



## MECKLENBURG COUNTY

### Park and Recreation Department

#### MEMORANDUM

**TO:** Solomon Fortune, Associate Planner  
Charlotte-Mecklenburg Planning Commission

**FROM:** Jason T. Pauling, Greenway Planner  
Greenway Planning & Development Division

**DATE:** May 14, 2007

**RE:** RZ Petition 2007-094 – Beatties Ford Retail Investors LLC (Long Creek Greenway)

I encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments on rezoning petition #2007-094. I 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 revision.

The proposed subdivision is located in the Northwest Park District, and bordered by Long Creek to the south. Long Creek Greenway, as identified in MCPR's 1999 Greenway Master Plan, is a 14.3-mile greenway corridor which will eventually connect Old Statesville Road to the Catawba River and Gaston County Line near the U.S. National Whitewater Center. A primary goal of Mecklenburg County's greenway program is to connect to major commercial and mass transit developments adjacent to greenways, and in close proximity to significant intersections when opportunities surface. The petitioner's proposed development provides this opportunity for the future Long Creek Greenway. MCPR has the following comments to add to this petition:

1. **Greenway Dedication:** The site plan illustrates a dedication of the 100-foot SWIM Buffer to MCPR for Long Creek Greenway. MCPR requests that the petitioner increase the dedication area to include the 100-year floodplain, and a 50-foot connection to the interior of the site near the retail center and bus stop (see attached illustration for specifics). The dedication shall be illustrated on all revised site plans and indicate the acreage to be dedicated.
2. **Joint-Use/Shared Parking:** The greenway connection to the primary retail area presents the

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opportunity to have shared parking for shoppers and greenway users. MCPR requests a meeting with the petitioner to discuss a joint-use/shared parking agreement.

3. **Internal Sidewalk System**: MCPR requests that the petitioner improve the internal sidewalk system so that greenway and external sidewalk users will have access to the interior of the development, particularly the bus stop and primary retail center (see attached illustration for specifics).
4. **Beatties Ford Sidewalk Extension, Greenway, and Pedestrian Bridge**: MCPR requests a meeting with CDOT and the petitioner to discuss the sidewalk extension along Beatties Ford Road, the location of a pedestrian bridge, and the location of the greenway. MCPR anticipates that the majority of the “main” greenway trail will be on the south side of the creek. CDOT may also have plans for the sidewalk to continue along Beatties Ford Road. A pedestrian bridge will be necessary to be able to provide the appropriate greenway connection to the site. A bridge may also be necessary to be able to extend the sidewalk along Beatties Ford Road. MCPR feels that only one bridge is appropriate, and would like to meet with the petitioner, CDOT and the Planning Commission to work out the appropriate location for the bridge. The petitioner has proposed a donation of \$100,000 to CDOT for the extension of the sidewalk along Beatties Ford Road. MCPR requests that the petitioner increase the donation to \$250,000 to include a pedestrian bridge.

Please review these comments and let me know if you have any further questions. I can be reached by phone at 704-353-0504 or by email [Jason.Pauling@mecklenburgcountync.gov](mailto:Jason.Pauling@mecklenburgcountync.gov).

Copy to: James R. Garges, Director  
Don R. Morgan, Greenway Planning & Development Division Manager  
Lee Jones, Capital Planning Division Manager  
Julie Clark, Senior Greenway Planner  
Neil Carroll, Northwest Park District General Manager  
Jim Kimbler, Charlotte Department of Transportation

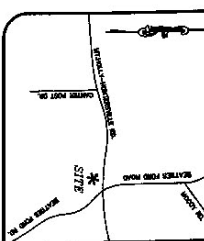
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