



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Midtown · Morehead · Cherry
PEDESTRIAN OVERLAY DISTRICT

November 6, 2013
Charlotte-Mecklenburg Planning Department

To provide a background on the Pedestrian Overlay District Zoning text amendment and begin public input process to define and protect the character of Midtown Morehead Cherry.

- What is Pedestrian Overlay Zoning (PED)
- Framework of PED Development
- Text Amendment Background
- Recommendation
- Next Steps

What is a PED overlay district?

- PED Overlay zoning adopted in 1999.
- Development standards revised in 2011.
- Overlay district “sits on top” of existing zoning districts (e.g. B-1, B-2, O-1, O-2).
- Intended for use on business corridors that abut established neighborhoods.
- Allows most permitted uses (except billboards, outdoor storage) of underlying zoning district while applying PED development and design standards.
- Allows all accessory uses (except drive-thru windows for restaurants and retail uses).





Pedestrian Overlay District Vision

Knitting Policy & Implementation Together

Community Vision
Neighborhood
Protection
Future Land Use

Transportation
Infrastructure
Open Space
Building Type

Zoning Enforcement Tools

Parking
Floor Area Ratio (FAR)
Residential Density
(DUA)

Height Plane
Site Design
Building Massing &
Form

PED Development Standards

	B-1, B-2, O-2	PED
Building Setbacks	20 ft. from prop. Line (behind sidewalk)	From back of curb per Streetscape Plan (typ. 0, 8, or up to 20 ft. behind sidewalk)
Parking		
Multi-family	1.5 sp./dwelling	1 sp./dwelling
Retail	1 sp./250 sq. ft.	1 sp./600 sq. ft.
Office	1 sp./300 sq. ft.	1 sp./600 sq. ft.
Restaurant	1 sp./75 sq. ft.	1 sp./125 sq. ft.
Max. FAR	Max. FAR 0.5 or 1.0	None
Height	40' base height with a 1:1 increase in rear yard and height adjacent to residential	40' base height with 1:10 height plane adjacent to residential (max. 100')
Max. Density Residential	Max. 22 du/ac	<i>Controlled through height, yards and setbacks*</i>

Text Amendment Background

**December
2012**

Preparation of text amendment 2013-026 to clarify density in Pedestrian Overlay zoning district.

**March
2013**

Concerns raised at public hearing by Dilworth residents.

**June
2013**

June 12th - Met to discuss concerns with property owners in all PED overlay districts.

June 27th - Staff presented Recommendation to neighborhood.

- Is PED the right tool for East Morehead?
- Concerns about loss of character and design along East Morehead
- PED is a good tool - Predictable
- PED has allowed the reuse of many older buildings
- Need to protect historic buildings/preserve some of existing buildings on East Morehead
- Parking concerns for multi-family units
- Residential density concerns for multi-family development
- Multi-family trending toward one-bedroom apartments
- Develop design guidelines for East Morehead
- Add design review layer for PED projects

Work with residents and property owners to identify the unique characteristics of Midtown Morehead Cherry and develop limited standards not adequately addressed through PED zoning.

Issues and concerns will be addressed through a series of actions that apply to all PED overlay districts, as well as Pedscape plan specific standards.

**PED Zoning
Districts**

**Pedscape
Plan**



Common Pedestrian
Overlay development
standards applied in all
PED districts

Unique standards and
policies defined for each
Pedscape area



CITY OF CHARLOTTE

Midtown Morehead Cherry



Goals of Midtown Morehead Cherry Plan (Adopted 2012)

- Preserve existing tree canopy and aesthetic with wide setbacks (22') along East Morehead Street
- Strengthen mix of uses with a mix of office and residential with retail at key locations
- Protect neighborhood edge and limit heights (40') adjacent to single-family



We need your input to identify the unique characteristics of Midtown Morehead Cherry and develop limited standards not adequately addressed through PED zoning.

Stakeholder Interviews – Charlotte-Mecklenburg Government Center

- **Monday, November 18** 1:30 – 4:00 pm
- **Tuesday, November 19** 1:30 – 4:00 pm
- **Thursday, November 21** 1:00 – 3:00 pm
- **Friday, November 22** 10:00 – 12:00 am

Community Workshop - Covenant Presbyterian Church

- **December 12 – 13**, Time TBD

What elements of PED are working well in Midtown Morehead Cherry?

What aspects are not working?

- **Gather Community Input** –
November and December
- **Develop draft standards** –
January
- **Begin adoption process** –
February