

## PED Stakeholder Meeting #1 November 6, 2013

### Citizens In Attendance:

Thorn Baccich	Keenya Justice
Shirley Toney	Sis Kaplan
Debra Glennon	Rob Nanfelt
Emily Stephenson-Green	Terry Williams
Mike Harrell	Sylvia Bittle Patton
John Fryday	Frances Tzannis
Michael Green	Bryan Hollady
Tracy DeSeignora	Freda Young
Mark DeSeignora	Jill Walker

### Staff In Attendance:

Michelle Jones	Kent Main	Sandra Montgomery
Ed McKinney	Marci Sigmon	Dan Thilo
John Howard	Laura Harmon	

### Planning Commissioner In Attendance:

Michael Sullivan
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#### ***I. Welcome, Introductions and Overview***

The meeting began at 6:07 pm. Kent Main welcomed everyone to the meeting and introduced himself and other Planning staff members. He asked everyone to introduce themselves before he began with an overview of the meeting agenda:

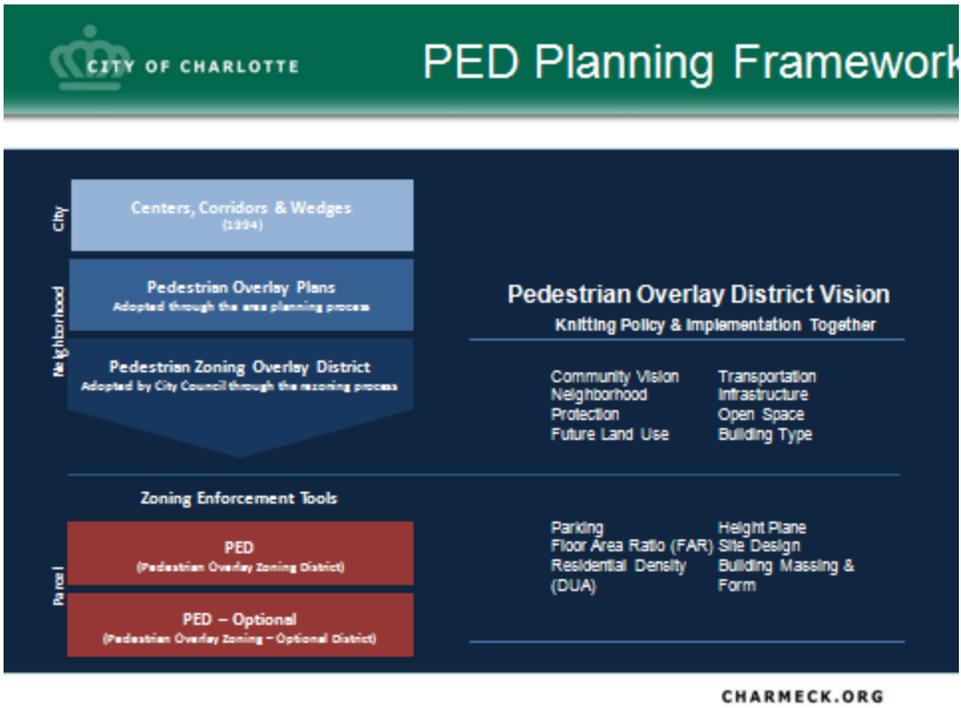
- What is Pedestrian Overlay Zoning (PED)?
- Framework of PED Development
- Text Amendment Background
- Recommendation
- Next Steps

#### ***II. What is Pedestrian Overlay Zoning (PED)?***

The purpose of this kick-off meeting is to provide citizens with a background on the Pedestrian Overlay District (PED) zoning text amendment and to begin a public input process to define and protect the character of Midtown Morehead Cherry (MMC).

Mr. Main noted that some citizens present had participated in the MMC plan adopted in 2012. In some parts of the MMC area, the PED zoning was applied. He added that the original PED zoning district regulations were adopted in 1999, with the standards revised in 2011. This zoning designation, which overlays the existing, base zoning district, adds additional standards, and is intended for use in business corridors that abut established neighborhoods. The PED zoning district allows most of the permitted uses in the underlying district, and allows accessory uses, except drive-through windows for restaurants and retail uses.

The PED Planning Framework was reviewed:



Mr. Main reviewed the key PED Development standards, compared to those in the B-1, B-2, and O-2 zoning districts:

**CITY OF CHARLOTTE** **PED Development Standards**

	B-1, B-2, O-2	PED
<b>Building Setbacks</b>	20 ft. from prop. Line (behind sidewalk)	From back of curb per Streetscape Plan (typ. 0, 8, or up to 20 ft. behind sidewalk)
<b>Parking</b>		
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.
<b>Max. FAR</b>	Max. FAR 0.5 or 1.0	None
<b>Height</b>	40' base height with a 1:1 increase in rear yard and height adjacent to residential	40' base height with 1:10 height plane adjacent to residential (max. 100')
<b>Max. Density Residential</b>	Max. 22 du/ac	Controlled through height, yards and setbacks*

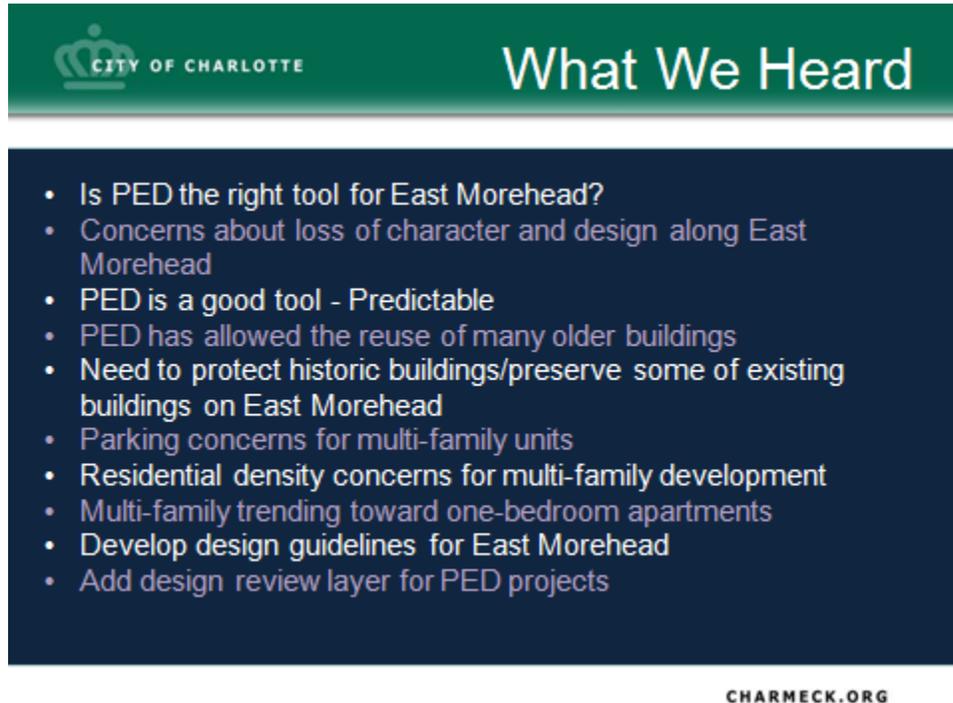
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Mr. Main stated that the PED standards create a more urban, walkable environment; parking requirements are reduced; the Floor Area Ratio (FAR) is not limited in PED; the height is 40' with a height plane of 1/10 and the maximum residential density is controlled through height, yards and setbacks.

### **III. Text Amendment Background**

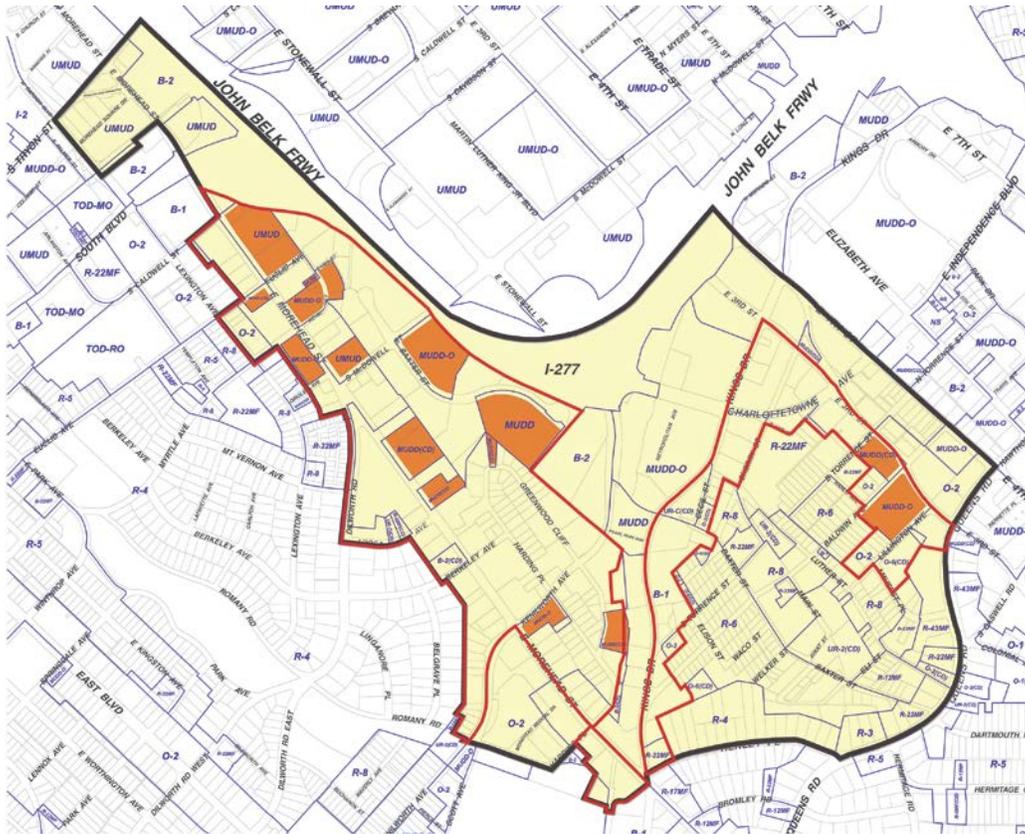
Mr. Main stated that a text amendment was filed in December of 2012 to clarify the residential density in PED. At the public hearing in March, concerns were raised by Dilworth residents. On June 12, staff met with property owners in all PED overlay districts to discuss their concerns. On June 27, staff presented recommendations to the neighborhoods.

Concerns staff heard on June 12 were:



After hearing these issues and concerns, staff recommended working with residents and property owners in the MMC area, to begin with, to identify unique characteristics and develop limited standards not adequately addressed in the PED zoning standards. Issues and concerns can be addressed through a text amendment that would apply to all PED overlay districts, and/or can be addressed in PED plans by adding specific standards.

Mr. Main reviewed the boundaries of MMC plan, shown below.



The key goals of the MMC Plan are:

1. Preserve the existing tree canopy and aesthetic with wide 22' setbacks along E. Morehead.
2. Strengthen the mix of uses with a mix of office and residential with retail at key locations.
3. Protect the neighborhood edge and limit heights (40') adjacent to single family.

Mr. Main said he will be asking citizens for input to identify the unique characteristics of MMC and develop limited standards not adequately addressed through the PED zoning. To accomplish this, a discussion about what elements of PED are working well, and what aspects are not working well, will continue this evening. In addition, stakeholder interviews will be held on November 18, 19, 21, 22, and December 12-13. Individuals or small groups are encouraged to sign up in the time slots available on a sign-up sheet located at the room entrance.

Mr. Main then asked citizens to provide input this evening on the following questions:

- What elements of PED are working well in MMC?
- What aspects are not working?

The following issues and concerns were discussed:

- Focus on characteristics that typify MMC
- Possible incompatibility with the hospital, greenway, commuter routes and neighborhoods packed together
- 6-8 iconic lots important on Morehead that need character protection that is not provided in the current standards.. Should there be different height standards on one side of the street? Should the street be developed with unique characteristics?
- Concerns about the practice being used for residential density as per City Attorney.
- The issues in MMC are both density and character.
- Preservation of the tree canopy and restoration of trees.

- Unintended consequences. We need to think about things in a more cohesive way, not issues as single concepts. When you combine density with market forces for example, it encourages the tear-down of buildings vs. adaptive reuse.
- Traffic and safety is a problem in the MMC area. Farmer's Market on Kings creates traffic problems. The market has expanded in recent years with days it is open and types of items sold.
- Parking concerns with newer, bigger homes in Cherry. Where will people park? Existing homes without garages use on-street parking now.

***IV. Next Steps***

Mr. Main stated that staff will gather community input during the months of November and December and anticipates developing draft standards in January. The adoption process can begin as early as February.

He reminded people to sign up for one-on-one or small group interviews with staff.

The meeting was adjourned at 7:25 pm.