

Citizen Advisory Group
Meeting 7: Parks, Infrastructure
May 24, 2011

Meeting Agenda

- 1. Background Review**
- 2. Historic District Follow-up**
- 3. Park & Recreation**
- 4. Green Infrastructure**
- 5. PED Overlay & Streetscape Follow-up**
- 6. Group Exercise**
- 7. Wrap-up**





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Background Review



Midtown



Morehead



Cherry
area plan

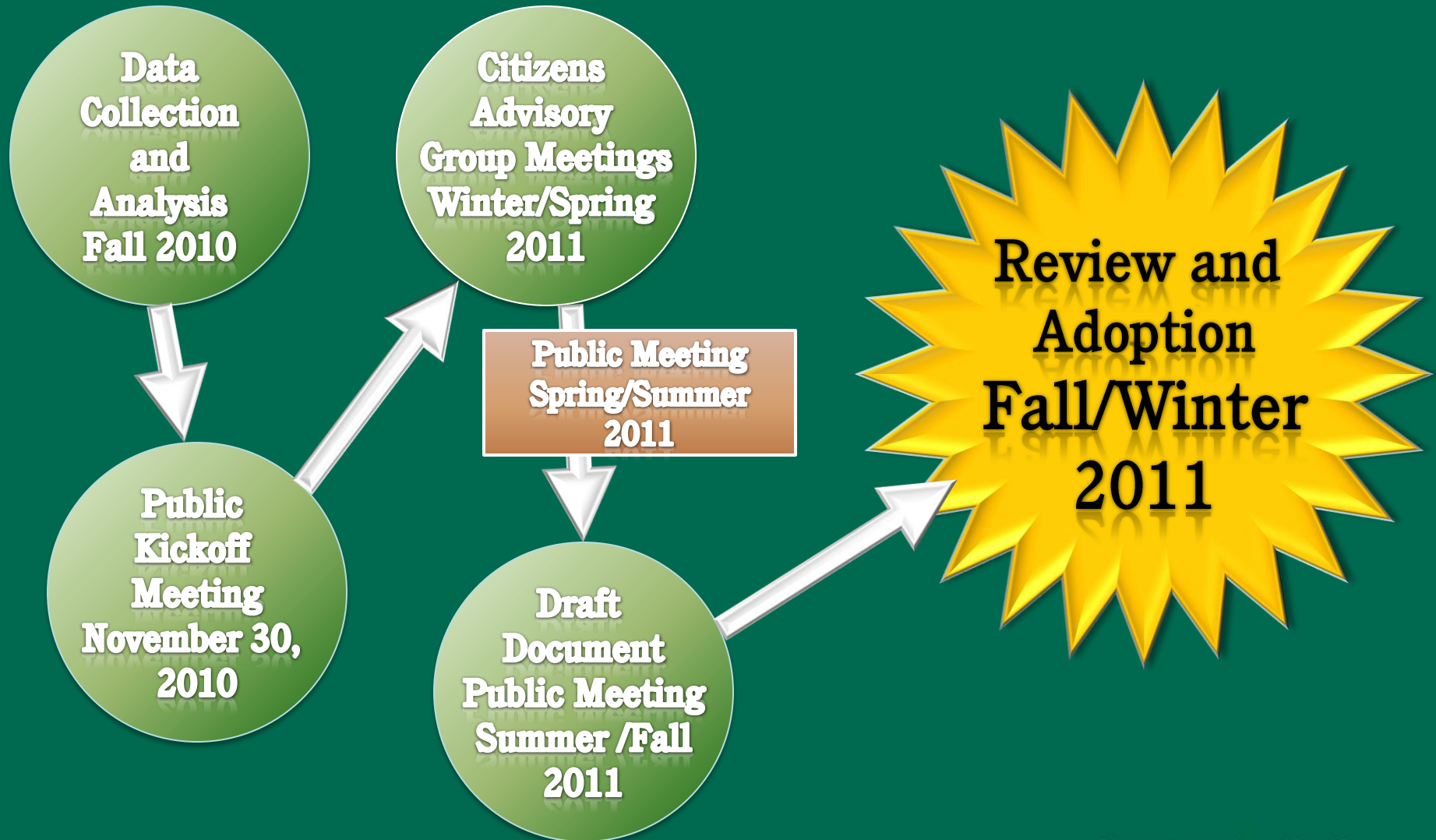
Citizen Advisory Group



- 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



Plan Development Process



Tentative CAG Meeting Schedule

- Thu, Jan 20 Vision
- Thu, Feb 10 Vision & Land Use
- Thu, Mar 3 Economics/Market Study
- Thu, Mar 24 Transportation
- Thu, Apr 14 Land Use
- Thu, May 5 Community Design
- Tue, May 24 Parks, Infrastructure
- Thu, June 23 Preliminary Recommendations
- Thu, July 14 Additional meeting if needed

All meetings 6 pm, Pleasant Hill Baptist Church

Community Design

Your Homework (from last time):

Find examples of:

1. **Community design that you would like to see in Midtown-Morehead-Cherry (MMC).**

These can be things that you currently like in the community and would like to see repeated or find examples from other areas of the country, your travels, etc. that represent your desires for the MMC community. Keep in mind the massing, scale, streetscape, etc. when choosing your photographs

2. **Buildings or sites of historic significance/value within MMC**

These can be buildings or sites that you would want preserved and/or conserved.

Email the pictures to us at jdhindaw@charlottenc.gov

Photos will be posted on Planning Department's website where everyone can view them.

- Only item submitted to date!
- Morehead & Kenilworth
- Six stories
- Office use



Area Likes

From earlier presentations



Tree canopy along East Morehead; buildings and parking beyond



South End streetscape as a model





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For streets within Cherry





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Follow-up to Last Meeting: Cherry Historic District



Midtown

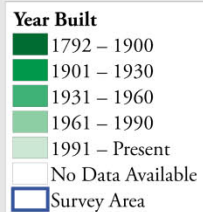


Morehead



Cherry
area plan

Midtown Morehead Cherry Area Plan



Midtown Morehead Cherry Area Plan

Year Built

- 1792 – 1900
- 1901 – 1930
- 1931 – 1960
- 1961 – 1990
- 1991 – Present
- No Data Available

Proposed District

Survey Area





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Mecklenburg County Park & Recreation



Midtown



Morehead



Cherry
area plan

- **Greenway**
 - Little Sugar Creek Greenway and Stream Restoration
- **Parks**
 - Thompson Neighborhood Park
 - Cherry Neighborhood Park
 - Pearle Street Park
 - Baxter Street Park



- Little Sugar Creek Greenway



LITTLE SUGAR CREEK PROJECTS MASTER PLAN

- Trails to destinations
- Festival and rentable venues
- Food vendor
- Plazas
- Fountains
- Bocce ball courts

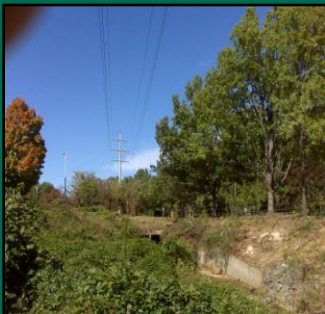


- Thompson Neighborhood Park
 - Outdoor Shelter
 - 3.3 acres
 - Gazebo
 - Vietnam Veterans' Memorial
 - Historic St. Mary's Chapel
- Cherry Neighborhood Park
 - 2 acres
 - Basketball court
 - Multipurpose field
 - Baseball field
 - Playground



Parks

- Pearle Street Park
 - 6 acres
 - Basketball court
 - Multi-purpose field
 - Walking trails
- Baxter Street Park
 - 2 acres
 - Walking trails
 - Community garden



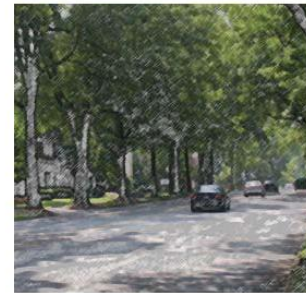


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Green Infrastructure



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Morehead



Cherry
area plan



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Follow-up to Last Meeting: PED Overlay & Streetscape



Midtown

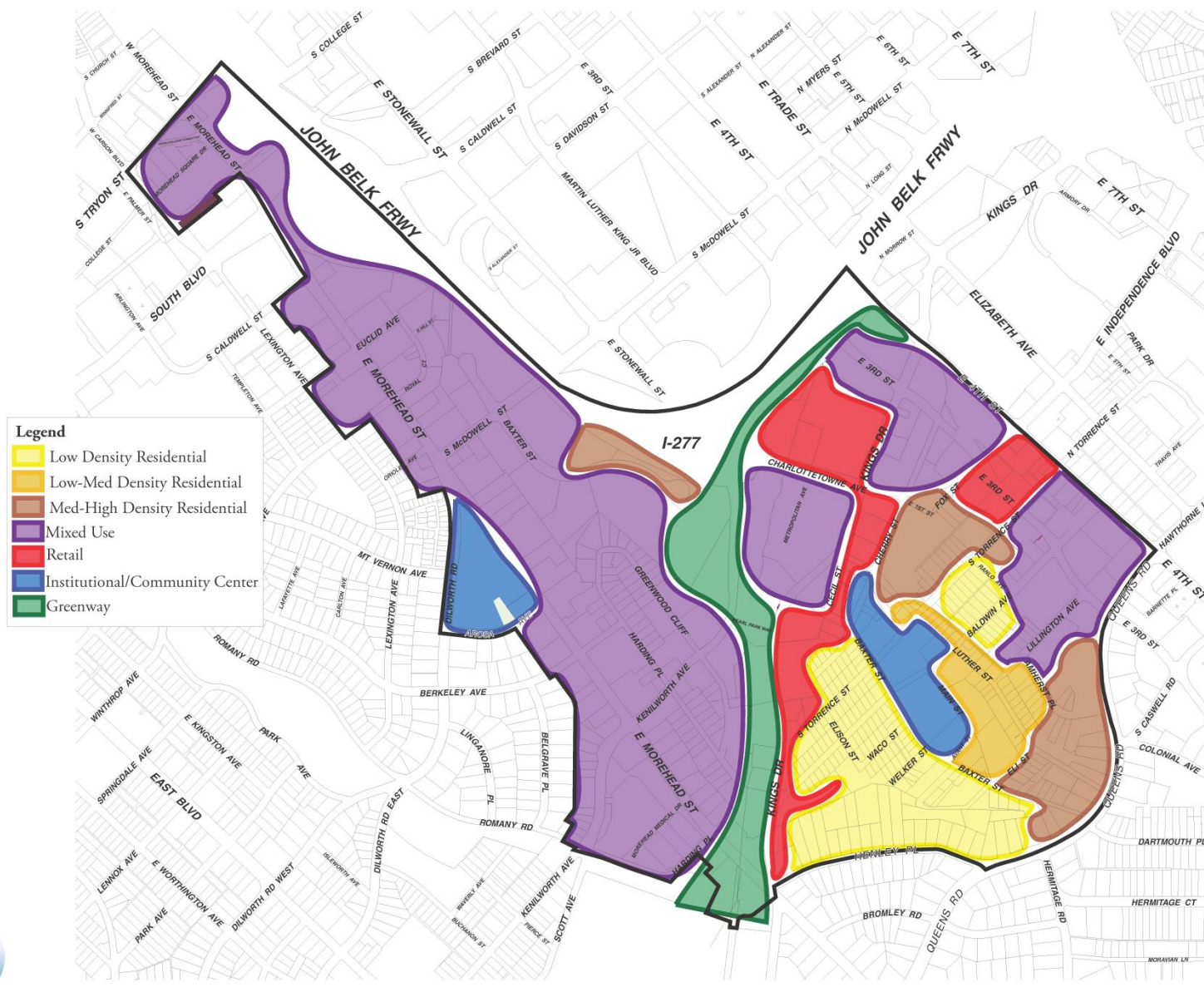


Morehead



Cherry
area plan

Midtown Morehead Cherry Area Plan



Morehead Breakout Group

- Concern with height of buildings over adjacent single family homes, and where height is measured when parcels slope.
- Acceptance of Pedestrian Overlay for all of East Morehead Street, but critical to keep existing setback there. (some dissent)
- Not too concerned about height in areas closest to I-277 (not fronting Morehead Street)
- Want to keep setbacks as they are on Morehead (in agreement with most present but not all).
- Some members would like to have higher density development in the vicinity of Kenilworth and Morehead, due to its proximity to the hospitals and to Uptown.
- Group recognized market study view that Greenwood Cliff and Harding would be a good location for office or higher density residential development.

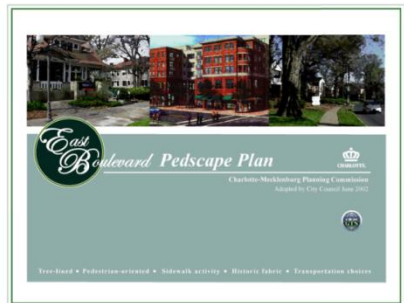
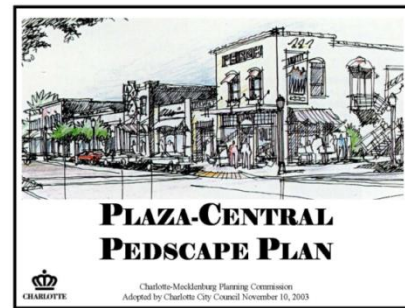
Midtown Cherry Breakout Group

- Kings Drive appearance is improved because of Greenway.
- **Make Kings Drive more pedestrian friendly**; access to greenway.
- Need for sidewalk along the greenway edge?
- Yes, PED is desirable along Kings Dr. (some dissent)
- **PED impact on parking** requirement?
- Fringes of Cherry community have always been threatened; preserve as much residential as possible.
- Is there **conflict between PED and preserving Cherry residential**?
- Consider changes for the UR-2 project in Cherry.
- **Change zoning of Farmer's Market.**
- Would the oil/gas stations be grandfathered?
- 3rd street is not pedestrian friendly.
- What are the plans for the Mecklenburg County Bar land?
- Explore possibility of **PED to protect neighborhood edge along 3rd**. (some dissent)



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Existing PED Plans and overlay zoning districts



- PED overlays on existing zoning.
- Allows current “by-right” uses.
- 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.

Benefits

- Re-purpose future right-of-way
- Create option for recessed parking
- Widen planting strips for trees
- Widen sidewalks for walking
- Reduce building setback
- Require active street-level uses
- Restrict auto-oriented uses
- Require pedestrian-oriented form
- Enable re-use of non-conforming historic structures



- Building height at residential edge conditions; at maximum points
- Density and parking requirements in PED
- Streetscape requirements
- Project review and approval process
- Specific locations for PED overlay

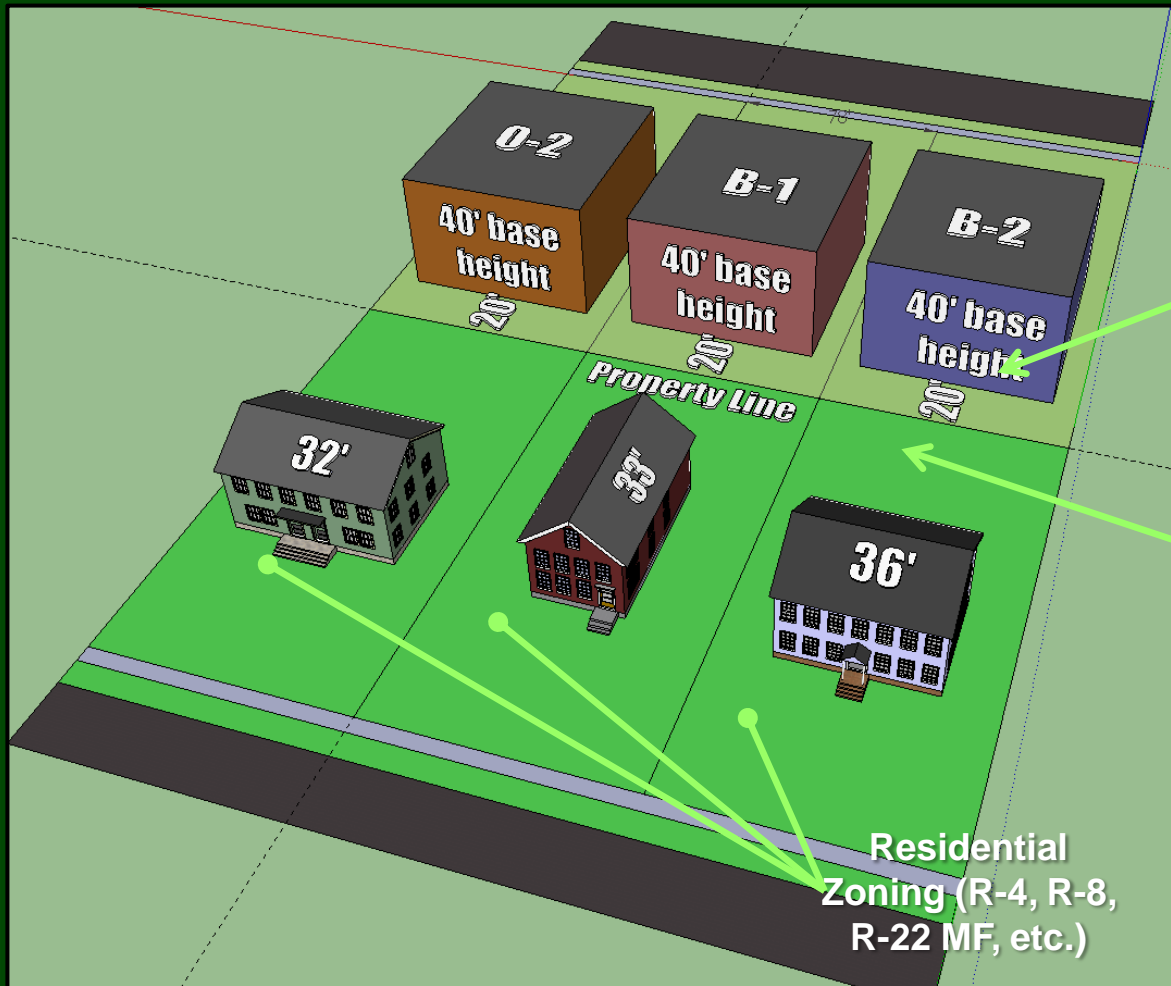


Building Height

- **at edge conditions**
- **at maximum points**

Building Heights Scenarios

Conventional Zoning (e.g. O-2, B-1, B-2)



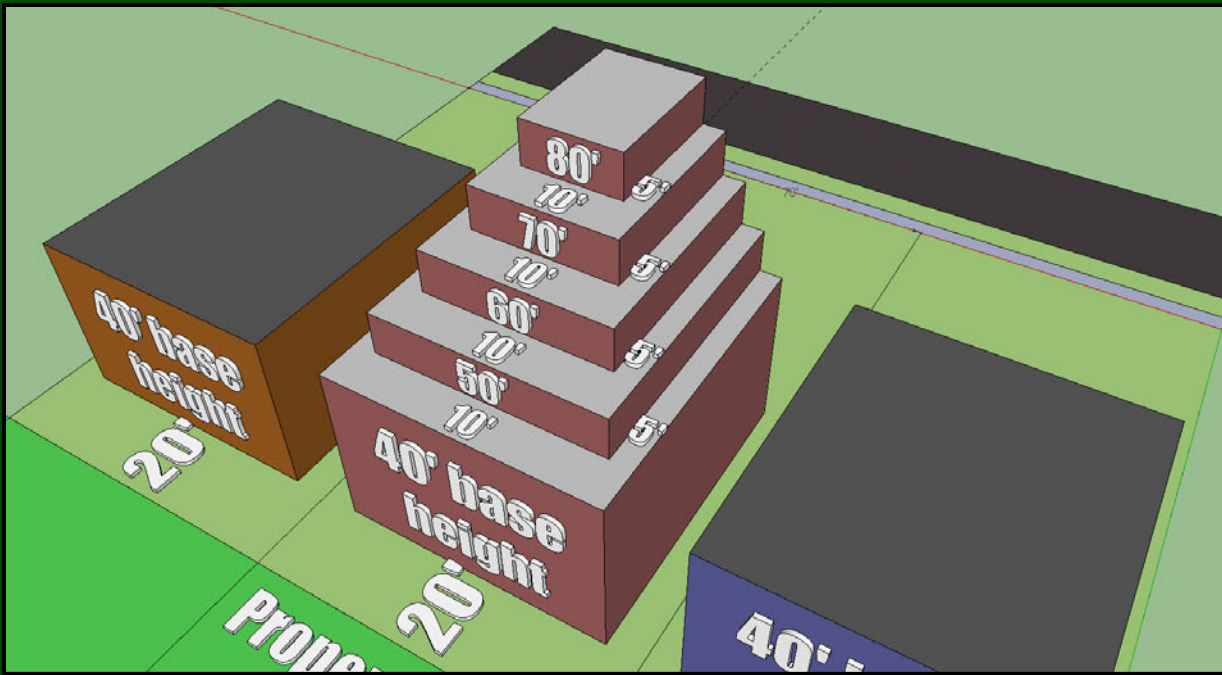
The base height in conventional zoning like Office (O-1 and O-2) or Business (B-1 or B-2) is 40 feet.

The minimum rear yard setback is 20 feet.

This sketch is hypothetical and for illustrative purposes only.

Building Heights Scenarios

Conventional Zoning (e.g. O-2, B-1, B-2)



- Office or Business 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.

This sketch is hypothetical and for illustrative purposes only.

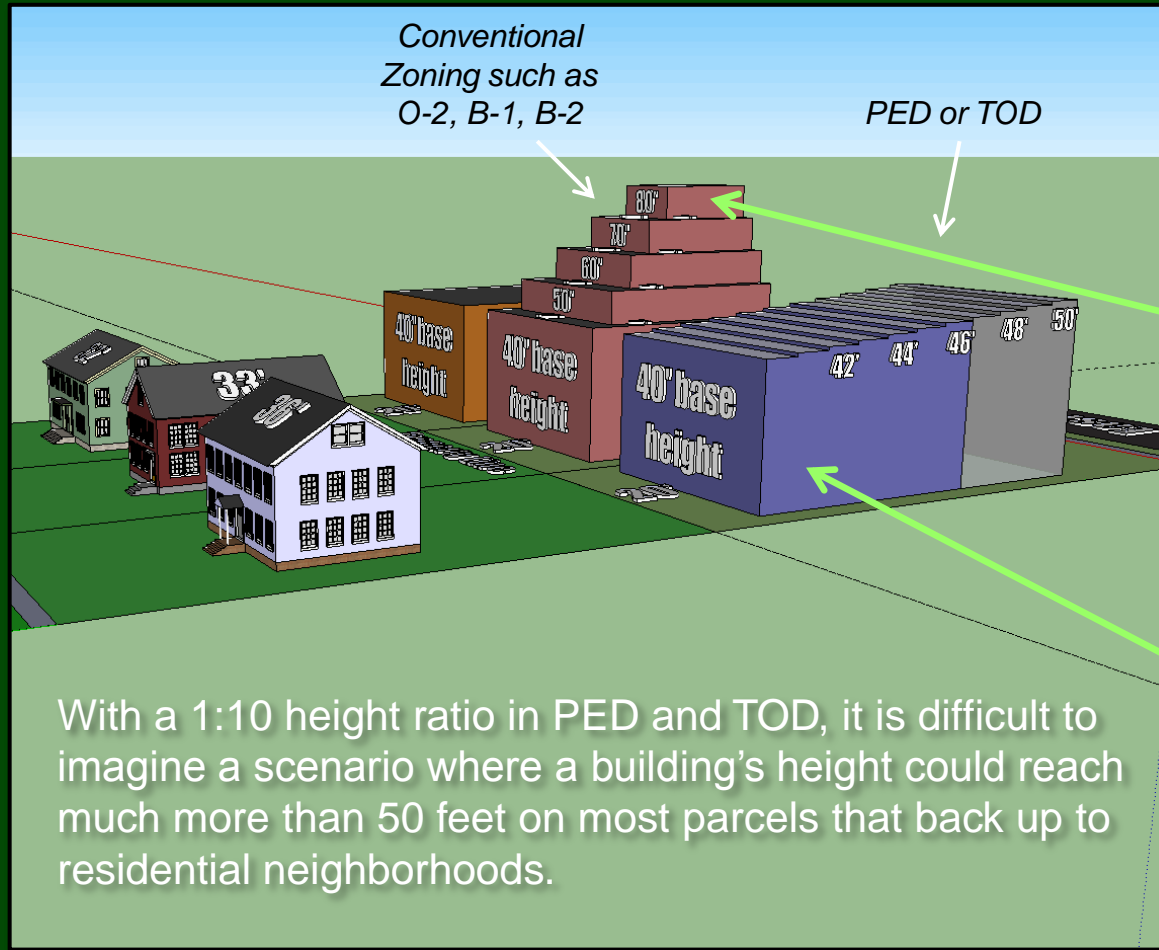
Building Heights Scenarios Comparison



PED Overlay zoning (and also TOD zoning) restricts allowable building heights to one foot of additional building height for every **10** feet of additional distance between the building and the nearest residential zoning line, as demonstrated by the blue building.

This sketch is hypothetical and for illustrative purposes only.

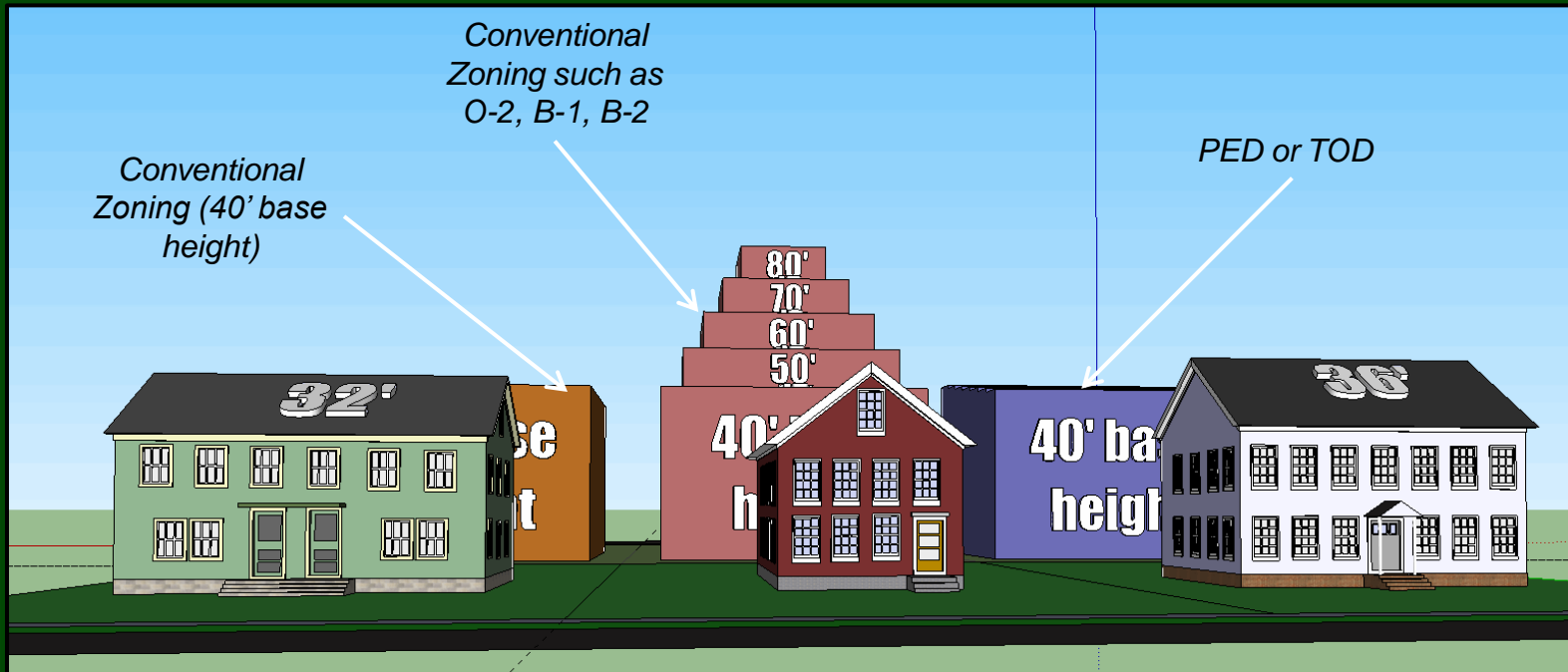
Building Heights Scenarios Comparison



- All three non-residential buildings in this sketch are 62' wide and 70' long.
- The middle building could hypothetically reach 80 feet or more in height under conventional zoning.
- The blue building, with its 1:10 PED height plane restriction, could only reach a height of 46 feet, assuming the same location and building footprint.

This sketch is hypothetical and for illustrative purposes only.

Building Heights Scenarios

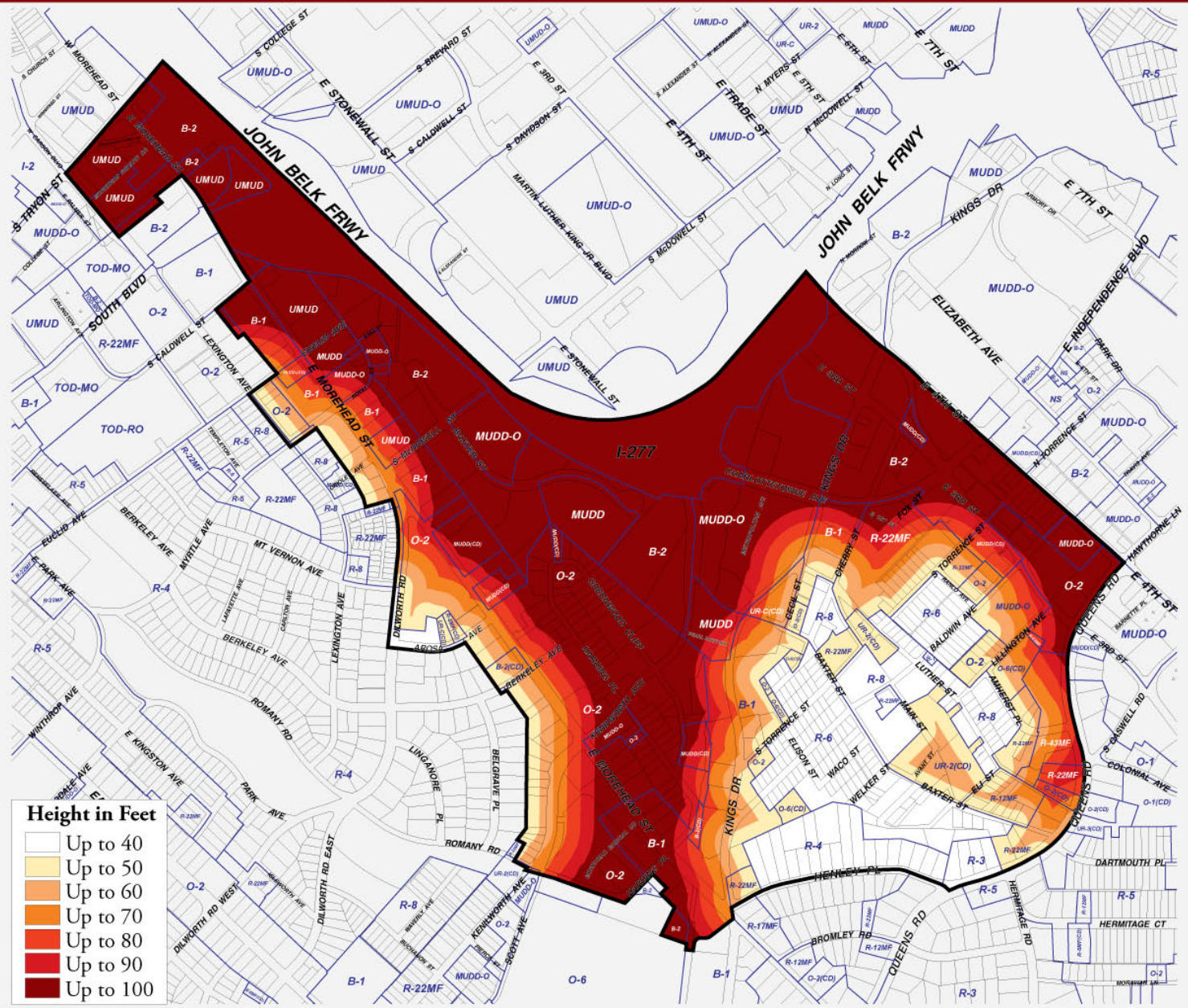


This hypothetical view from the Residential Street toward The PED Street shows:

- 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)

This sketch is hypothetical and for illustrative purposes only.

Midtown Morehead Cherry Area Plan





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Density and Parking Requirements in PED

Zoning Comparisons

B1, B2, O2

PED

Building Setbacks

20 ft. from prop. Line
(usu. 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. Density

Non-resid.

Max. FAR 0.5 or 1.0

No limit

Residential

Max. 22 du/ac

(meet setbacks, parking,
and height limits)

Possible On-street parking inset





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Streetscape Requirements



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East Morehead Street



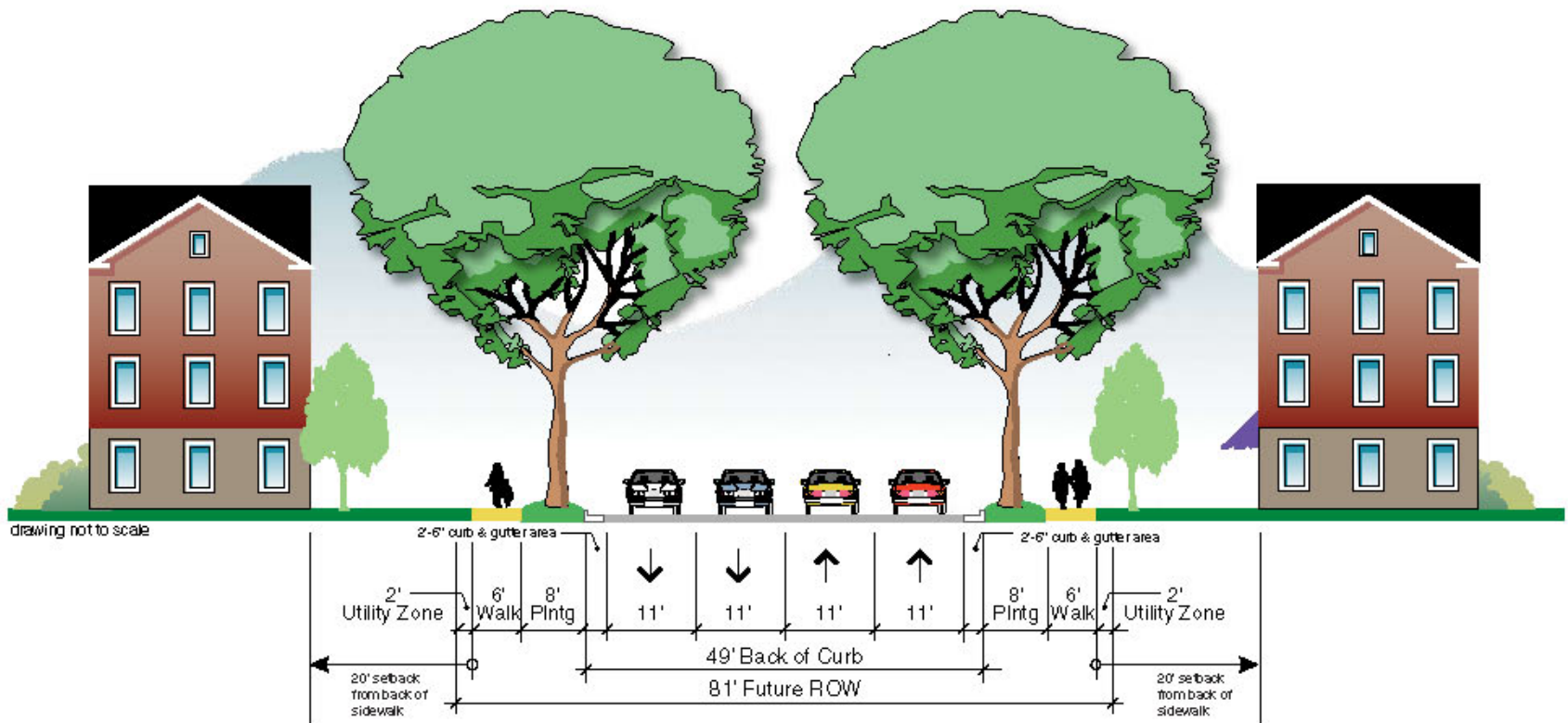
- Existing tree canopy limits street widening
- Maintain a building setback similar to existing



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East Morehead Street

East Morehead Street
Kings Drive to South Tryon Street





Kings Drive at the greenway

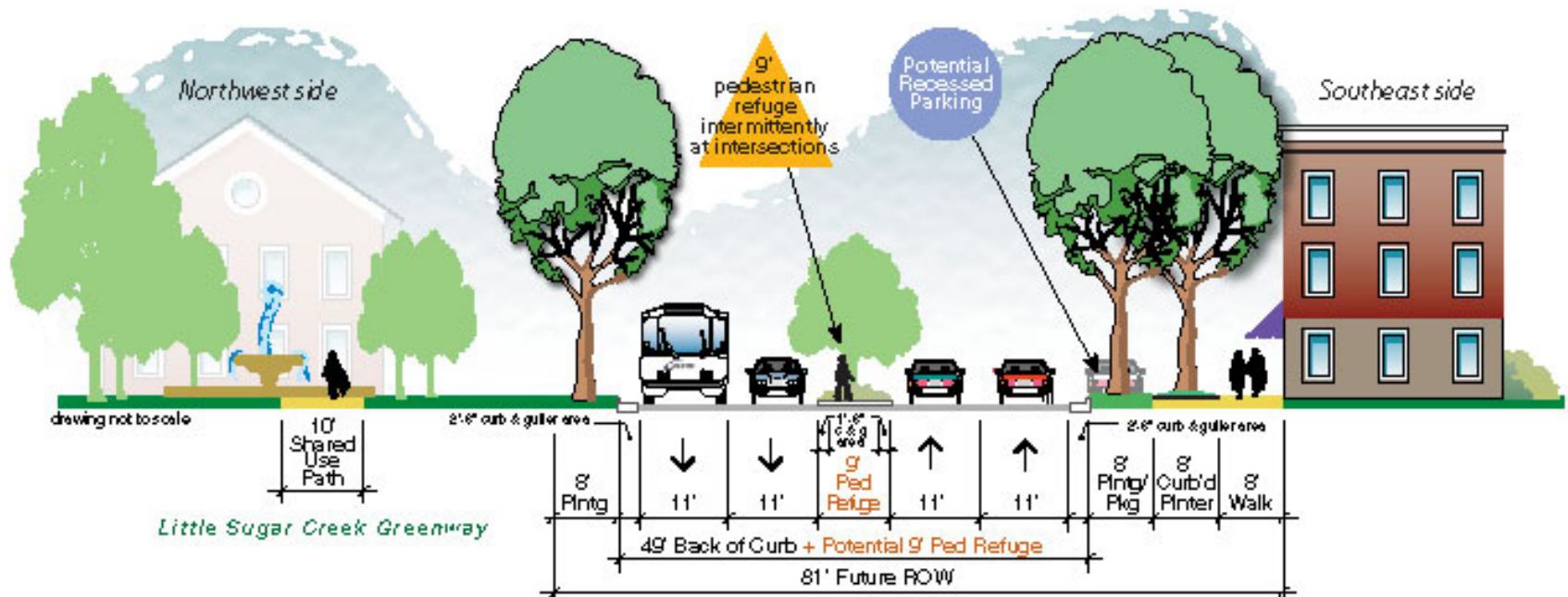


- On street parking on side opposite park when redeveloped (some dissent)
- Pedestrian refuge/medians at intersections
- New planting strips/trees



Kings Drive at the greenway

Kings Drive (East Morehead Street to Baxter Street)



Kings Drive at Metropolitan



- On street parking on east side when redeveloped (work with grade change) (possible option) (some dissent; desire to minimize width by some)
- Pedestrian refuge/medians at intersections
- New planting strips/trees

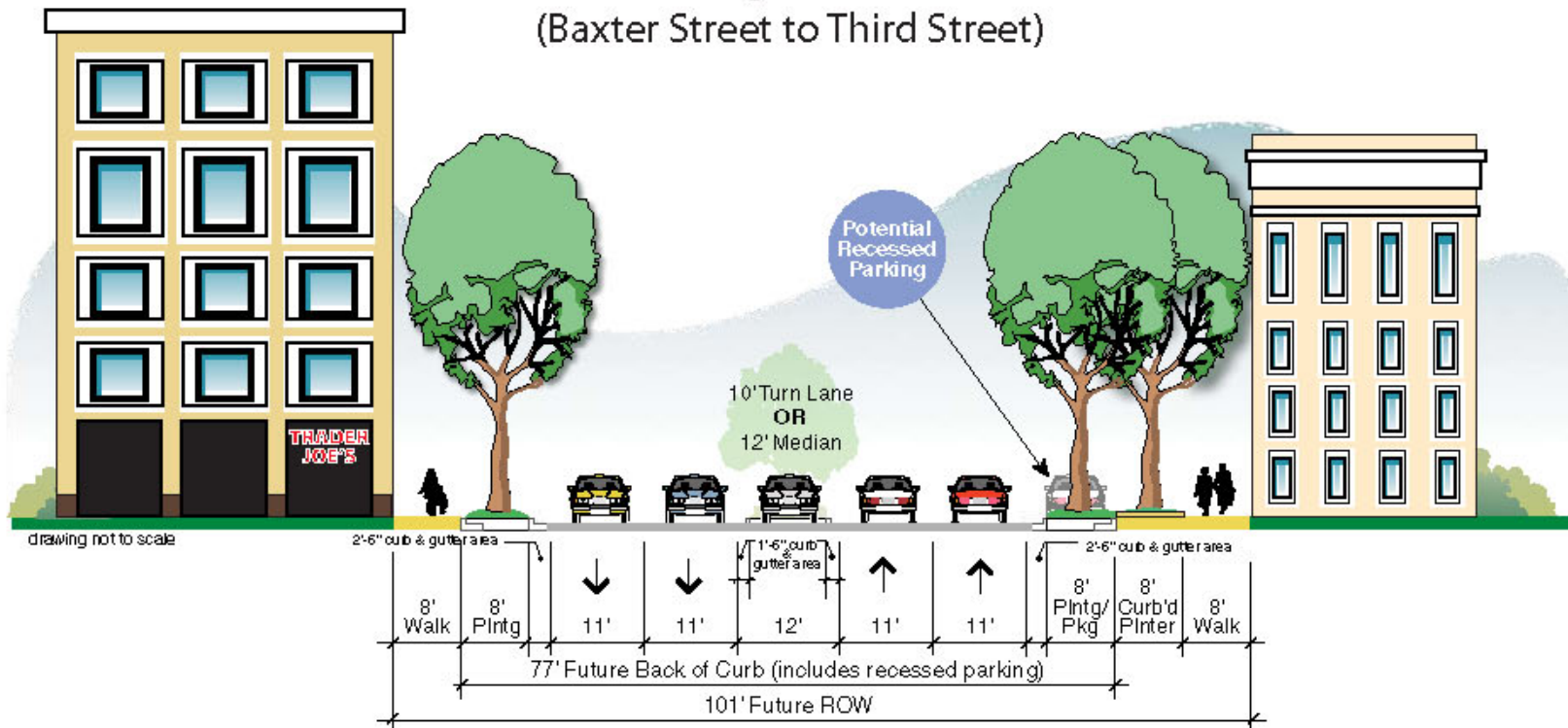


Kings Drive at Metropolitan

Northwest side

Southeast side

Kings Drive (Baxter Street to Third Street)





- **Project Review & Approval Process**
- **Optional rezoning process**



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1101 Central Ave.

Existing Building Retrofits



Parking at front
grandfathered
and retained



Zada Jane's, Central Avenue



Central 27, Central Avenue

close to residential edge

New Residential Projects





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Plaza Vu, McClintock Road





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Elizabeth Square, Hawthorne Ave.

**Higher Building,
further from
Single Family**





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Dilworth Walk, Kenilworth Ave.



**Optional standards, full
rezoning process**



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Family Dollar, West Trade Street

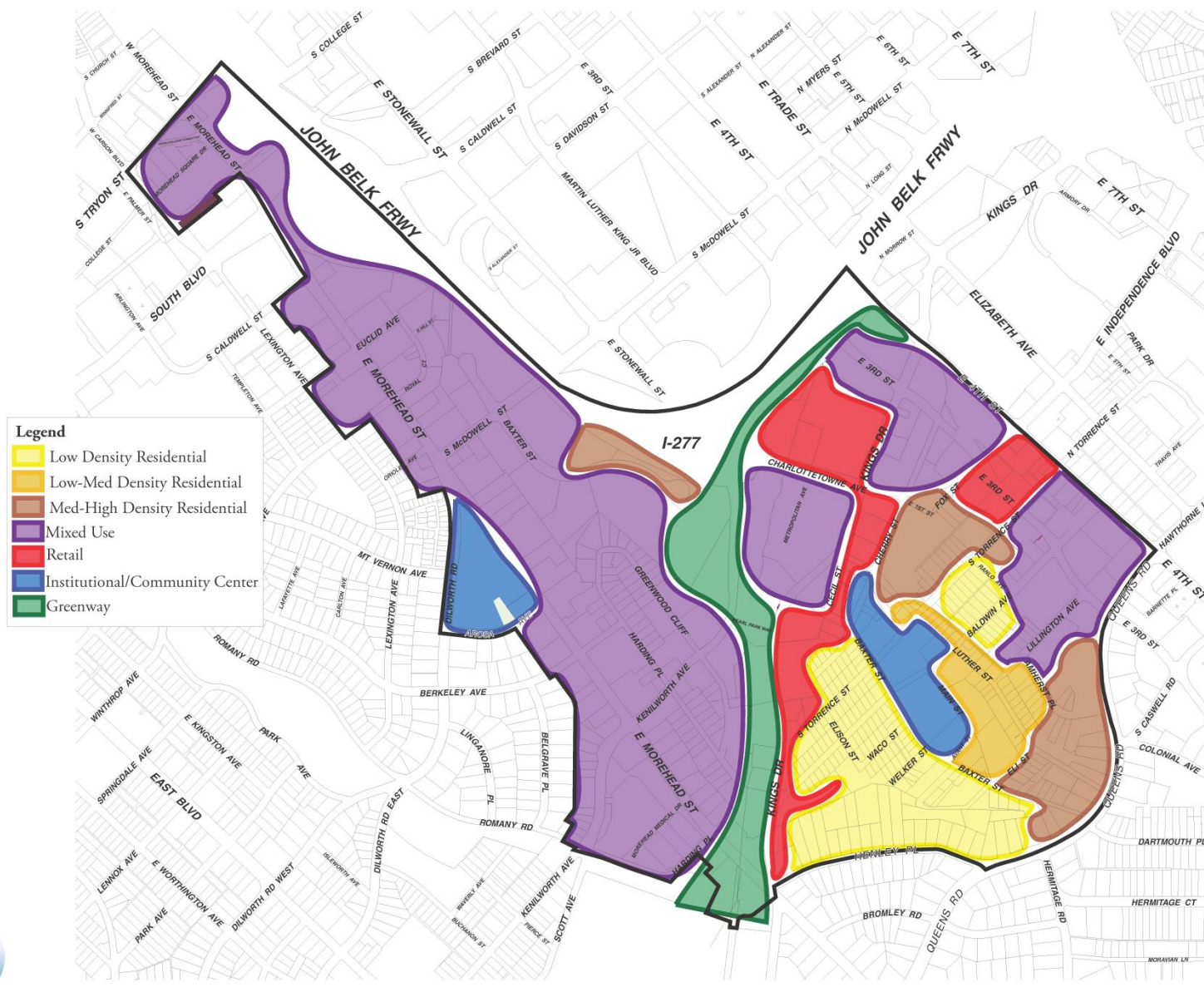


**New Retail Development:
Optional for wider parking**

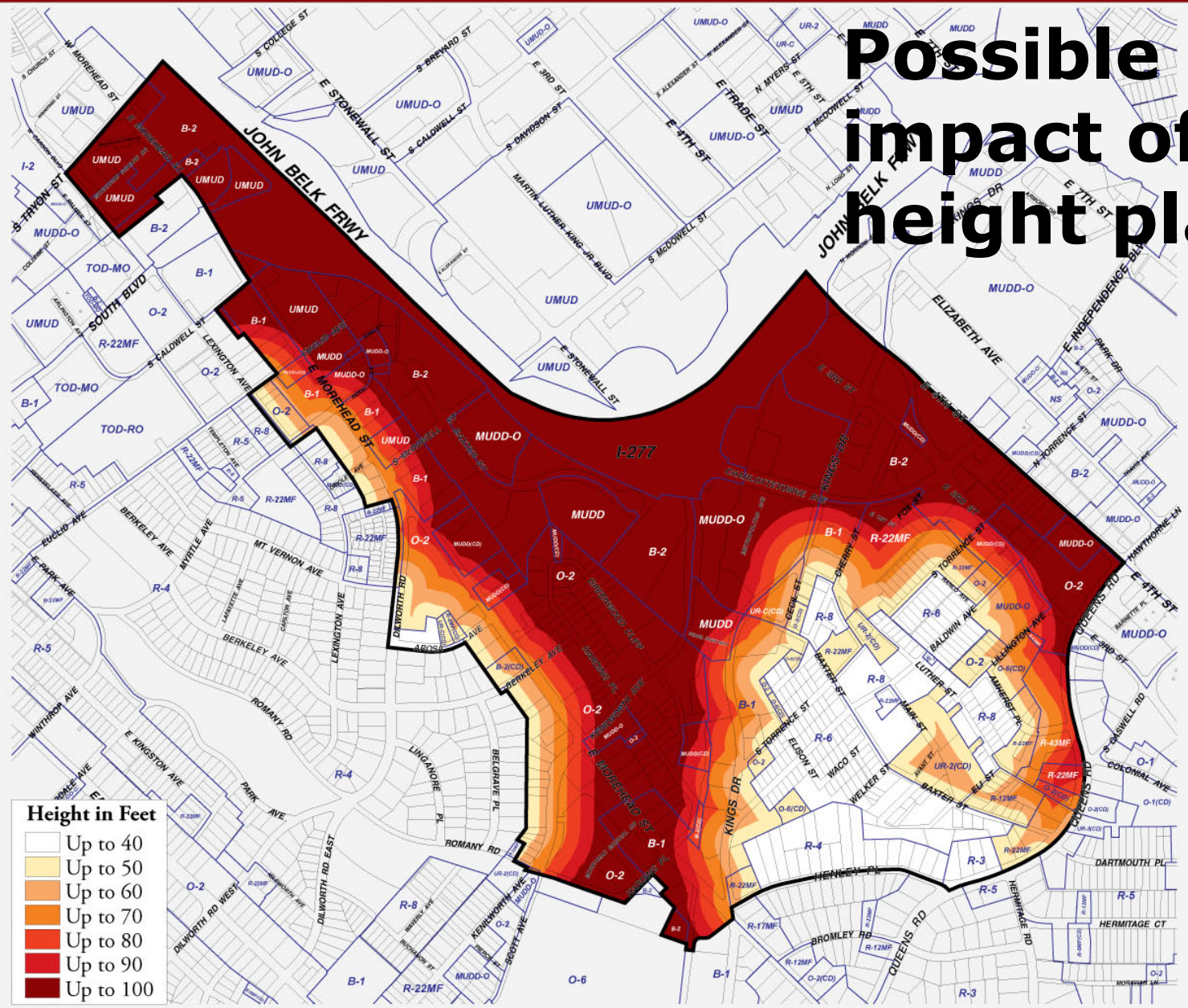


Specific locations for PED overlay

Midtown Morehead Cherry Area Plan



Possible
Impact of
height plane



Height in Feet


Up to 40
Up to 50
Up to 60
Up to 70
Up to 80
Up to 90
Up to 100





Parks and greenway





MUDD and conditional approvals



Maximum Allowable Building Height



Concerns heard to date





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Group Exercise



Midtown



Morehead



Cherry
area plan



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Wrap-up and Next Steps



Midtown



Morehead



Cherry
area plan

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