-271-22	12.72	12/10/90	R-3
	8932 Dixie River Rd	141-271-23	23.03	11/1/76	R-3
	[vacant land]	141-271-26	1.26	7/11/84	R-3
5803 Goodman Rd	141-271-27	2.1	5/14/79	R-3	
Dong J. Kim Young S. Kim 601 Briar Patch Terrace Waxhaw, NC 28173	10000 Garrison Rd	141-143-10	1.0	4/9/03	R-3
Mali Properties, Inc. 2117 SW 57 Avenue Westpark, FL 33023	10104 Garrison Rd.	141-143-06	0.5	2/23/07	R-3