



**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:** July 5, 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 petitioner is asked 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 in meetings 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 the dedication of minimum 118 feet 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 as well as a 40' wide easement to edge of asphalt pavement or sidewalk for any neighborhood access points to serve the petitioner's development. 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.

- 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 dedicated for greenway.
- 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 greenway trail.
- Construction of greenway trail and bridge must be complete before issuance of a building permit for the hotel. 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  
Nancy Brunnemer, Real Estate Manager, Real Estate Services  
John McClelland, General Manager, South Park District

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