



MECKLENBURG COUNTY

Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE
NO HARDCOPY TO FOLLOW

TO: Zenia Duhaney, Associate Planner
Charlotte Mecklenburg Planning Department

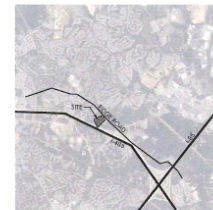
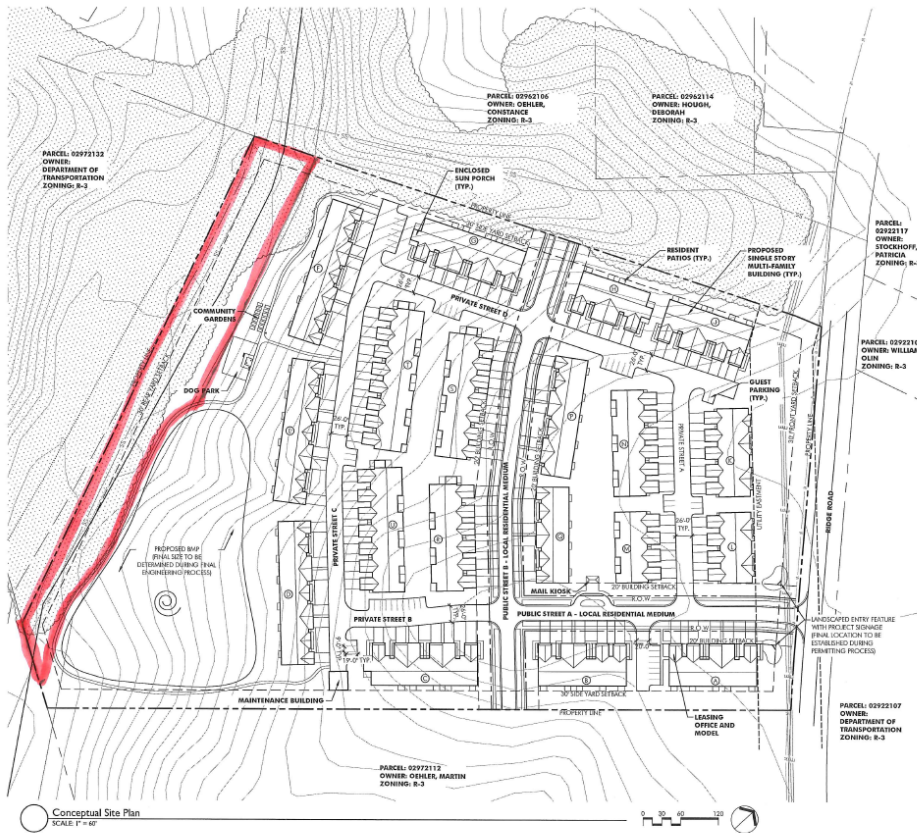
FROM: Joyce Figueroa, Planner
Capital Planning Services

DATE: September 20, 2017

RE: Rezoning Petition #2017-135 – Redwood Ridge Road (Ridge Rd.)
(PID# 02972118B)

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 site plan revisions.

Parcel #02972118B is adjacent to the Stoney Creek Tributary Creek corridor. We request the petitioner dedicate and convey the 100' from west property line or 5' from inside of proposed trail to Mecklenburg County for future greenway use. Please see area highlighted in red below.



POD design
 Columbus
 100 Hawthorn Blvd, Ste A
 Columbus, Ohio 43235
 p 614.252.3399
 Cincinnati
 1031 E. Millington Court, Ste 118
 Cincinnati, Ohio 45242
 p 614.360.3666
 PODdesign.net

Project Name
Redwood Ridge Road
 Charlotte, NC 28269

NOTE:
 SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THE PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

PROJECT TEAM:
 Greg Thurman
 VP Development
 59 Evergreen Circle
 Cincinnati, Ohio 45223
 Todd Foley
 Principal
 landPlanningLandscapeArchitecture
 150 Hawthorn Blvd, Suite A
 Columbus, Ohio 43235
 (614) 360-3055

POD design
 Mark Belmont
 Program Director
 8524 Yankee Street
 Dayton, Ohio 45424
 (937) 435-5584

CEISO
 Daniel Paul
 Architect
 1204 The Plaza, Unit #2
 Charlotte, North Carolina 28205
 (704) 379-1810

PRIEST
 DEVELOPMENT DATA TABLE

DEVELOPMENT DATA TABLE	
TOTAL SITE AREA	219.28 AC
TAX PARCELS INCLUDED IN REZONING	029221188
CURRENT ZONING	R-3
PROPOSED ZONING	R-8 MP
DESIGN USES	VACANT / AGRICULTURAL
PROPOSED USES	MULTI-FAMILY RESIDENTIAL
RESIDENTIAL UNITS	210
UNITS PER ACRE	0.958 (210/219.28)
OPEN SPACE PROVIDED	27.4 AC (12%)
PARKING PROVIDED	158 (0.72 SPACES/UNIT)
PARKING REQUIRED	470
GARAGE	210
BIOSWALL	210
GUEST	20

Prepared For
 Redwood Ridge
 7210 Research Valley Rd.
 Independence, OH 44131



Project Info
 Project # 17034
 Date 09/28/17
 By 50, 15
 Scale As Noted

Revisions

Sheet Title
 Conditional
 Rezoning
 Request:
 Conceptual
 Site Plan

Sheet #
RZ1.0

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