



# 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:** Julie Clark, Senior Greenway Planner  
Greenway Planning & Development Services

**DATE:** March 14, 2007

**RE:** Rezoning Petition #2007-058 (Bryant Park/Stewart Creek Greenway)

We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments on rezoning petition #2007-058. 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 Central Park District I, the northern boundary of the property is bordered by a tributary to Stewart Creek Greenway. This tributary will connect Camp Greene Park to Stewart Creek Greenway at Morehead Drive and Freedom Drive.

MCPR has the following comments regarding the proposed rezoning:

- MCPR requests dedication of the entire SWIM buffer.
- The proposed BMP area will need to be redesigned to provide for the requested dedication of the SWIM buffer. Furthermore, the redesign of the BMP will need to ensure the outfall does not conflict with the future greenway trail.
- The site plan identifies a small area of common open space as "overlap area." It is unclear what the designation is meant to convey. MCPR is not aware of any land negotiations between the department and the petitioner that would provide for this area. The petitioner will need to clarify the meaning of the area.
- MCPR requests the petitioner provide two greenway neighborhood entrances to the proposed development -- one entrance in Phase Three and the second in Phase Four. The entrance in Phase Three should be at least forty (40) feet wide. MCPR will work with the petitioner to locate the entrance to Phase Three.

- The proposed 50' future ROW proposed in Phase Four provides an important greenway connection to the public street network. Therefore, MCPR requests Note #20 be changed to read, "The Petitioner, or its successors, will dedicate a 50' right-of-way in the location indicated in the Phase Four Development Area if a public road connecting Millerton Avenue to a greenway connector road system is shown on the approved Bryant Park Small Area Plan. If such a road is not part of the Bryant Park Small Area Plan, the petitioner shall dedicate the area as a proposed greenway neighborhood connection to the Phase Four Development Area."

Copy to: James R. Garges, Director  
Don Morgan, Division Director, Greenway Planning & Development Services  
W. Lee Jones, Division Director, Capital Planning Services  
Brian Conroy, Park Planner, Central Park Region, Capital Planning Services  
Nancy Brunnemer, Real Estate Manager, Real Estate Services

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