



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 and Development Division

**DATE:** May 13, 2009

**RE:** Rezoning Petition # 2009-050 Sardis Road Adult Day Care Facility (McAlpine Creek)

This is the first correspondence from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2009-050. 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 East Park Region on Sardis Road just north of Sardis Road North and directly across from Wilby Street. McAlpine Creek, identified in the 2008 Greenway Master Plan as a greenway corridor runs near these properties, north of them. McAlpine Creek Greenway runs north through James Boyce Park and McAlpine Creek District Park. The properties involved are 5 vacant lots (Lots 1-5 of Sardis Hills subdivision) PID #213-101-63; -64; -65; and -67.

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General comments

MCPR requests that the petitioner dedicate 80' of the rear property, adjacent to the McAlpine tributary to the County for greenway.

MCPR is supportive of the adult day care use for the property and requests a joint use parking agreement which would allow greenway user parking during hours when the facility is closed. MCPR is assuming the parking would be available evenings and weekends. McAlpine Creek Greenway is open every day from sunrise to sunset. Additional parking for McAlpine Creek Greenway is a much needed amenity. MCPR would enter into a separate joint use parking agreement with the petitioner and operator of the facility.

MCPR requests that a minimum 20' wide path (allows for trail and 5' shoulders) be graded out for MCPR to build an access trail in the future. The trail slope must not exceed 8%, 5% is preferred, to accommodate the Americans with Disabilities Act for recreational facilities. The lesser slope will allow the residents of the facility to use the greenway access trail more easily. A 20' wide easement along this graded path should allow a connection between the greenway dedication at the tributary, the parking lot and the public sidewalk on Sardis Road.

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  
David Nelson, Park Planner, Capital Planning  
James Worsley, Park and Recreation Manager, East Park Region  
Nancy Brunner, Real Estate Program Manager, Real Estate Services

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