



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

Midtown · Morehead · Cherry  
**PEDESTRIAN OVERLAY DISTRICT**  
Public Workshop

January 9, 2014  
Charlotte-Mecklenburg Planning Department

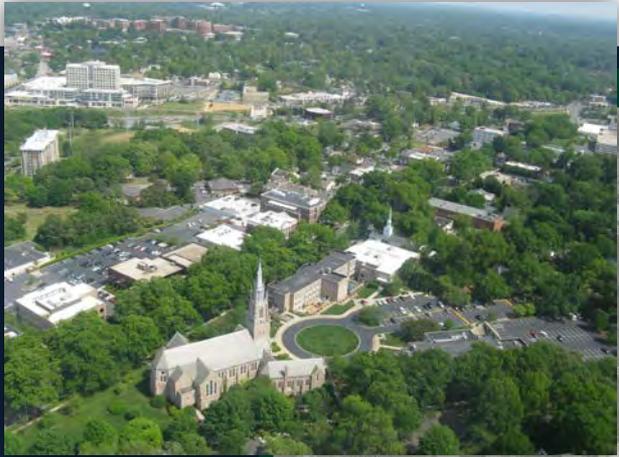
[CHARMECK.ORG](http://CHARMECK.ORG)

To explore zoning alternatives to define and protect the character of the PED District on East Morehead Street.

1. **Define the Issues** – Outcome of the Stakeholder Interviews.
2. **Goals and Recommendations** – Alternatives to address the issues.
3. **Gather Feedback** – Review and discuss the issues and recommendations.



# Midtown Morehead Cherry



MIDTOWN · MOREHEAD · CHERRY



**Summer  
2013**

Concerns from Dilworth that the Pedestrian Overlay was not adequately addressing the goals of the Midtown Morehead Cherry Area Plan.

**November  
2013**

Kickoff of Midtown Morehead Cherry PED Amendment process.

**November/  
December  
2013**

Conducted Stakeholder Interviews to refine Issue areas.

## Stakeholder Interviews

- November 18<sup>th</sup> – December 6<sup>th</sup>

**20 individual and group interviews**

## 4 Main Issues

- No changes
- Height
- Character/Building Design
- Parking

- **Retain the character of East Morehead Street.**
- **Activate the streetscape throughout the district.**
- **Ensure consistent maximum building heights along East Morehead Street.**
- **Alleviate potential parking overflow from East Morehead onto neighborhood streets.**
- **Address priority neighborhood concerns while minimizing the potential impacts to development potential.**

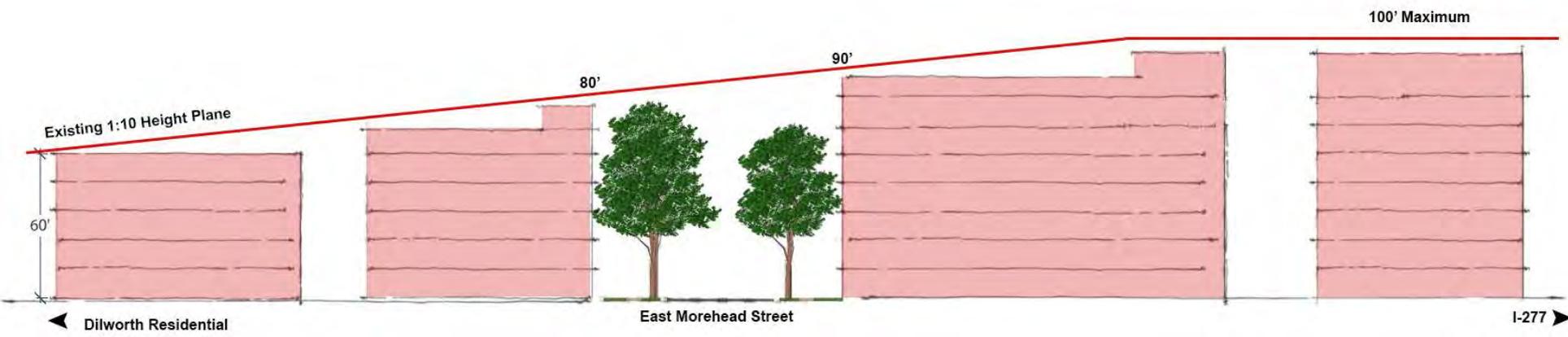
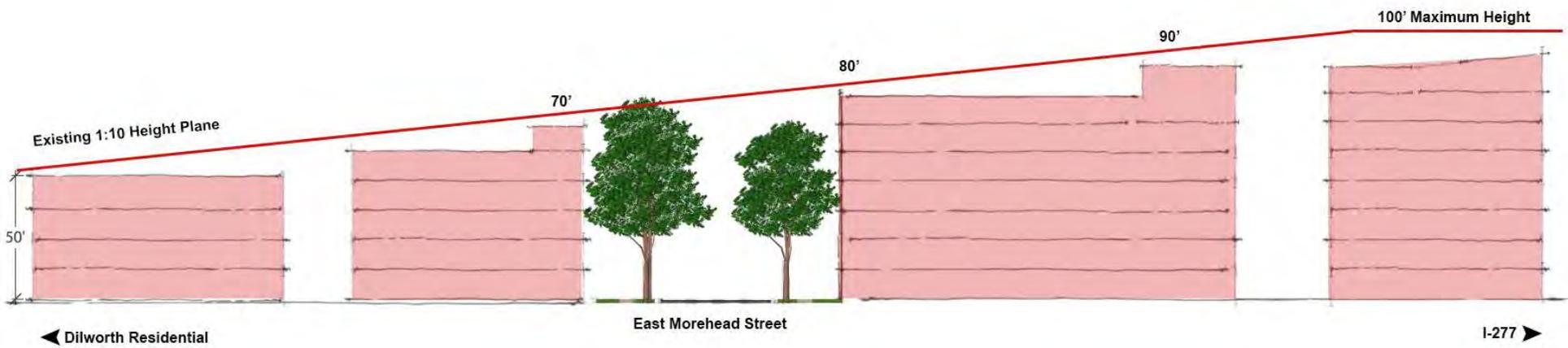
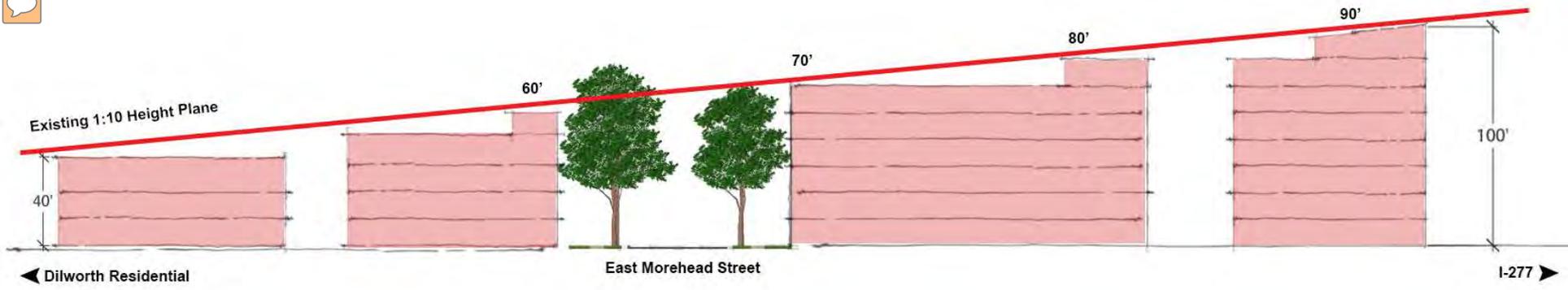


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# Height

Base Height: 40 feet base height adjacent to single-family zoning

May increase one foot in height for every 10 feet in distance from single-family zoning to a maximum of 100 feet.



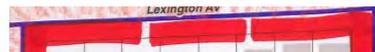
Residential Zoning Line

Current Building Height

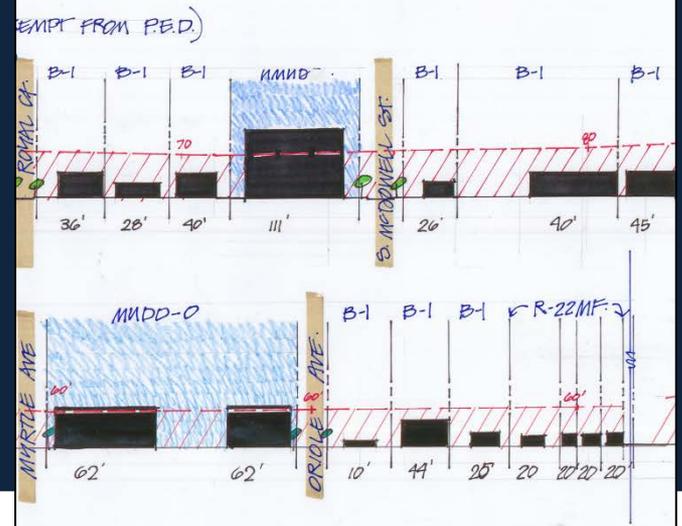
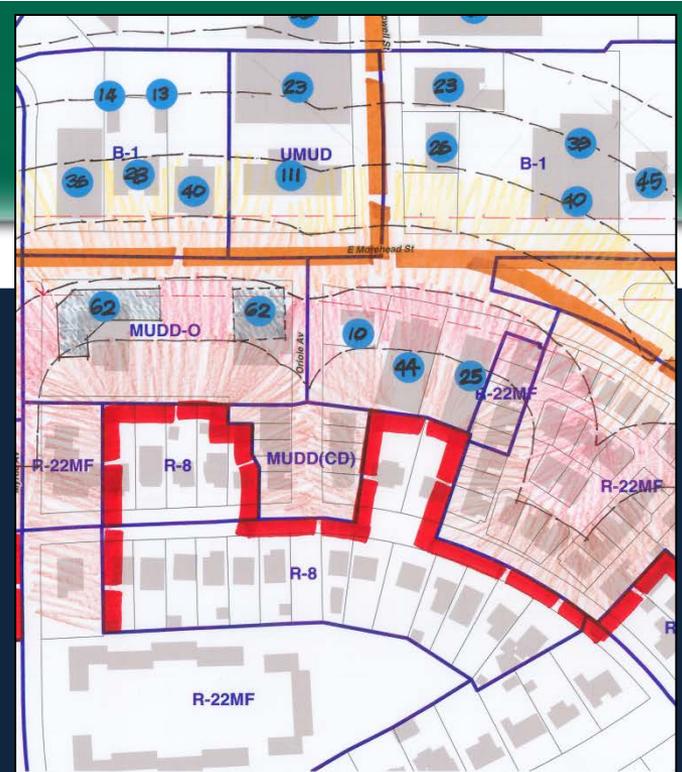
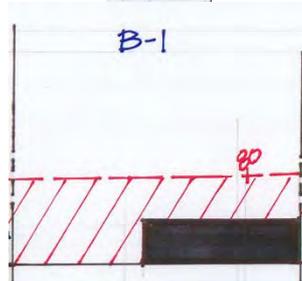
PED Height Plane

Exempt From PED

Permitted Building Height Under PED



51



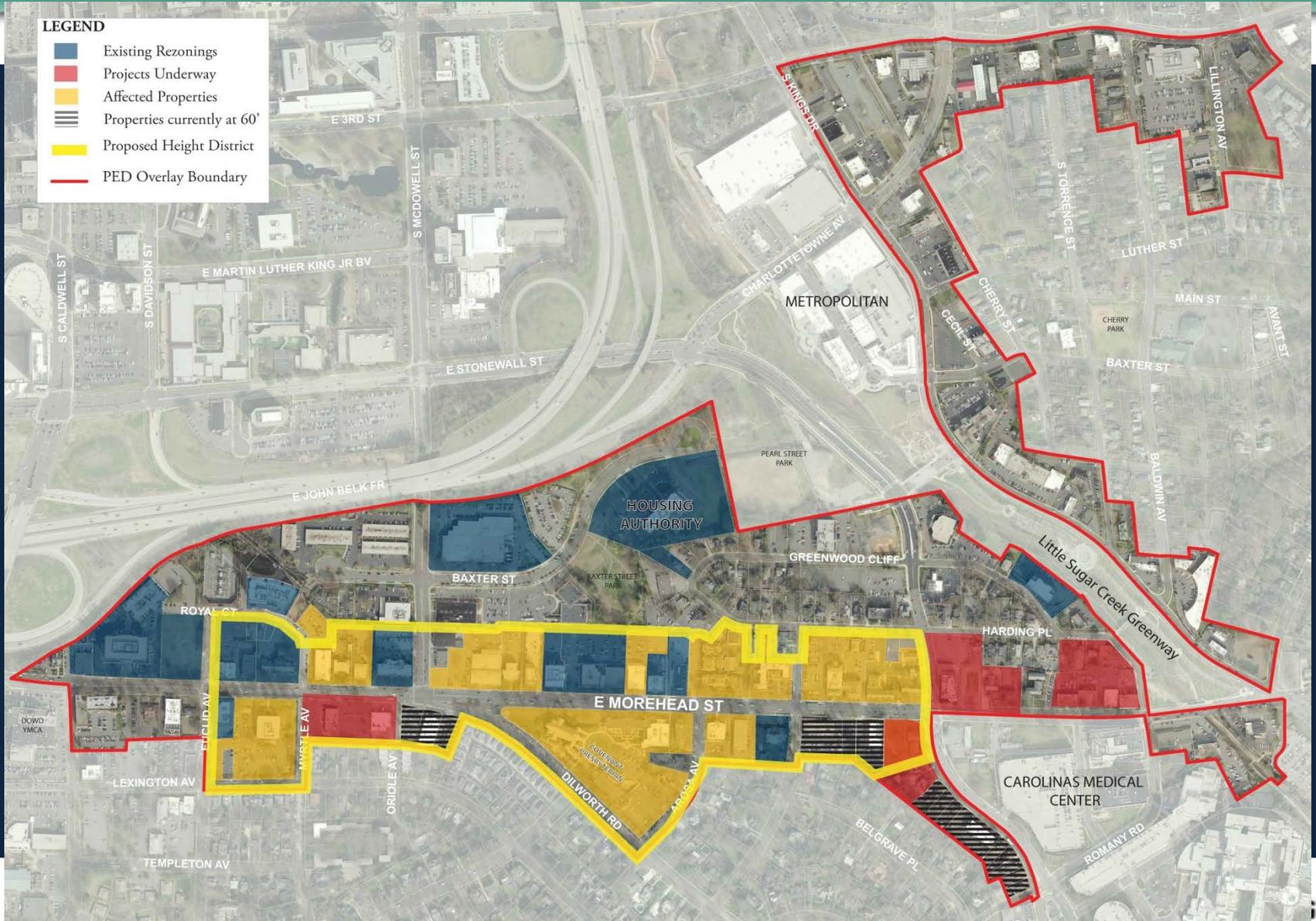
- No height restrictions at Kings and Morehead.
- Heights are varied from one side of East Morehead to the other.
- Concerned with heights along the street, mainly from Kenilworth to Euclid.
- Don't want saw tooth height pattern.
- Height is needed to make projects work.

Develop unique height regulations to maintain consistent 60' height fronting East Morehead Street and require a "stepback" within a proposed "height district" from Euclid to Kenilworth.

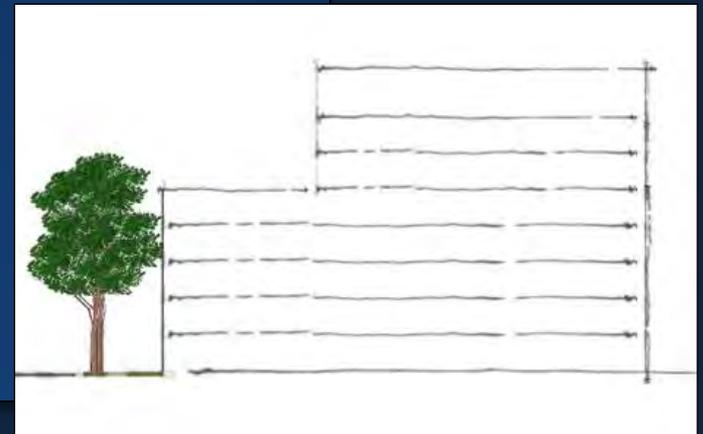
# Proposed Height District

**LEGEND**

- Existing Rezonings
- Projects Underway
- Affected Properties
- Properties currently at 60'
- Proposed Height District
- PED Overlay Boundary



Stepback - the portion of a building or structure that is recessed from the front building line or structure at a defined height.





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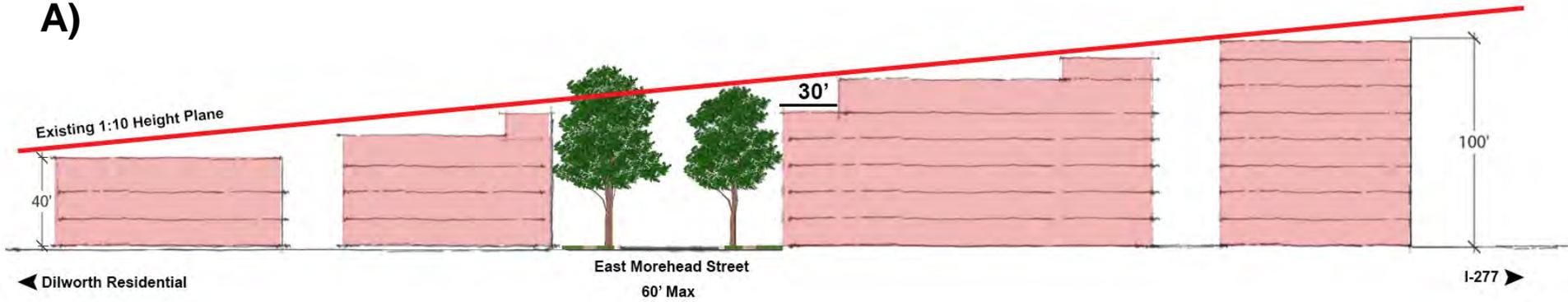
# Proposed Alternative

What does 60' look like?

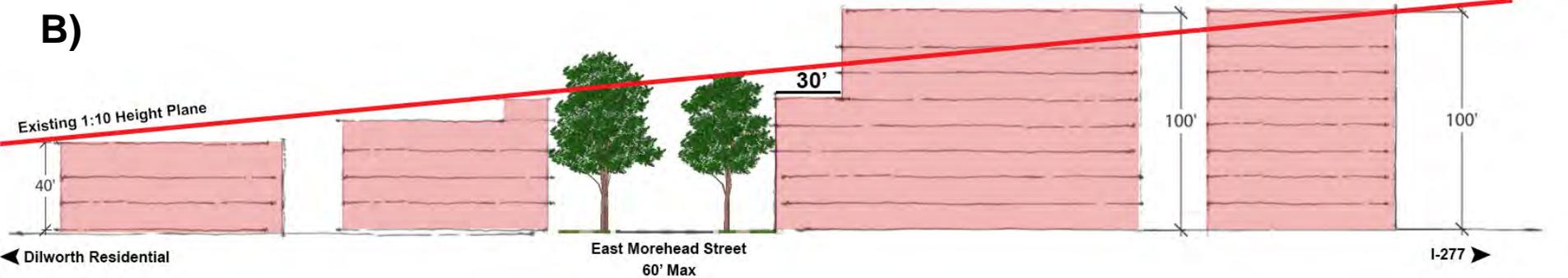


# Proposed Alternative

A)

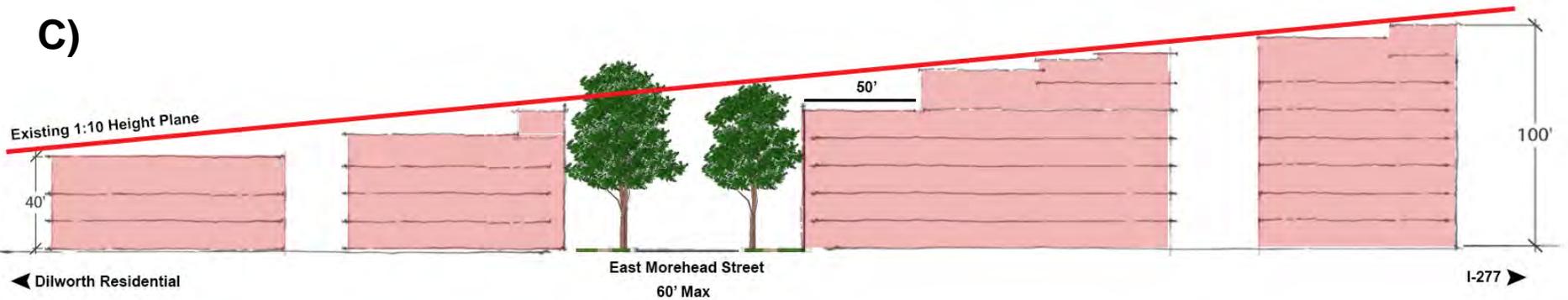


B)

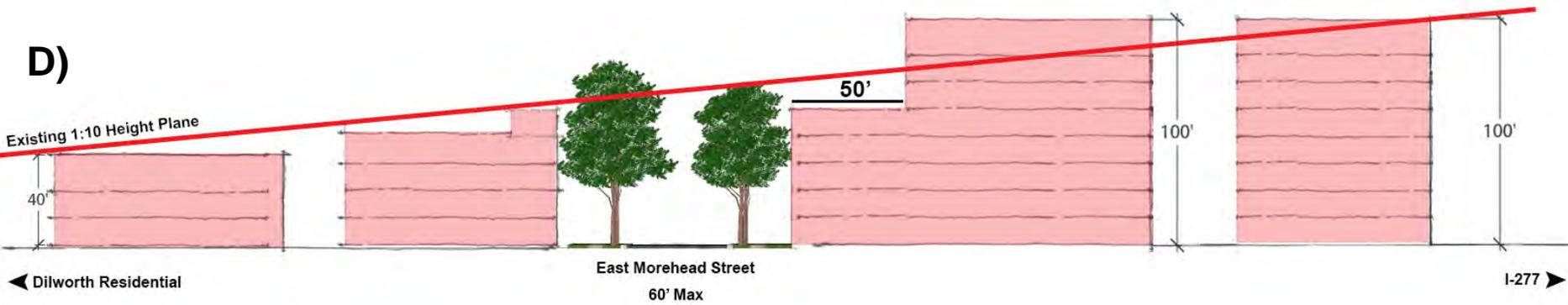


# Proposed Alternative

C)



D)





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# Character/ Building Design

- The first floor must be designed and/or used for active uses.
- At least 50% Transparent windows and doors along the street front.
- Blank walls may not exceed 20 feet in length.
- Pedestrian entrances must be recessed a minimum 15 square foot area.

- Don't want buildings to feel packed together.
- Modify scale and massing to address density concerns.
- Views of Uptown are important.
- Breaks in the block face are desirable
- Want varied massing and scale along East Morehead.
- Heights on the Interstate side are not as important.

- Revise “blank wall” regulations by requiring at least 70% transparency at the street level.

# Proposed Alternative

- Delineate ground floor from upper floors for buildings over 3 stories.

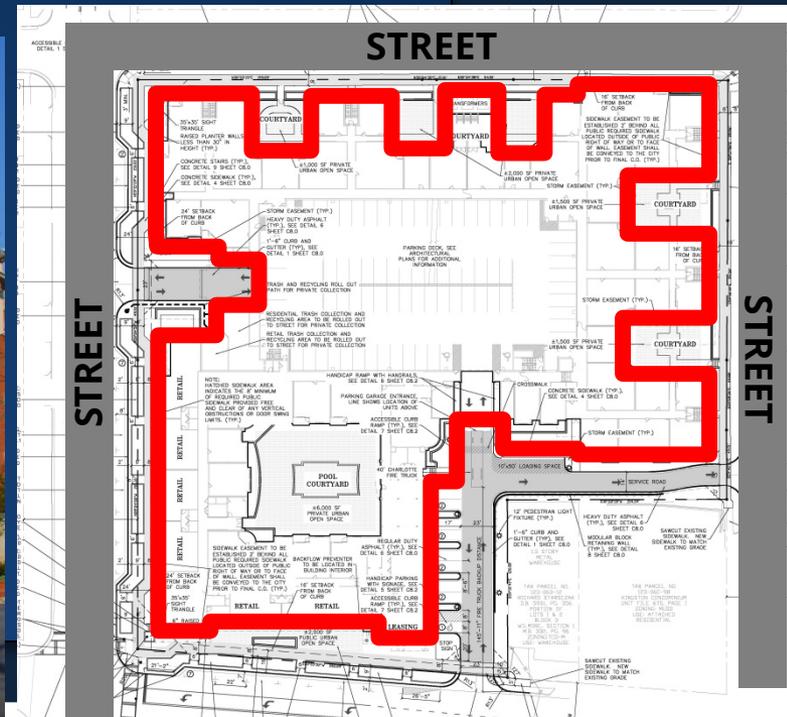


# Proposed Alternative



# Proposed Alternative

- Horizontal Modulation
  1. 30% of building length along the street must be recessed X' from the setback line.

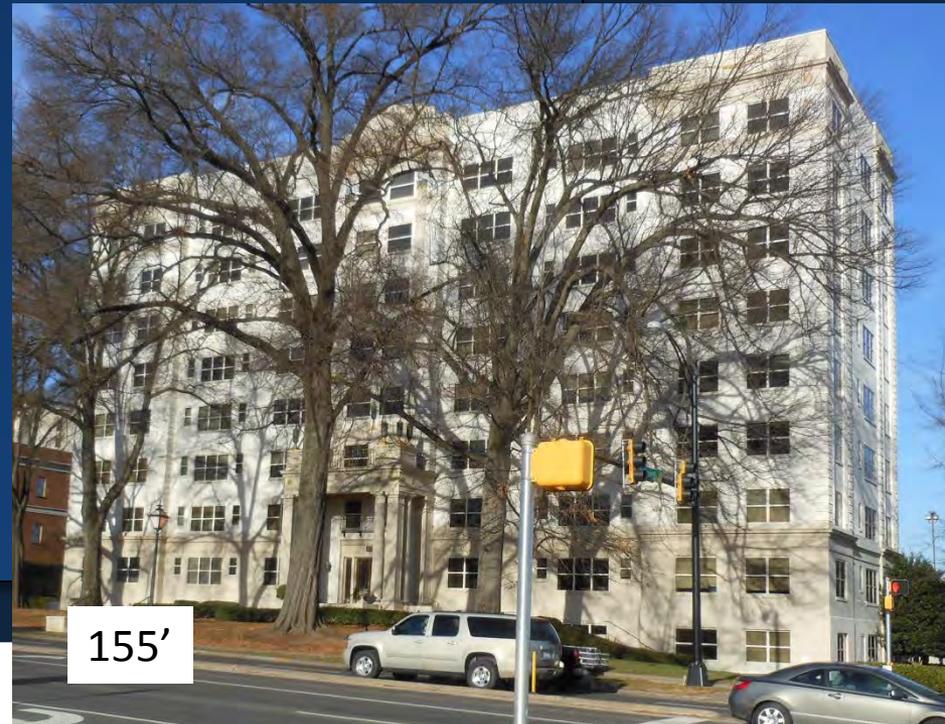


- Horizontal Modulation
  2. Buildings over 150' in length along the street must provide 30% of the building at least X' from the setback line.

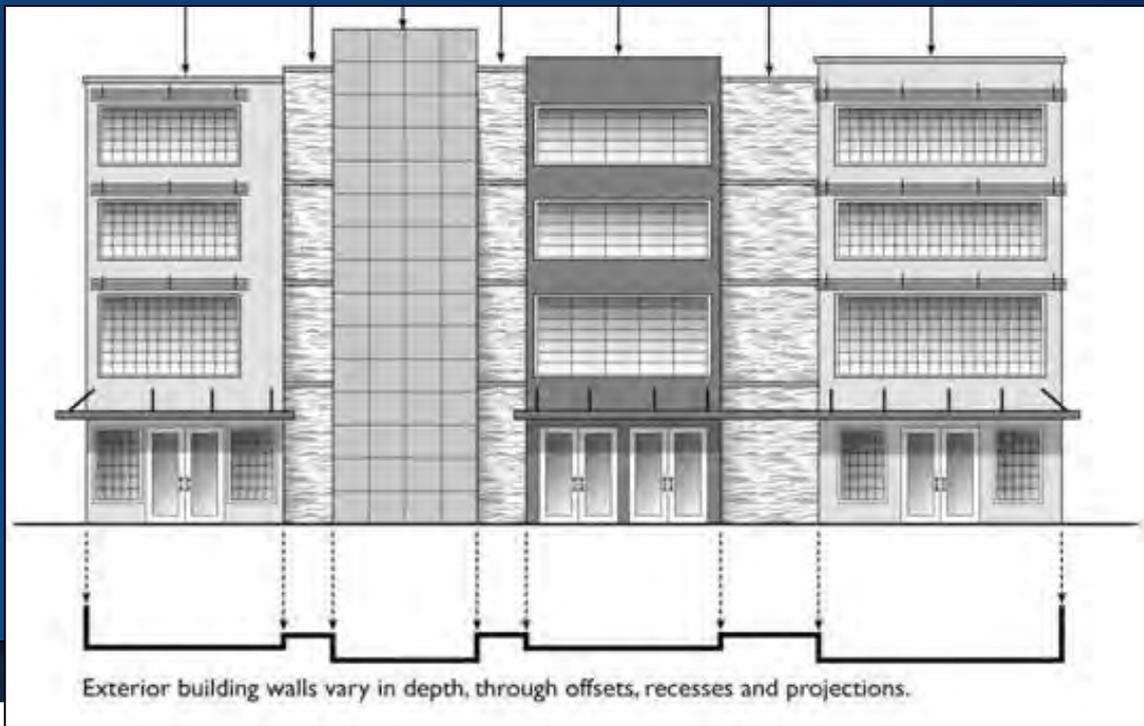
200'



155'



- Horizontal Modulation
  3. For every 50' of building length, the building shall be recessed X'.



- Vertical Modulation
  4. For every 50' of street frontage, provide X' variation in roofline/pitch.





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# Parking

Multifamily Residential – 1  
space/unit

Office – 1 space/600 square feet  
gross floor area

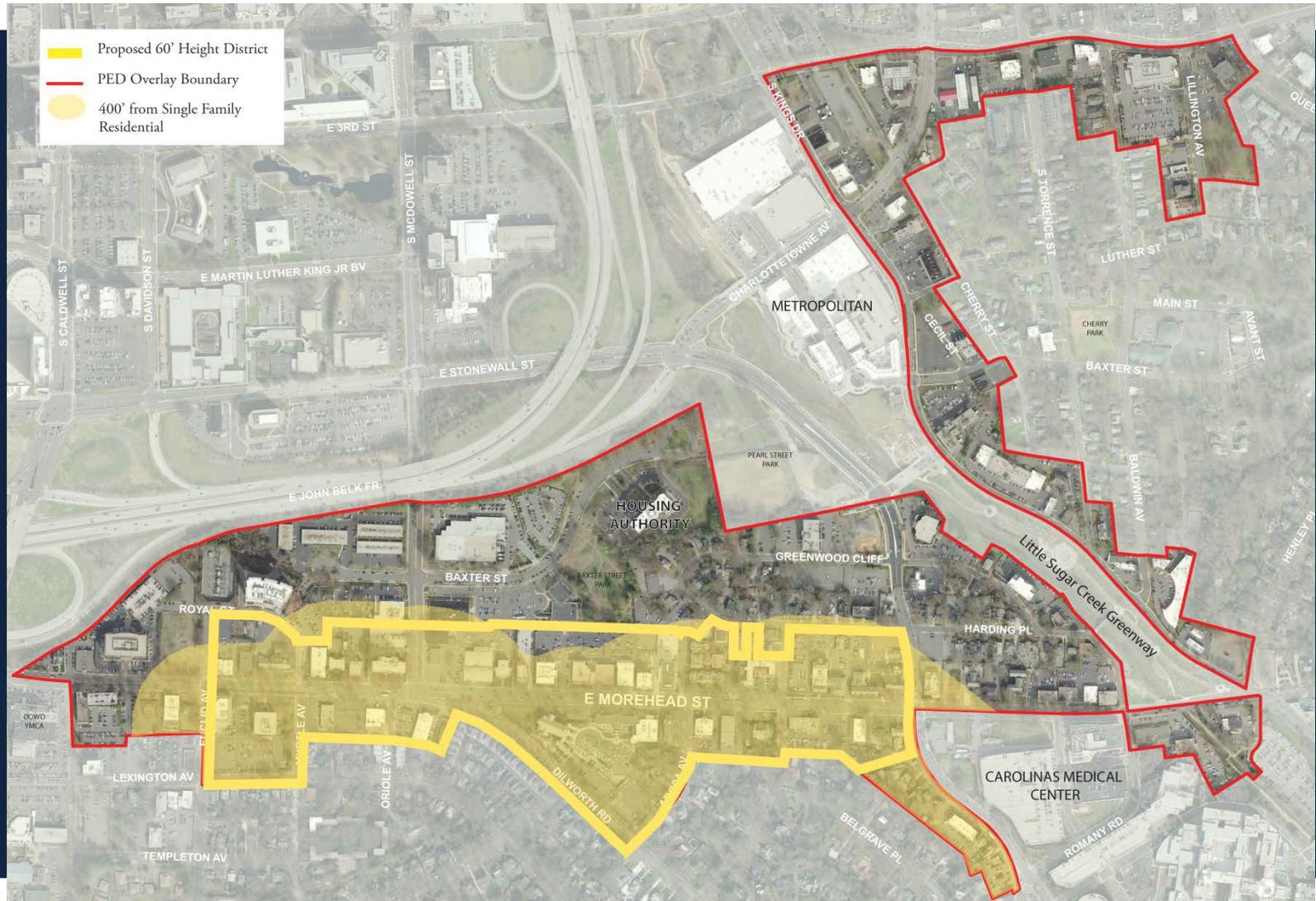
Retail/Restaurant – 1 space/125  
square feet gross floor area

- Parking is being pushed into the neighborhood.
- Traffic increases.
- More parking is needed so people don't park on neighborhood streets.
- Parking ratios are too low for multi-family development.

Increase multifamily parking ratio from 1.0 to 1.5 per unit for properties within 400 feet of single family residential zoning.

All other parking ratios remain the same.

# 400' Parking Buffer



Count off into groups.

Choose a recorder and a speaker.

Discuss the alternatives using the questions provided.

Materials:

- List of discussion questions.
- Map of proposed height district.
- Graphics depicting various step back alternatives.
- Map showing existing heights, as well as what is currently permitted along East Morehead Street.

Time allotted: 45 minutes

Report Back

Staff will refine recommendations based on input on proposed alternatives.

Present recommendations to stakeholders – Tentative first week February

Take proposed amendments to City Council – late February/Early March