



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: May 18, 2009

RE: Rezoning Petition # 2009-057 City of Charlotte-Pope & Land (Sugar & Coliseum Creek)

This is the first correspondence from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2009-057. 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 West Park Region just south of Tyvola Road from the proposed City Park development. Sugar Creek, identified in the 2008 Greenway Master Plan as a greenway corridor runs along the western boundary of this property (PID #143-133-01). MCPR has been in lengthy and on-going conversation with Pope & Land Enterprises, Inc. about a partnership to develop an approximate 3-mile greenway trail referred to as "The Loop" which will encircle this property as well as the City Park Development across Tyvola Road. A final agreement for The Loop has not been signed, but the significant components of that agreement are agreed upon and the agreement can move forward once funding is available.

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General comments

MCPR requests that the petitioner dedicate the 100' SWIM buffer or the FEMA Future Conditions Flood fringe area (whichever is greater) of Sugar Creek and the property southeast of parcel #4 and the easement labeled "existing 50' Duke Power ROW" to Mecklenburg County Park and Recreation for greenway. This dedication should include the Duke Power easement indicated parallel to Tyvola Road.

MCPR request that the petitioner also dedicated 40' wide access easement(s) where needed to allow greenway access to the development. One access is indicated, the other might occur at the Duke Power access for the substation. All access locations within the prevue of the petitioner must be graded to a maximum of 8% maximum slope, 5% maximum is much preferred.

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 Services
David Nelson, South Park Region Planner, Capital Planning Services
Nancy Brunnermer, Real Estate Program Manager, Real Estate Services

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