



MECKLENBURG COUNTY

Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE
NO HARDCOPY TO FOLLOW

TO: Michael Cataldo, Associate Planner
Charlotte Mecklenburg Planning Department

FROM: Gwen Cook, Greenway Planner
Greenway Planning & Development Services

DATE: May 24, 2011

RE: Rezoning Petition #2011-044
(Lower McAlpine Creek Greenway, Ballantyne Connector)
The Bissell Companies (PID #223-151-35; et al)

This is the second communication (5/17/11) concerning this property. We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments. 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 South Park District at Ballantyne Commons Parkway and Johnston Road, this property is adjacent to a tributary that leads to McAlpine Creek.

MCPR requests, as a minimum, the dedication of the floodplain up to the top of bank of the development, extending from Ballantyne Commons Parkway to I-485. A direct connection to the public ROW of Ballantyne Commons Parkway is requested. MCPR is aware of the sidewalk around the pond adjacent to Ballantyne Commons Parkway. This amenity and any storm drainage features should not be included in the greenway easement area. MCPR also request a donation of \$250,000 so that MCPR can provide a bridge and some trail connecting the pond area adjacent to I-485 to existing McAlpine Creek Greenway.

MCPR also requests and a 40' wide access easement to connect the future greenway on the north side of the rectangular storm water basin to the back of curb at Harney Drive and a 40' wide access easement south of the storm pond near I-485 connecting to the existing sidewalk between PID# 223-151-35 and 223-151-15.

All easements or land must be conveyed to the County before the first Certificate of Occupancy is issued. We will be happy to meet with the petitioner to address any questions.

Copy to: James R. Garges, Director

W. Lee Jones, Division Director, Capital Planning Services
Jacqueline McNeil, Real Estate Coordinator, Real Estate Services