MECKLENBURG COUNTY
Park and Recreation Department

<u>MEMORANDUM</u>

<u>SENT ELECTRONICALLY THIS DATE</u>
NO HARDCOPY TO FOLLOW

TO: Zenia Duhaney, Associate Planner
               Charlotte Mecklenburg Planning Department

FROM: Joyce Figueroa, Planner
               Capital Planning Services

DATE: June 27, 2016

RE: Rezoning Petition #2016-070 – Woodfield Northlake Phase 2
               (PID#025-102-22, 025-102-25, 025-102-26, 025-102-27, 025-102-28, 025-102-34, 025-104-01, 025-104-03, 025-104-04, 025-104-05, 025-104-06, 025-104-07, 025-105-01, 025-105-02, 025-105-03, 025-105-04, 025-105-05, 025-105-06, 025-105-09, 025-105-10, 025-105-38, 025-105-39 and 025-291-15)

This is the third communication concerning this petition. 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 site plan revisions.

Parcel #025-105-09, 025-105-38, 025-105-39, 025-105-06, 025-105-05, 025-105-04, 025-105-03, 025-105-02 and 025-291-15 are adjacent to the Dixon Creek Greenway corridor as indicated on the 2014 Greenway Master Plan Update. We concord with the Petitioner's Revised Technical Data Plan dated 6/23/16 dedicating and conveying the majority of 100 year FEMA floodplain and a portion of the SWIM Buffer, including the existing bridge in parcel 052-291-15 to Mecklenburg County prior to the issuance of the first certificate of occupancy. We further concord with the safe, accessible, pedestrian connection provided to the future Dixon Creek Greenway by way of this existing bridge, but would recommend that this neighborhood connection be a minimum of 8' wide.

Copy to: James R. Garges, Director
               W. Lee Jones, Division Director, Capital Planning Services
               Gwen Cook, Greenway Planner, Capital Planning Services
               Kevin Brickman, Planner, Capital Planning Services