



Citizen Advisory Group  
Meeting 5: Land Use  
April 14, 2011

# Meeting Agenda

1. Background Review
2. Transportation Follow-up
3. PED Overlay Approach
4. Land Use Mapping
5. Group Exercise
6. Wrap-up and Next Steps





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# Background Review



*Midtown*



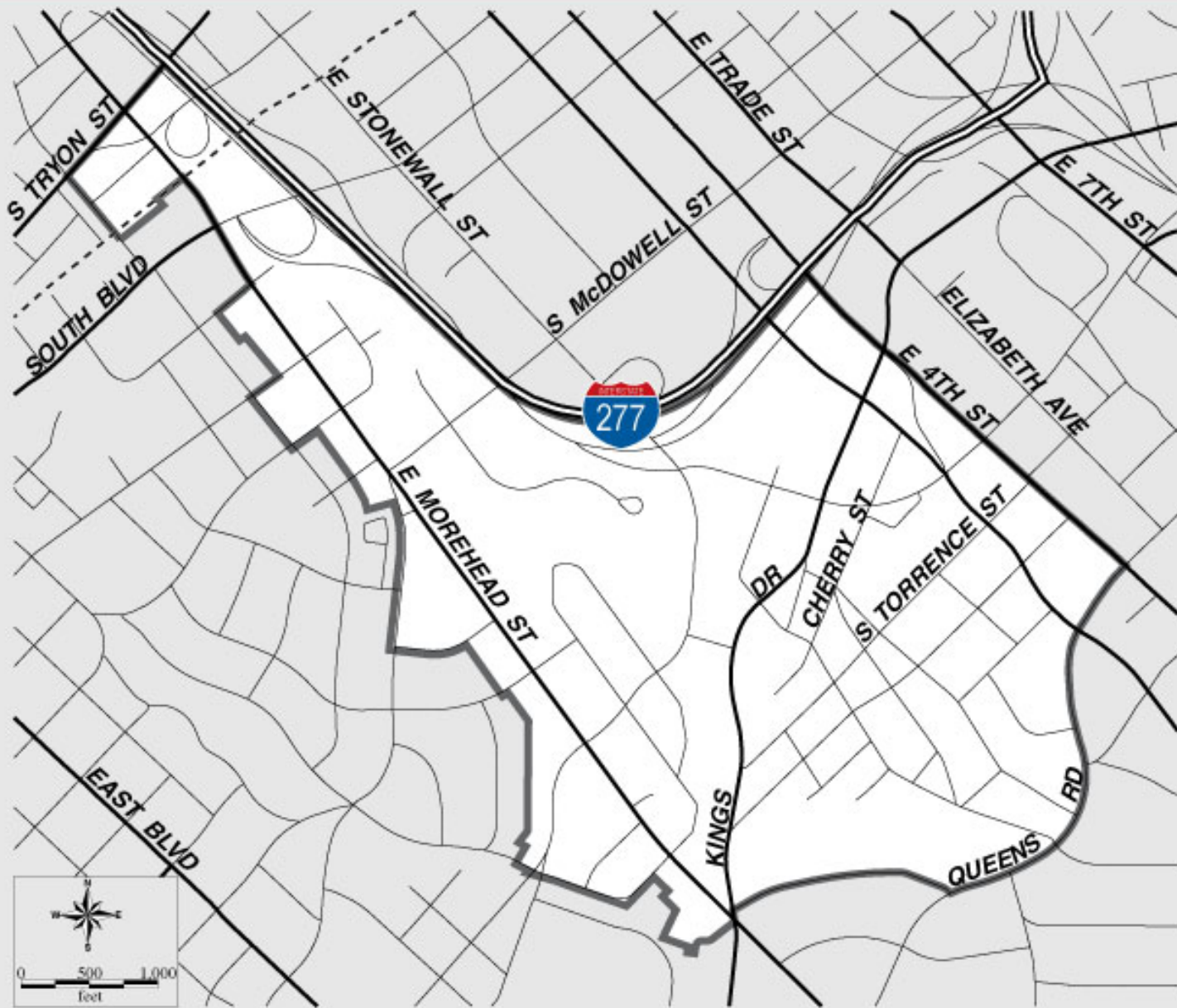
*Morehead*



*Cherry*  
area plan



# Midtown Morehead Cherry Area Plan





# Citizen Advisory Group



- The purpose of the CAG is to help shape the area plan's goals, objectives, and recommendations.
- The CAG will meet 6 to 8 times over the next 5 or 6 months. Each meeting will focus on specific topics and issues.
- Interested volunteers may sign up here or by sending an email to:  
*[KMain@ci.charlotte.nc.us](mailto:KMain@ci.charlotte.nc.us)*



# Plan Development Process





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# Follow-up to Last Meeting: Transportation



*Midtown*



*Morehead*



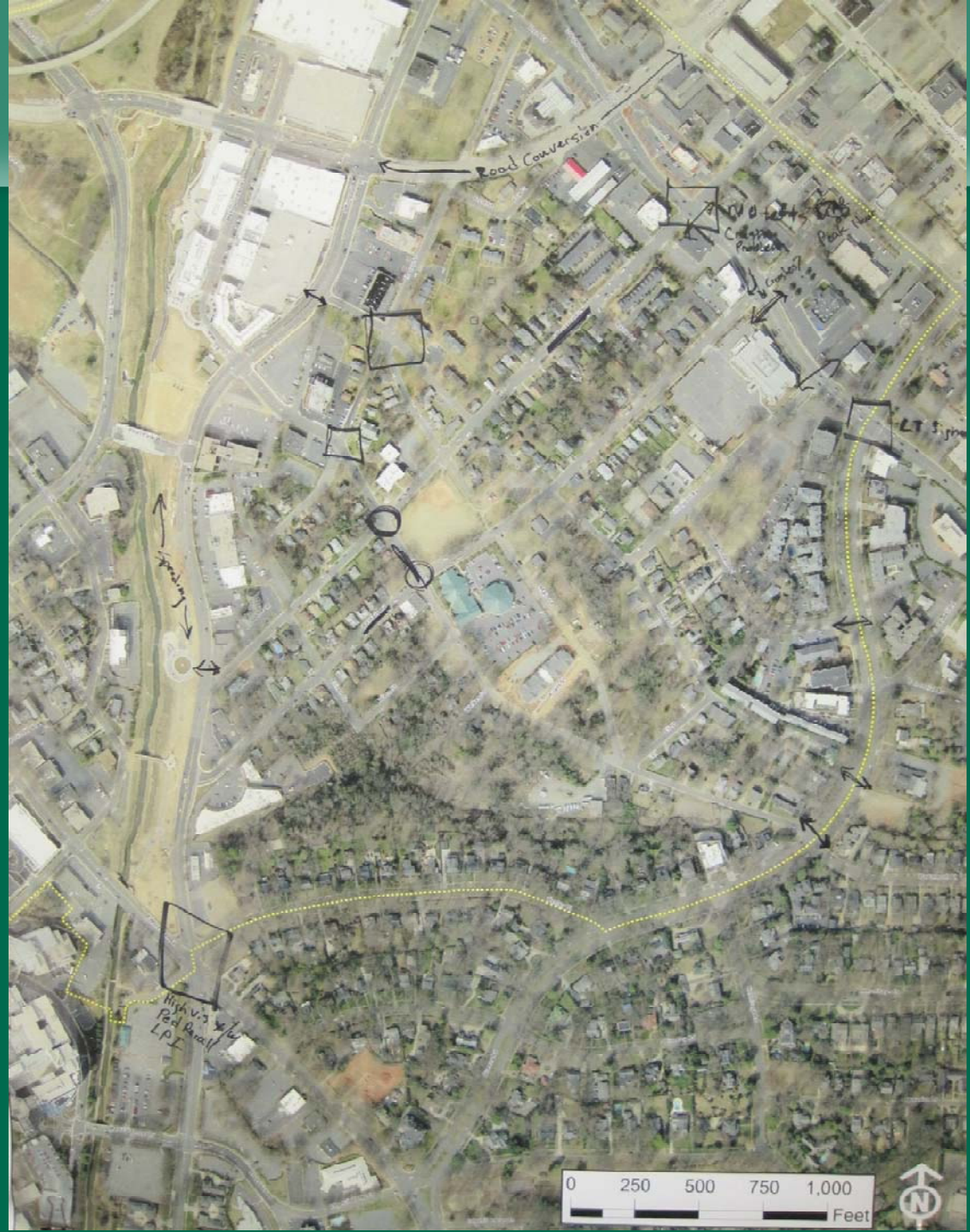
*Cherry*  
area plan





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# Cherry Neighborhood





# Daily Traffic Counts Requested

## Baxter Street, East of Kings Drive

- 1983 – 2,100
- 2003 – 3,600
- 2005 – 3,200
- 2008 – Baxter Street Bridge closed
- 2009 – Pearl Park Way opened
- 2010 – 2,100

## Baxter Street bridge (closed in 2008)

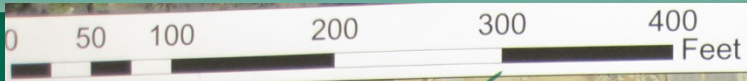
- 2004 – 20,300
- 2007 – 13,700

## Pearl Park Way bridge (opened in 2009)





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Morehead St / Kings Dr







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# Morehead St / McDowell St / Dilworth Rd





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# Pedestrian Overlay District (PED) Approach



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*Morehead*



*Cherry*  
area plan





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# Existing PED Plans and overlay zoning districts







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# Dilworth plan, 2006

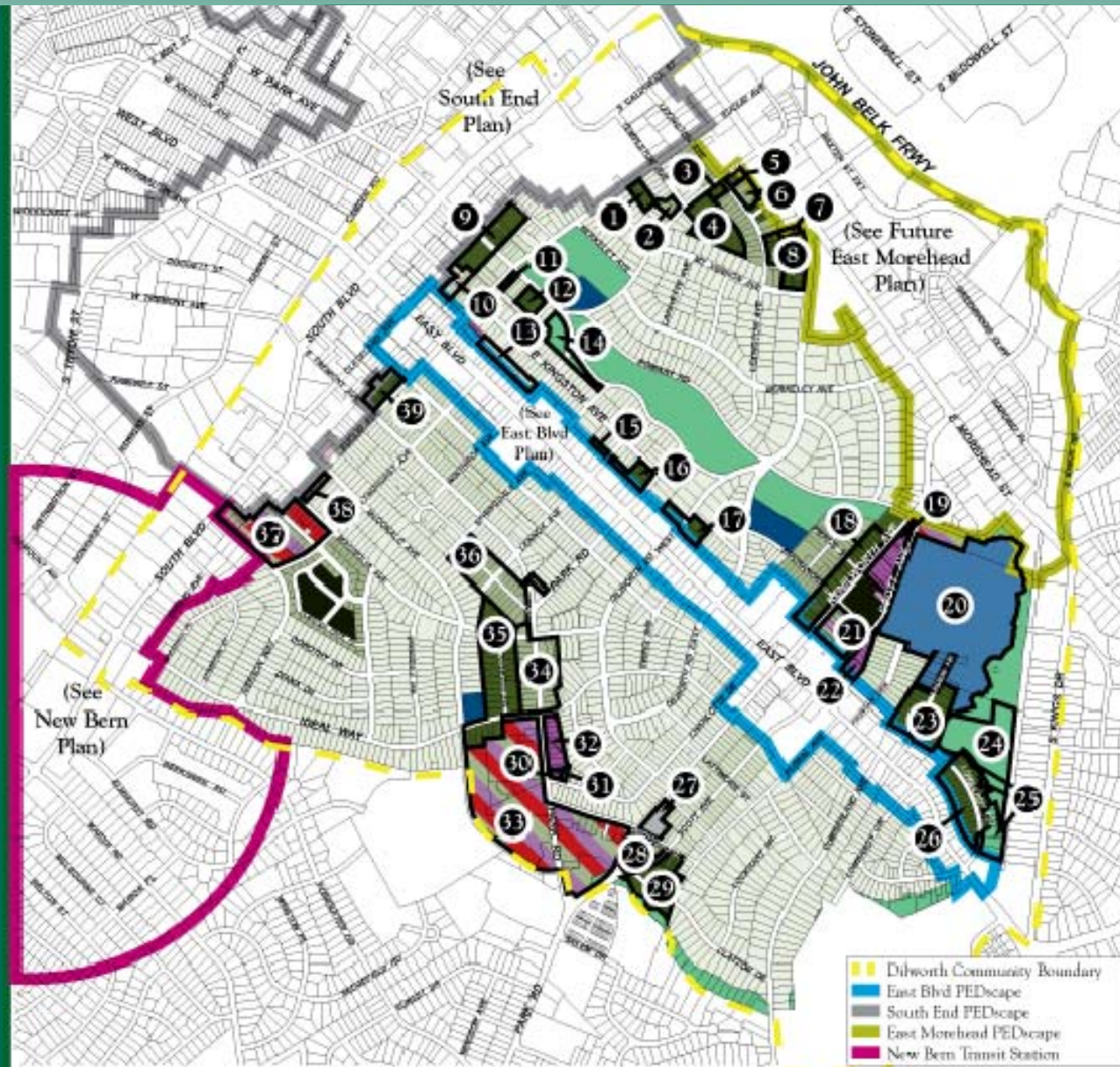


## Dilworth

Land Use & Streetscape Plan



Charlotte-Mecklenburg Planning Commission  
Adopted by Charlotte City Council June 26, 2006

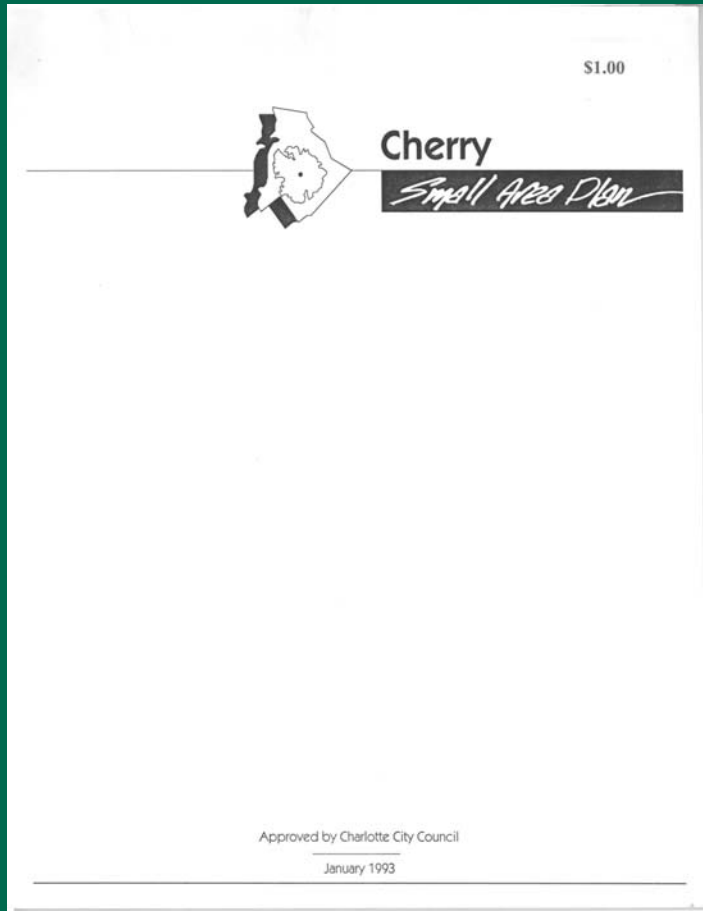






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# old Cherry plan, 1993





# Pedscape Plan

## Purpose

- Land use policy document for area
- Identify building setback, sidewalk, and tree requirements for PED zoned properties
- Guidance for public investments to enhance pedestrian environment





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# PED Objectives

## Support the reuse of old buildings







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# PED Objectives

Encourage new complementary development

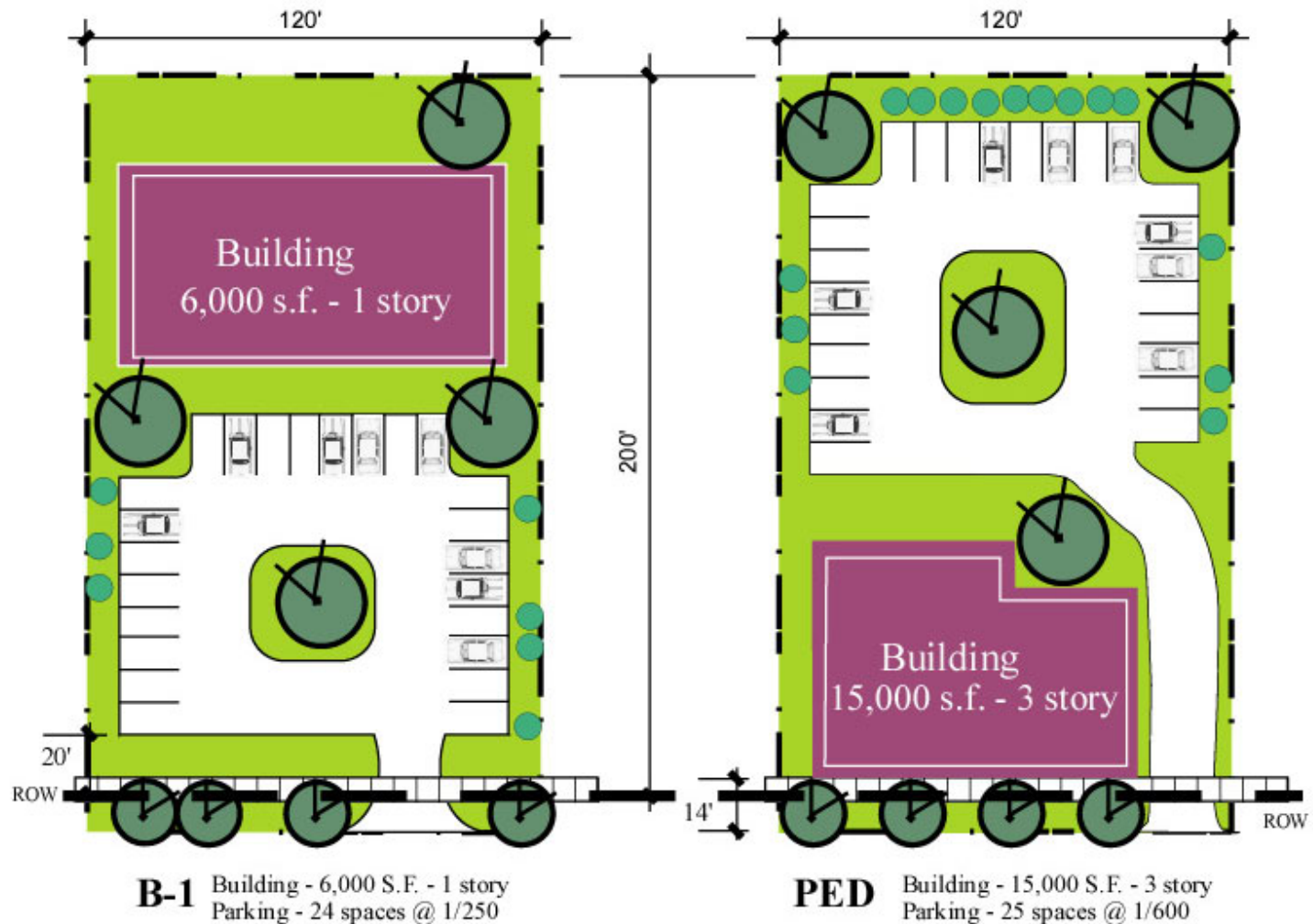






# PED Objectives

## Increase development potential





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# PED Objectives

Make areas more pedestrian friendly







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# PED Objectives

## Allow “by-right” urban development



# PED Objectives

Promote a mixture of uses





- PED overlays on existing zoning
- Allows all current “by-right” uses (except billboards and outdoor storage)
- Allows residential uses in industrial districts
- Allows all accessory uses (except drive-thru windows for restaurants and retail uses)
- PED development and urban design standards replace those of underlying district
- Refers to Pedscape Plan for building setback, sidewalk requirements, and street tree planting
- PED land use standards do not apply in UMUD, MUDD, or NS, but streetscape/setback standards do apply

PED  
Zoning

Adopted by  
Council  
March, 2000

Pedscape Plan  
or Area Plan  
incorporating PED area

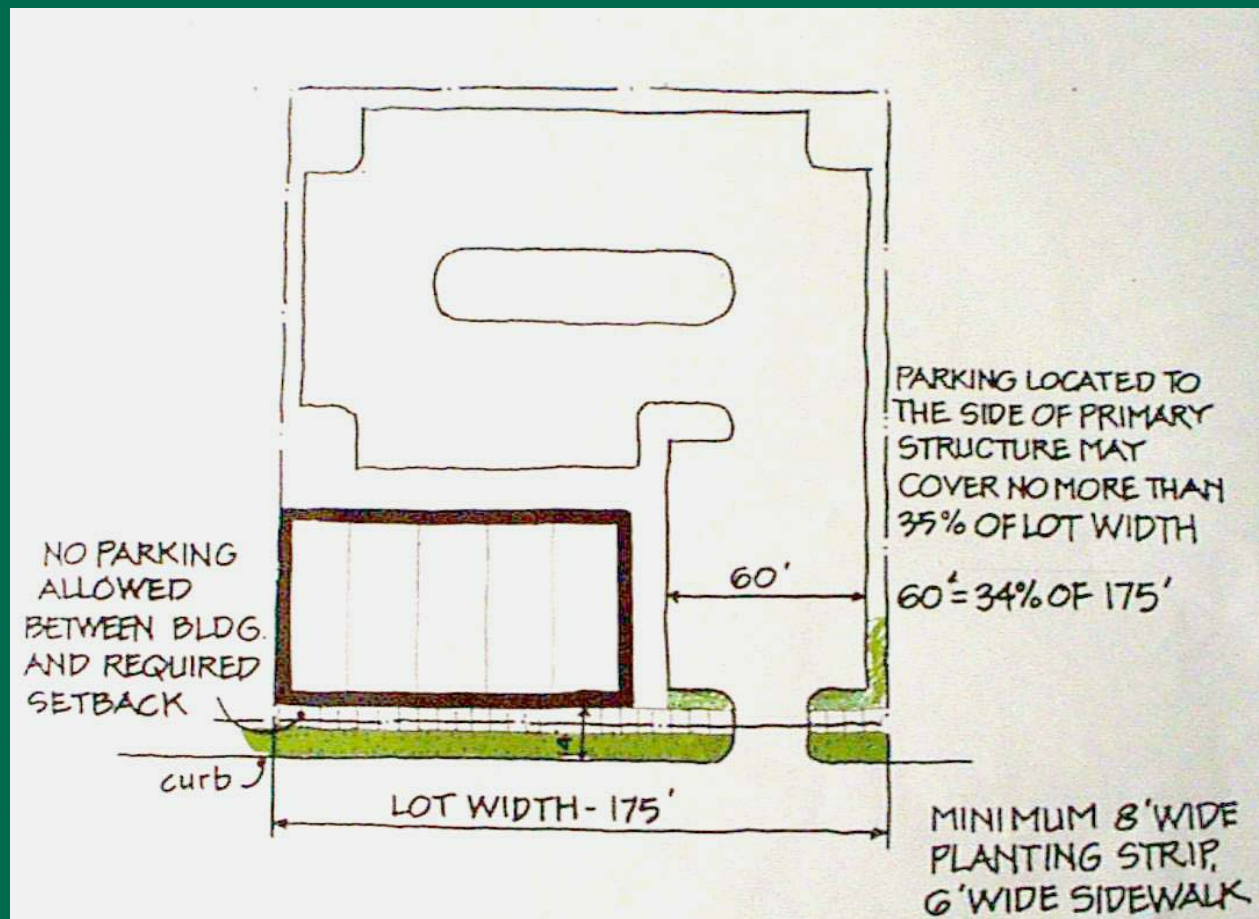
PED zoning  
applied



# PED Development & Design Standards

## Parking

- Parking requirements less than typical suburban zoning
- Parking located to side and rear of buildings, not between building and street



# PED Development & Design Standards

## Building orientation and entrances

- Buildings must be designed to address the street, with windows and doors encouraged and blank walls discouraged.
- Each building must have at least one pedestrian entrance from the street.





# PED Development & Design Standards

## Signage

- Allowable signs include wall and ground-mounted signs.
- No permanent detached poles signs allowed.



# PED Development & Design Standards

## Building setback

The minimum setback will be established by the Pedscape Plan adopted by City Council. Requirement can be varied bloc by block.







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# Existing PED Plans and overlay zoning districts

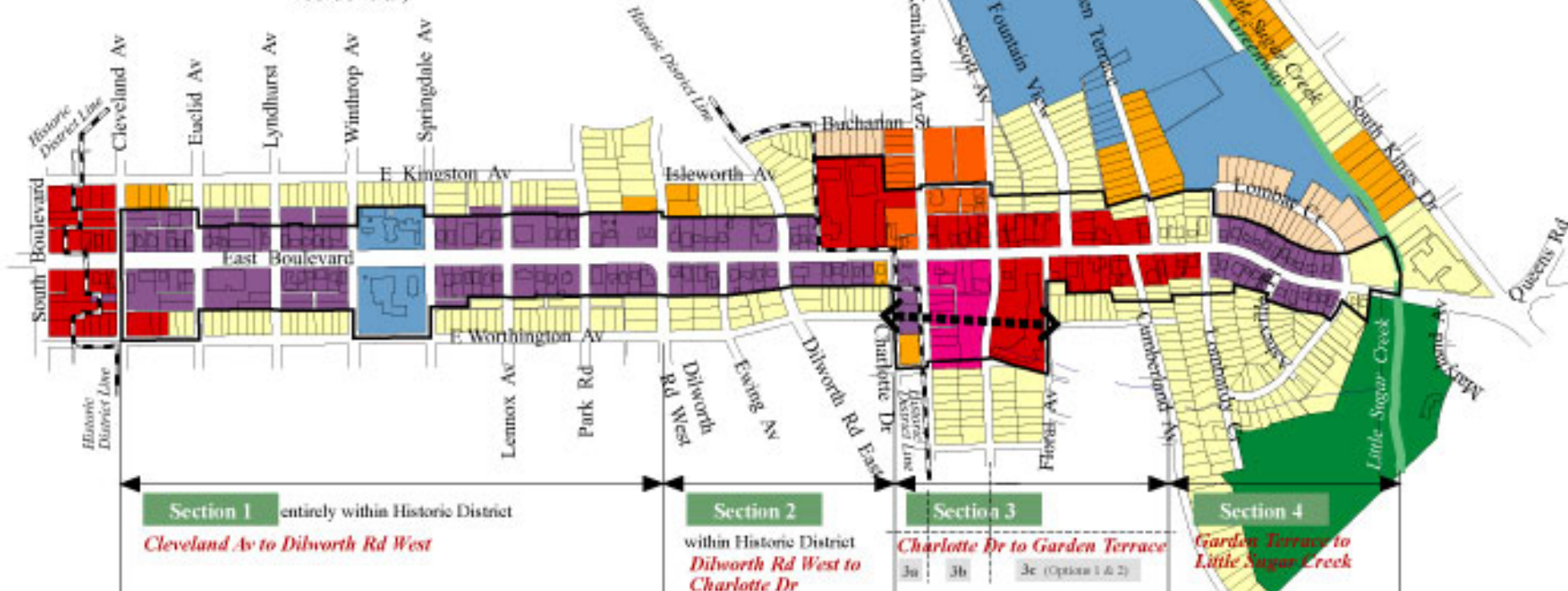




# East Blvd Pedscape Plan

Adopted June 2002

## Planned Land Use Legend (per adopted *Central District Plan*)







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# East Blvd Pedscape Plan





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# Plaza-Central Pedscape Plan

Adopted November 2003







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# Cross Sections and Setbacks



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# Street Elements: Curb to Curb

- Driving lanes, on-street parking, bicycle lanes, streetcar tracks
- Usually City responsibility
- Installation or change at a single time for a particular area
- Funded through City Council approved Capital budget items







# Street elements: Behind the Curb

- Planting strips, sidewalks, landscaped setbacks, outdoor dining
- Usually a developer responsibility
- Would occur incrementally over time as individual properties are improved or redeveloped





# Setback: existing urban area







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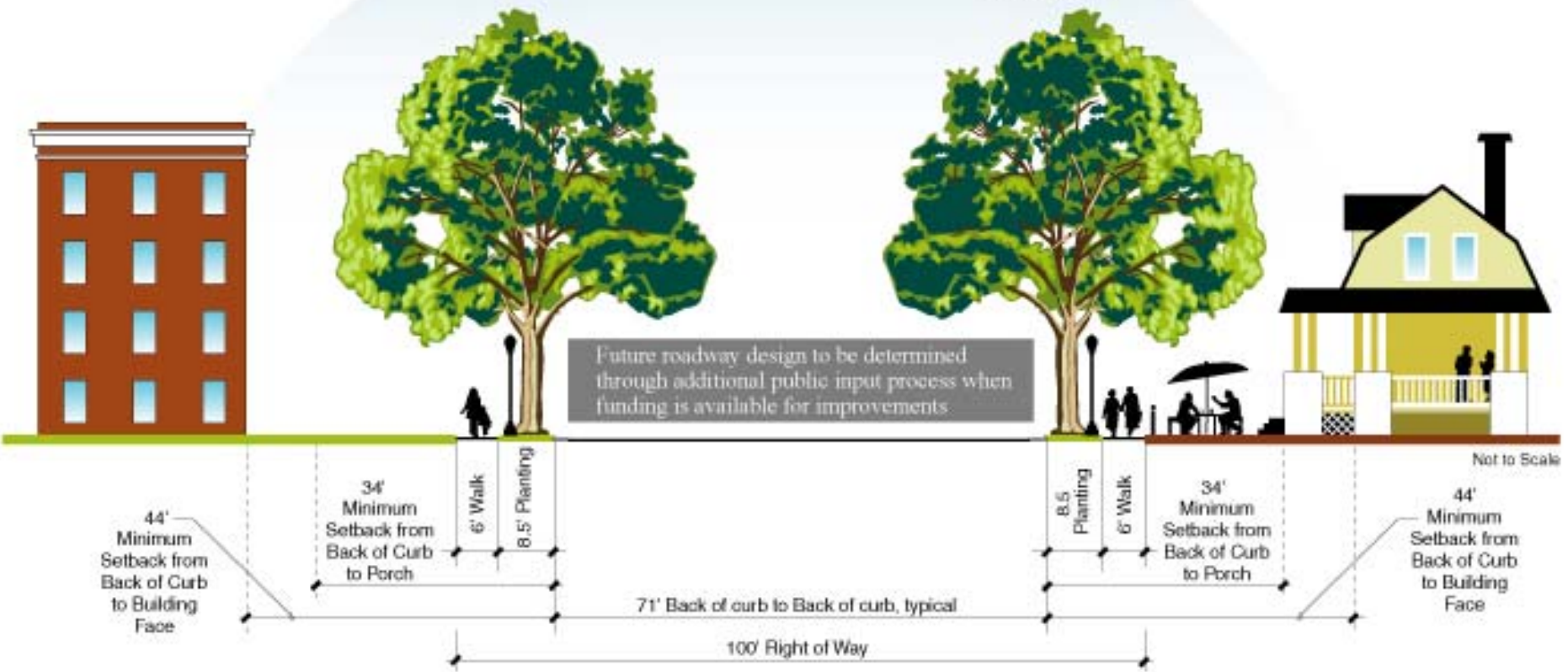
# Deeper setback, East Blvd.





# Deeper setback, East Blvd.

## Proposed Section for Cleveland Avenue to Dilworth Road West Section 1

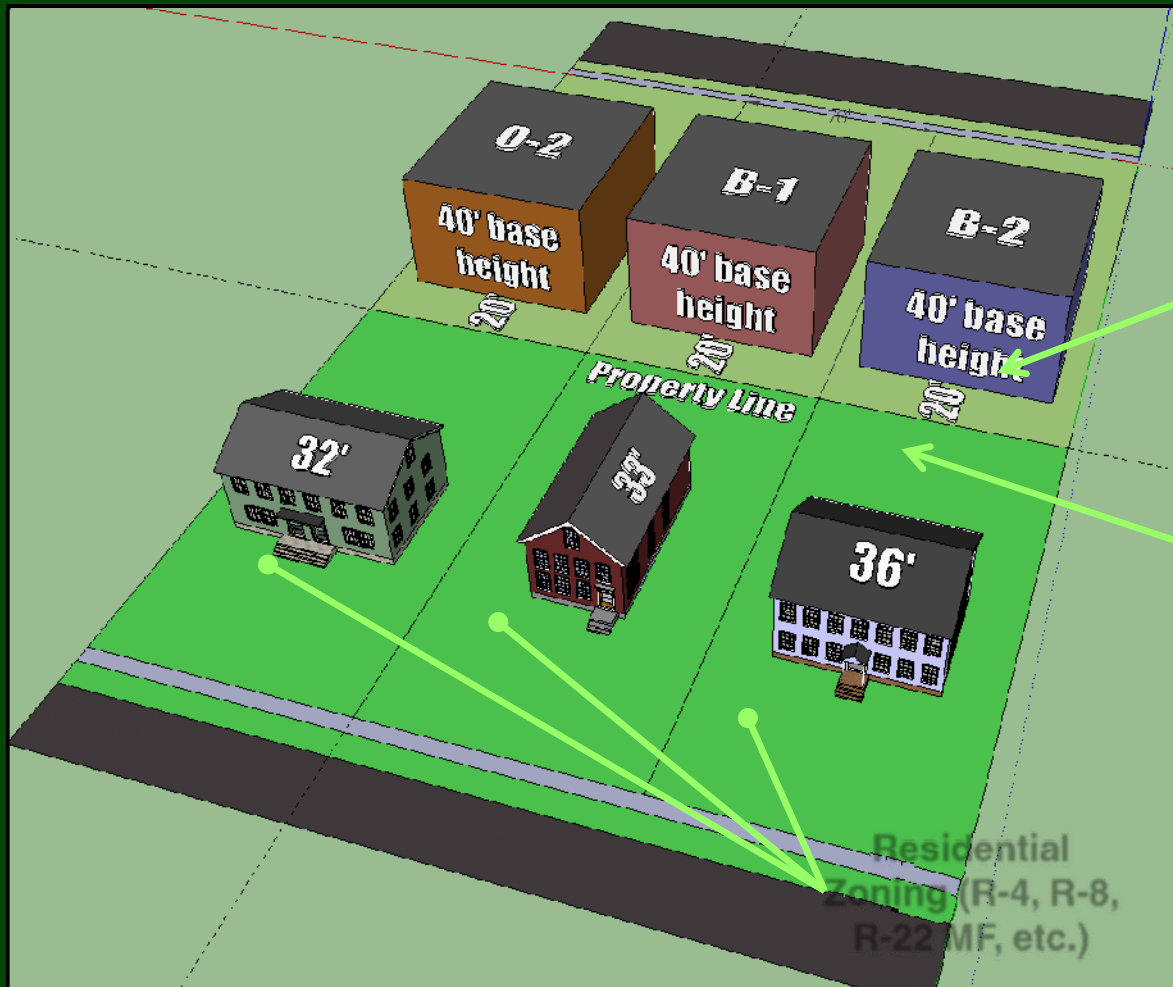


### Section 1

Existing Right of Way = 100'

Existing Back of Curb to Back of Curb = 71'

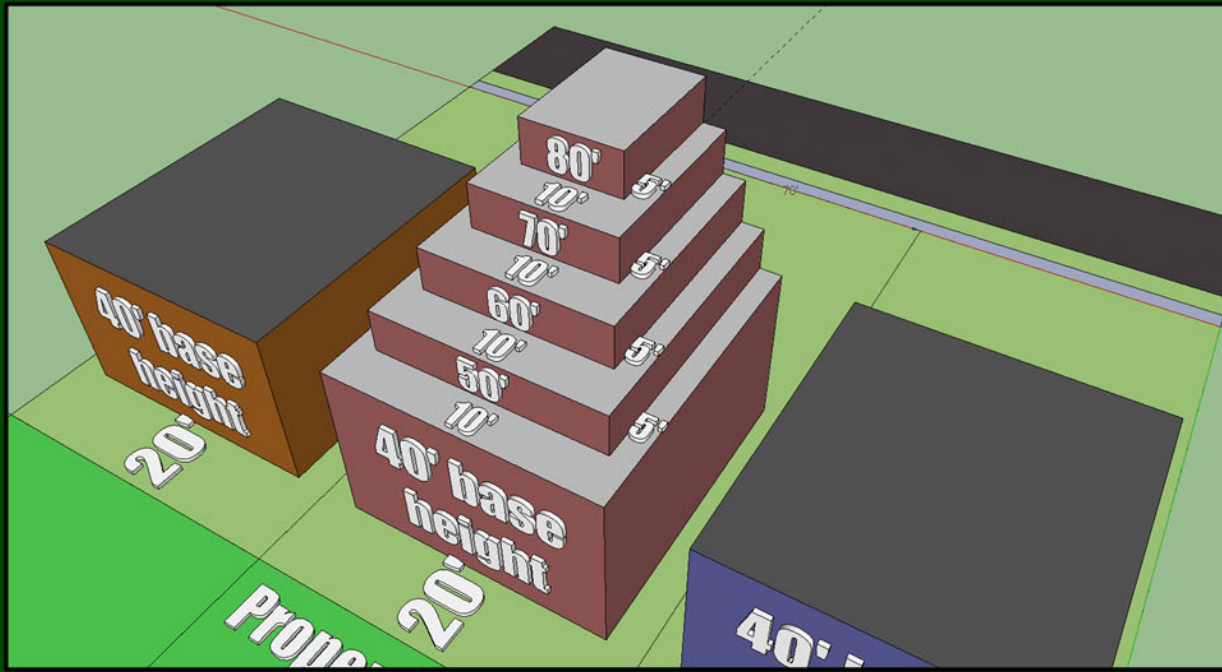




The base height in conventional zoning like Office (O-1 and O-2) or Business (B-1 or B-2) is 40 feet.

The minimum rear yard setback is 20 feet.

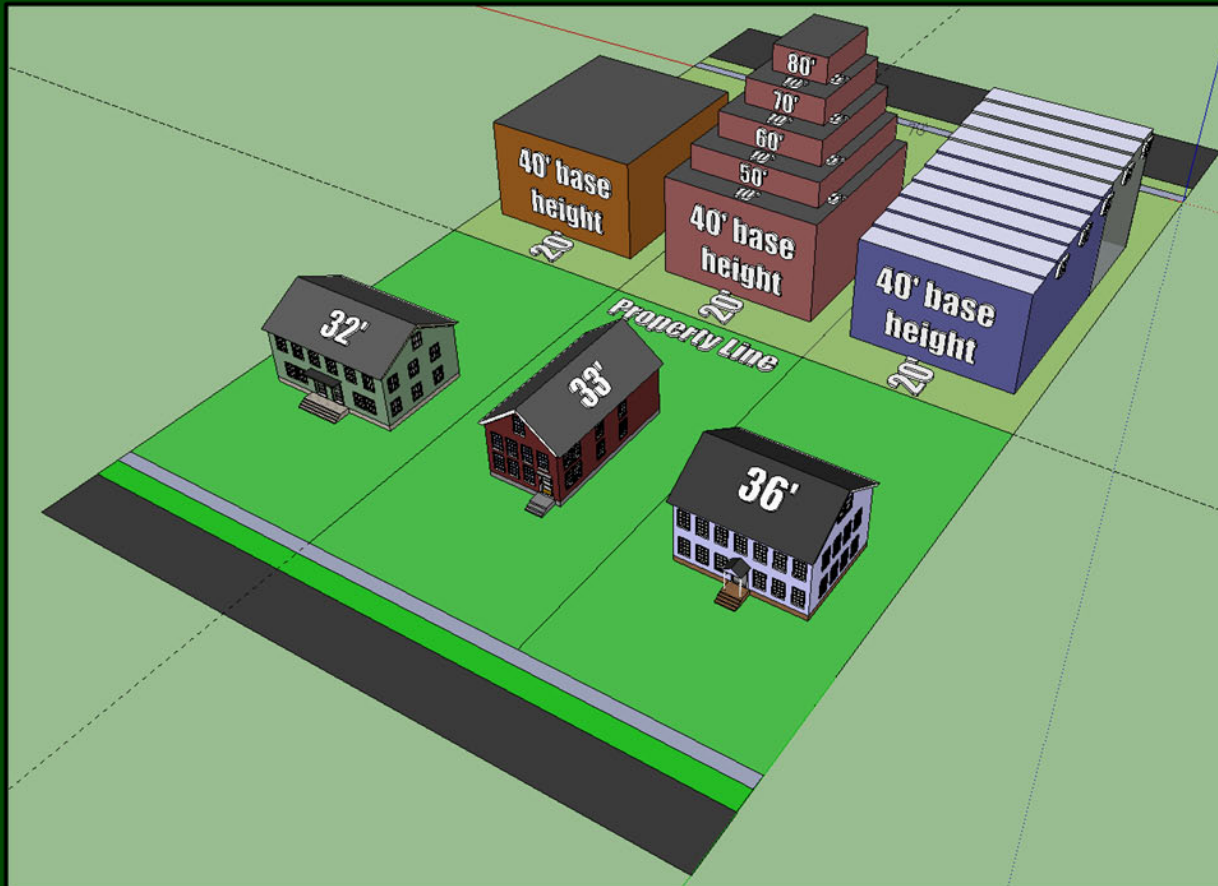
*This sketch is hypothetical and for illustrative purposes only.*



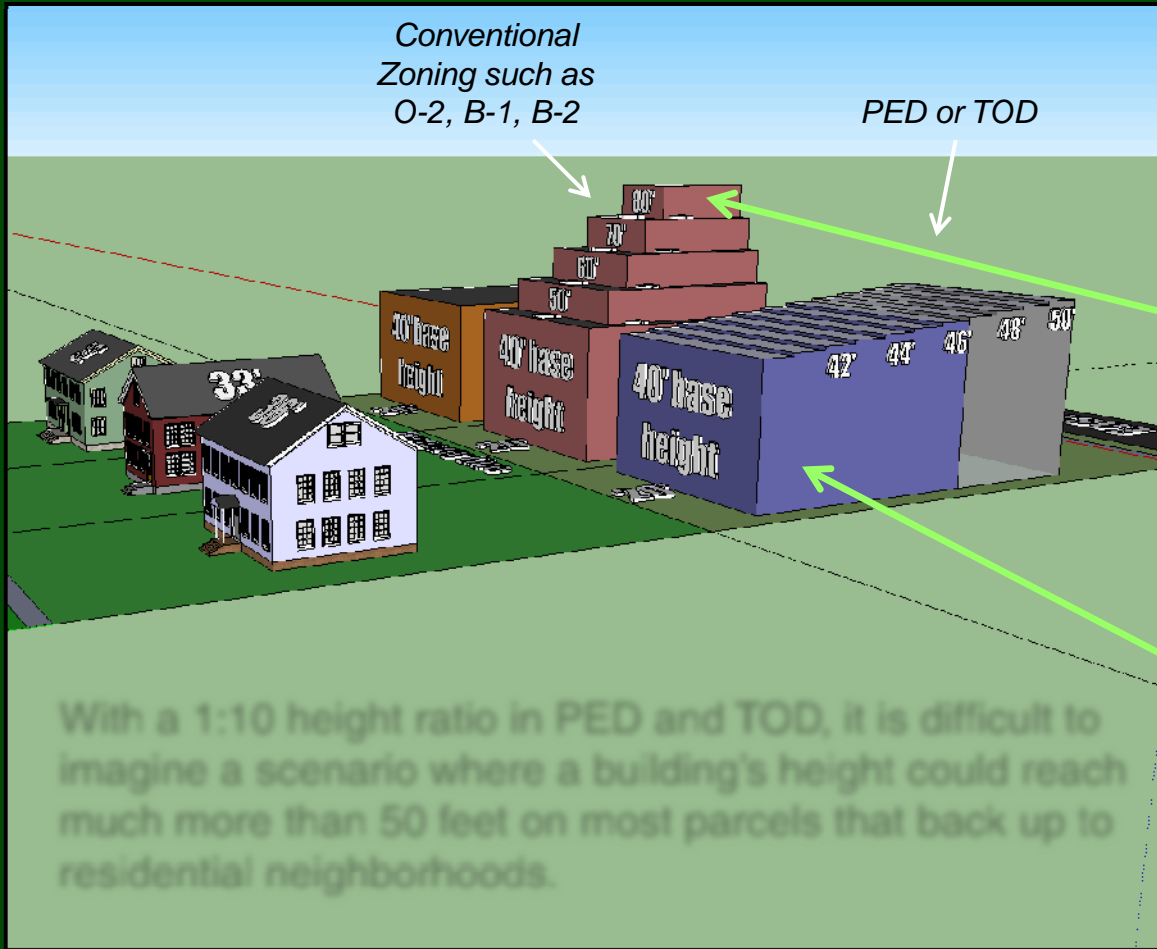
- zoning allows a building's height to increase by one foot for every foot of additional distance from residential property lines, and two feet for every foot of additional side yard.
- This is often called the "wedding cake" effect.



# Comparison



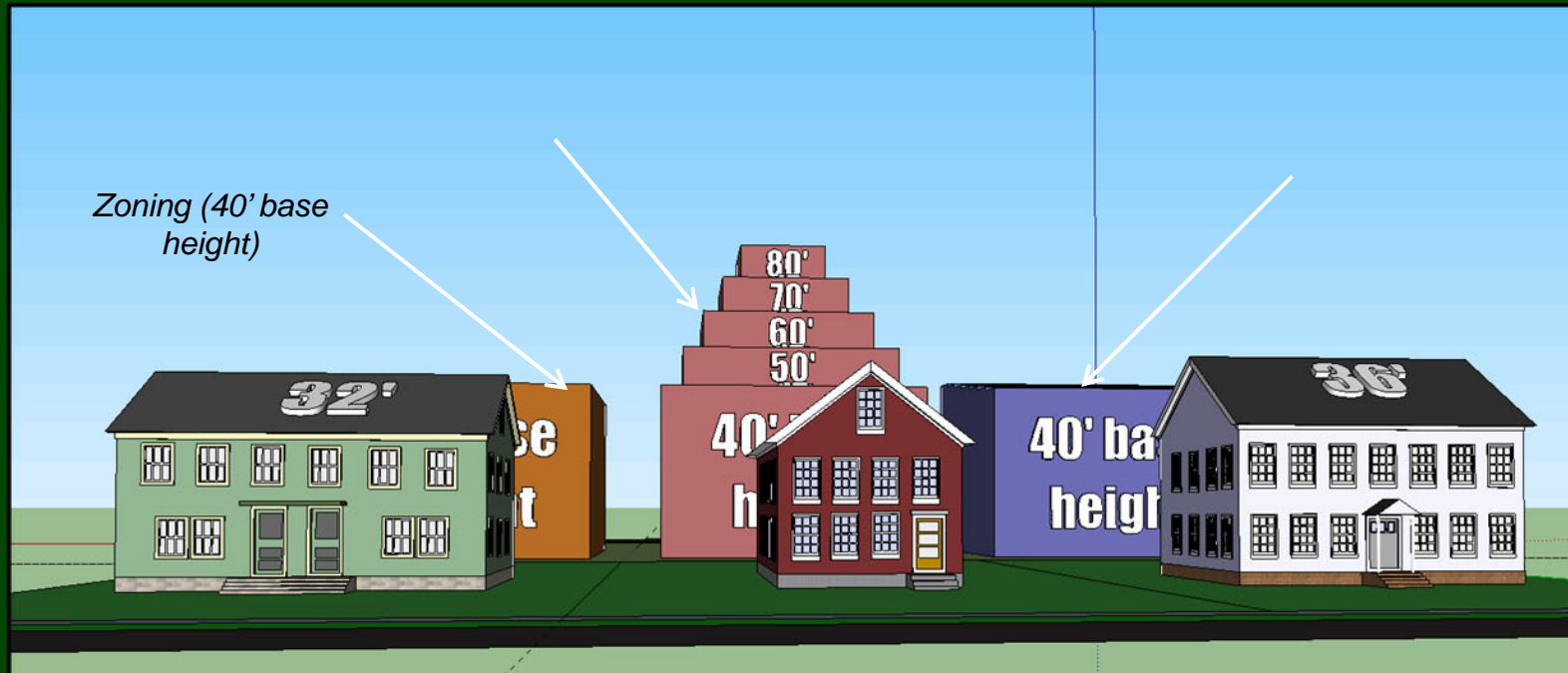
PED Overlay zoning (and also TOD zoning) restricts allowable building heights to one foot of additional building height for every 10



*This sketch is hypothetical and for illustrative purposes only.*



# Building Heights Scenarios



This hypothetical view from the Residential Street toward The PED Street shows:

- 40' base height for a conventionally-zoned building (left)
- 80' building that meets the zoning requirements for conventional zoning (center)
- Allowable height for a building in a PED overlay district (right)



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# Possible Streetscape and Pedestrian Improvements



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area plan





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# Possible On-street parking inset







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# Pedestrian Crossing Refuge Islands







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# Curbed Tree Planter Prototype









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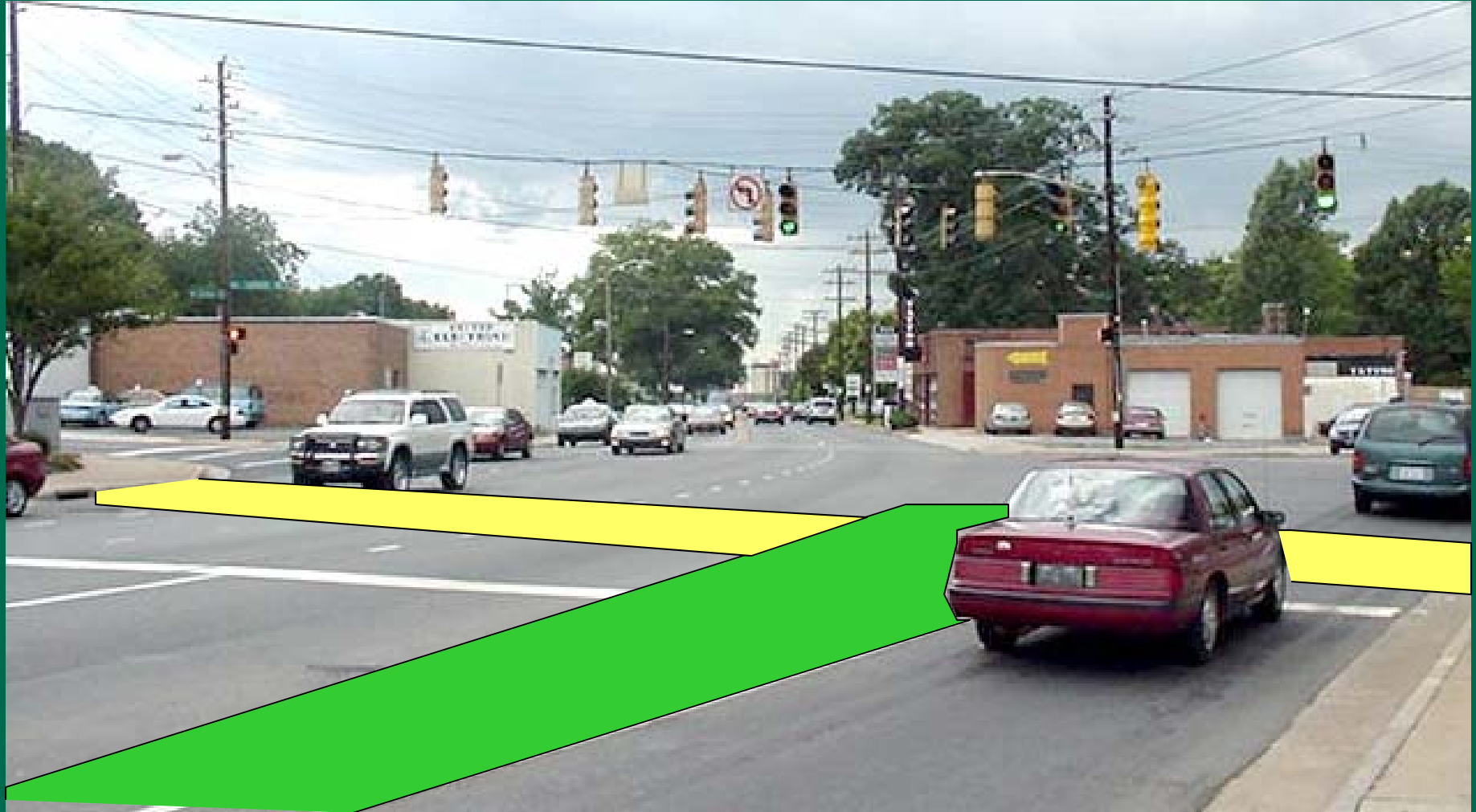
# Central Five Points intersection





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# Central Five Points Improvement





# PED Overlay Text Amendment Process

## 1. Add flexibility for challenging sites

- Expand Administrative Approval to include physically constrained sites

## 2. Promote economic development

- Remove requirement for streetscape implementation with only façade improvement(s)

## 3. Enhance transition from PED to single family development

- Create design standards for PED development across from and/or next to single family districts

## 4. Enhance the streetscape

- Add design standards for street walls and parking garage screening

# PED Overlay Text Amendment Process

5. **Improve livability and the urban environment**
  - Create private and public urban open space standards
6. **Enhance the streetscape in transition areas**
  - Reduce the amount of front loading garages and driveways adjacent to single family districts
7. **Update PED zoning code text and format**
  - Use tables and sub-sections in lieu of long paragraphs

## Next Steps

- Receive comments from stakeholders
- Make final revisions to draft
- Hold final stakeholder meeting, if necessary
- Planning Commission recommendation to file
- Zoning Committee
- Council Decision





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# Land Use Mapping



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*Morehead*



*Cherry*  
area plan

# Midtown Morehead Cherry Area Plan





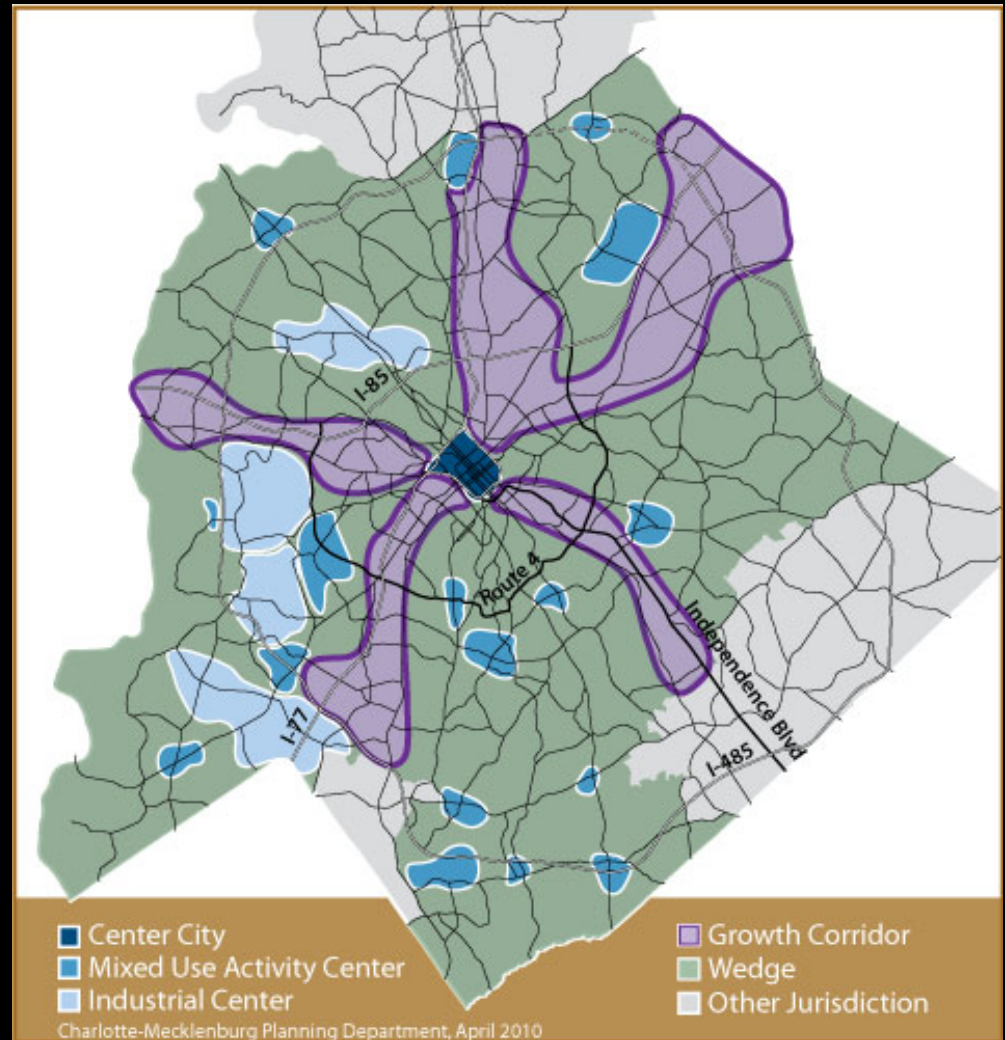


# Growth Framework

**Activity Centers** are generally appropriate for new growth, with generally increased intensity of development.

**Growth Corridors** are priority locations for new growth, but may include specific neighborhoods for preservation.

**Wedges** are predominantly low density residential with limited higher density housing and neighborhood serving commercial uses.



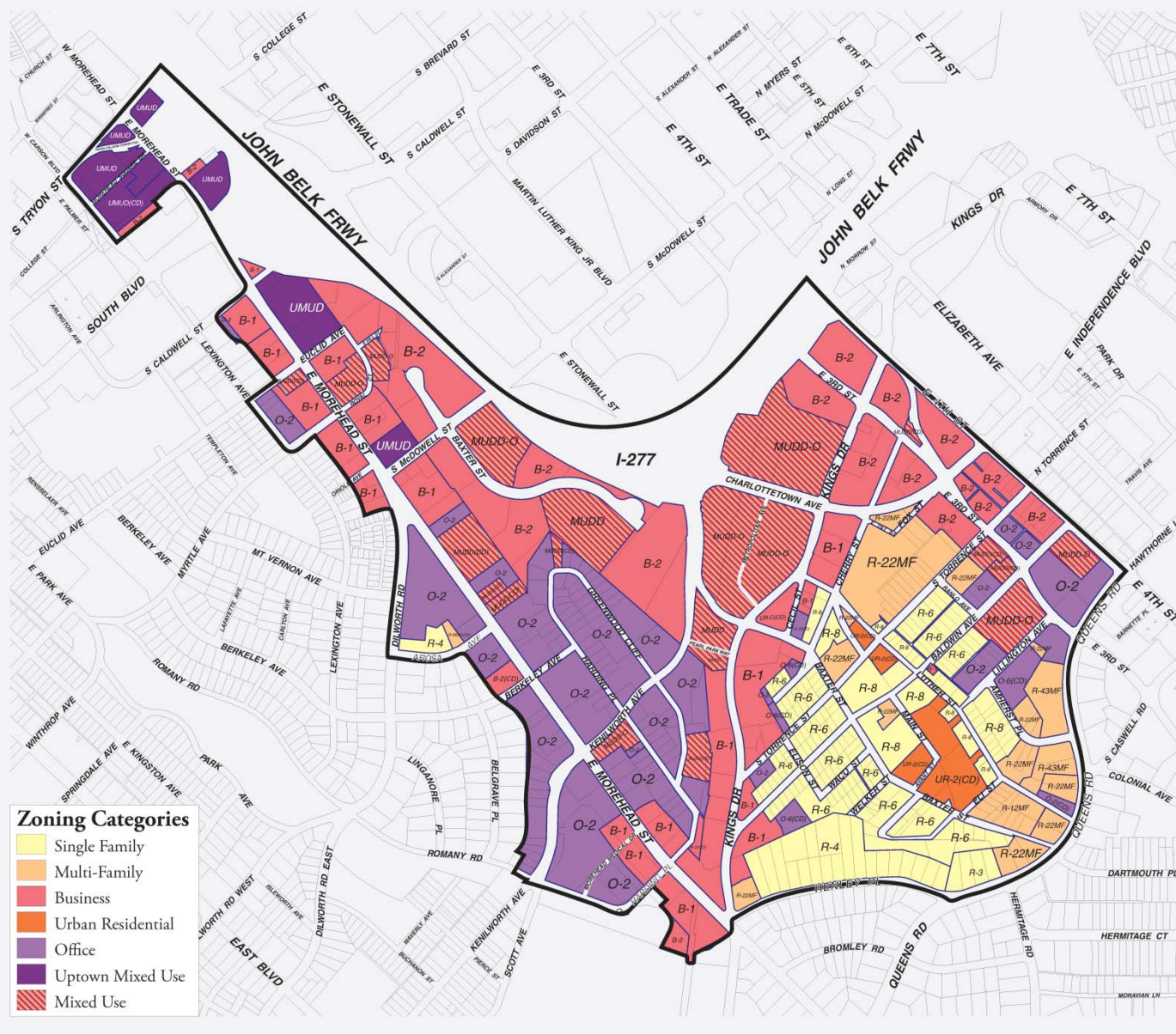


# Midtown Morehead Cherry Area Plan





# Midtown Morehead Cherry Area Plan



*Produced by the Charlotte-Mecklenburg Planning Department, November 2, 2010.*

## Existing Zoning Designations

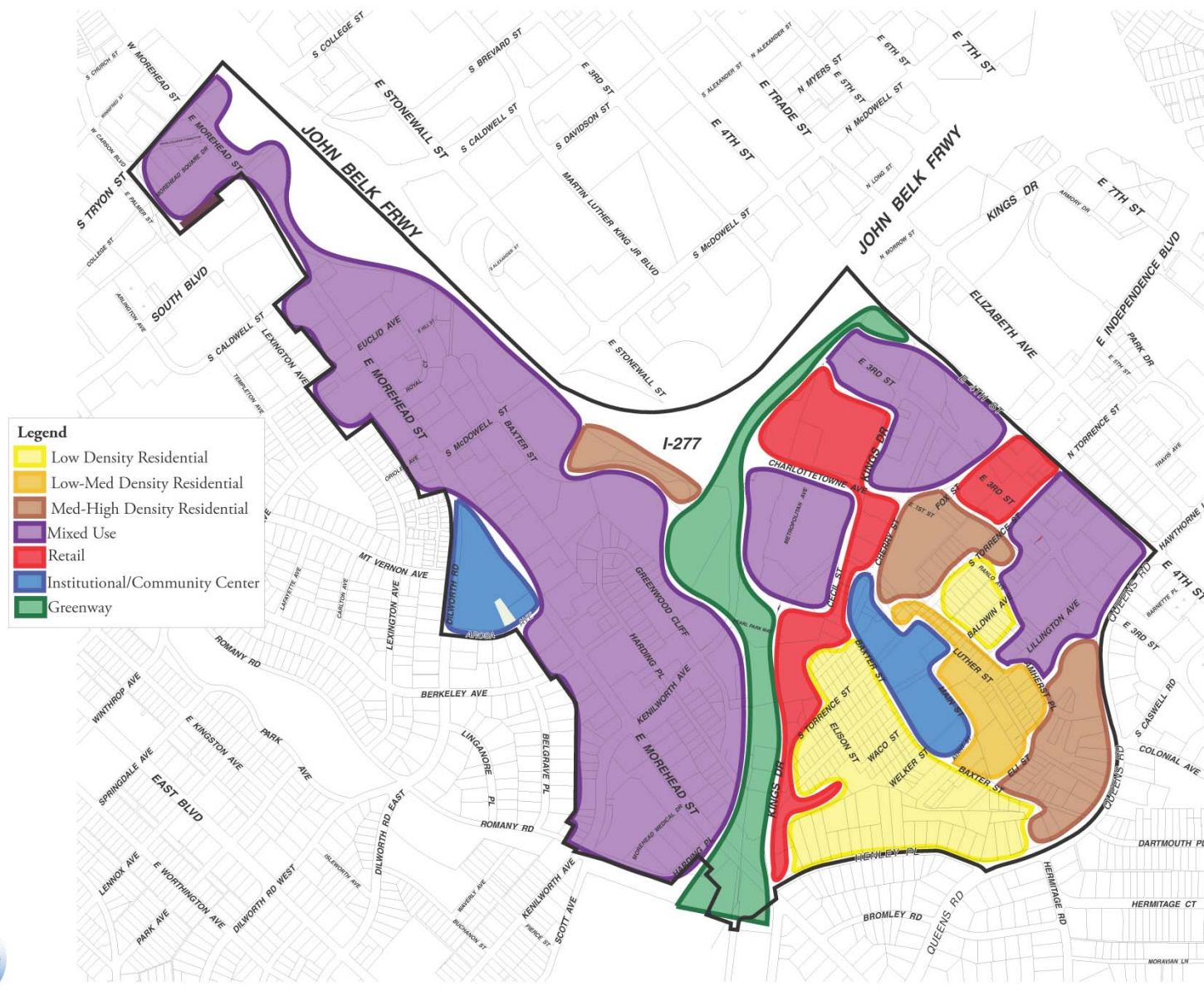


# Midtown Morehead Cherry Area Plan





# Midtown Morehead Cherry Area Plan



*Produced by the Charlotte-Mecklenburg Planning Department, November 16, 2010.*



Concept - Existing Adopted Land Use



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# Group Exercise



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area plan



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# Wrap-up and Next Steps



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*Morehead*



*Cherry*  
area plan





- Citizen Advisory Group Meeting 6  
May 5, Pleasant Hill Baptist Church  
Topic: Community Design