



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# Midtown · Morehead · Cherry **PEDESTRIAN OVERLAY DISTRICT**

November 6, 2013  
Charlotte-Mecklenburg Planning Department

# Meeting Purpose

To provide a background on the Pedestrian Overlay District Zoning text amendment and begin public input process to define and protect the character of Midtown Morehead Cherry.

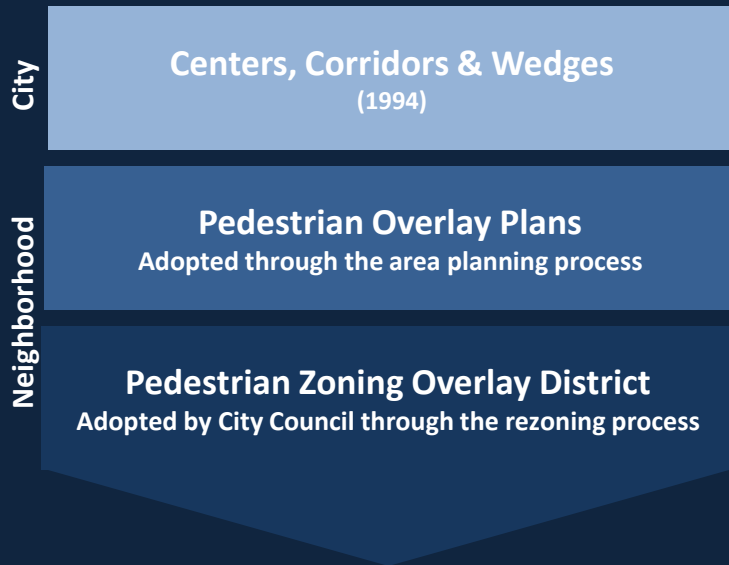
- What is Pedestrian Overlay Zoning (PED)
- Framework of PED Development
- Text Amendment Background
- Recommendation
- Next Steps

# What is a PED overlay district?

- PED Overlay zoning adopted in 1999.
- Development standards revised in 2011.
- Overlay district “sits on top” of existing zoning districts (e.g. B-1, B-2, O-1, O-2).
- Intended for use on business corridors that abut established neighborhoods.
- Allows most permitted uses (**except billboards, outdoor storage**) of underlying zoning district while applying PED development and design standards.
- Allows all accessory uses (**except drive-thru windows for restaurants and retail uses**).



# PED Planning Framework



## Pedestrian Overlay District Vision

### Knitting Policy & Implementation Together

Community Vision  
Neighborhood  
Protection  
Future Land Use

Transportation  
Infrastructure  
Open Space  
Building Type

### Zoning Enforcement Tools



Parking  
Floor Area Ratio (FAR)  
Residential Density  
(DUA)

Height Plane  
Site Design  
Building Massing &  
Form

# PED Development Standards

|                                 | B-1, B-2, O-2   | PED   |
|---------------------------------|---|---|
| <b>Building Setbacks</b>        | 20 ft. from prop. Line<br>(behind sidewalk)   | From back of curb<br>per Streetscape Plan<br>(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<br>increase in rear yard and height<br>adjacent to residential | 40' base height with 1:10 height plane<br>adjacent to residential (max. 100')             |
| <b>Max. Density Residential</b> | Max. 22 du/ac   | <i>Controlled through height, yards and setbacks*</i>                                     |

# Text Amendment Background

**December  
2012**

Preparation of text amendment 2013-026 to clarify density in Pedestrian Overlay zoning district.

**March  
2013**

Concerns raised at public hearing by Dilworth residents.

**June  
2013**

June 12<sup>th</sup> - Met to discuss concerns with property owners in all PED overlay districts.

June 27<sup>th</sup> - Staff presented Recommendation to neighborhood.

- Is PED the right tool for East Morehead?
- Concerns about loss of character and design along East Morehead
- PED is a good tool - Predictable
- PED has allowed the reuse of many older buildings
- Need to protect historic buildings/preserve some of existing buildings on East Morehead
- Parking concerns for multi-family units
- Residential density concerns for multi-family development
- Multi-family trending toward one-bedroom apartments
- Develop design guidelines for East Morehead
- Add design review layer for PED projects



**Work with residents and property owners to identify the unique characteristics of Midtown Morehead Cherry and develop limited standards not adequately addressed through PED zoning.**

**Issues and concerns will be addressed through a series of actions that apply to all PED overlay districts, as well as Pedscape plan specific standards.**

**PED Zoning  
Districts**

**Pedscape  
Plan**

**All PED districts**

**Neighborhood Specific**

Common Pedestrian  
Overlay development  
standards applied in all  
PED districts

Unique standards and  
policies defined for each  
Pedscape area



# Midtown Morehead Cherry



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# Midtown Morehead Cherry

## Goals of Midtown Morehead Cherry Plan (Adopted 2012)

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





# Why You're Here

**We need your input to identify the unique characteristics of Midtown Morehead Cherry and develop limited standards not adequately addressed through PED zoning.**

## **Stakeholder Interviews – Charlotte-Mecklenburg Government Center**

- **Monday, November 18** 1:30 – 4:00 pm
- **Tuesday, November 19** 1:30 – 4:00 pm
- **Thursday, November 21** 1:00 – 3:00 pm
- **Friday, November 22** 10:00 – 12:00 am

## **Community Workshop - Covenant Presbyterian Church**

- **December 12 – 13**, Time TBD

**What elements of PED are working well in Midtown Morehead Cherry?**

**What aspects are not working?**

- **Gather Community Input** – November and December
- **Develop draft standards** – January
- **Begin adoption process** – February