Midtown · Morehead · Cherry
PEDESTRIAN OVERLAY DISTRICT

February 27, 2014
Charlotte-Mecklenburg Planning Department

To present amendments to the Midtown Morehead Cherry PED zoning district.

1. **Background** – Review feedback heard from public workshop.

2. **Goals and Recommendations** – Recommended zoning amendments.

3. **Gather Feedback** – Discuss proposed amendments.

Midtown Morehead Cherry

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Background

Summer 2013	• Issues brought forth from Dilworth neighborhood
November 2013	• Kickoff of Midtown Morehead Cherry PED Amendment Process
December 2013	• Stakeholder Interviews held
January 2014	• Public Workshop

Main Issue Areas

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

- **Retain the character of East Morehead Street.**

- **Activate the streetscape throughout the district.**

- **Alleviate potential parking overflow from East Morehead onto neighborhood streets.**

- **No changes, PED is working.**

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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.

No changes to existing height regulations.

- 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.

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1. Break up long monolithic structures to enhance the pedestrian environment.

- Provide additional design standards for buildings over 200' in length along any public street.

Façade variations shall be provided that separate individual multi-family units. This can be accomplished through measures such as window arrangement and size variation, unit entrance design, roof variation, material changes and/or offset wall planes.

Modulation is required on at least 20 percent of all building frontage located along a public street. The building modulation shall be achieved with building recessions of 25' or greater depth from the setback line and extending the full height of the building.

Building Length	Total Modulation Area
200'	40' x 25'
250'	50' x 25'
300'	60' x 25'
350'	70' x 25'

Examples

Examples

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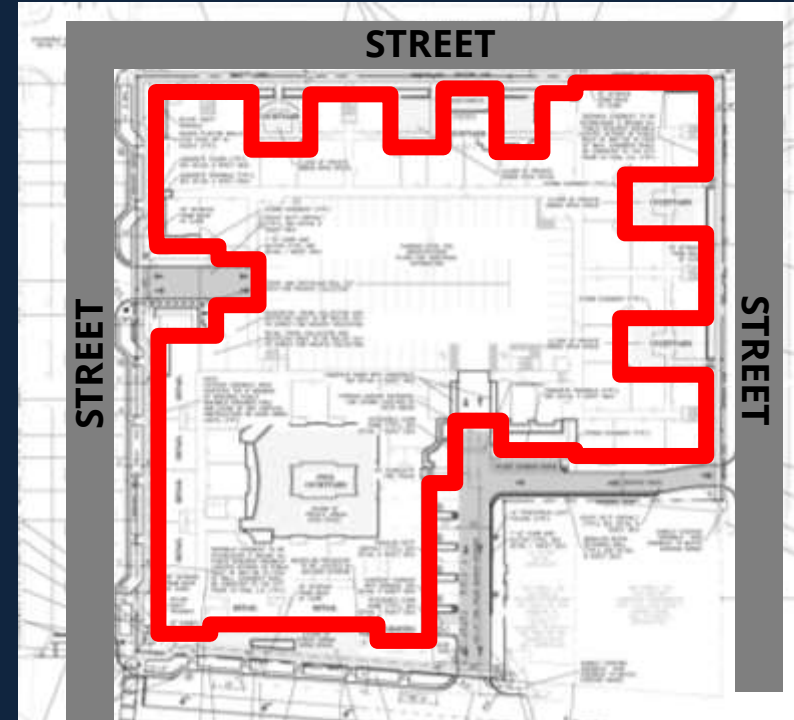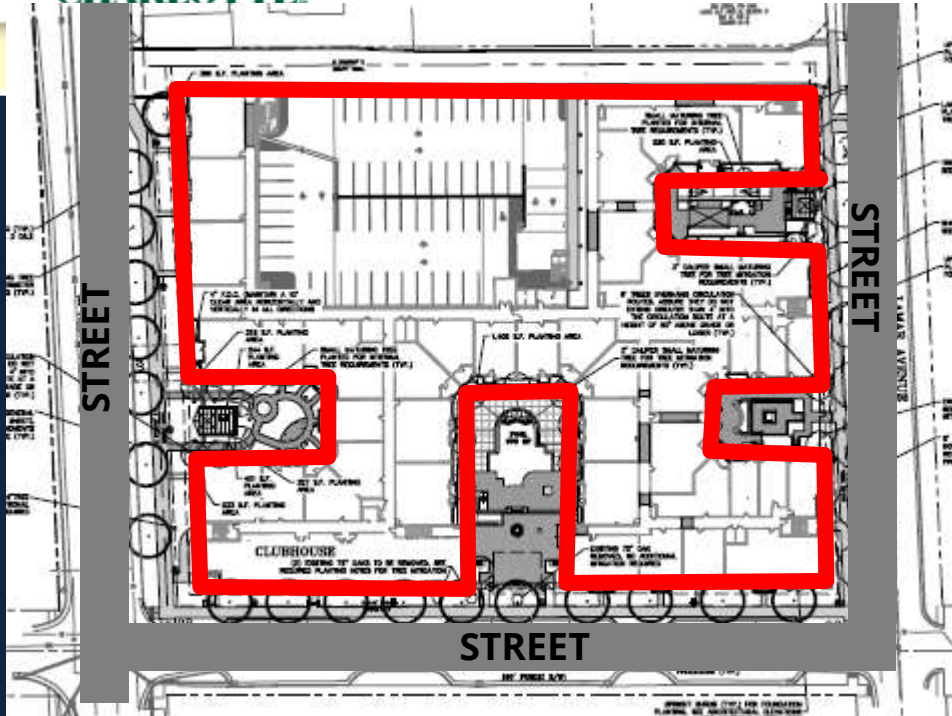
2. Enhance pedestrian environment and preserve the existing character of the corridor.

Staff Recommendation

- Delineate ground floor of buildings from upper stories.

Buildings shall be designed with an architectural base distinguishable from the remainder of the building to enhance the pedestrian environment. This base shall not be more than two stories in height and utilize a combination of the following: cornices, belt course, molding, stringcourses, ornamentation, changes in color and material, or other sculpting of the base.

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Multifamily Residential – 1 space/unit

Office – 1 space/600 square feet gross floor area

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

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3. Provide sufficient parking for multi-family to prevent overcrowding of local neighborhood streets.

- Amend the multi-family parking ratio for Midtown Morehead Cherry PED district.

Proposed Amendment

Increase multifamily parking ratio from 1.0 to 1.25 per unit.

All other parking ratios remain the same.

Incorporate recommendations for Midtown Morehead Cherry PED into deferred density text amendment 2013-026

City Council Public Hearing – March 17th

Zoning Committee – March 26th

City Council Decision – April 21st