



**MECKLENBURG COUNTY**  
Park and Recreation Department

**MEMORANDUM**

*SENT ELECTRONICALLY THIS DATE*  
NO HARDCOPY TO FOLLOW

**TO:** Michael Cataldo, Associate Planner  
Charlotte Mecklenburg Planning Commission

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

**DATE:** February 2, 2009

**RE:** Rezoning Petition # 2009-019 CHS Steele Creek (Hoover Creek)

This is the third correspondence (12/16/08, 1/16/09) from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2009-019. We suggest that these comments be incorporated into the Planning Commission 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 petitioner's properties are located in the Southwest Park District on South Tryon Street just west of Steele Creek Road (Old Hwy 160). Hoover Creek (a tributary of Walker Branch), identified in the 2008 Greenway Master Plan as a greenway corridor runs along the southern boundary of this property (PID #219-121-07, 219-121-06 and 219-121-05).

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## General comments

The hospital facility will be an important destination along the future greenway corridor and hospital employees will use the greenway for fitness and relaxation.

MCPR approves of the dedication of the 50' SWIM buffer of Hoover Creek to Mecklenburg County Park and Recreation for greenway as shown on the submitted site drawing RZ-1 received at the Planning Commission on January 9, 2008.

MCPR requests that the petitioner provide an access easement to allow MCPR to construct a 10' wide sidewalk connector to the greenway from the internal pedestrian circulation system when the greenway is constructed. This future connector should support maintenance access by small truck to the greenway and the location should be planned at this time to be compatible to the internal pedestrian circulation.

To achieve a desirable aesthetic appearance for both hospital and greenway projects, MCPR requests that the fence proposed as part of the petitioner's buffer be placed a minimum of 10 feet off the greenway dedication.

An opening in the fence will be needed to allow the pedestrian access described above.

Use of native plant materials is encouraged, but not required on the greenway side of the buffer fence.

**A simple letter from the petitioner agreeing to the access connector as described and the placement of the fence away from the dedication area can resolve any remaining MCPR issues. Plan resubmittal is not necessary.**

Feel free to contact me at (704) 432-1570 if you should have any further questions.

Copy to:       James R. Garges, Director  
                  Julie Clark, Division Director, Greenway Planning & Development  
                  W. Lee Jones, Division Director, Capital Planning  
                  Nancy Brunnemer, Real Estate Program Manager, Real Estate Services

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