



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: April 17, 2007

RE: RZ Petition 2007-080 – Griffith Lakes (Mallard Creek Greenway)

I encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments on rezoning petition #2007-080, also known as "Griffith Lakes". 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 northeast park district, and bordered by Mallard Creek to the south, W.T. Harris Blvd. to the North, and Old Statesville Road (NC Hwy 115) to the west. Mallard Creek Greenway, as identified in MCPR's 1999 Greenway Master Plan, is a 10-mile greenway corridor which will eventually connect Old Statesville Road to the Cabarrus County line. More importantly, the petitioner's property provides the opportunity to connect Mallard Creek Greenway to a future mass transit station, and to Old Statesville Road, where it can link to Long Creek Greenway thereby creating a fantastic regional trail opportunity. About 4 miles of Mallard Creek Greenway is currently developed, ending at the parking lot of the Kirk Family Soccer Fields located off of Mallard Creek Church Road.

MCPR is pleased that the petitioner's site plan illustrates an internal sidewalk system that connects to all phases of the development, to the proposed Mallard Creek Greenway extension, and to the proposed transit station. MCPR has the following additional comments on this petition:

1. **Greenway Dedication:** Dedication of land adjacent to Mallard Creek Greenway where it crosses the petitioner's site will be necessary in order for MCPR to be able to connect

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greenway to the property. MCPR requests that the petitioner dedicate an area along Mallard Creek from a variable 100-feet northwest of top of bank to the property line adjacent to MX Component 3, and all of the common open space adjacent to the creek within MX Component 4. MCPR also requests dedication of the 100-foot SWIM Buffer on Mallard Creek adjacent to the MX Subcomponent 1B as well as the 50-foot SWIM Buffer along the tributary that connects to the entrance road off of Harris Boulevard. This will provide a solid internal connection from the greenway to the major collector entrance road.

2. **Greenway Overland Connectors:** The petitioner's site plan illustrates a greenway connection along the collector street bisecting MX Components 3 and 4, and then continuing to the north adjacent to the MUDD Village section connecting to the proposed transit station. This connection contains the note, "Onsite greenway to connect to future Mallard Creek Greenway as per Mecklenburg County's Park and Recreation Master Plan." In order to meet the appropriate level of service expected by greenway users and pedestrians, MCPR requests that the greenway connector be at least 10-feet in width, and be separated from the street curb with a planting strip at least 6-feet in width. MCPR requests that this connection be built within the street right-of-way, and that it meets all of the Charlotte Department of Transportation's (CDOT) design standards. In addition, the site plan illustrates a sidewalk system adjacent to the lake, just north of MX Subcomponent 3. MCPR recommends that the petitioner provide a connection from that sidewalk system to the dedication area.

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.

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
Alan Beaver, Northeast Park District General Manager

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