



MECKLENBURG COUNTY
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE
NO HARDCOPY TO FOLLOW

TO: Solomon Fortune, Associate Planner
Charlotte Mecklenburg Planning Department

FROM: Gwen Cook, Greenway Planner
Greenway Planning & Development Division

DATE: August 29, 2007

RE: Rezoning Petition #2007-103(McAlpine Creek- Streets of Toringdon)

We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments on rezoning petition #2007-103. 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 revision.

Located in the South Park District, the property borders McAlpine Creek Greenway, Johnston Road and I-485. We have the following comments:

General Comments

- MCPR supports and requests the proposed development of greenway trail connecting Pike's Nursery to existing McAlpine Creek Greenway as shown on the site plan. The graphic symbols for public trail and private trail in the legend need to be switched to agree with the description on the plan.
- The petitioner is agreeing to dedicate to Mecklenburg County for greenway a 40' wide easement along this trail from the edge of asphalt pavement of the parking lot or sidewalk at Pike's Nursery to the property already owned by the County.
- The petitioner has indicated on the site plan that the ancillary trail leading from the proposed public trail around the detention pond to the residential area is to be a private trail. This arrangement is acceptable to MCPR.

- MCPR requests and the petitioner has committed to the dedication of property for greenway adjacent to the northernmost property line (S 60 degrees 04' 56" W for 1413.64') extending from the proposed public trail to Johnston Road. The easement/dedicated area should be at least 50' wide. Storm water structures shall be excluded from the easement area. The easement should include both Duke Power and CMUD easements in their entirety except for storm water structures or retaining walls. This dedication may be fee simple or easement. The general pathway proposed by the petitioner is agreeable, but must be examined with proposed grades. The north side of the easement should be the property line so no private property remains between the greenway easement and the property already dedicated to the County. It is not the intent of MCPR to interfere with the petitioner using his property for development. The greenway easement to Johnston Road would primarily be located on utility corridors. Storm water structures shall be excluded from the easement area. The easement must include both Duke Power and CMUD easements in their entirety except for storm water structures or retaining walls. This dedication may be fee simple or easement. An easement is currently proposed by the petitioner.
- MCPR also requests a 40' wide easement to edge of asphalt pavement or sidewalk for any neighborhood access points to serve the petitioner's development. MCPR recommends at least one access point to be located at the future hotel site, allowing for a plaza or landing and related sidewalk to allow pedestrians to safely access the greenway. It is not clear MCPR requests the construction of public trail from the currently proposed public trail to the proposed hotel, including a neighborhood access to serve the hotel. All public trails must be located on land to be dedicated for greenway.
- The petitioner must provide a recordable plat for review and approval by MCPR before dedication. MCPR requests dedication of easement before transition of property ownership for remaining parcels.
- As noted by the petitioner, design and construction must meet MCPR standards. MCPR requests review of the construction documents and the construction process. Petitioner must regularly communicate milestones for construction documents and schedule for construction to MCPR.
- MCPR will provide any necessary Right-of-Entry for the design and construction of the public greenway trail.
- As noted by the petitioner in note #19, construction of greenway trail and bridge must be complete before issuance of a building permit for the hotel. MCPR further requests that the construction of the main public trail connecting to McAlpine Creek Greenway be completed by this time or within 3 years of approval of this rezoning petition, whichever comes first. MCPR will coordinate with the petitioner to optimize the timing/extent of construction and the installation of the relief sewer.

Copy to: James R. Garges, Director
Don Morgan, Division Director, Greenway Planning & Development Services
W. Lee Jones, Division Director, Capital Planning Services

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Nancy Brunnemer, Real Estate Manager, Real Estate Services
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