



Citizen Advisory Group
Meeting 8: Preliminary Recommendations
June 23, 2011

Meeting Agenda

1. Background Review
2. Land Use
3. PED Overlay
4. Transportation & Streetscape
5. Group Breakouts
6. Wrap-up





CITY OF CHARLOTTE

Background Review



Midtown



Morehead



Cherry
area plan

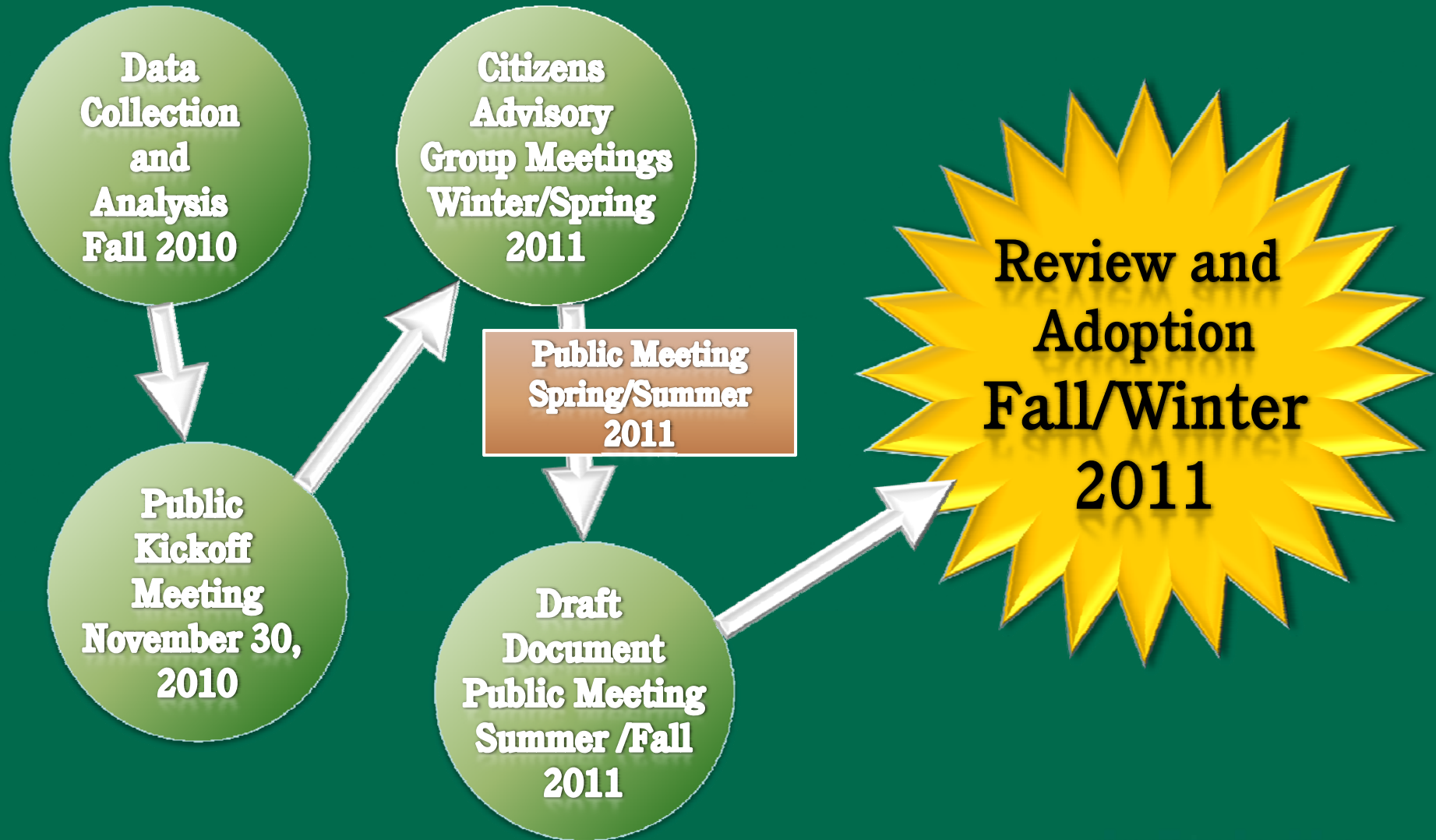
Citizen Advisory Group



- 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 Recommendations Follow-up

All meetings 6 pm, Pleasant Hill Baptist Church



CITY OF CHARLOTTE

Area Likes

From earlier presentations





CITY OF CHARLOTTE

Tree canopy along East Morehead; buildings and parking beyond





CITY OF CHARLOTTE

South End streetscape as a model





CITY OF CHARLOTTE

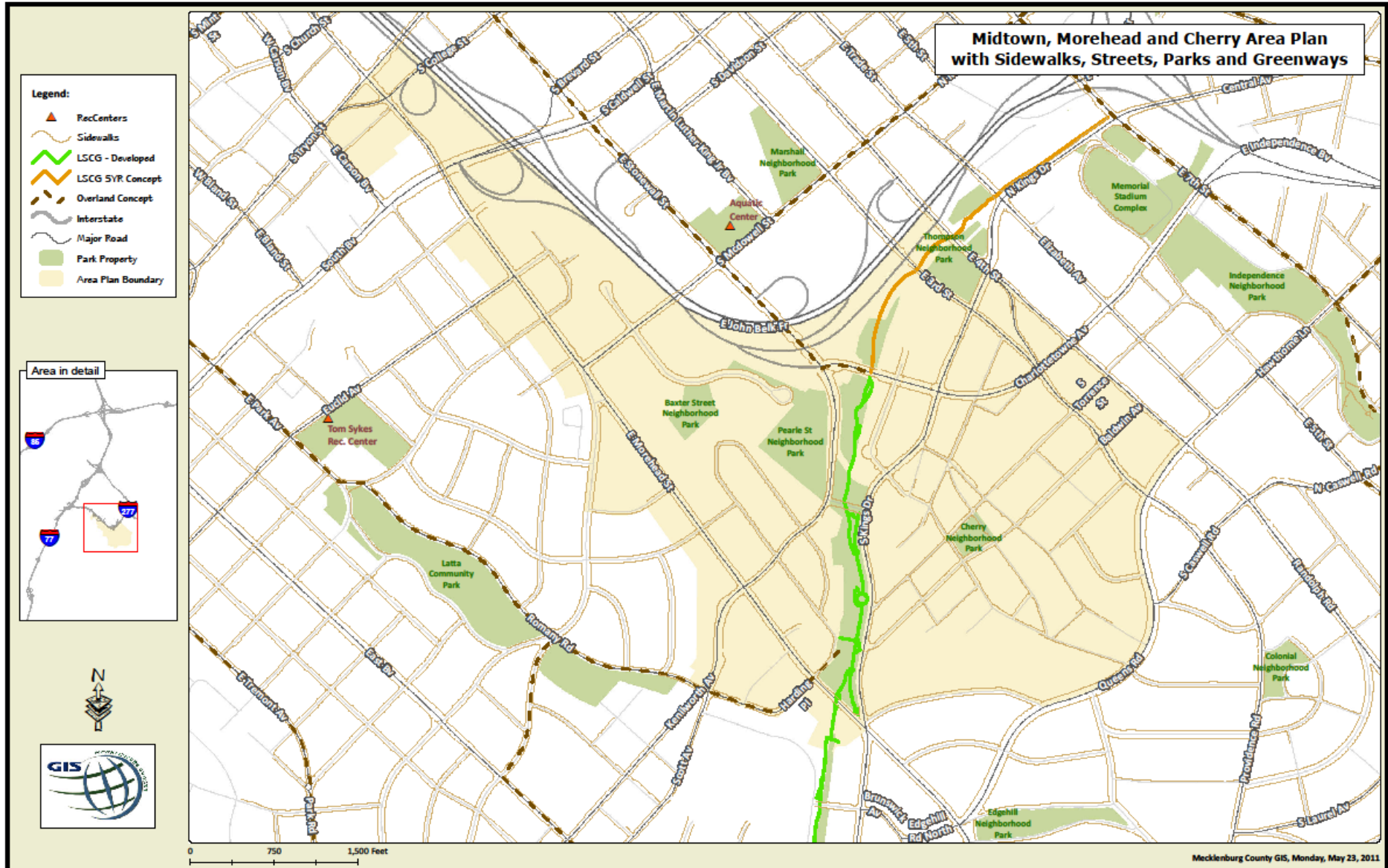




CITY OF CHARLOTTE

For streets within Cherry







CITY OF CHARLOTTE

Land Use



Midtown



Morehead

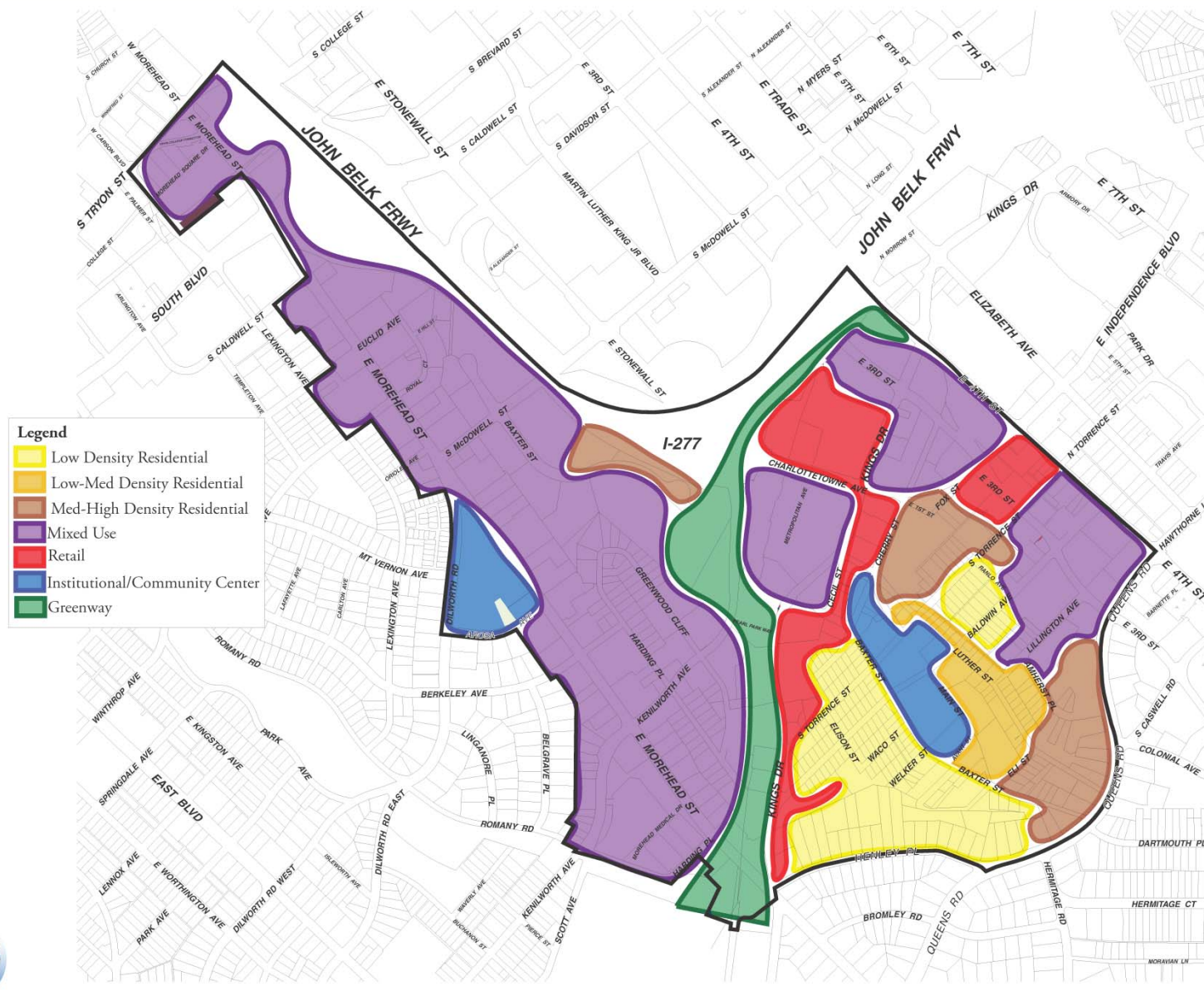


Cherry
area plan

Midtown Morehead Cherry Area Plan



Midtown Morehead Cherry Area Plan



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

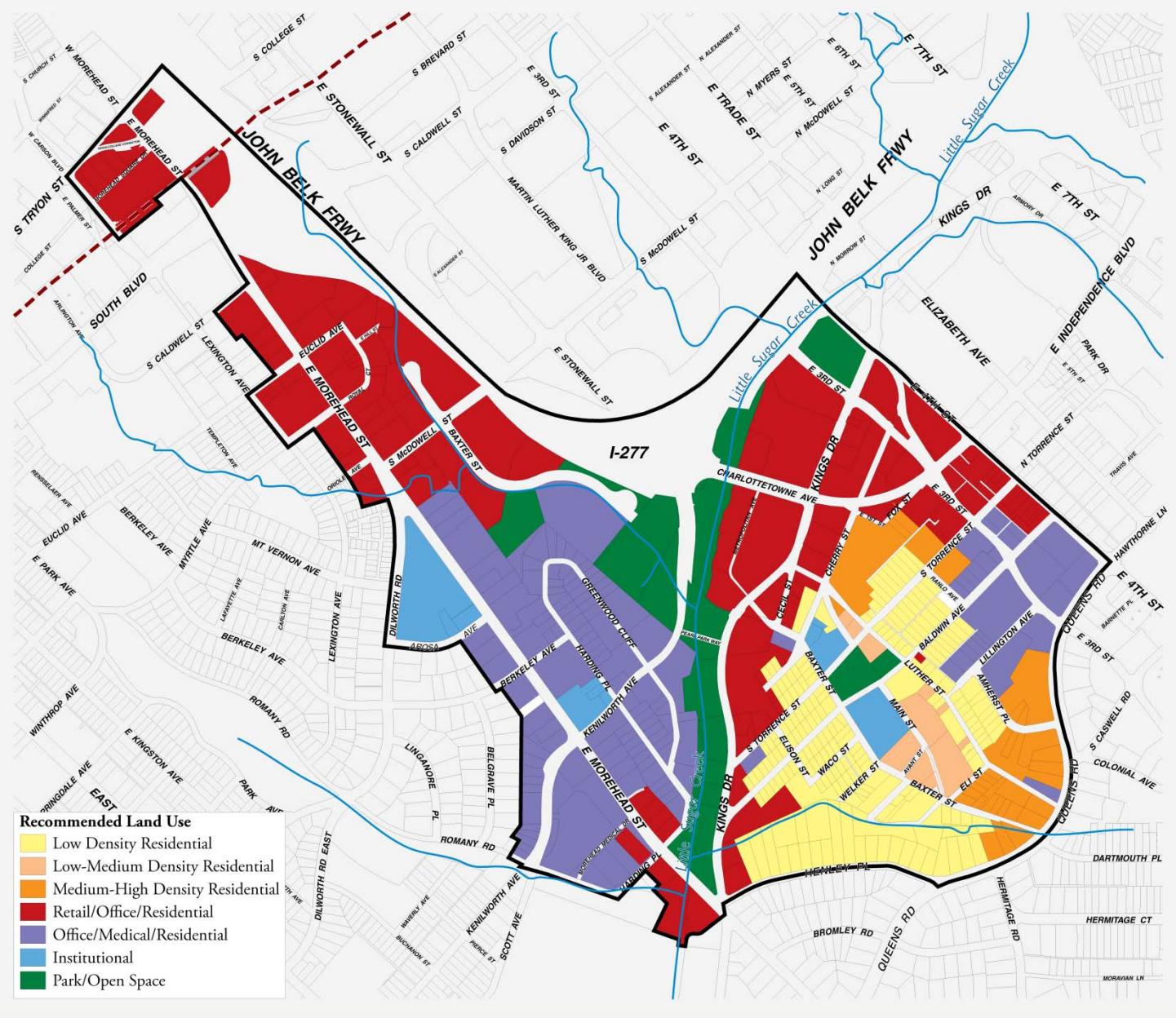


Concept - Existing Adopted Land Use



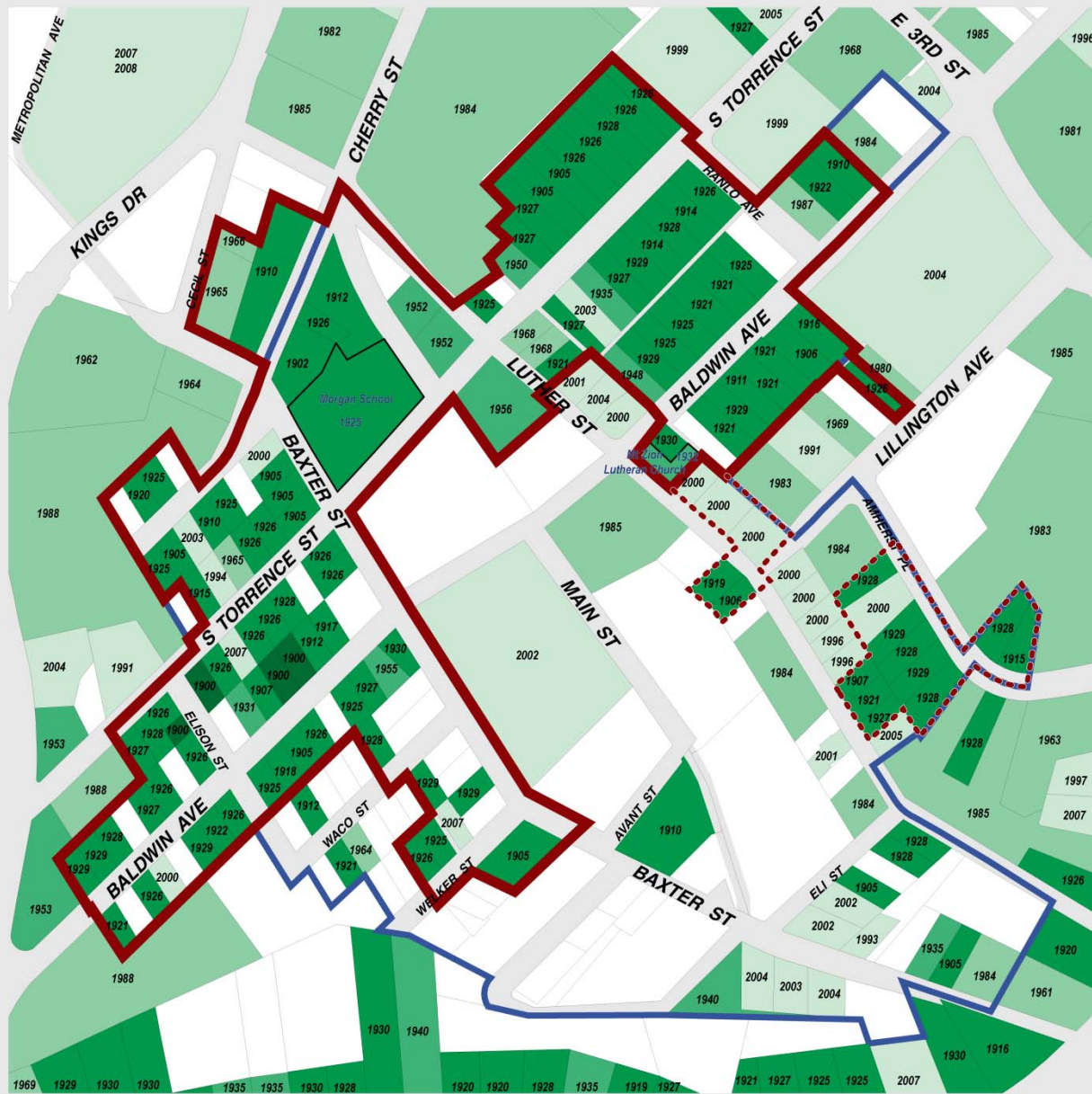
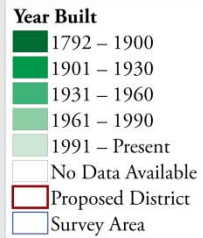
Recommended Future Land Use

Midtown Morehead Cherry Area Plan





Midtown Morehead Cherry Area Plan



Produced by the Charlotte-Mecklenburg Planning Department, May 23, 2011.



Proposed Local Historic District Boundary



CITY OF CHARLOTTE

Pedestrian Overlay



Midtown



Morehead



Cherry
area plan

- 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.

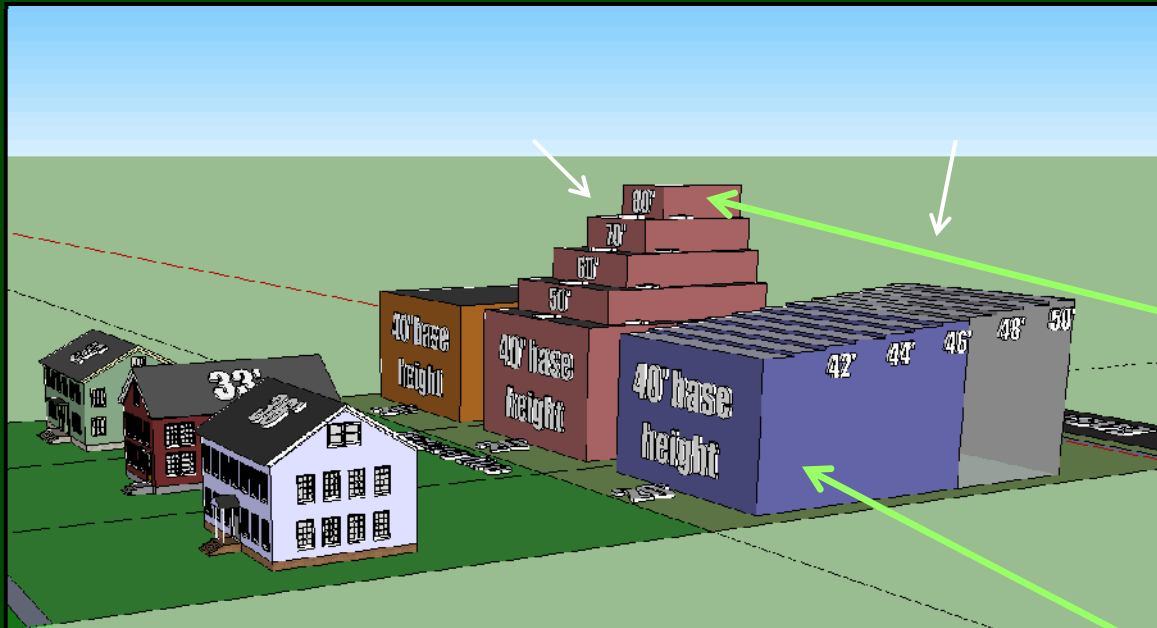
Building Heights Scenarios Comparison



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

residential zoning line, as demonstrated by the blue building.

This sketch is hypothetical and for illustrative purposes only.

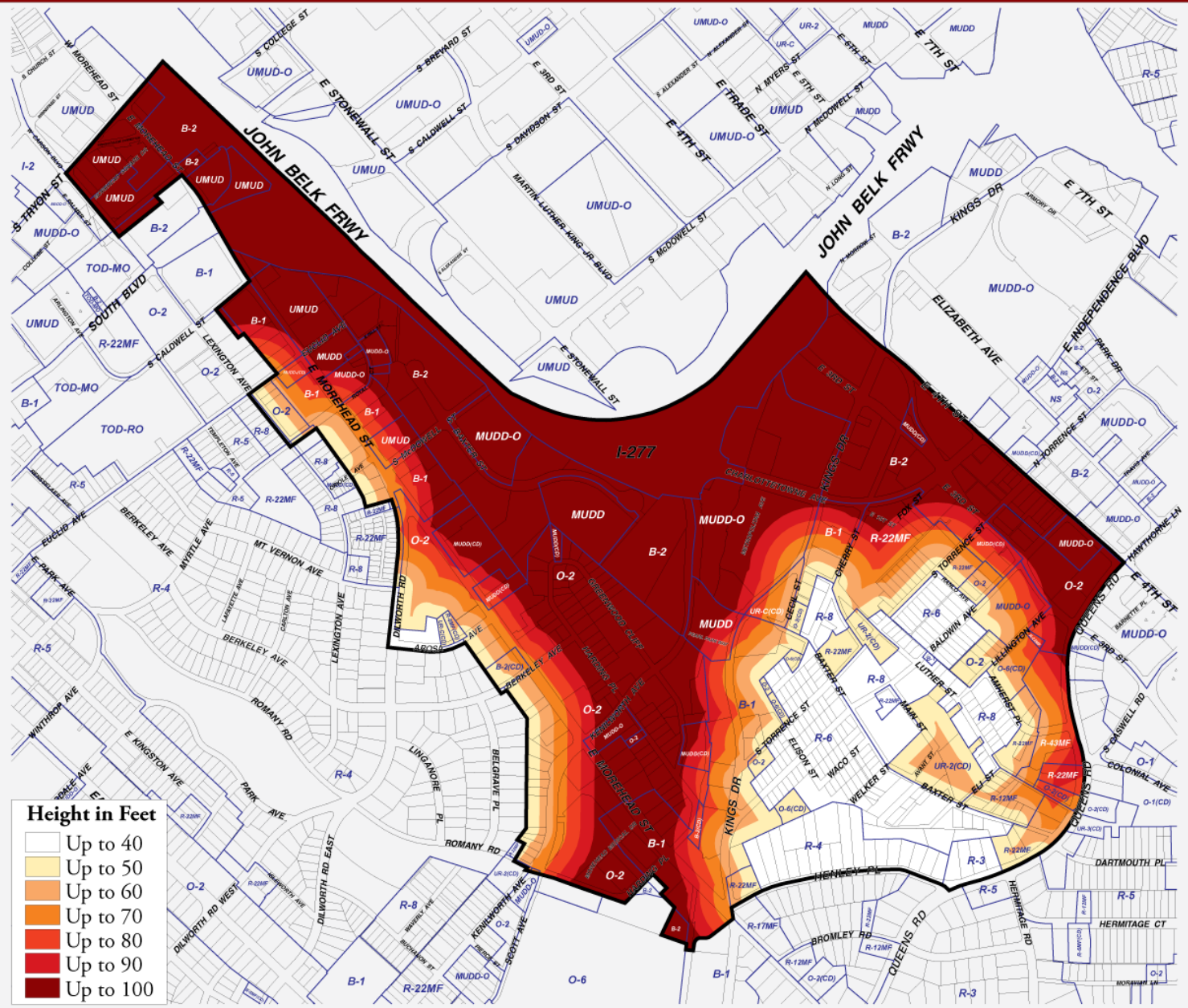


With a 1:10 height ratio in PED and TOD, it is difficult to imagine a scenario where a building's height could reach much more than 50 feet on most parcels that back up to residential neighborhoods.

- 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.

Midtown Morehead Cherry Area Plan





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.

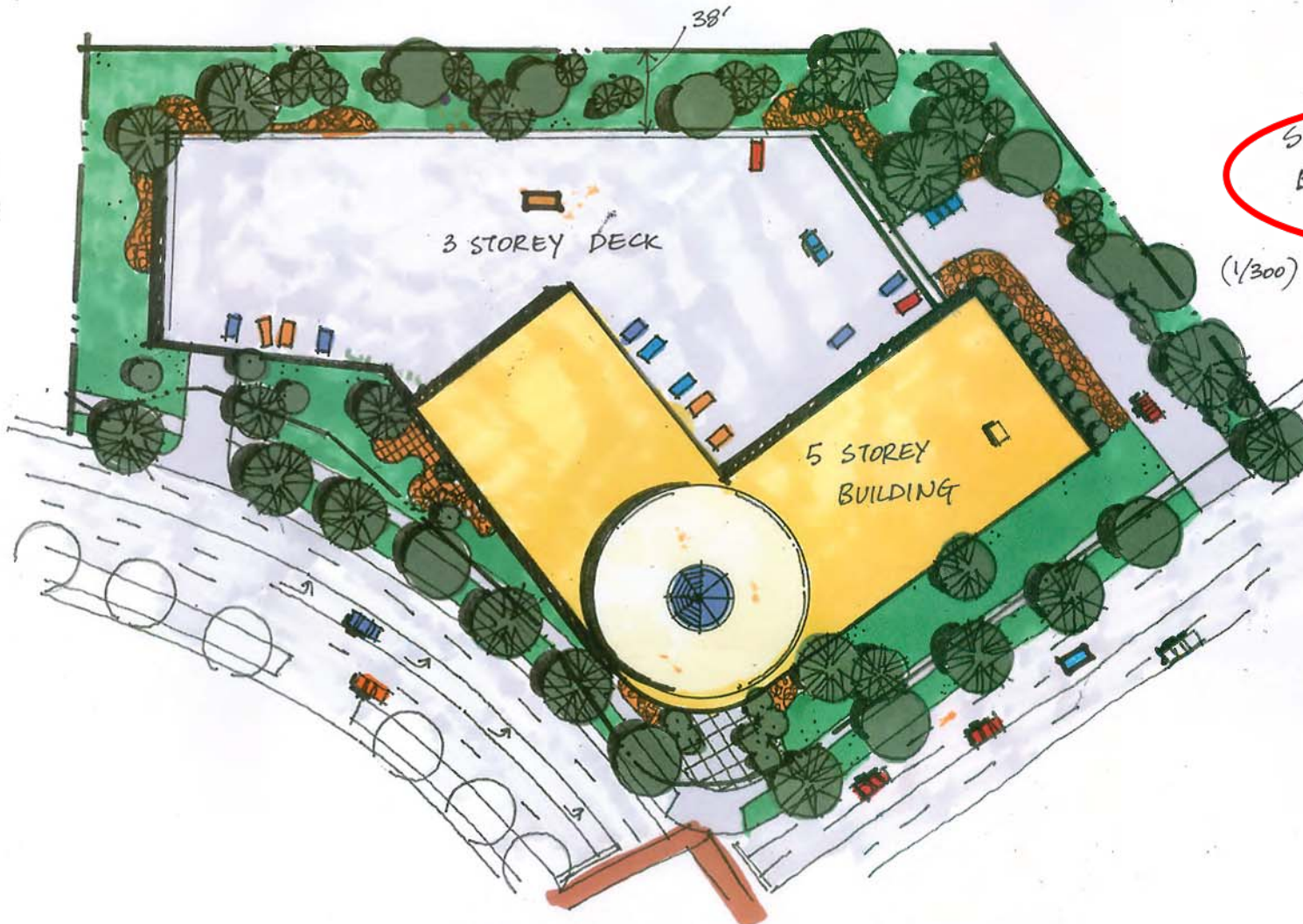
Max. FAR 0.5 or 1.0

No limit

Residential

Max. 22 du/ac

(meet setbacks, parking,
and height limits)



Zoning - O2

SITE ACREAGE - 2.86 AC

BLDG. SQ. FT. - 124,420

FAR - 1

(1/300) PARKING NEEDED - 415

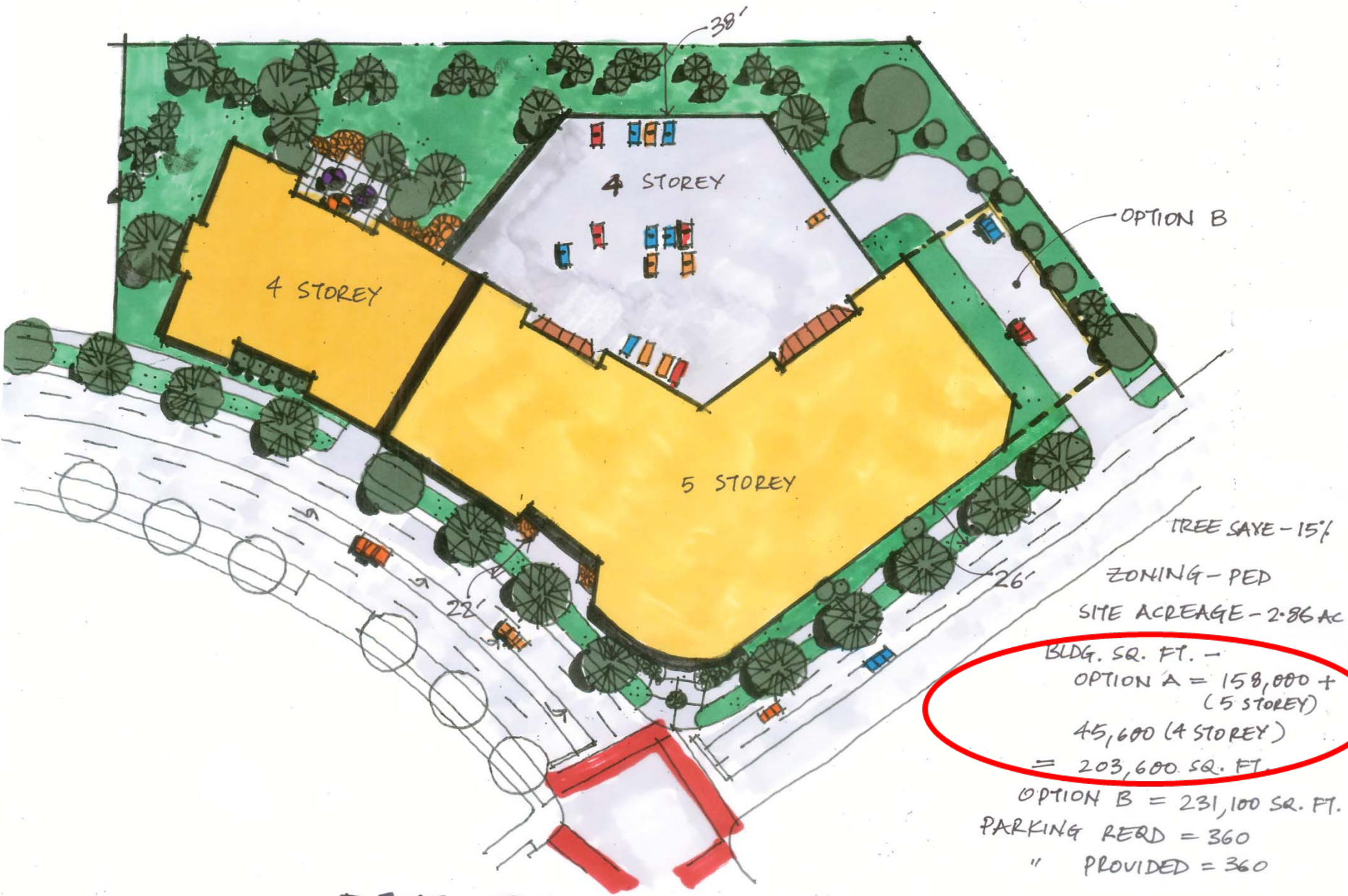
" PROVIDED - 420

TREE SAVE - 15%

SETBACK - 20'

SIDE YARDS - 5 min.

DEVELOPMENT UNDER O-2



OPTION B

TREE SAVE - 15%

ZONING - PED

SITE ACREAGE - 2.86 AC

BLDG. SQ. FT. -
OPTION A = 158,000 +
(5 STOREY)
45,600 (4 STOREY)
= 203,600 SQ. FT.

OPTION B = 231,100 SQ. FT.

PARKING REQD = 360

" PROVIDED = 360

DEVELOPMENT UNDER PED



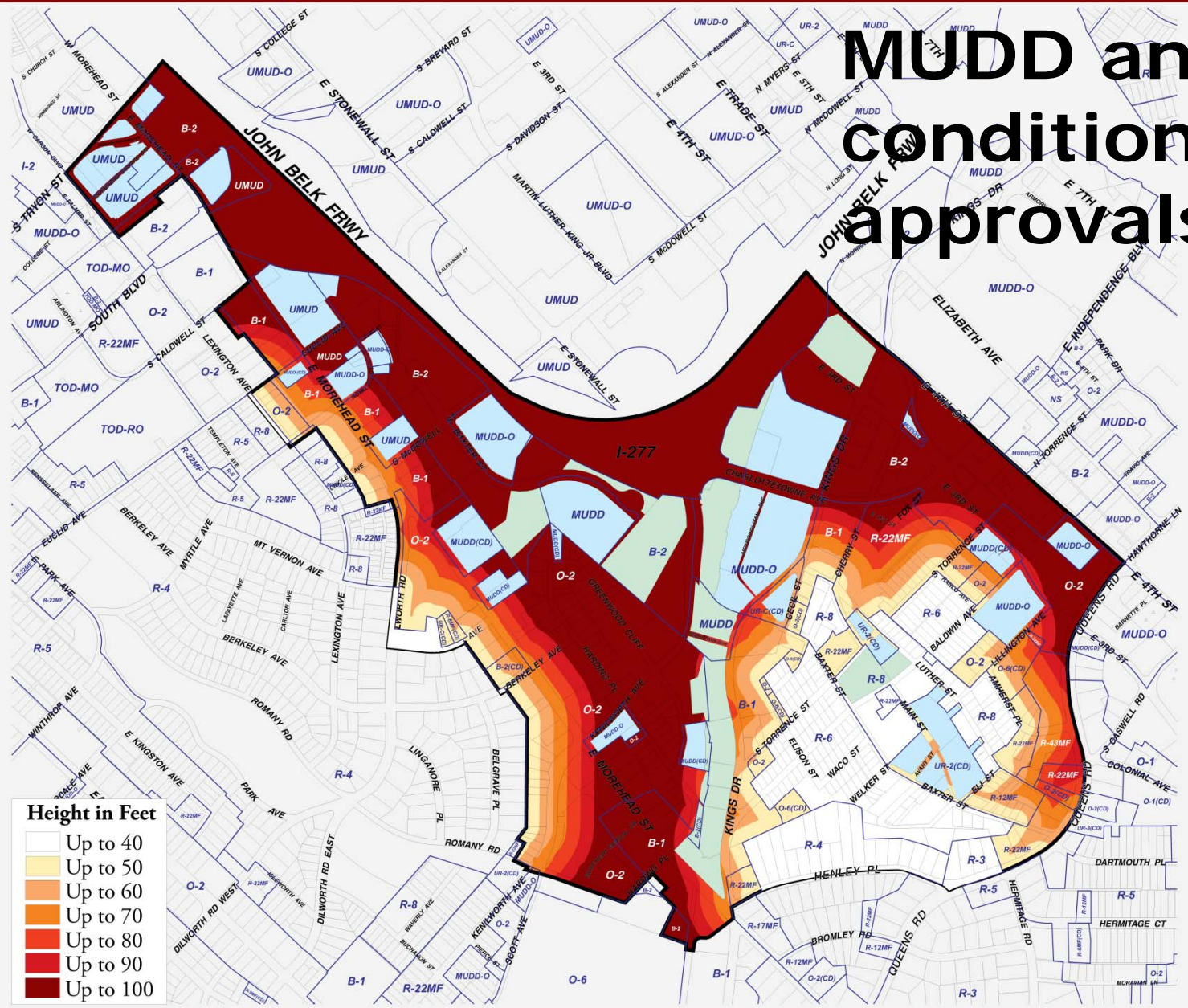
Specific locations for PED overlay



Possible impact of height plane



MUDD and conditional approvals





Concerns heard to date



Height in Feet

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

Map Labels:

- Freeways:** I-277, JOHN BELK FRWY
- Major Roads:** SOUTH BLVD, E MOREHEAD ST, E STONEWALL ST, E 3RD ST, E 4TH ST, E 5TH ST, E 7TH ST, E 8TH ST, E 9TH ST, E 10TH ST, E 11TH ST, E 12TH ST, E 13TH ST, E 14TH ST, E 15TH ST, E 16TH ST, E 17TH ST, E 18TH ST, E 19TH ST, E 20TH ST, E 21ST, E 22ND, E 23RD, E 24TH, E 25TH, E 26TH, E 27TH, E 28TH, E 29TH, E 30TH, E 31ST, E 32ND, E 33RD, E 34TH, E 35TH, E 36TH, E 37TH, E 38TH, E 39TH, E 40TH, E 41ST, E 42ND, E 43RD, E 44TH, E 45TH, E 46TH, E 47TH, E 48TH, E 49TH, E 50TH, E 51ST, E 52ND, E 53RD, E 54TH, E 55TH, E 56TH, E 57TH, E 58TH, E 59TH, E 60TH, E 61ST, E 62ND, E 63RD, E 64TH, E 65TH, E 66TH, E 67TH, E 68TH, E 69TH, E 70TH, E 71ST, E 72ND, E 73RD, E 74TH, E 75TH, E 76TH, E 77TH, E 78TH, E 79TH, E 80TH, E 81ST, E 82ND, E 83RD, E 84TH, E 85TH, E 86TH, E 87TH, E 88TH, E 89TH, E 90TH, E 91ST, E 92ND, E 93RD, E 94TH, E 95TH, E 96TH, E 97TH, E 98TH, E 99TH, E 100TH, E 101ST, E 102ND, E 103RD, E 104TH, E 105TH, E 106TH, E 107TH, E 108TH, E 109TH, E 110TH, E 111ST, E 112ND, E 113RD, E 114TH, E 115TH, E 116TH, E 117TH, E 118TH, E 119TH, E 120TH, E 121ST, E 122ND, E 123RD, E 124TH, E 125TH, E 126TH, E 127TH, E 128TH, E 129TH, E 130TH, E 131ST, E 132ND, E 133RD, E 134TH, E 135TH, E 136TH, E 137TH, E 138TH, E 139TH, E 140TH, E 141ST, E 142ND, E 143RD, E 144TH, E 145TH, E 146TH, E 147TH, E 148TH, E 149TH, E 150TH, E 151ST, E 152ND, E 153RD, E 154TH, E 155TH, E 156TH, E 157TH, E 158TH, E 159TH, E 160TH, E 161ST, E 162ND, E 163RD, E 164TH, E 165TH, E 166TH, E 167TH, E 168TH, E 169TH, E 170TH, E 171ST, E 172ND, E 173RD, E 174TH, E 175TH, E 176TH, E 177TH, E 178TH, E 179TH, E 180TH, E 181ST, E 182ND, E 183RD, E 184TH, E 185TH, E 186TH, E 187TH, E 188TH, E 189TH, E 190TH, E 191ST, E 192ND, E 193RD, E 194TH, E 195TH, E 196TH, E 197TH, E 198TH, E 199TH, E 200TH, E 201ST, E 202ND, E 203RD, E 204TH, E 205TH, E 206TH, E 207TH, E 208TH, E 209TH, E 210TH, E 211ST, E 212ND, E 213RD, E 214TH, E 215TH, E 216TH, E 217TH, E 218TH, E 219TH, E 220TH, E 221ST, E 222ND, E 223RD, E 224TH, E 225TH, E 226TH, E 227TH, E 228TH, E 229TH, E 230TH, E 231ST, E 232ND, E 233RD, E 234TH, E 235TH, E 236TH, E 237TH, E 238TH, E 239TH, E 240TH, E 241ST, E 242ND, E 243RD, E 244TH, E 245TH, E 246TH, E 247TH, E 248TH, E 249TH, E 250TH, E 251ST, E 252ND, E 253RD, E 254TH, E 255TH, E 256TH, E 257TH, E 258TH, E 259TH, E 260TH, E 261ST, E 262ND, E 263RD, E 264TH, E 265TH, E 266TH, E 267TH, E 268TH, E 269TH, E 270TH, E 271ST, E 272ND, E 273RD, E 274TH, E 275TH, E 276TH, E 277TH, E 278TH, E 279TH, E 280TH, E 281ST, E 282ND, E 283RD, E 284TH, E 285TH, E 286TH, E 287TH, E 288TH, E 289TH, E 290TH, E 291ST, E 292ND, E 293RD, E 294TH, E 295TH, E 296TH, E 297TH, E 298TH, E 299TH, E 300TH, E 301ST, E 302ND, E 303RD, E 304TH, E 305TH, E 306TH, E 307TH, E 308TH, E 309TH, E 310TH, E 311ST, E 312ND, E 313RD, E 314TH, E 315TH, E 316TH, E 317TH, E 318TH, E 319TH, E 320TH, E 321ST, E 322ND, E 323RD, E 324TH, E 325TH, E 326TH, E 327TH, E 328TH, E 329TH, E 330TH, E 331ST, E 332ND, E 333RD, E 334TH, E 335TH, E 336TH, E 337TH, E 338TH, E 339TH, E 340TH, E 341ST, E 342ND, E 343RD, E 344TH, E 345TH, E 346TH, E 347TH, E 348TH, E 349TH, E 350TH, E 351ST, E 352ND, E 353RD, E 354TH, E 355TH, E 356TH, E 357TH, E 358TH, E 359TH, E 360TH, E 361ST, E 362ND, E 363RD, E 364TH, E 365TH, E 366TH, E 367TH, E 368TH, E 369TH, E 370TH, E 371ST, E 372ND, E 373RD, E 374TH, E 375TH, E 376TH, E 377TH, E 378TH, E 379TH, E 380TH, E 381ST, E 382ND, E 383RD, E 384TH, E 385TH, E 386TH, E 387TH, E 388TH, E 389TH, E 390TH, E 391ST, E 392ND, E 393RD, E 394TH, E 395TH, E 396TH, E 397TH, E 398TH, E 399TH, E 400TH, E 401ST, E 402ND, E 403RD, E 404TH, E 405TH, E 406TH, E 407TH, E 408TH, E 409TH, E 410TH, E 411ST, E 412ND, E 413RD, E 414TH, E 415TH, E 416TH, E 417TH, E 418TH, E 419TH, E 420TH, E 421ST, E 422ND, E 423RD, E 424TH, E 425TH, E 426TH, E 427TH, E 428TH, E 429TH, E 430TH, E 431ST, E 432ND, E 433RD, E 434TH, E 435TH, E 436TH, E 437TH, E 438TH, E 439TH, E 440TH, E 441ST, E 442ND, E 443RD, E 444TH, E 445TH, E 446TH, E 447TH, E 448TH, E 449TH, E 450TH, E 451ST, E 452ND, E 453RD, E 454TH, E 455TH, E 456TH, E 457TH, E 458TH, E 459TH, E 460TH, E 461ST, E 462ND, E 463RD, E 464TH, E 465TH, E 466TH, E 467TH, E 468TH, E 469TH, E 470TH, E 471ST, E 472ND, E 473RD, E 474TH, E 475TH, E 476TH, E 477TH, E 478TH, E 479TH, E 480TH, E 481ST, E 482ND, E 483RD, E 484TH, E 485TH, E 486TH, E 487TH, E 488TH, E 489TH, E 490TH, E 491ST, E 492ND, E 493RD, E 494TH, E 495TH, E 496TH, E 497TH, E 498TH, E 499TH, E 500TH, E 501ST, E 502ND, E 503RD, E 504TH, E 505TH, E 506TH, E 507TH, E 508TH, E 509TH, E 510TH, E 511ST, E 512ND, E 513RD, E 514TH, E 515TH, E 516TH, E 517TH, E 518TH, E 519TH, E 520TH, E 521ST, E 522ND, E 523RD, E 524TH, E 525TH, E 526TH, E 527TH, E 528TH, E 529TH, E 530TH, E 531ST, E 532ND, E 533RD, E 534TH, E 535TH, E 536TH, E 537TH, E 538TH, E 539TH, E 540TH, E 541ST, E 542ND, E 543RD, E 544TH, E 545TH, E 546TH, E 547TH, E 548TH, E 549TH, E 550TH, E 551ST, E 552ND, E 553RD, E 554TH, E 555TH, E 556TH, E 557TH, E 558TH, E 559TH, E 56



CITY OF CHARLOTTE

Transportation and Streetscape



Midtown

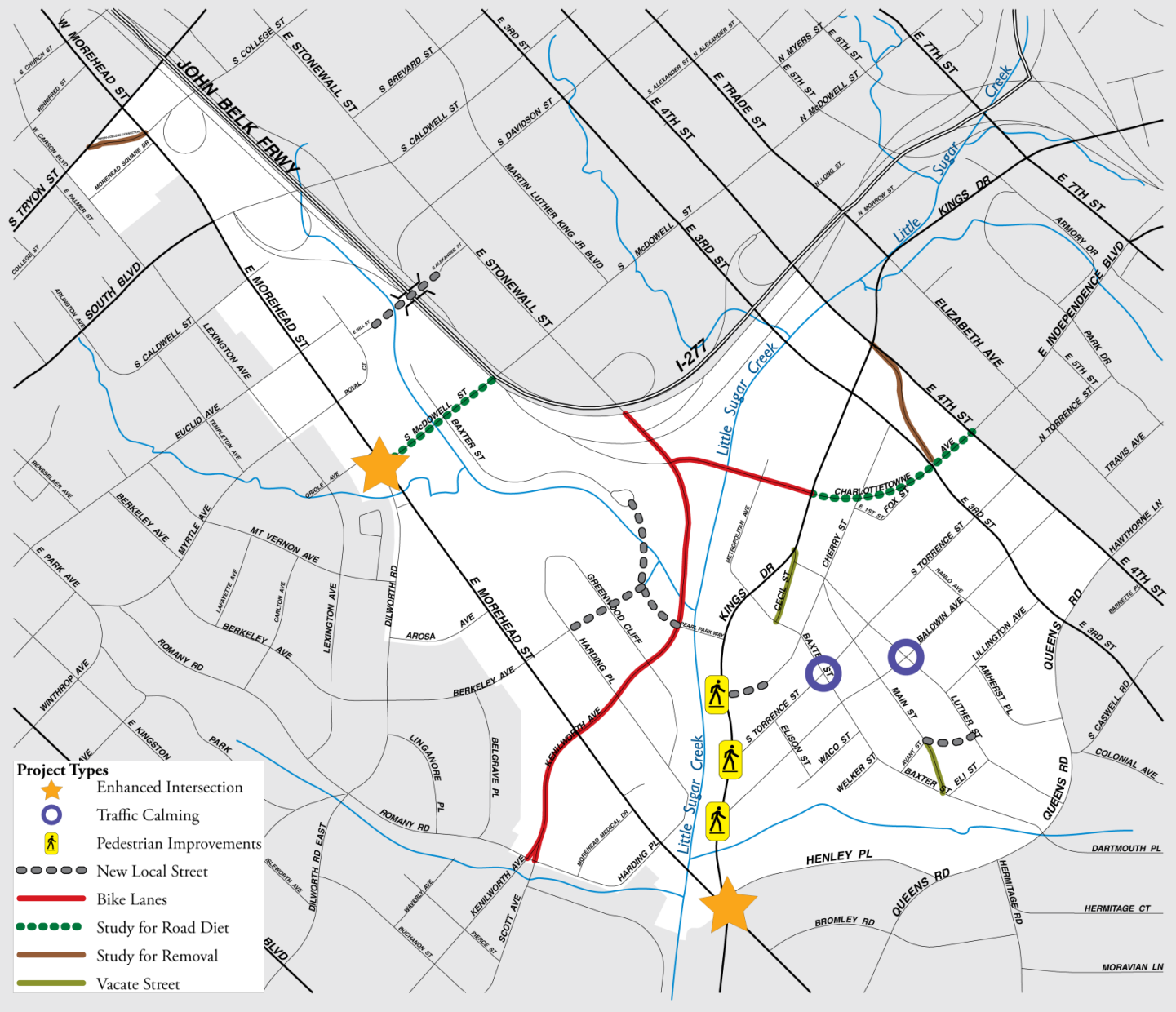


Morehead



Cherry
area plan

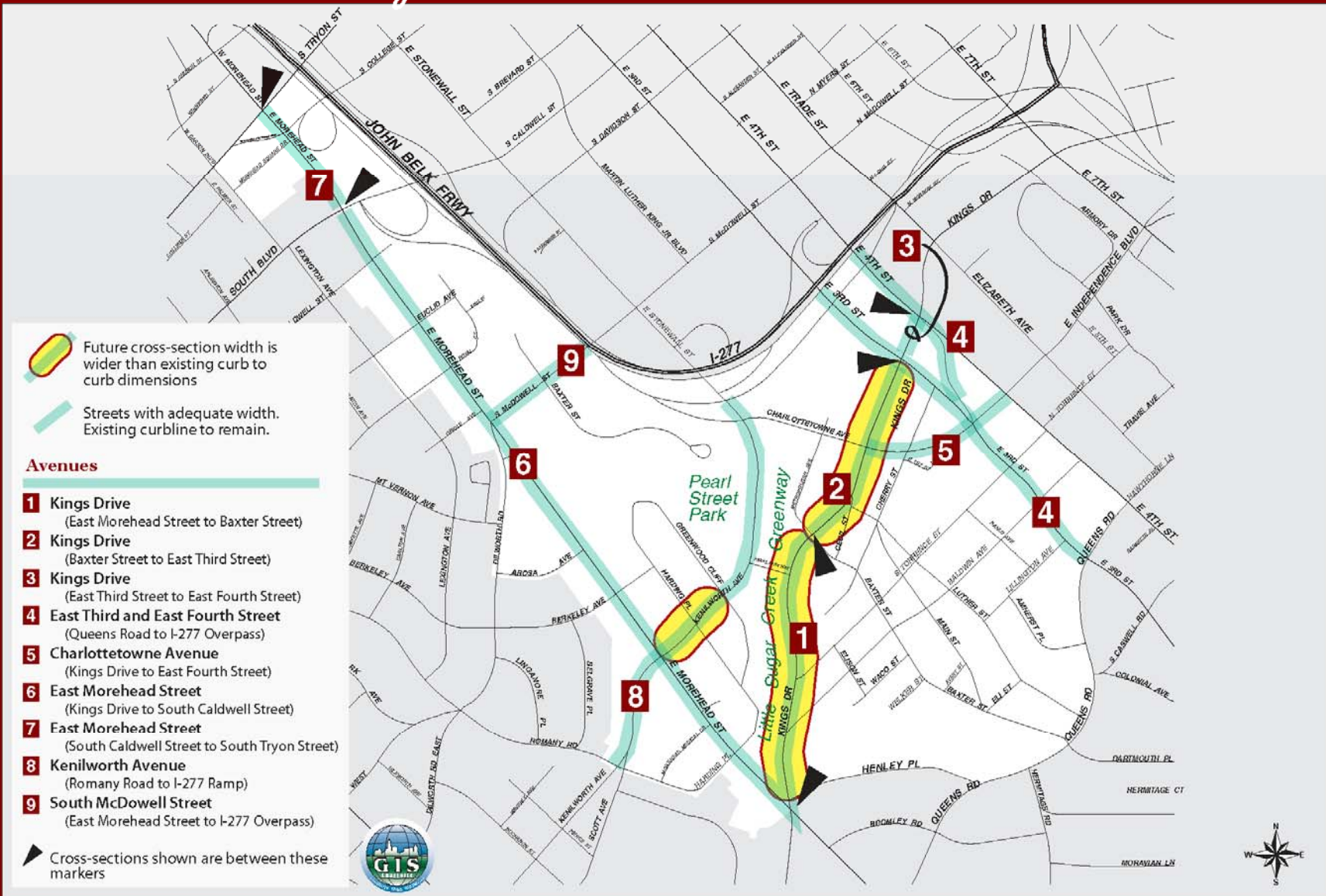
Midtown Morehead Cherry Area Plan



Midtown Morehead Cherry Area Plan



Midtown Morehead Cherry Area Plan





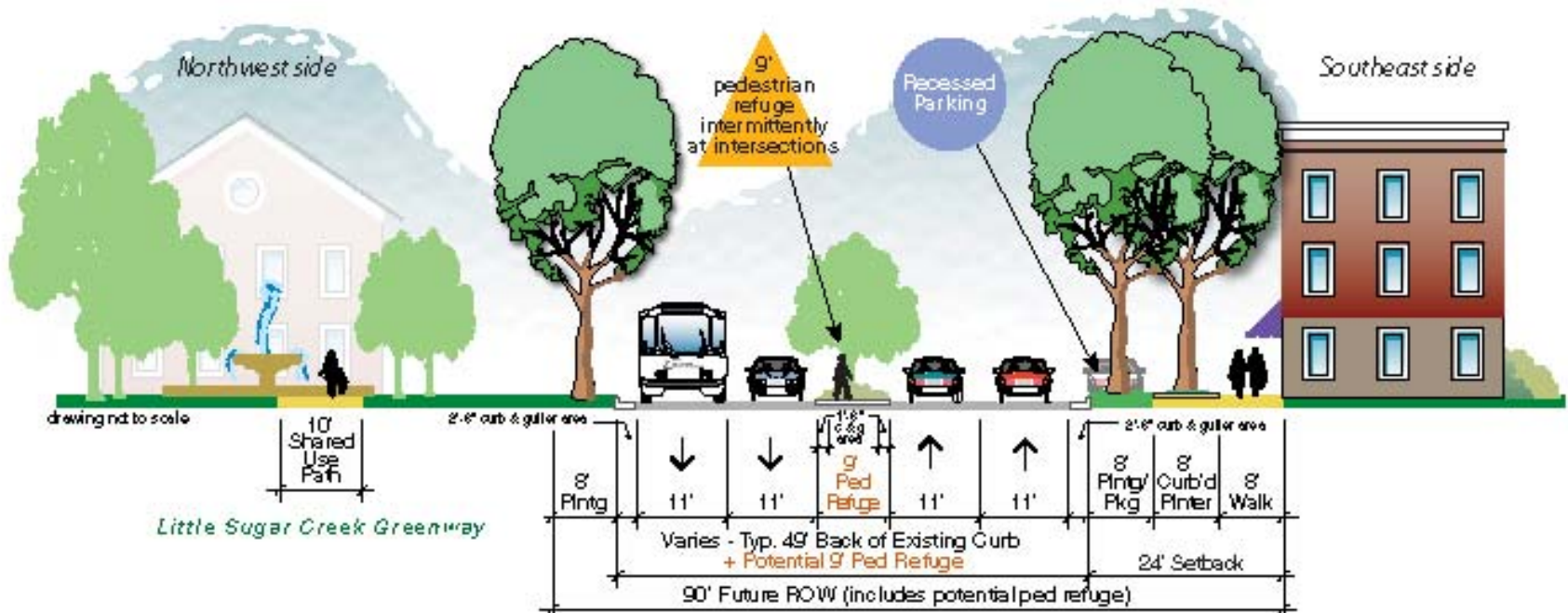
Kings Drive at the greenway



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



1 Kings Drive
(East Morehead Street to Baxter Street)
Existing Curb to Remain Except for Recessed Parking as Shown





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



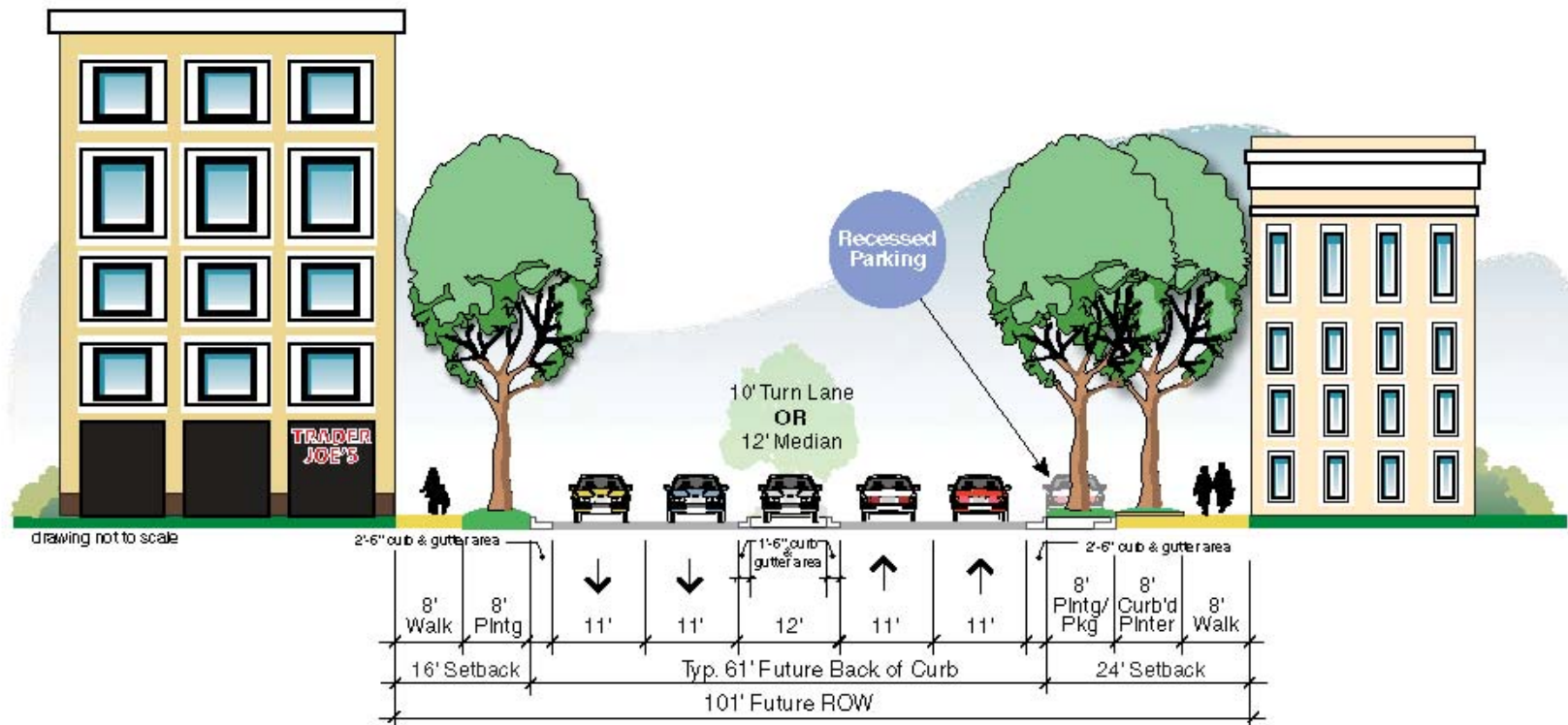
2 Kings Drive

(Baxter Street to East Third Street)

Existing Curb to Remain Except for Recessed Parking as Shown

Northwest side

Southeast side





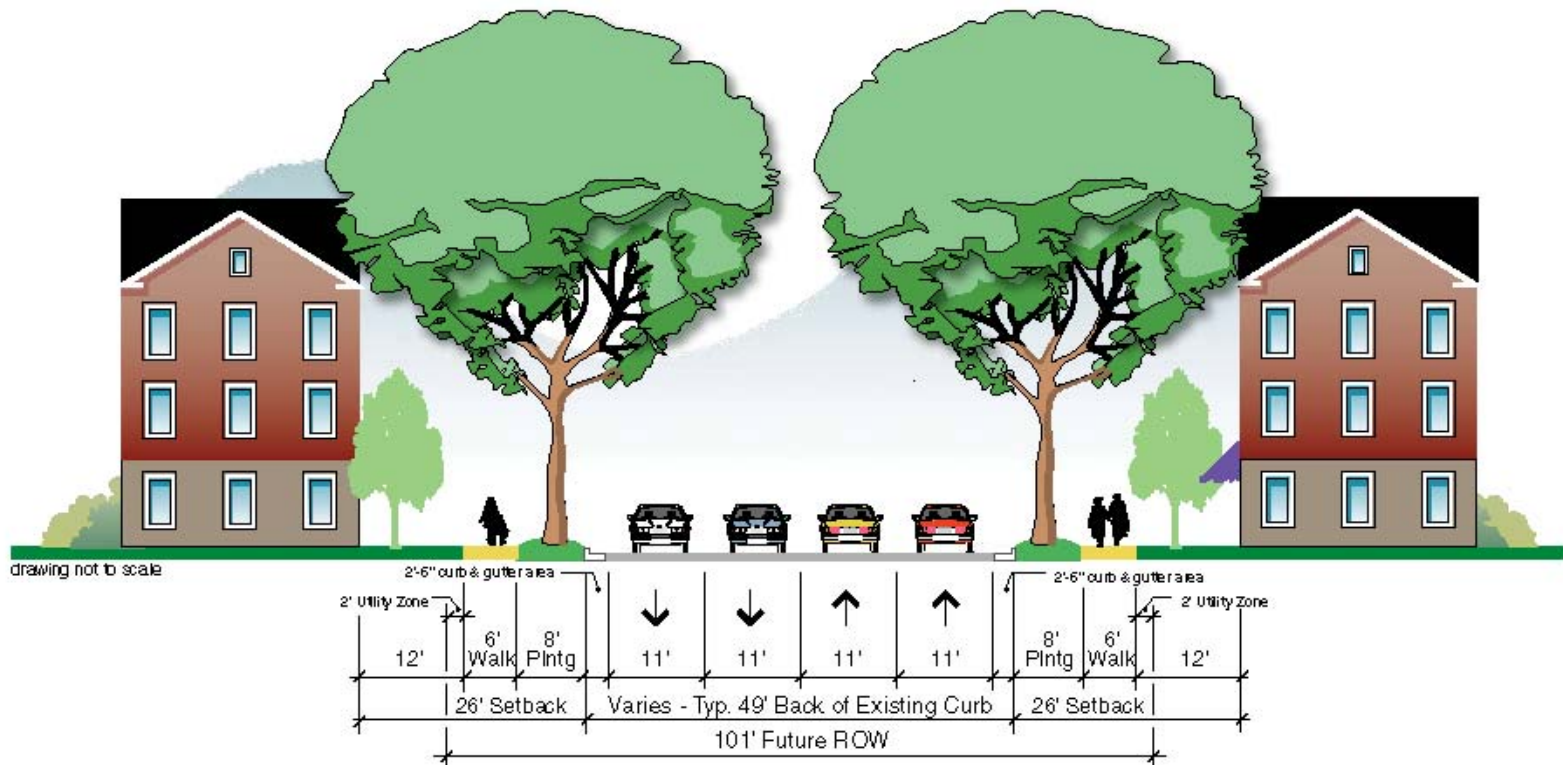
East Morehead Street



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



6 East Morehead Street
Kings Drive to South Caldwell Street
Maintain Existing Curb Location





CITY OF CHARLOTTE

Group Breakouts



Midtown



Morehead



Cherry
area plan



CITY OF CHARLOTTE

Wrap-up and Next Steps



Midtown



Morehead



Cherry
area plan

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 Recommendations Follow-up

All meetings 6 pm, Pleasant Hill Baptist Church