



Public Meeting
September 15, 2011

Meeting Agenda

- 1. Background Review**
- 2. Land Use**
- 3. Historic District**
- 4. PED Overlay**
- 5. Transportation & Streetscape**
- 6. Wrap-up**





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Background Review



Midtown



Morehead



Cherry
area plan



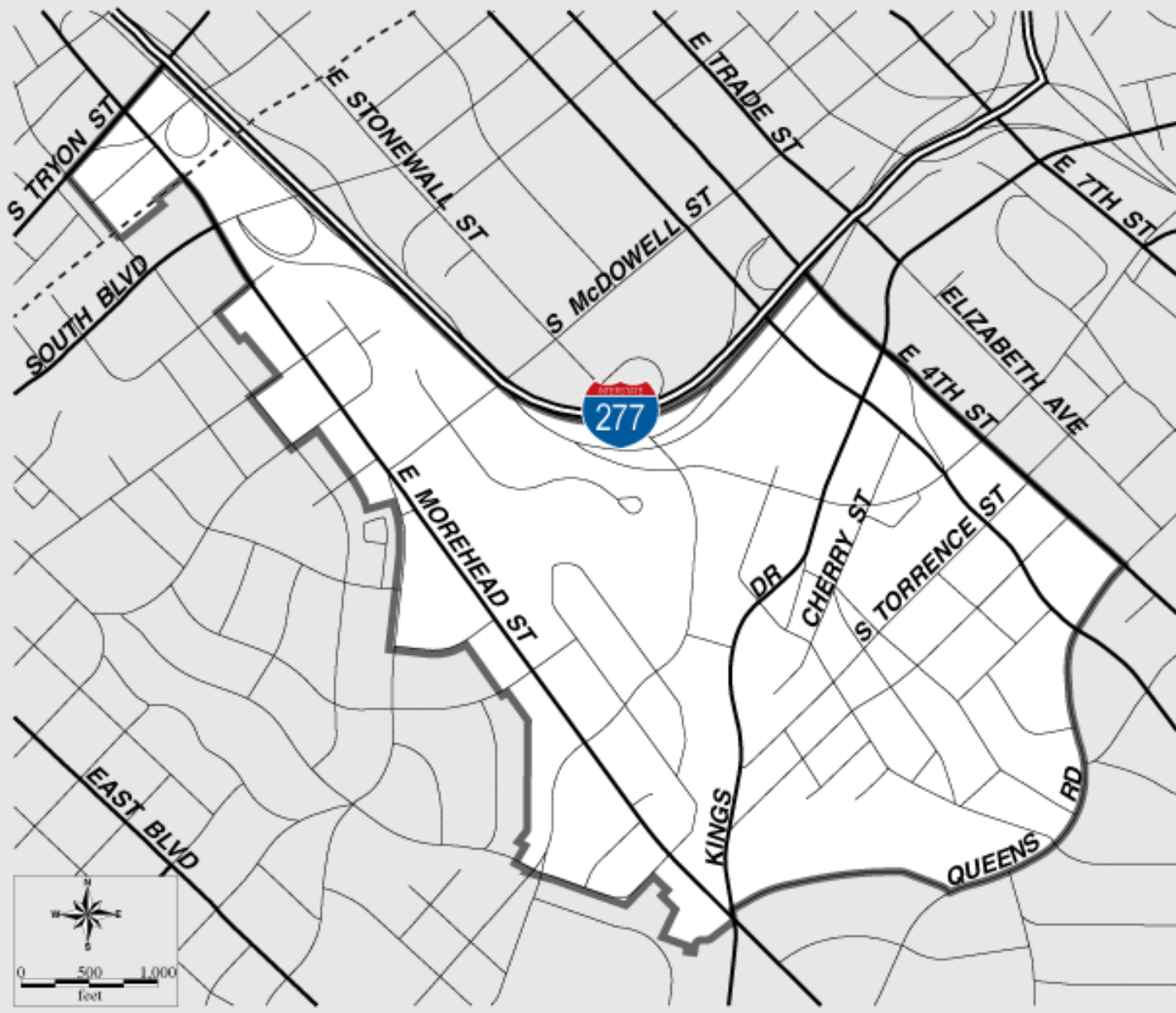
What is an Area Plan?

- Community's Shared Vision for the Future
- Policy guide that provides a framework for future growth and development
- Has a specific geographic focus and provides detailed Land Use, Community Design, Transportation, and other recommendations
- Identifies public and private investments and strategies that should be pursued in order to realize the plan vision
- Updates the broader, more general district plans as well as older area plans
- Addresses how the community should be maintained and/or changed in the future

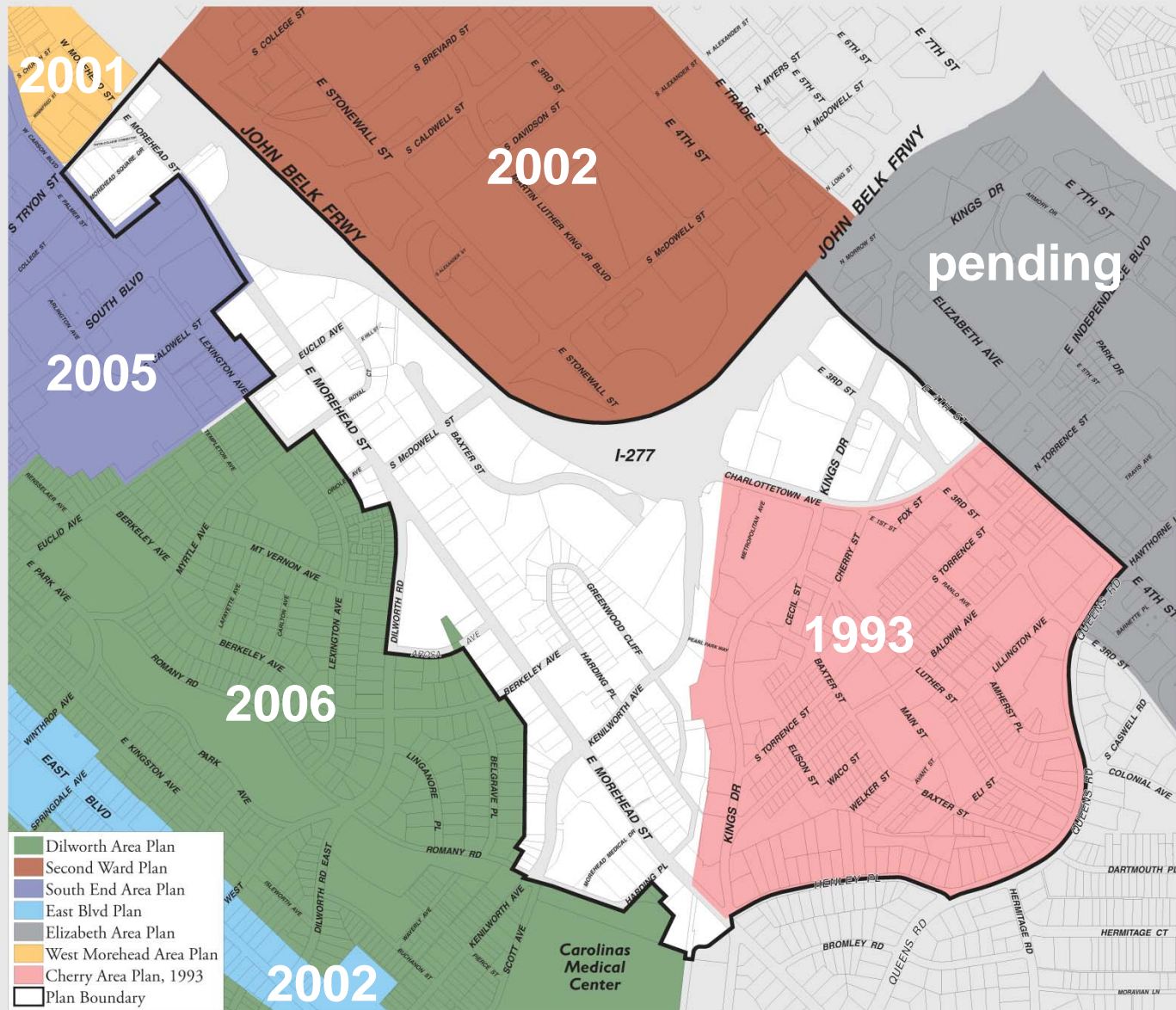


Charlotte-Mecklenburg Planning Department
adopted by Charlotte City Council
Month, Day, Year

Midtown Morehead Cherry Area Plan



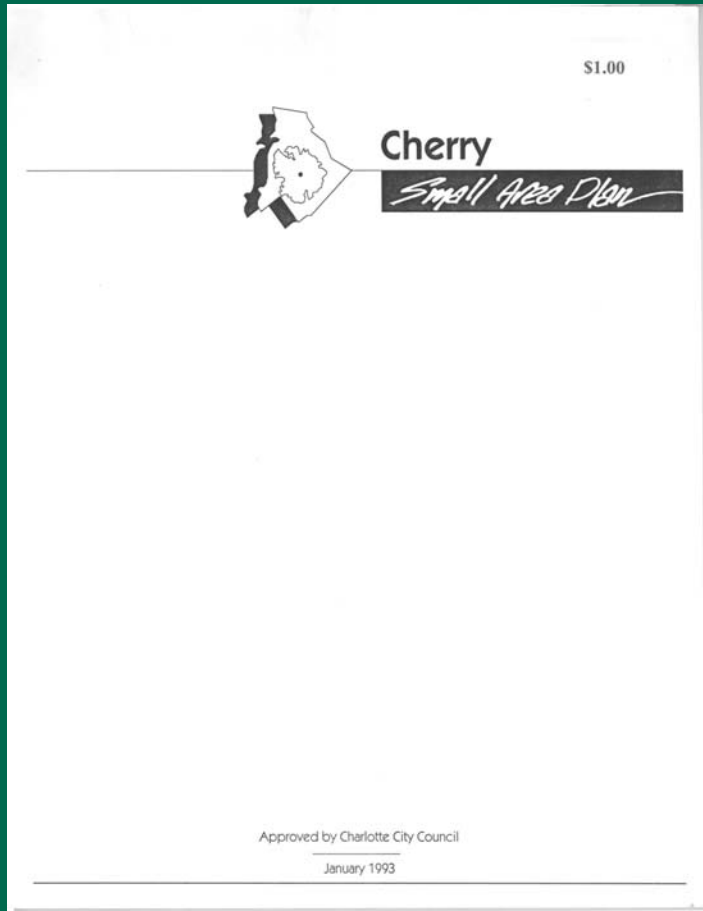
Midtown Morehead Cherry Area Plan





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old Cherry plan, 1993





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Dilworth plan, 2006

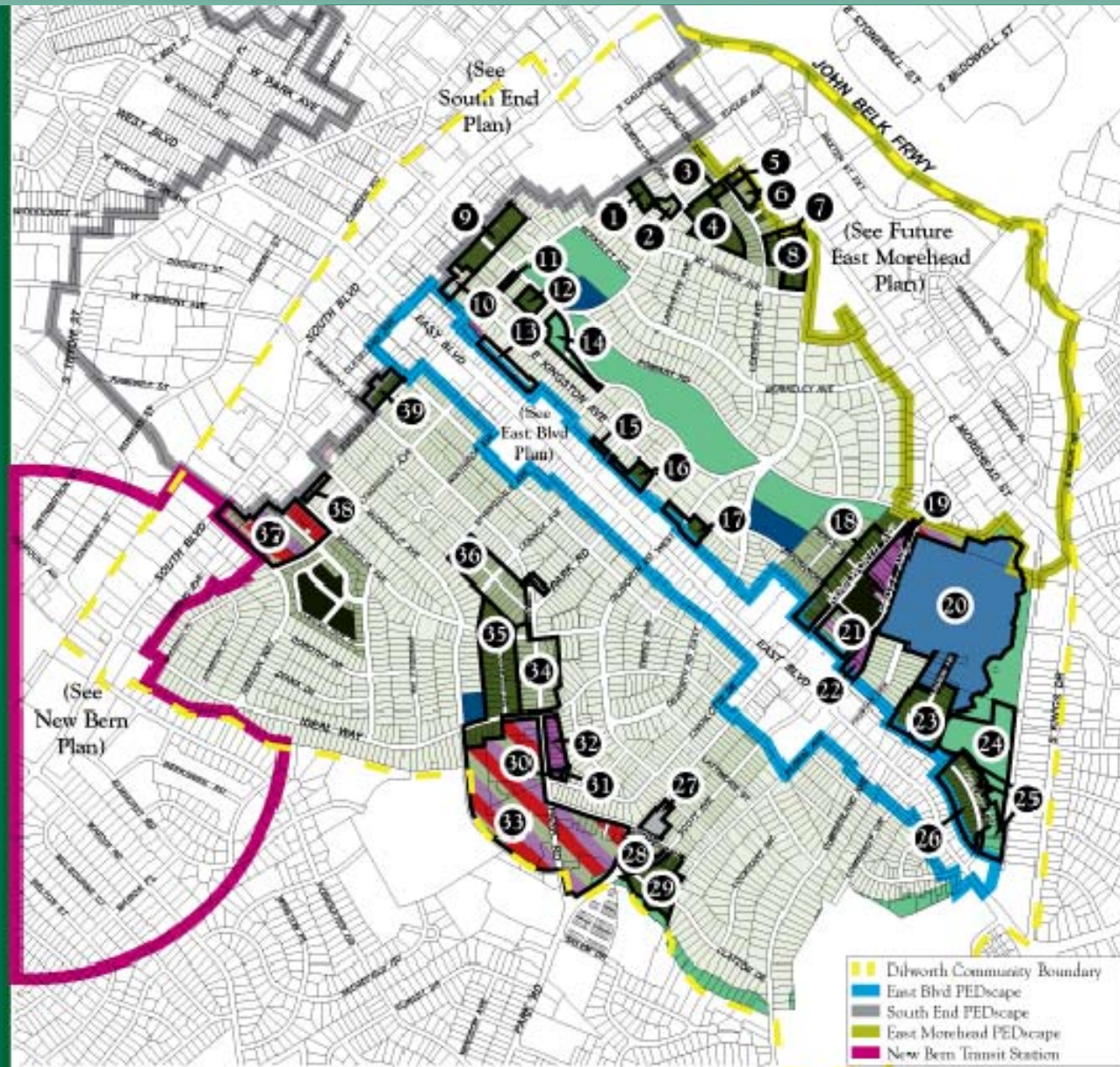


Dilworth

Land Use & Streetscape Plan



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





Plan Development Process



Citizen Advisory Group

- The purpose of the CAG is to help shape the area plan's goals, objectives, and recommendations.
- The CAG has met 9 times over the past 7 months. Each meeting focused on specific topics and issues.





Meeting Schedule

- Thu, Nov 30 KICKOFF PUBLIC MEETING
- 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
- Thu, Sep 15 PUBLIC MEETING

All meetings 6 pm, Pleasant Hill Baptist Church



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Area Likes

From earlier presentations





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Tree canopy along East Morehead; buildings and parking beyond





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South End streetscape as a model



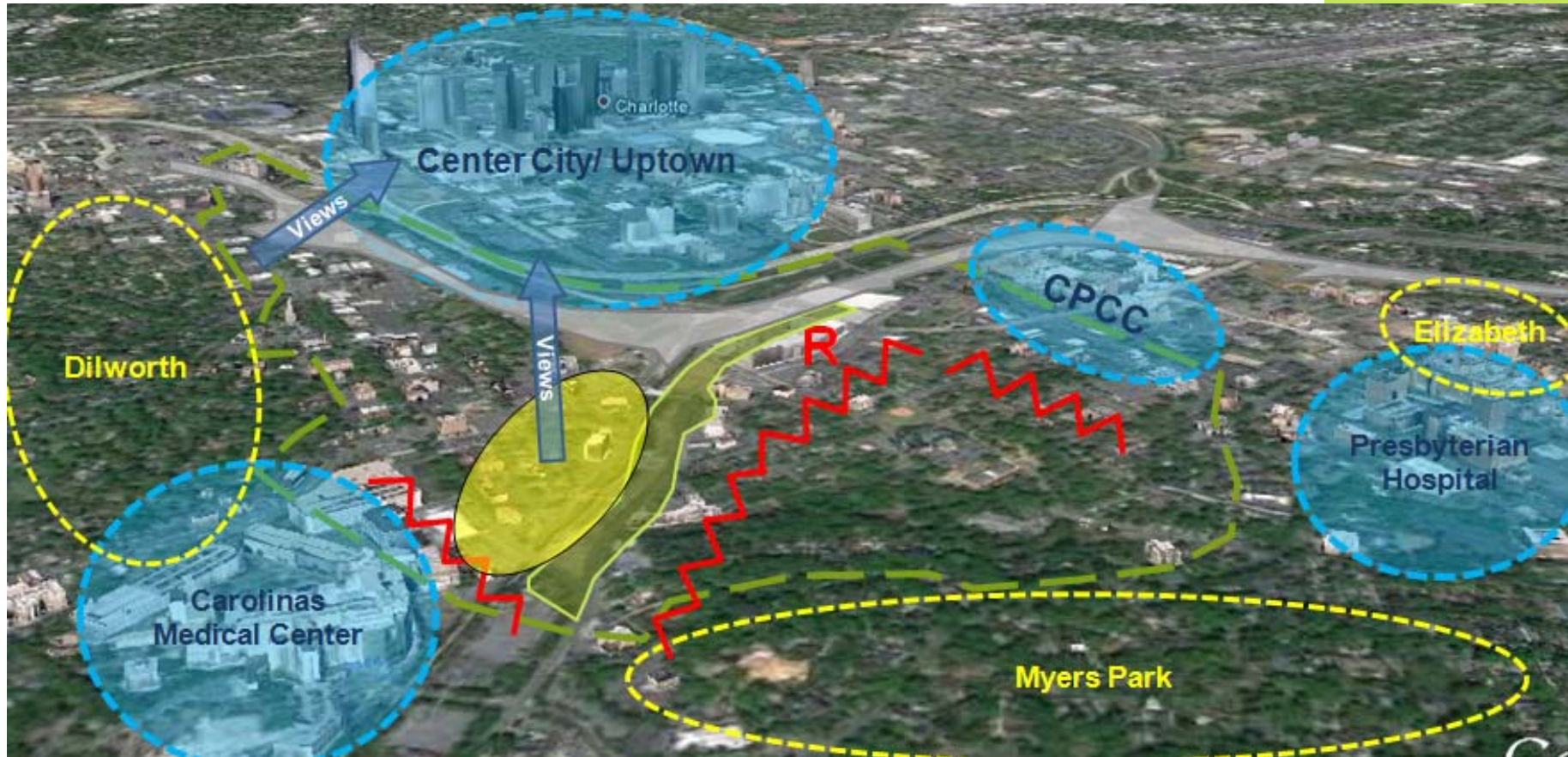


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For streets within Cherry



Many Strengths, Few Challenges





MMC Vision

The Midtown Morehead Cherry Area is a diverse community of residents, businesses, and institutions located just south of Uptown Charlotte. The Little Sugar Creek Greenway provides a common amenity and focal point for continued evolution as sustainable, pedestrian-friendly mixed use neighborhoods surrounding and interacting with Uptown. The area is composed of three neighborhoods, each with distinct character and aspirations.

- **Midtown** is emerging as an urbanized district drawing energy from Uptown, Elizabeth Avenue, and nearby hospital and community college campuses. It seeks to evolve as a pedestrian-oriented gathering place for surrounding neighborhoods and the larger city where people live, work, play, and shop, building upon the greenway, farmers market and natural features, while establishing a respectful transition to the Cherry neighborhood.
- **Morehead** was a primary residential street of historic Dilworth which has become an office and mixed use element of the community. It has distinctive wide setbacks and dense mature tree canopy along East Morehead Street which should be maintained. It seeks to become more pedestrian friendly and strengthen its mix of uses, while still preserving its historic character and sensitivity to the scale of the Dilworth neighborhood.
- **Cherry** began in the late 19th Century on the outskirts of Charlotte, and became one of the City's earliest African American neighborhoods. As it increases in cultural diversity, it seeks to:
 - preserve its history and character,
 - stabilize its existing single-family housing,
 - continue to provide viable affordable housing opportunities,
 - retain its close-knit community spirit,
 - enhance its pedestrian network and tree lined streets, and
 - protect its fragile edge from intrusion of higher density uses incompatible with its residential character and scale.



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Land Use



Midtown



Morehead



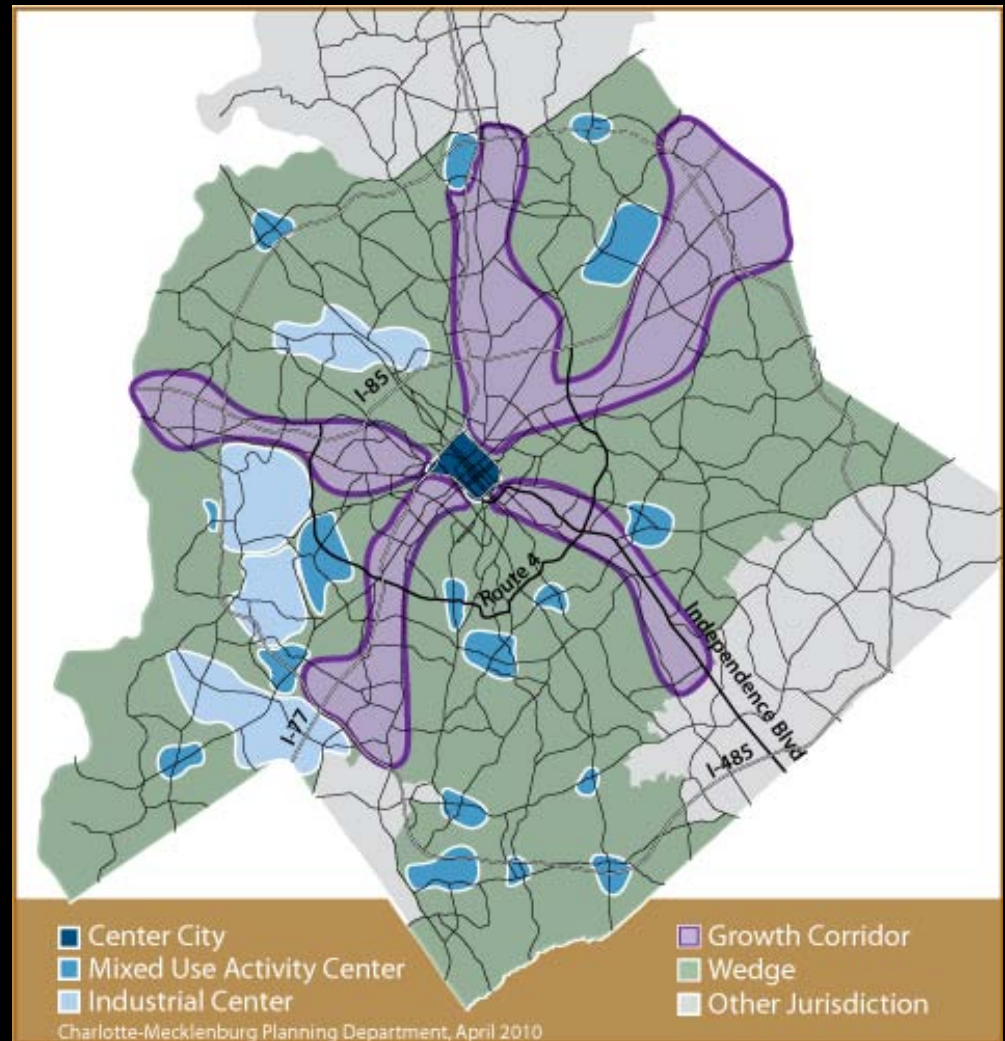
Cherry
area plan



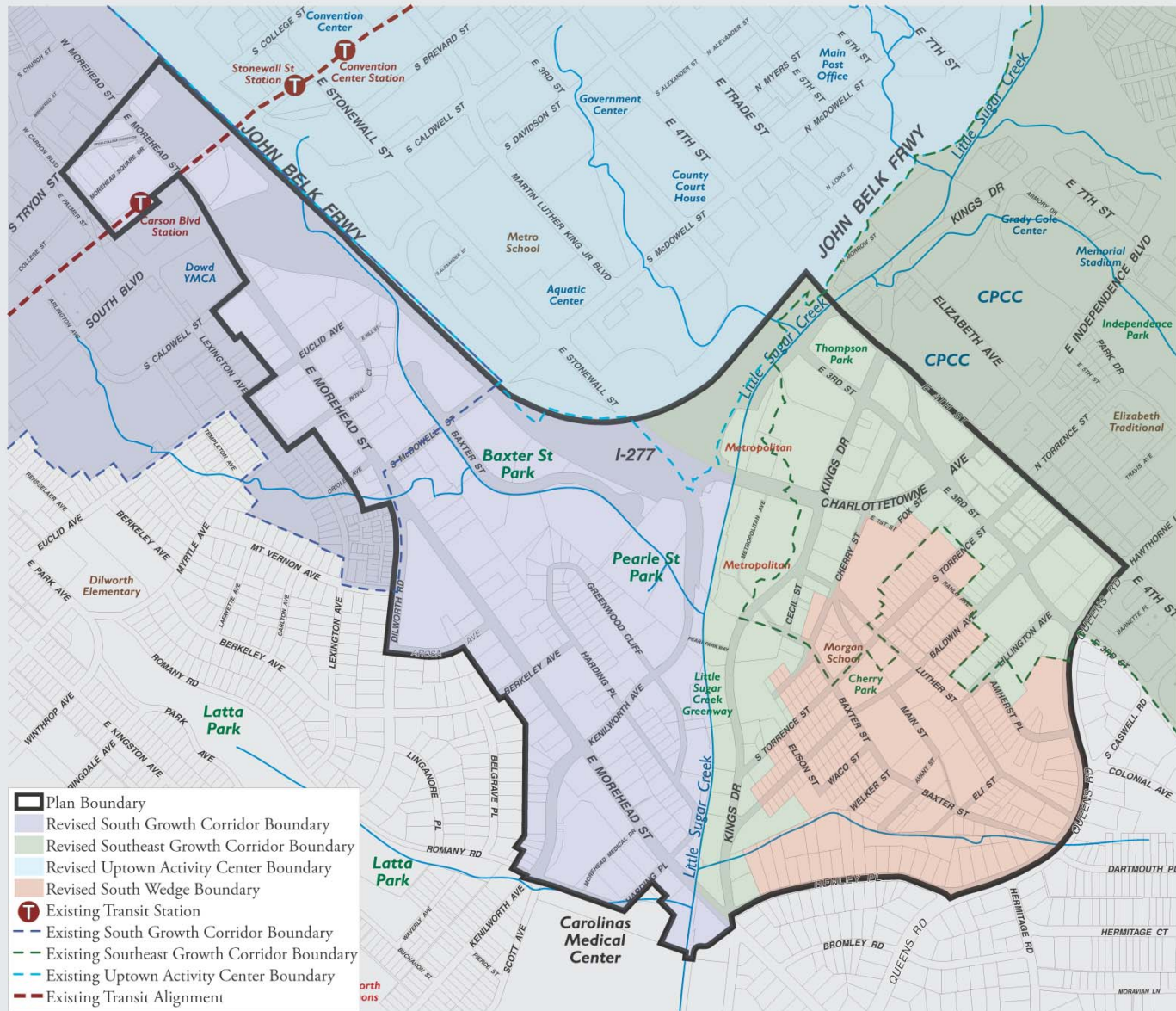
Activity Centers are generally appropriate for new growth, with generally increased intensity of development.

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.

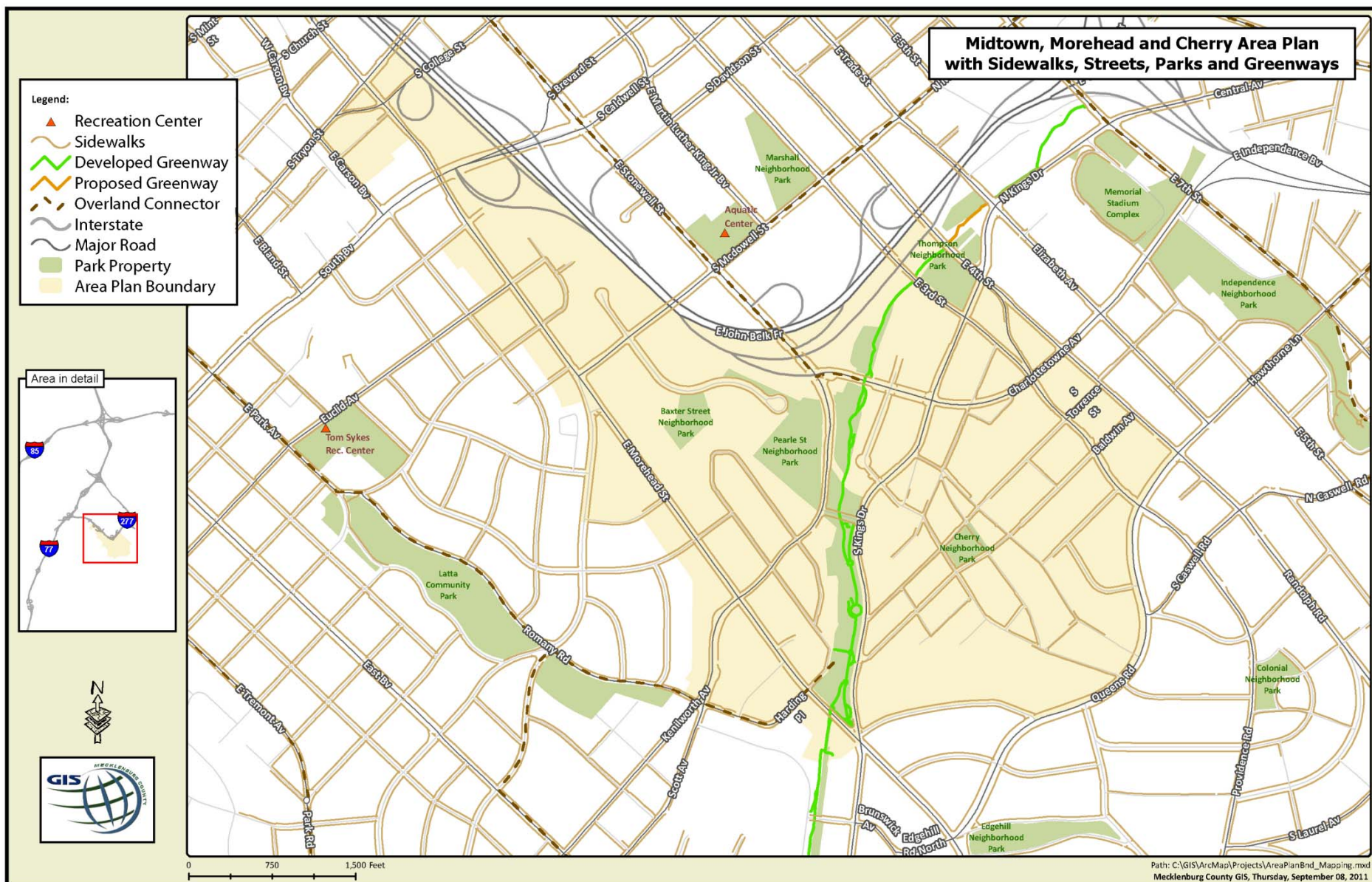


Midtown Morehead Cherry Area Plan





Greenway



Midtown Morehead Cherry Area Plan



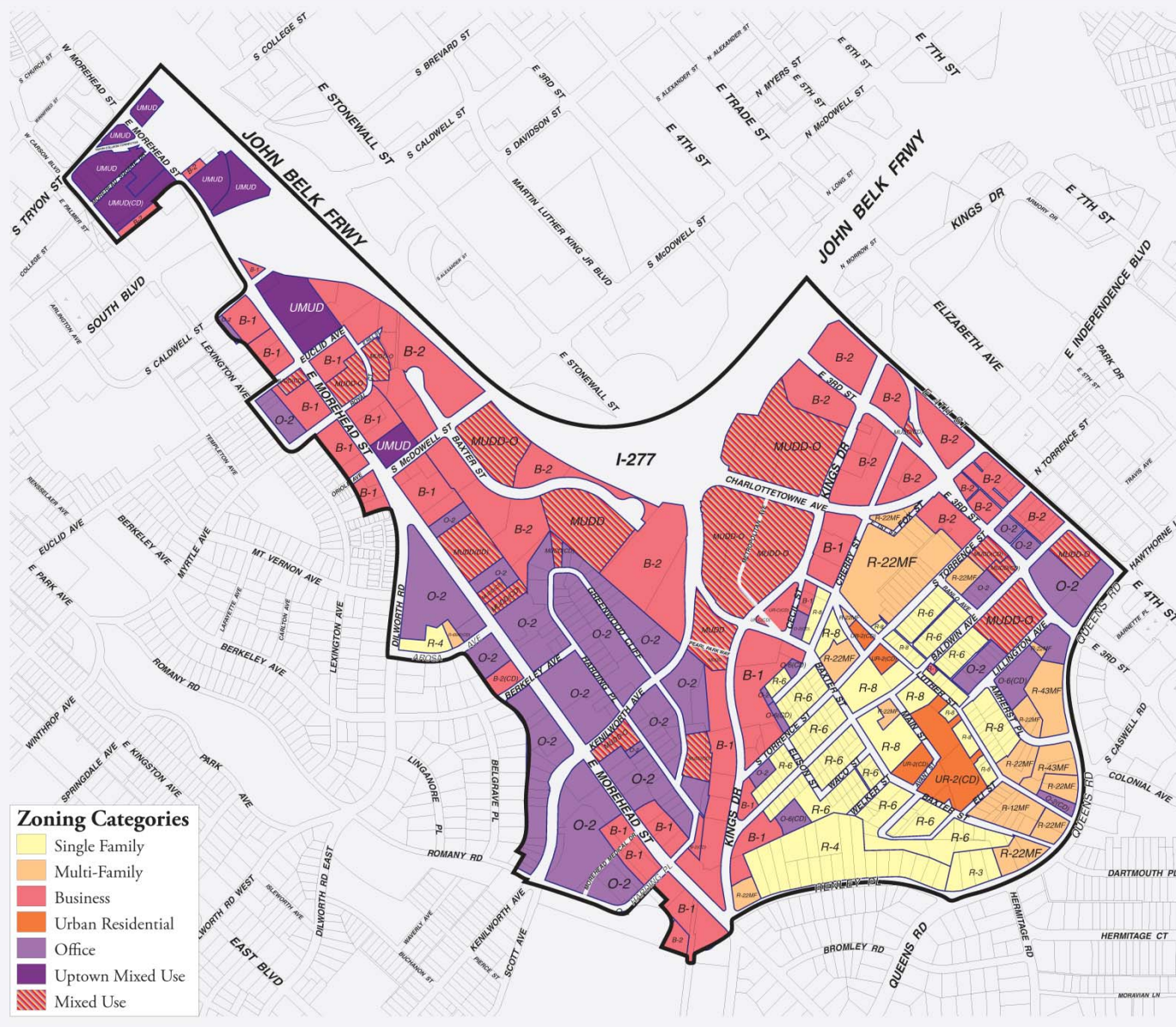
Produced by the Charlotte-Mecklenburg Planning Department, August 18, 2011.



Existing Land Use



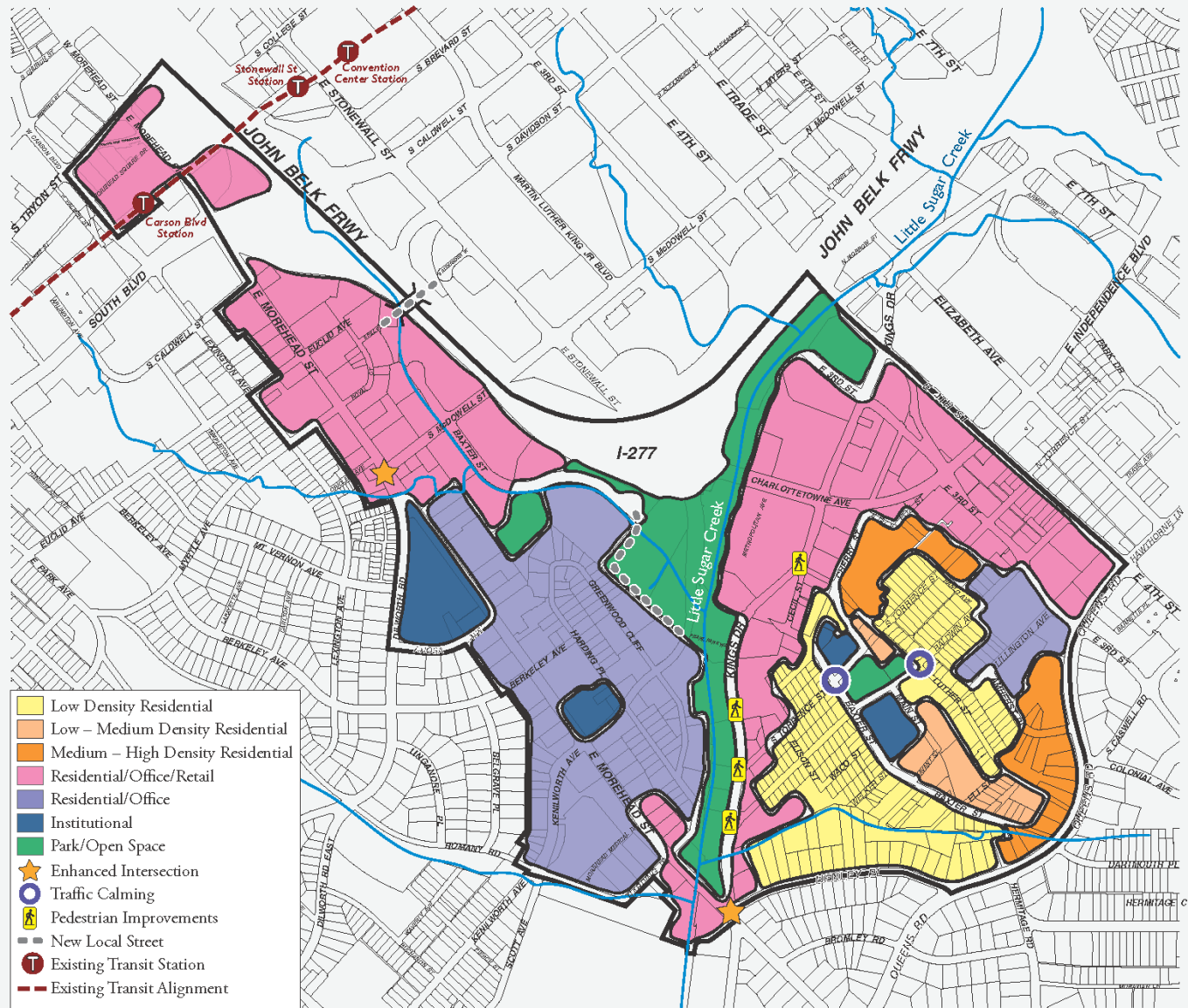
Midtown Morehead Cherry Area Plan



Produced by the Charlotte-Mecklenburg Planning Department, August 18, 2011.

Existing Zoning Designations

Midtown Morehead Cherry Area Plan

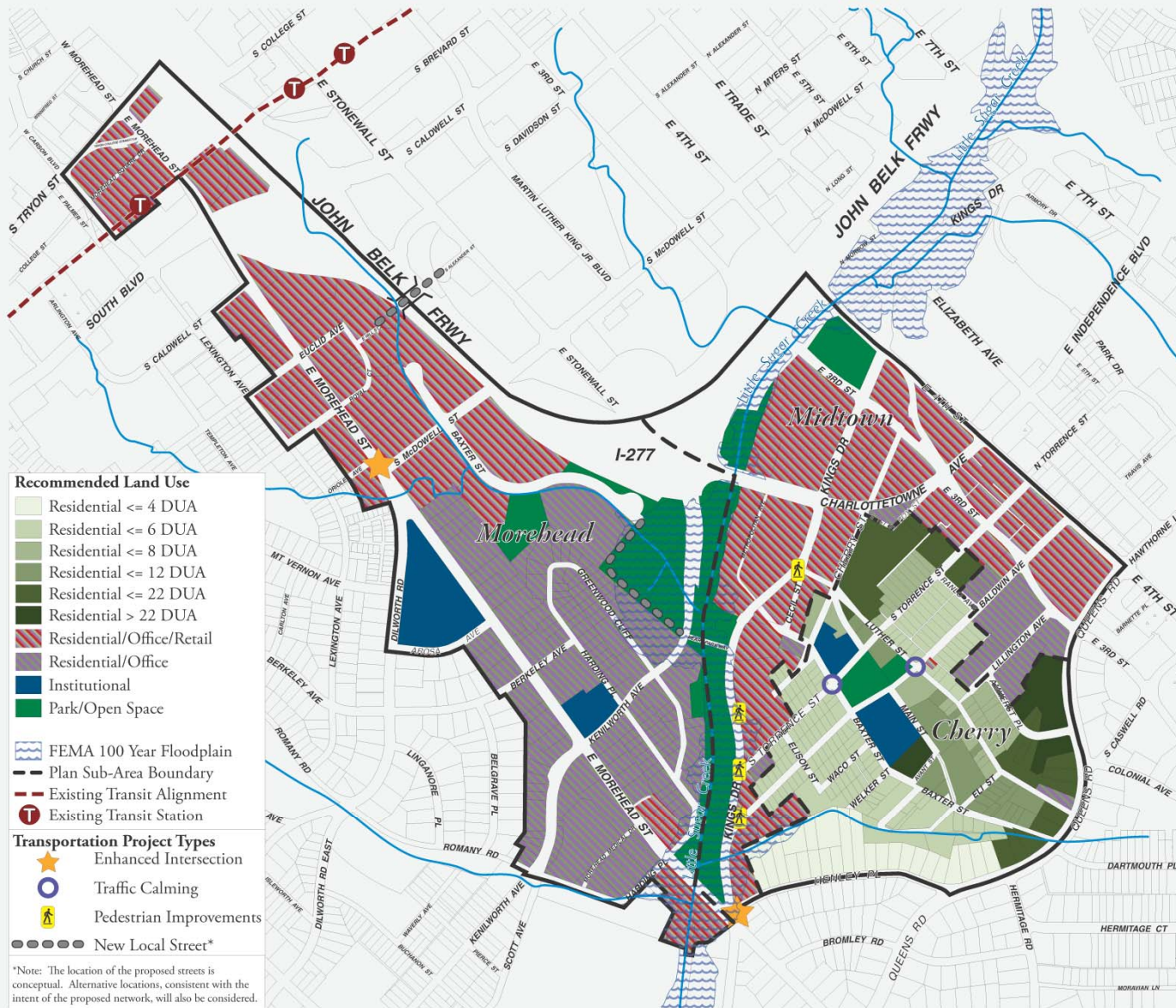


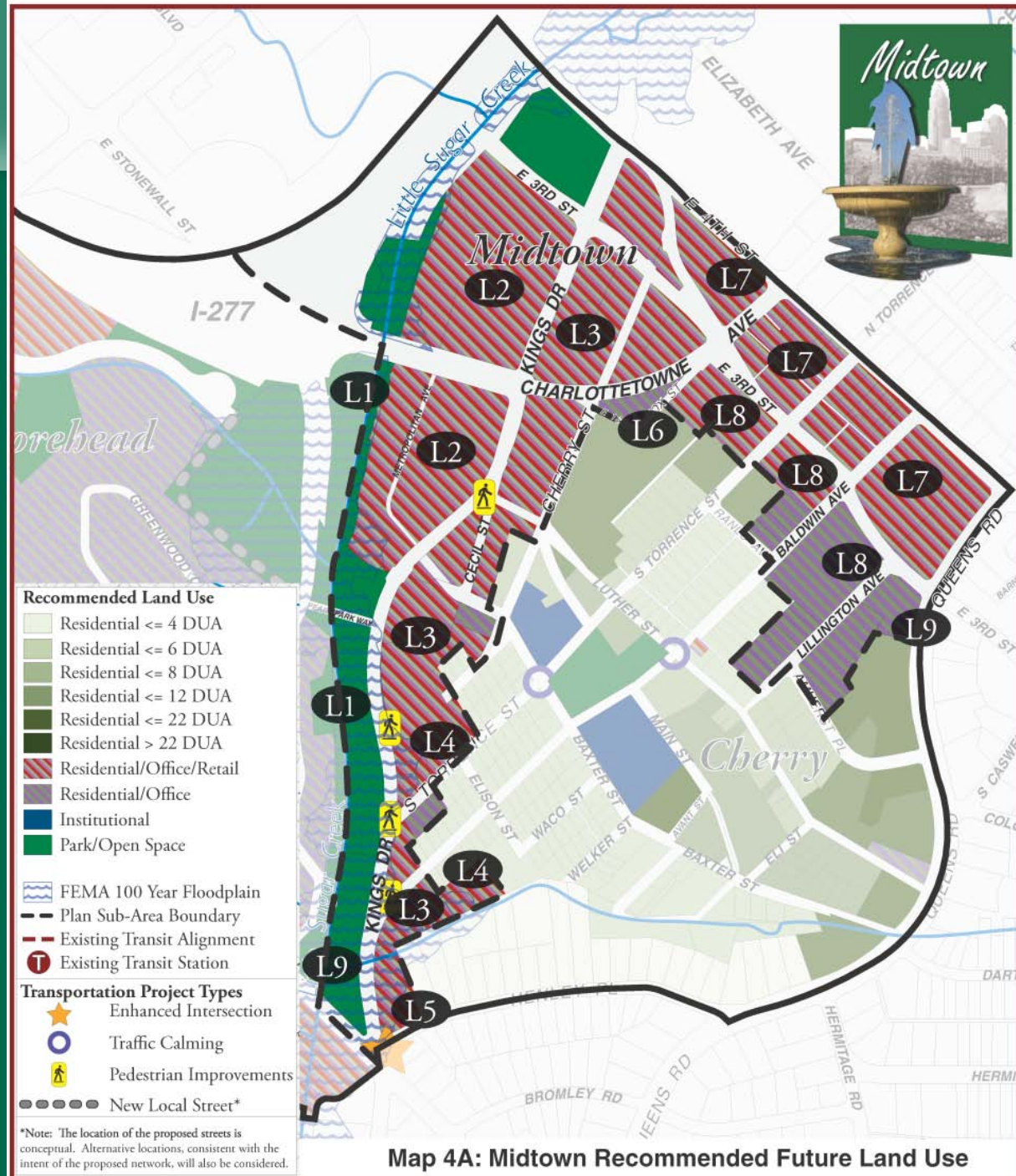
Produced by the Charlotte-Mecklenburg Planning Department, August 16, 2011.

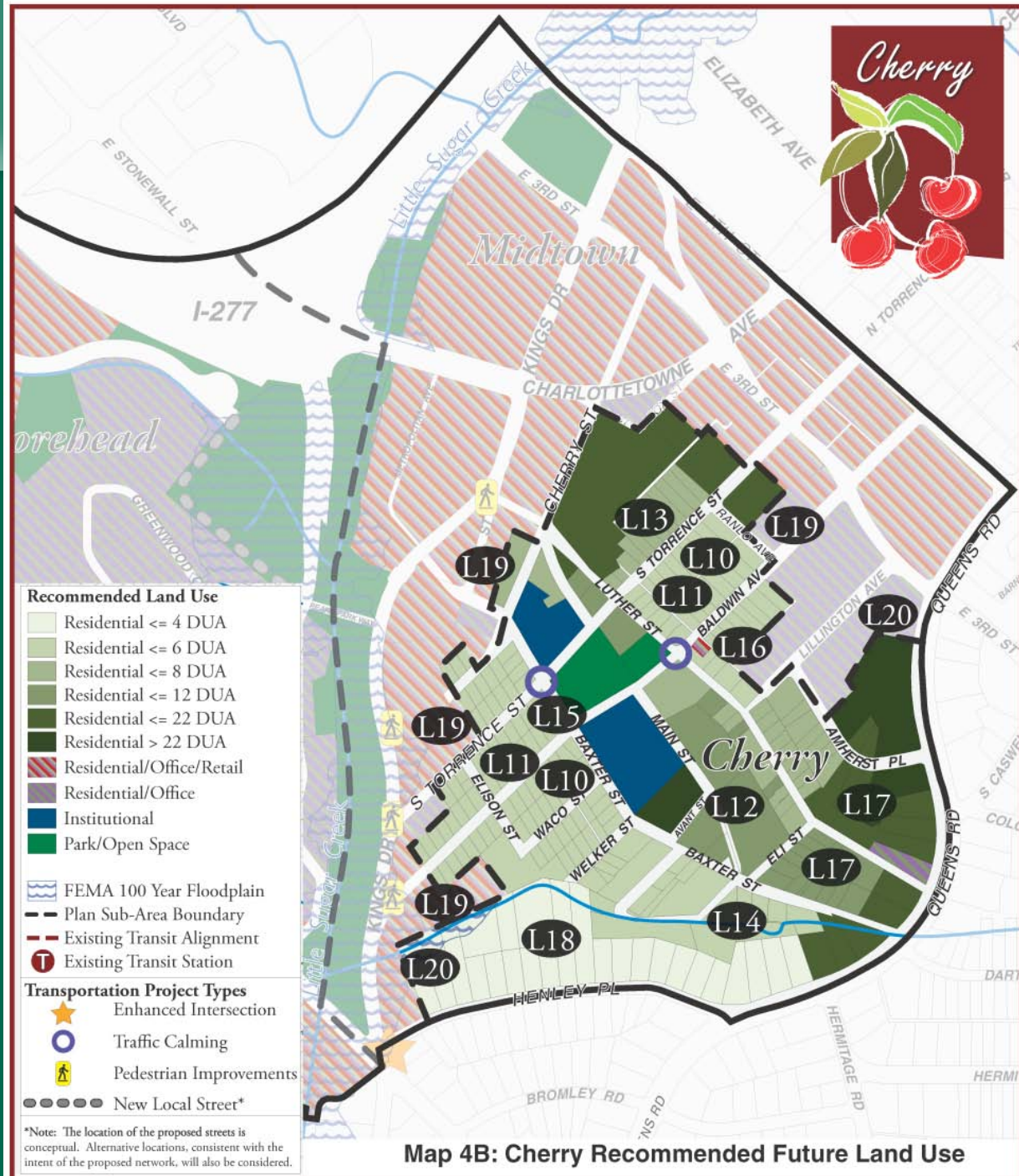


Concept Map

Midtown Morehead Cherry Area Plan

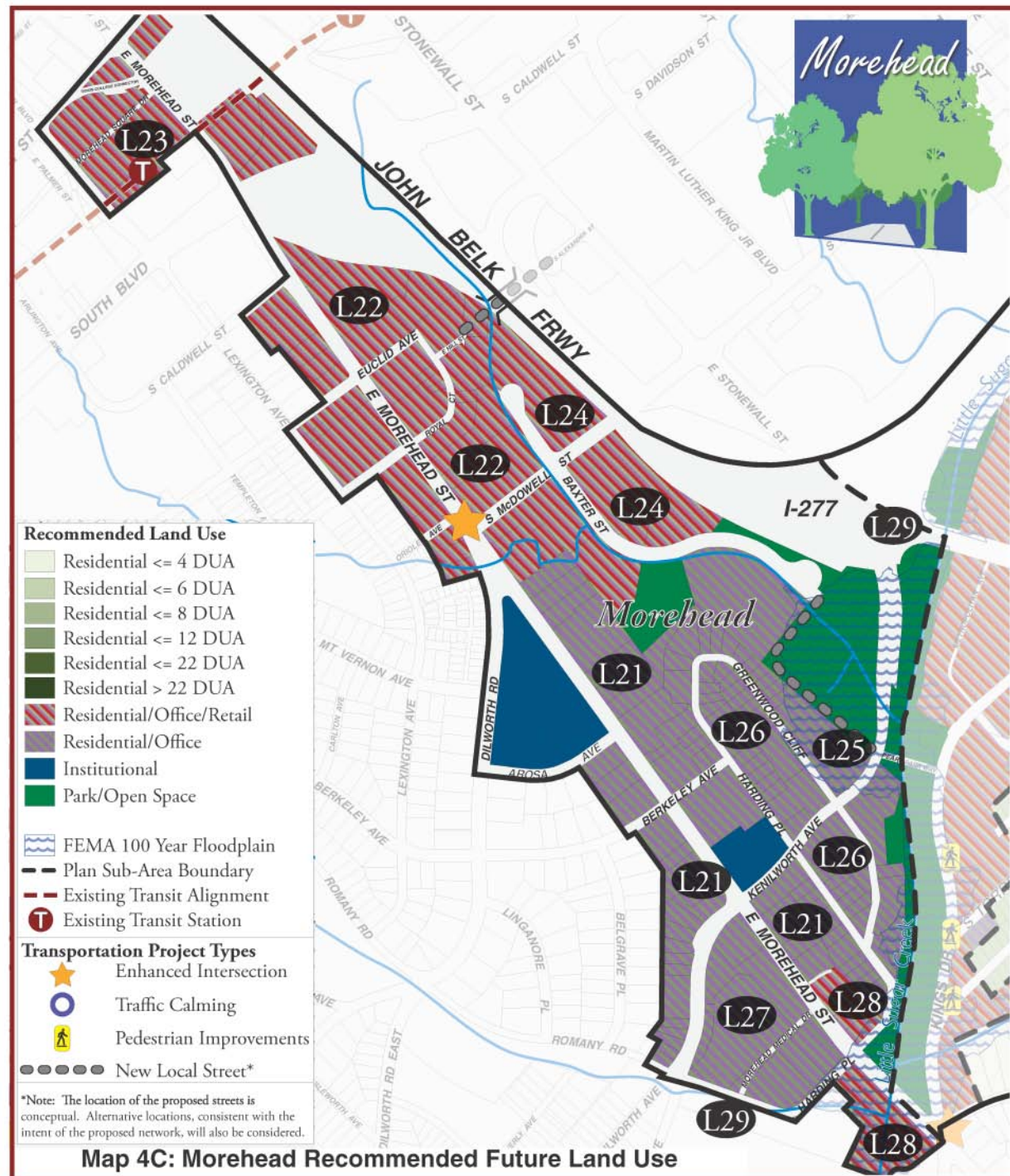








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Historic District



Midtown



Morehead



Cherry
area plan



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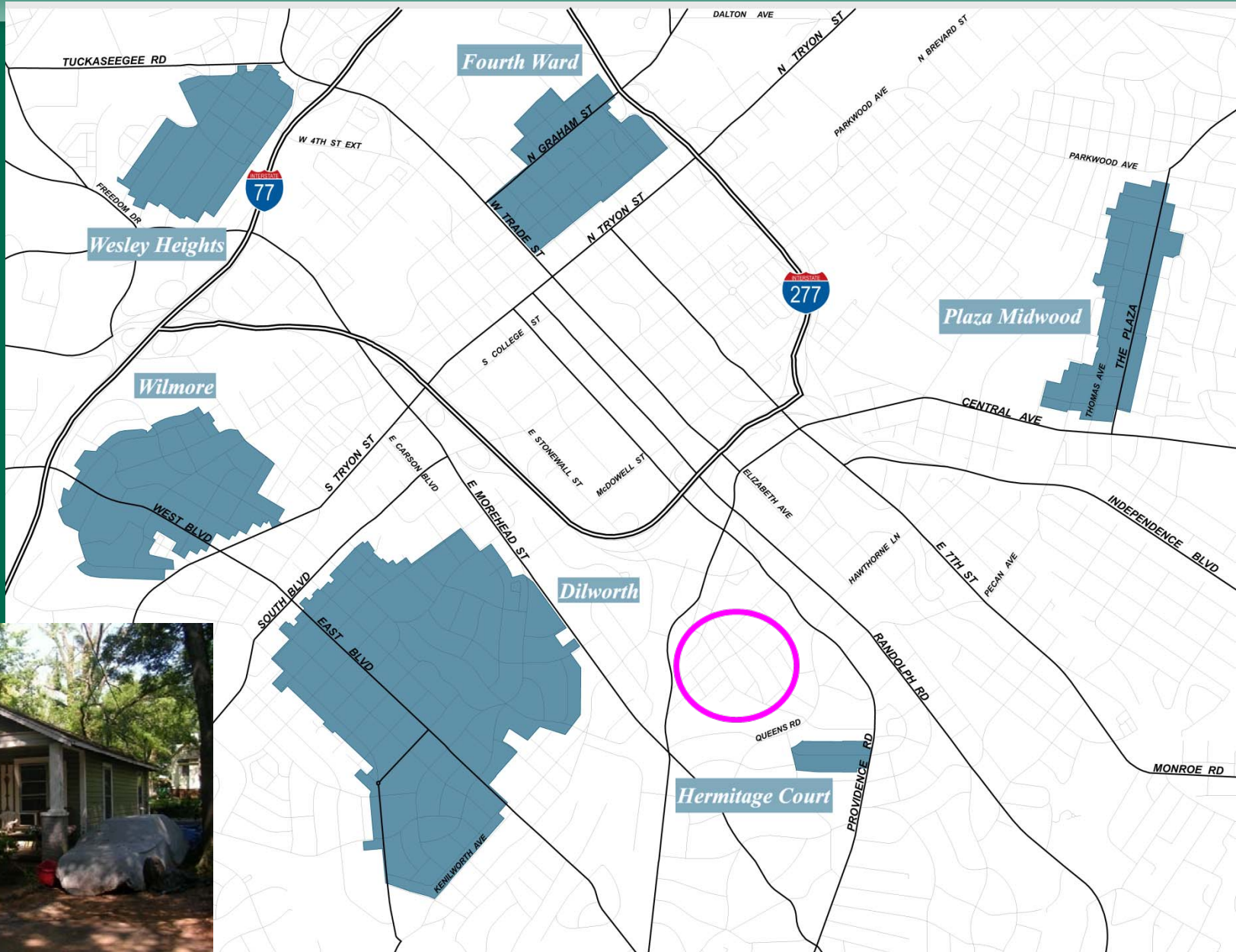
Cherry Bungalows





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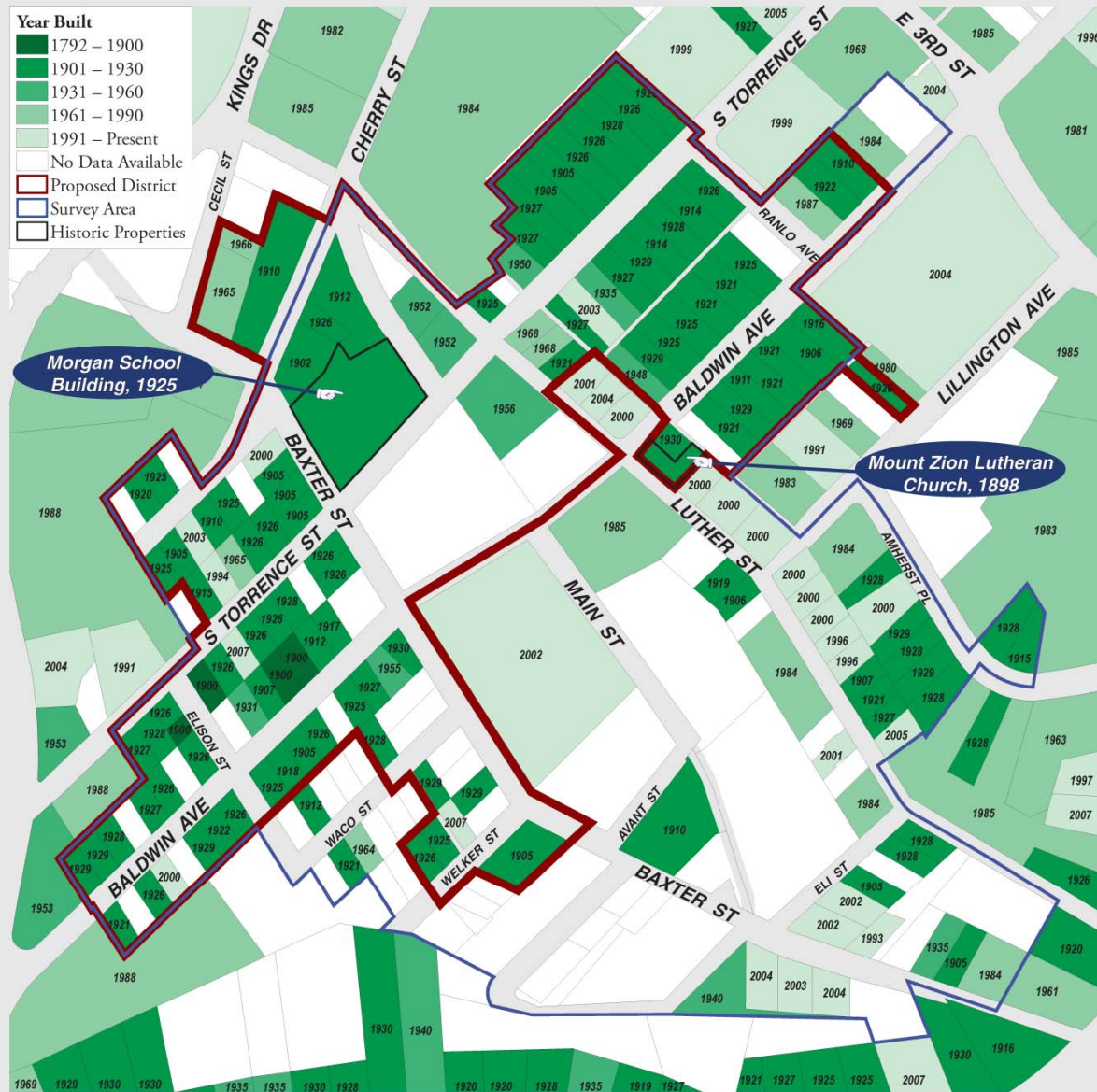
Possible Historic District



Midtown Morehead Cherry Area Plan



Midtown Morehead Cherry Area Plan





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Pedestrian Overlay



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- 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.



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Existing PED Plans and overlay zoning districts





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)

Building Heights Scenarios Comparison

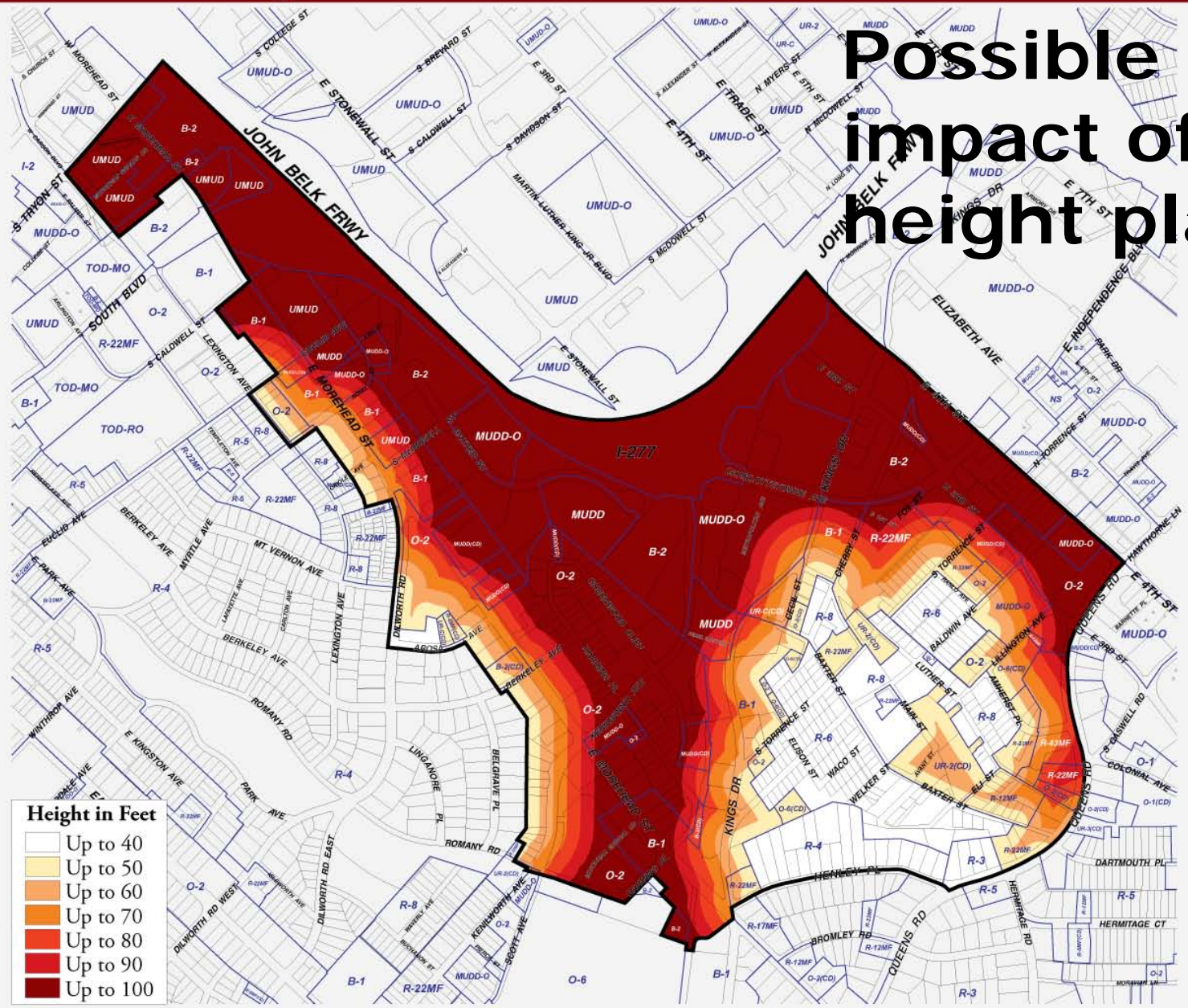


PED Overlay zoning (and also TOD zoning) restricts allowable building heights to one foot of additional building height for every 10

the blue building.

This sketch is hypothetical and for illustrative purposes only.

Possible
impact of
height plane

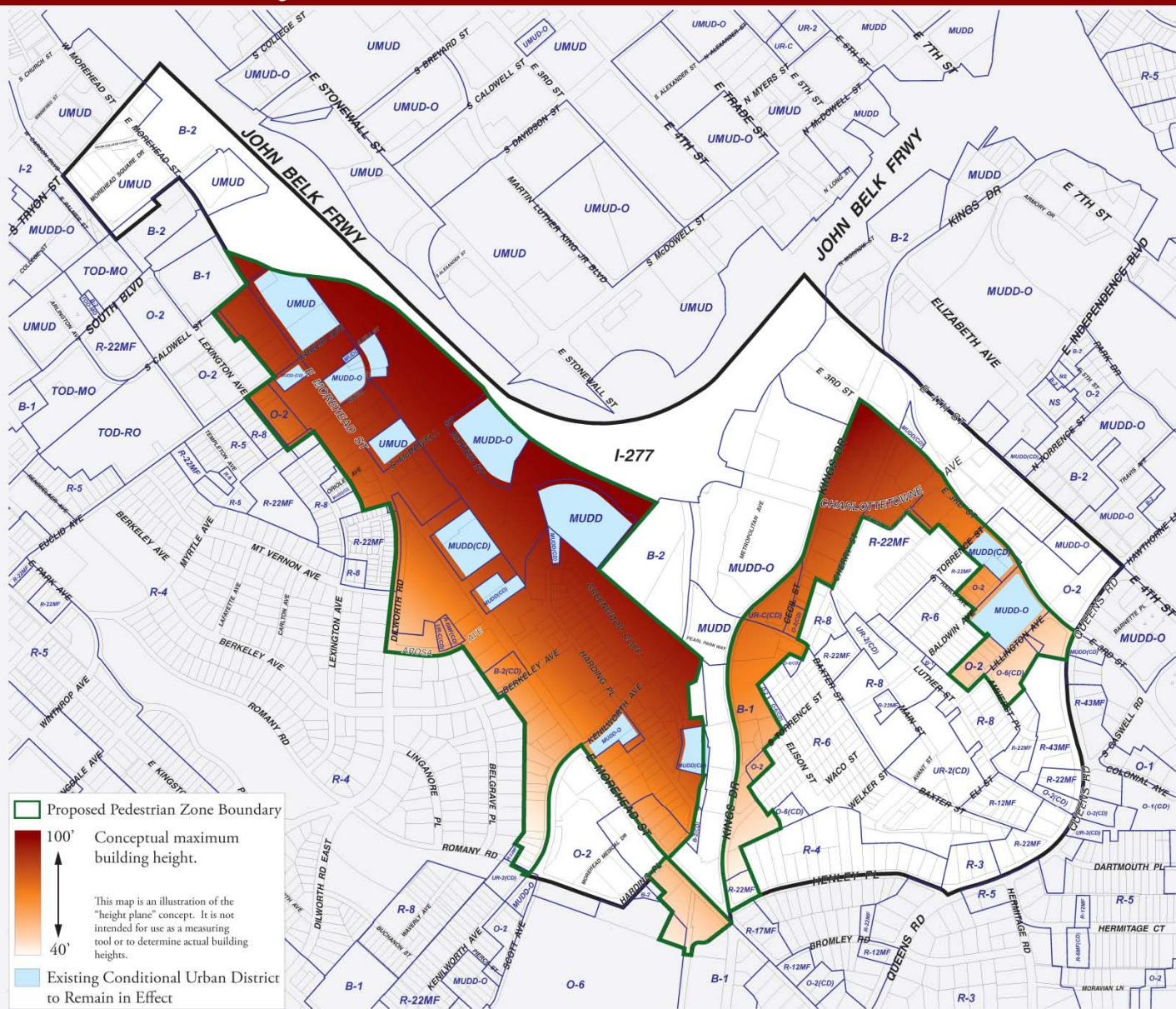


MUDD and conditional approvals



Maximum Allowable Building Height

Midtown Morehead Cherry Area Plan



Produced by the Charlotte-Mecklenburg Planning Department, September 9, 2011.



Proposed Pedestrian Zone



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Transportation and Streetscape



Midtown

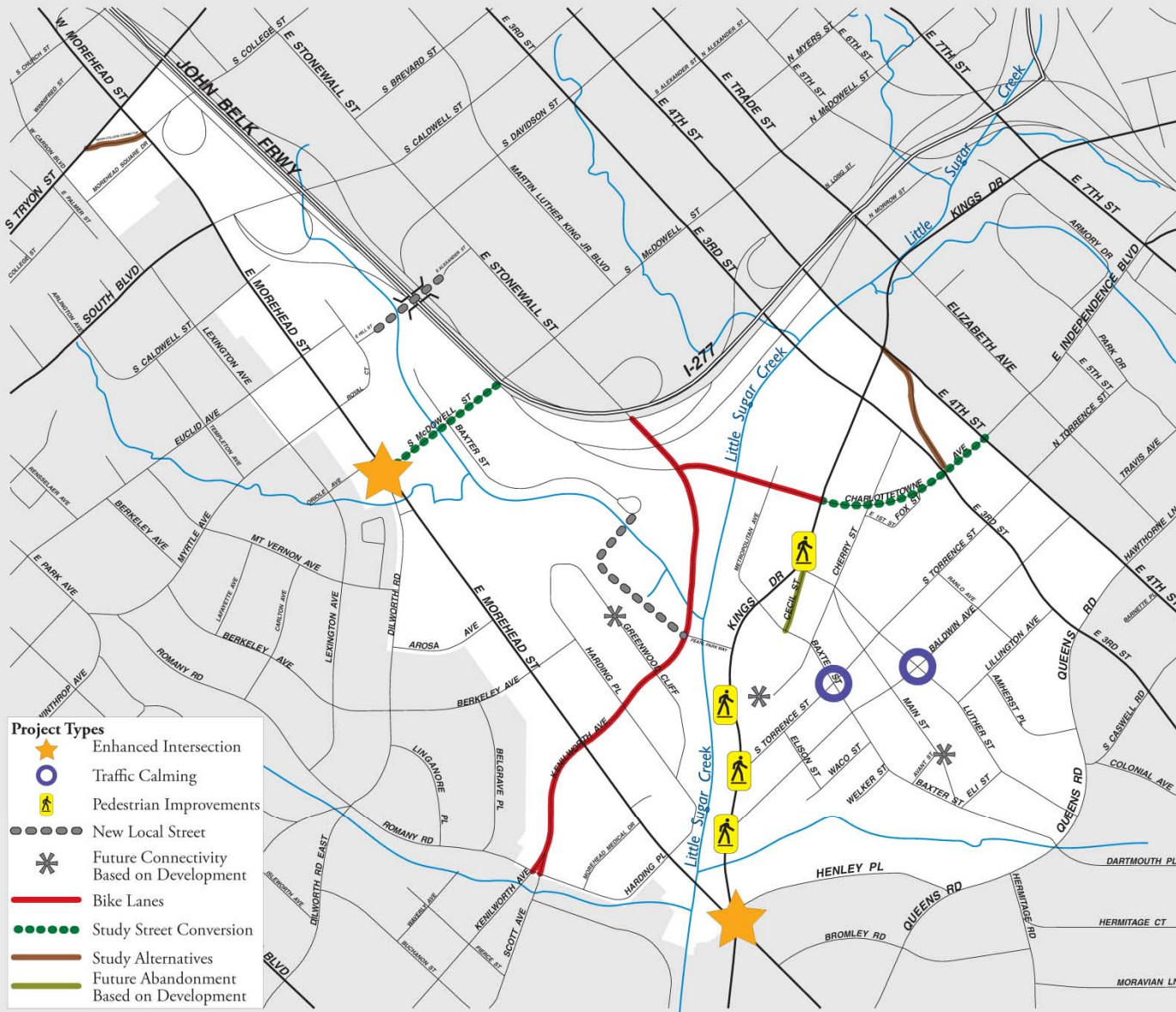


Morehead

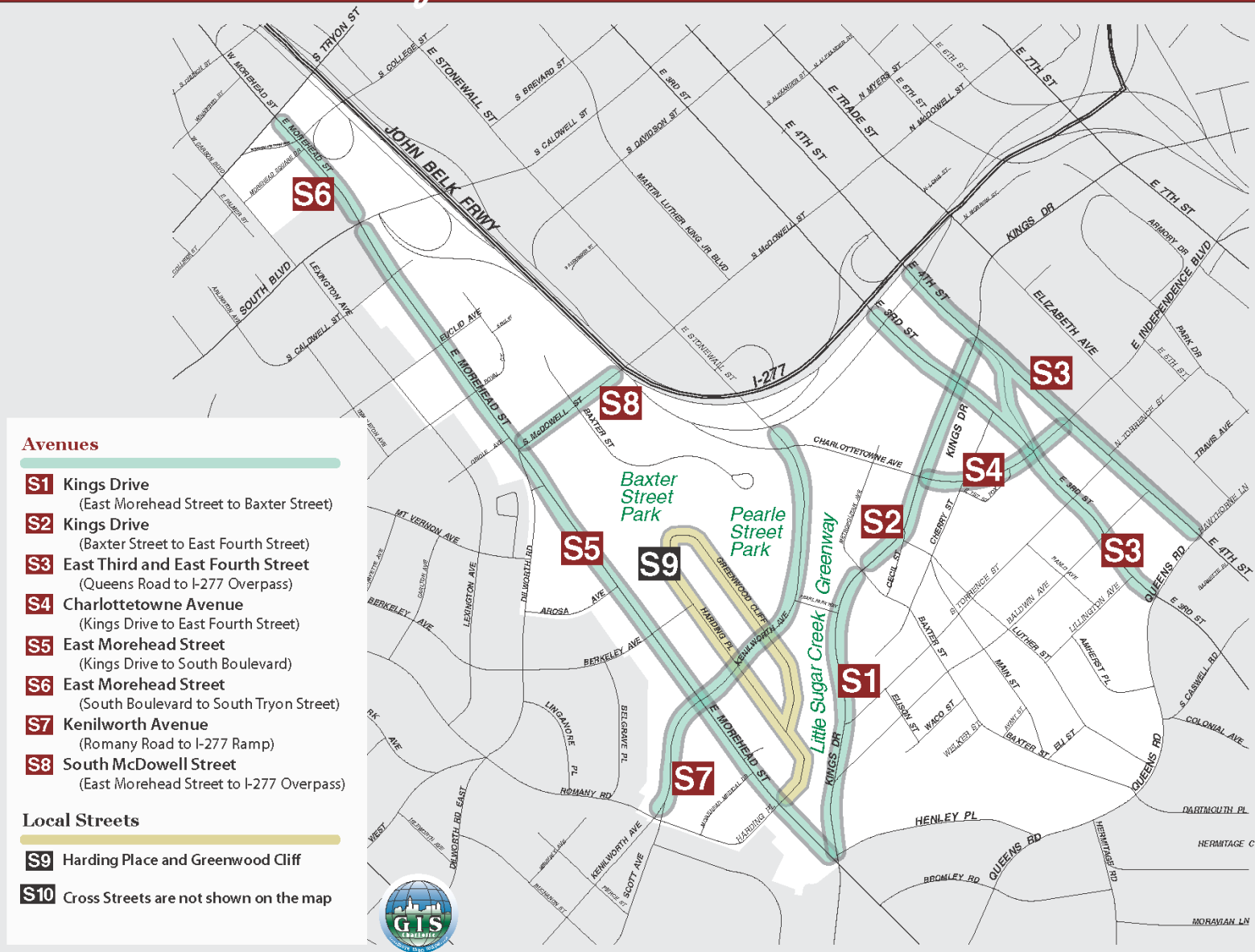


Cherry
area plan

Midtown Morehead Cherry Area Plan



Midtown Morehead Cherry Area Plan





Kings Drive at the greenway



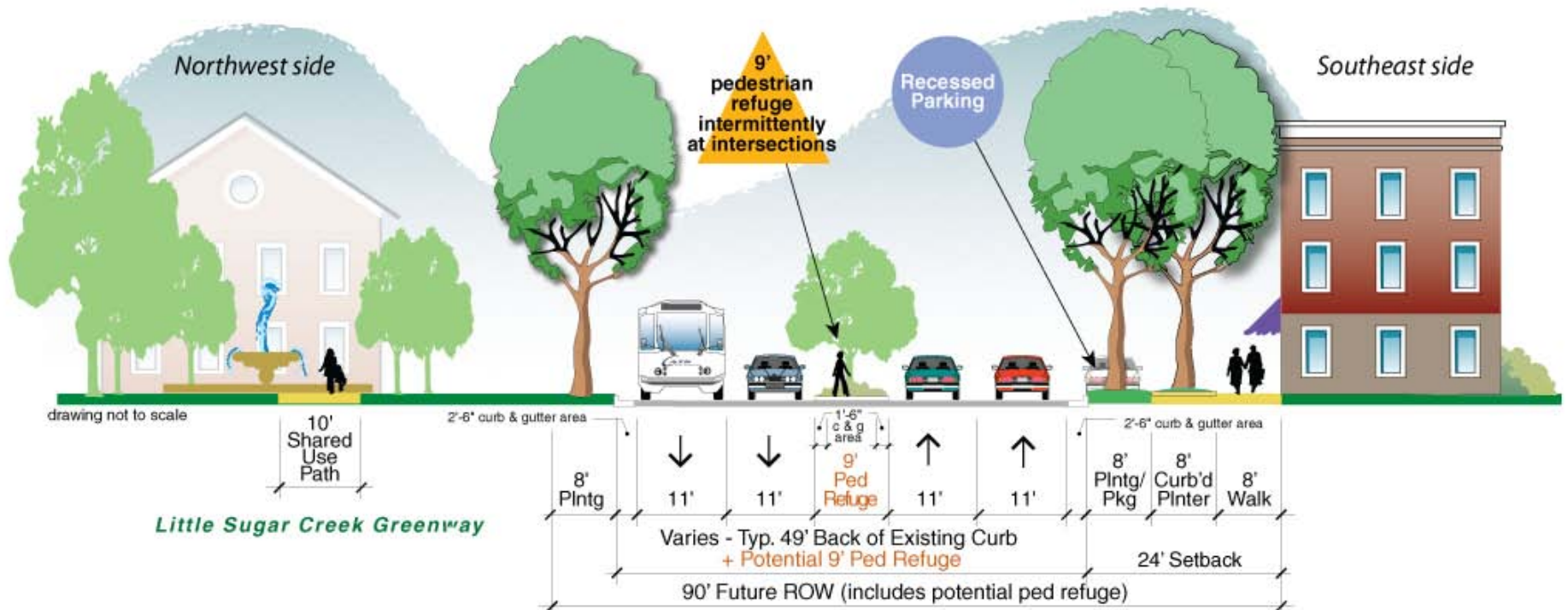
- On street parking on side opposite park when redeveloped (some dissent)
- Pedestrian refuge/medians at intersections
- New planting strips/trees



S1 Kings Drive

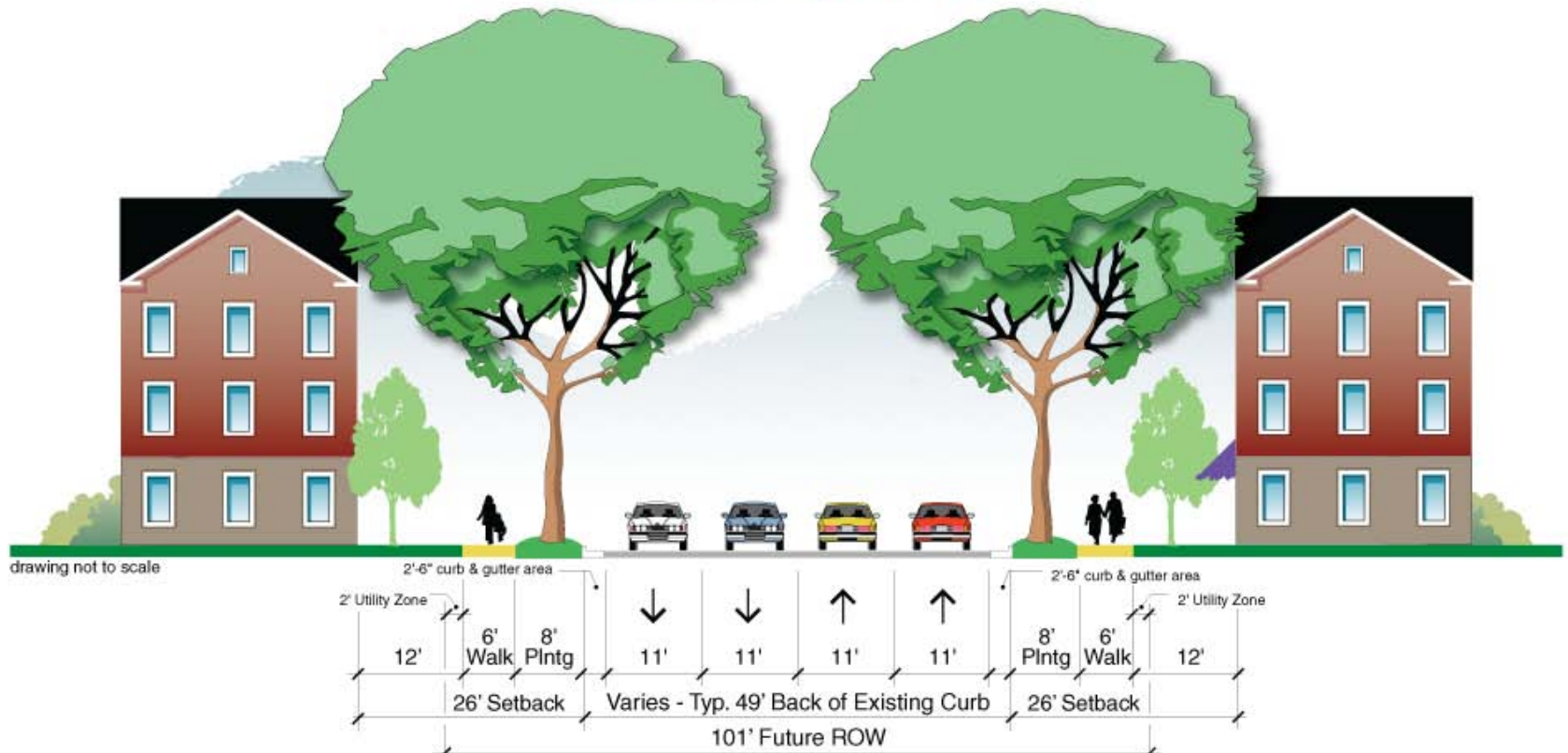
(East Morehead Street to Baxter Street)

Existing Curb to Remain Except for Recessed Parking as Shown





S5 East Morehead Street
(Kings Drive to South Boulevard)
Maintain Existing Curb Location



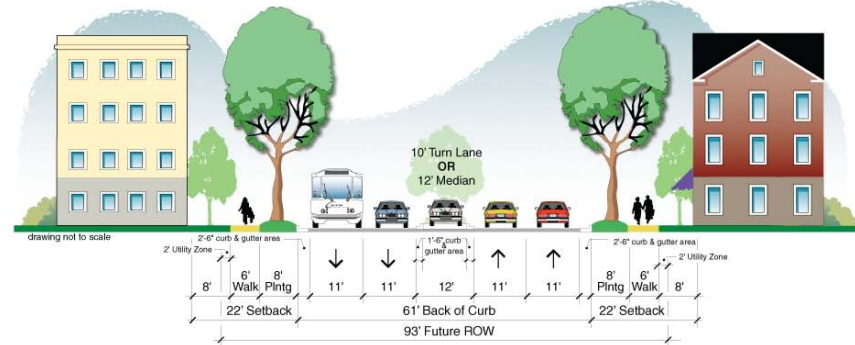


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S8 South McDowell Street

(East Morehead Street to 1-277 Overpass)

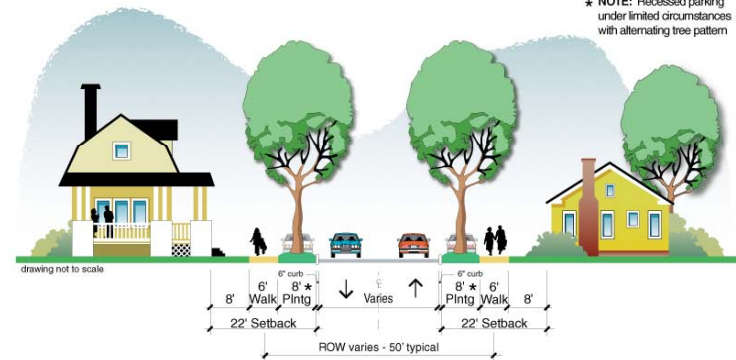
Maintain Existing Curb Location - possible future street conversion



S9 Harding Place and Greenwood Cliff

Option for Recessed Parking

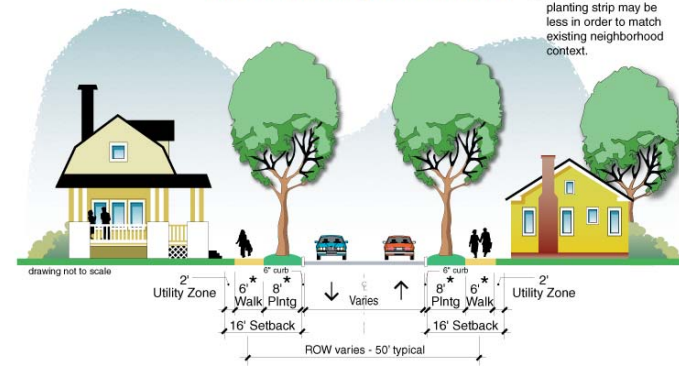
★ NOTE: Recessed parking under limited circumstances with alternating tree pattern



S10 Cross Streets

Maintain Existing Curb Location

★ NOTE: Sidewalk and planting strip may be less in order to match existing neighborhood context.





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Wrap-up and Next Steps



Midtown



Morehead



Cherry
area plan





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- Survey responses will be used to make additional changes to the plan.





Next Steps

- Thu, Sep 15 PUBLIC MEETING
Pleasant Hill Baptist Church
- Tue, Oct 18 PLANNING COMMITTEE
PUBLIC COMMENT
Charlotte-Mecklenburg Government Center
600 East Fourth Street, Room 280
- TBD CITY COUNCIL PUBLIC COMMENT
City Council Chamber



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Questions?

(Staff will be available to discuss specific issues with you after the meeting.)



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Thank You!

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