



# Brevard Street

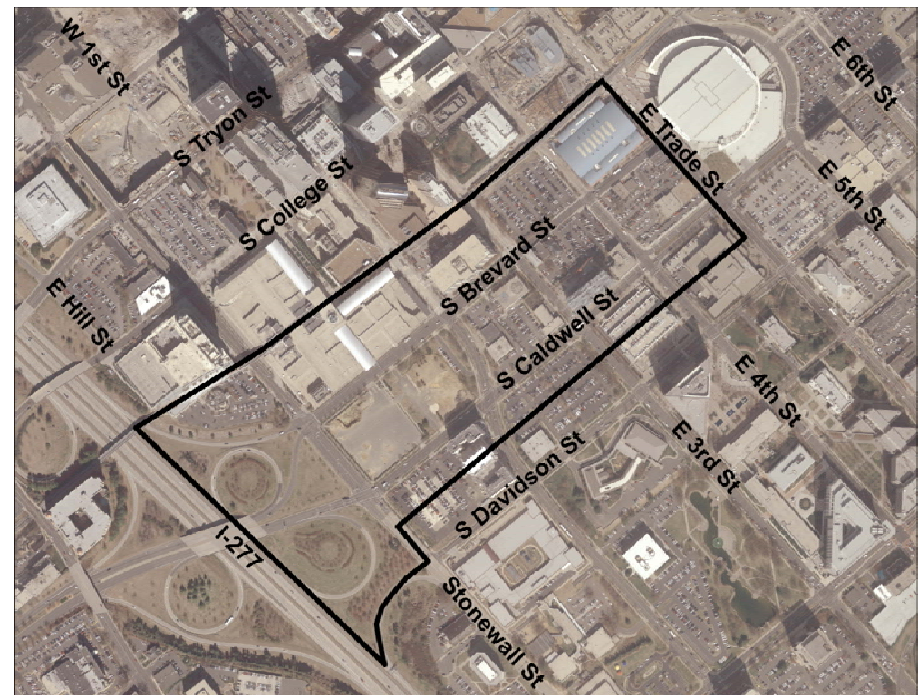
## Text Amendment

### August 27, 2009

Charlotte - Mecklenburg  
Planning Department

## TONIGHT'S AGENDA

- Welcome and Introductions
- Presentation of Draft Text Amendment Provisions
- Questions and Discussion
- Next Steps



# DRAFT TEXT AMENDMENT PROVISIONS



## DRAFT TEXT AMENDMENT

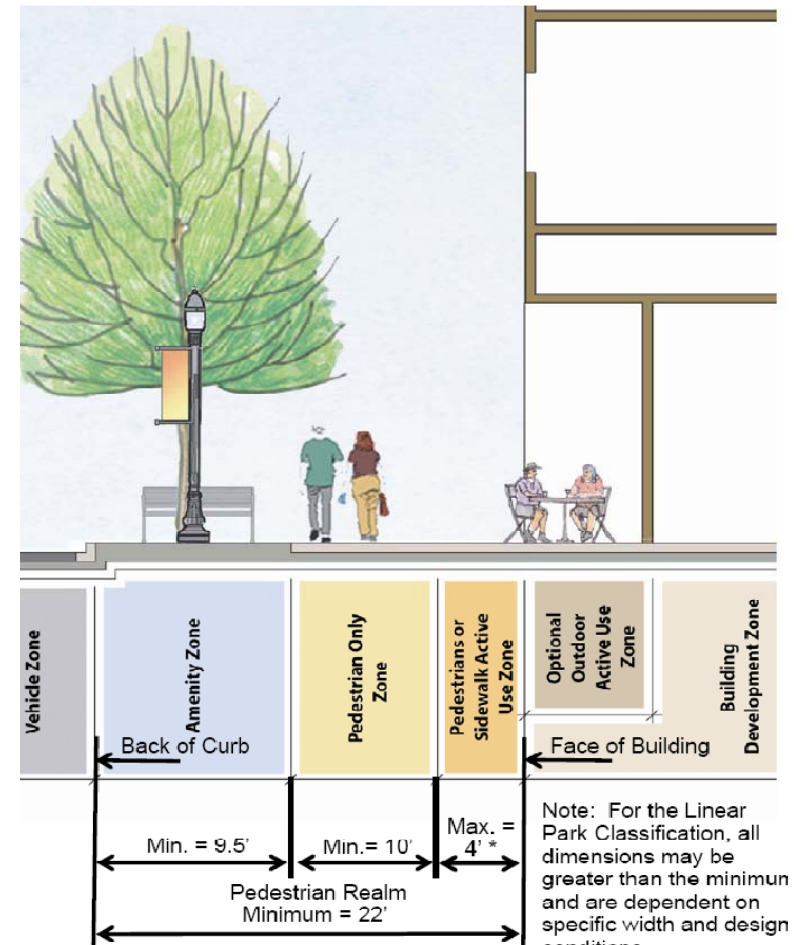
### Minimum Setback

- New Buildings:
  - Brevard: Min. 22'
  - Caldwell: Min. 16'
- Measured from back of curb



UMUD Setback: 12' or  
Center City Transportation Plan: 22'

Activity Relationships and Dimensional Standards:  
The "Signature Pedestrian Street" and The "Linear Parks"



\* Sidewalk Active Use Zone may be wider as long as the minimum Pedestrian Only Zone is maintained

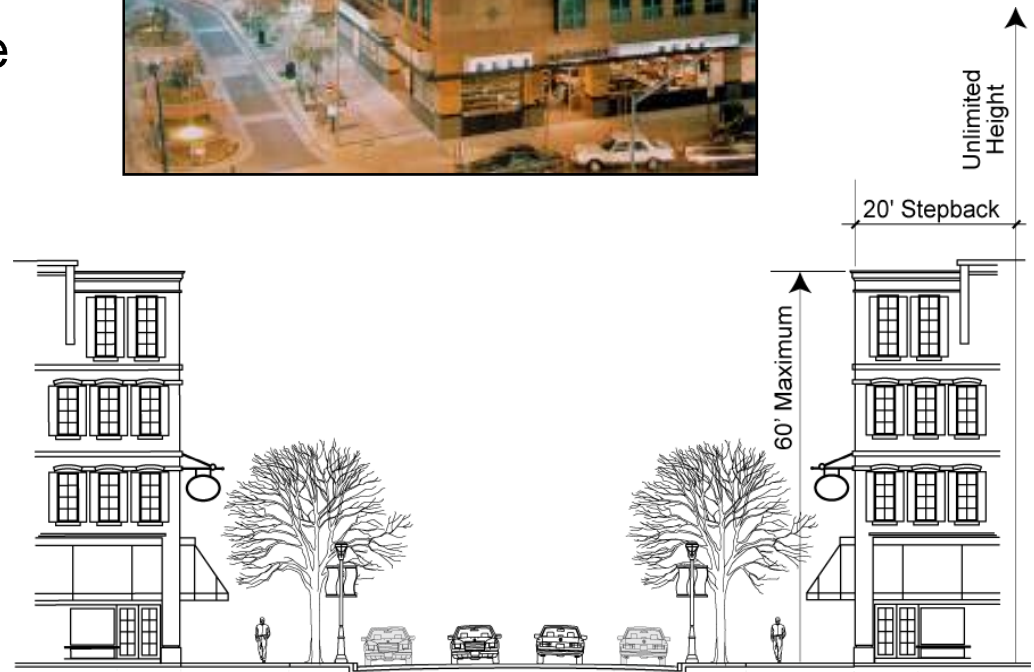
## DRAFT TEXT AMENDMENT

### Building Height:

- Maximum 60' along Brevard and Caldwell
- The height is unlimited over 60' if the upper portion of the building is stepped back 20' from the minimum setback.



**UMUD: Unlimited, except no structure over 60' on a lot abutting residential district with residential use can cast a shadow greater than 20' across the property line.**



## DRAFT TEXT AMENDMENT

### First Floor Retail

- New Buildings:  
Minimum of 50%  
of net first floor  
shall be designed  
to accommodate  
retail activities.

**UMUD:** New buildings  
over 100,000 sq. ft. must  
have a minimum of 50%  
of the net first floor  
designed for retail  
activities. Also applies  
to expansions where  
over 100,000 sq. ft is  
added to the street level  
area.



### Street Level Facades: An unbroken “storefront” appearance

- New Buildings on Brevard Street:
  - 80% of first floor linear façade shall accommodate retail activities.
- New Buildings on Other Streets:
  - Minimum of 75% of first floor façade to accommodate retail activities.
- Retail First Floor:
  - Clear vision glass windows and doors.
  - No reflective or spandrel glass.



**UMUD: Transparent windows and doors on at least 50% of the first floor street frontage.**



## DRAFT TEXT AMENDMENT

### Variation in Building Façade Every 60'

- Articulation, architectural elements, color variation or other elements.



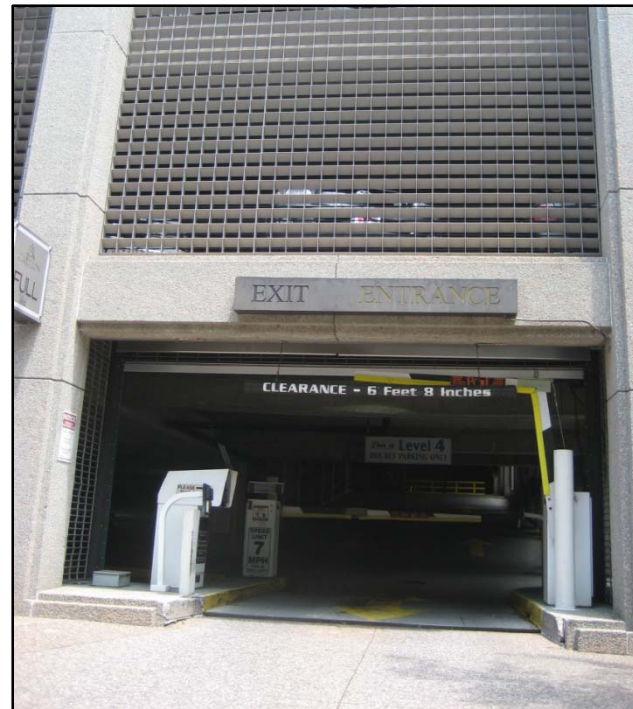
**UMUD: No blank walls over 20'**



## DRAFT TEXT AMENDMENT

### Parking for Retail Uses Under 2,500 GFA

- Retail uses under 2,500 gross floor area have no parking requirements if the use is within 1600 feet of a parking facility available to the public.



**UMUD: Minimum of one  
(1) parking space per  
residential unit**

## DRAFT TEXT AMENDMENT

### Structured Parking Facilities

- No access to/from Brevard
- Access from other streets
- Transition area for vehicle stacking between the back of sidewalk and entrance, exit gates and/or pay station

**UMUD: New structured parking facilities along Tryon Street can not have access along Tryon.**

**Along Trade Street can have “right in” and “right out” access.**



# QUESTIONS AND DISCUSSION



## NEXT STEPS

- June 25 Plan overview, presentation of preliminary modifications to the Zoning Ordinance; hear feedback on proposed changes
- July 29 Respond to feedback, continued discussion
- August 11 Respond to feedback, continued discussion
- **August 27 Present draft text amendment to stakeholders**
- September 2 Executive Committee of Planning Commission
- October 5 Planning Commission Permission to File
- October 6 File Text Amendment
- January 18 Public hearing on text amendment
- January 27 Zoning Committee Recommendation
- February 15 City Council decision

## NEXT STEPS

Additional Comments?

Sandra Montgomery at [smontgomery@ci.charlotte.nc.us](mailto:smontgomery@ci.charlotte.nc.us)  
or 704 336-5722

Website for viewing Brevard Street Plan, Minutes, Agendas and Information:

<http://www.charmeck.org/Departments/Planning/Rezoning/Stakeholder+Groups/Text+Amendment+Stakeholder+Group/Brevard+Street+Stakeholders.htm>