



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Midtown · Morehead · Cherry
PEDESTRIAN OVERLAY DISTRICT
Public Workshop

January 9, 2014
Charlotte-Mecklenburg Planning Department

CHARMECK.ORG

To explore zoning alternatives to define and protect the character of the PED District on East Morehead Street.

1. **Define the Issues** – Outcome of the Stakeholder Interviews.
2. **Goals and Recommendations** – Alternatives to address the issues.
3. **Gather Feedback** – Review and discuss the issues and recommendations.





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Midtown Morehead Cherry



MIDTOWN · MOREHEAD · CHERRY



**Summer
2013**

Concerns from Dilworth that the Pedestrian Overlay was not adequately addressing the goals of the Midtown Morehead Cherry Area Plan.

**November
2013**

Kickoff of Midtown Morehead Cherry PED Amendment process.

**November/
December
2013**

Conducted Stakeholder Interviews to refine Issue areas.

Stakeholder Interviews

- November 18th – December 6th

20 individual and group interviews

4 Main Issues

- No changes
- Height
- Character/Building Design
- Parking

- **Retain the character of East Morehead Street.**
- **Activate the streetscape throughout the district.**
- **Ensure consistent maximum building heights along East Morehead Street.**
- **Alleviate potential parking overflow from East Morehead onto neighborhood streets.**
- **Address priority neighborhood concerns while minimizing the potential impacts to development potential.**



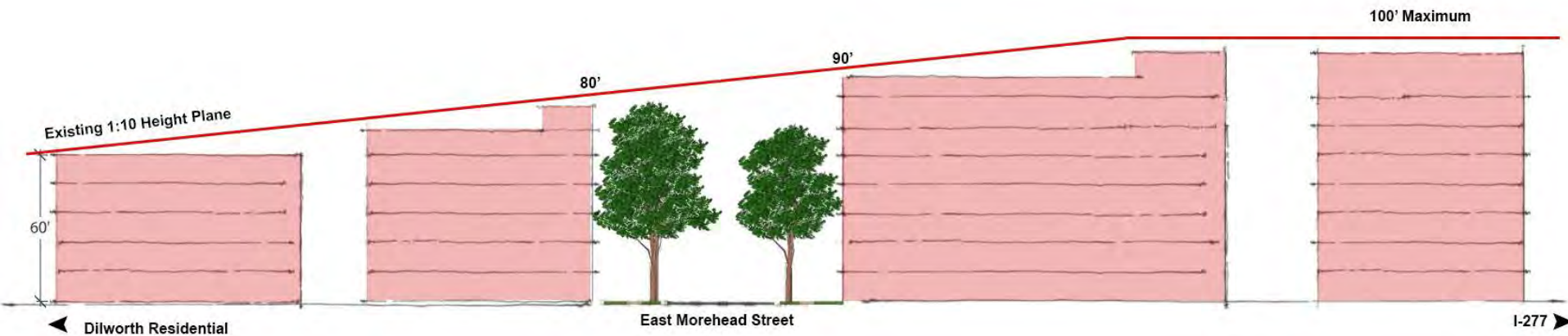
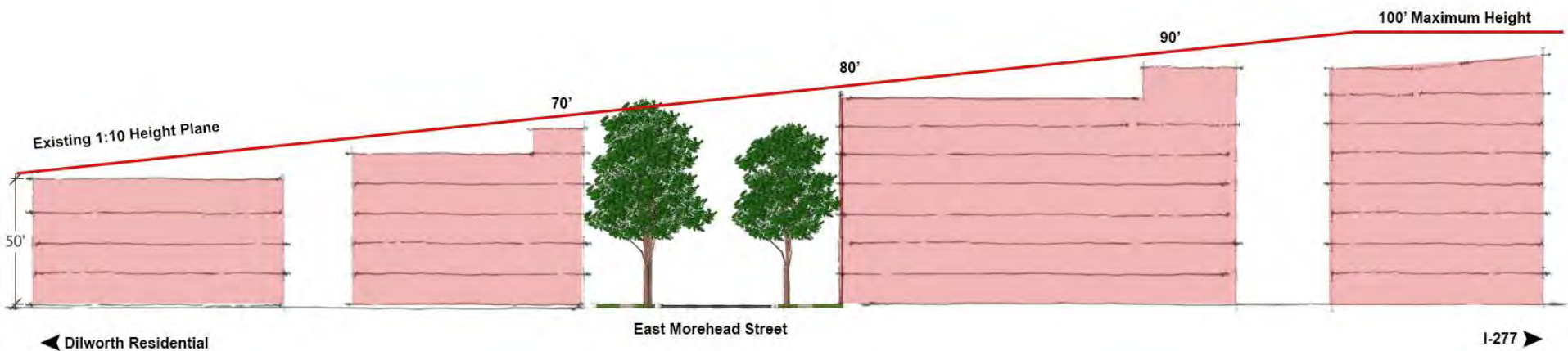
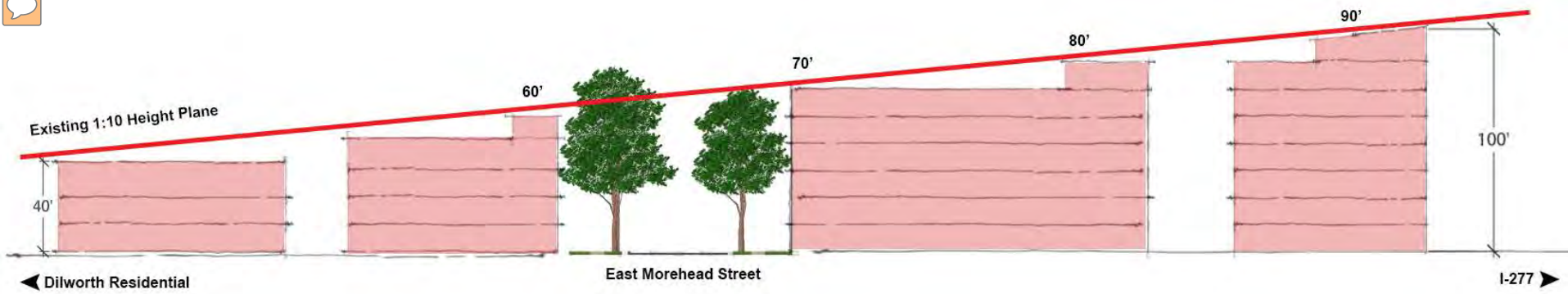
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Height

Existing Regulation

Base Height: 40 feet base height adjacent to single-family zoning

May increase one foot in height for every 10 feet in distance from single-family zoning to a maximum of 100 feet.





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Residential Zoning Line

Current Building Height

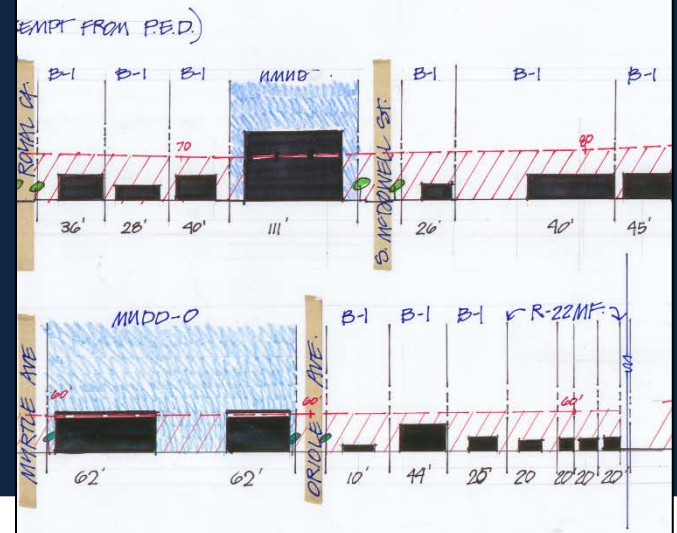
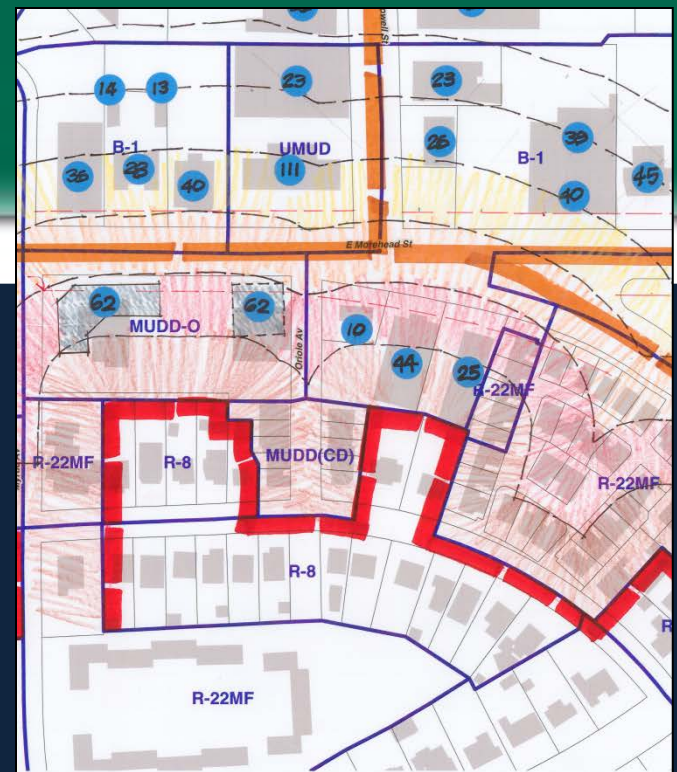
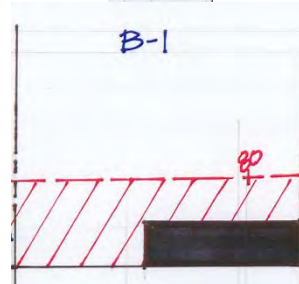
PED Height Plane

Exempt From PED

Permitted Building Height Under PED



51



- No height restrictions at Kings and Morehead.
- Heights are varied from one side of East Morehead to the other.
- Concerned with heights along the street, mainly from Kenilworth to Euclid.
- Don't want saw tooth height pattern.
- Height is needed to make projects work.

Proposed Alternative

Develop unique height regulations to maintain consistent 60' height fronting East Morehead Street and require a “stepback” within a proposed “height district” from Euclid to Kenilworth.

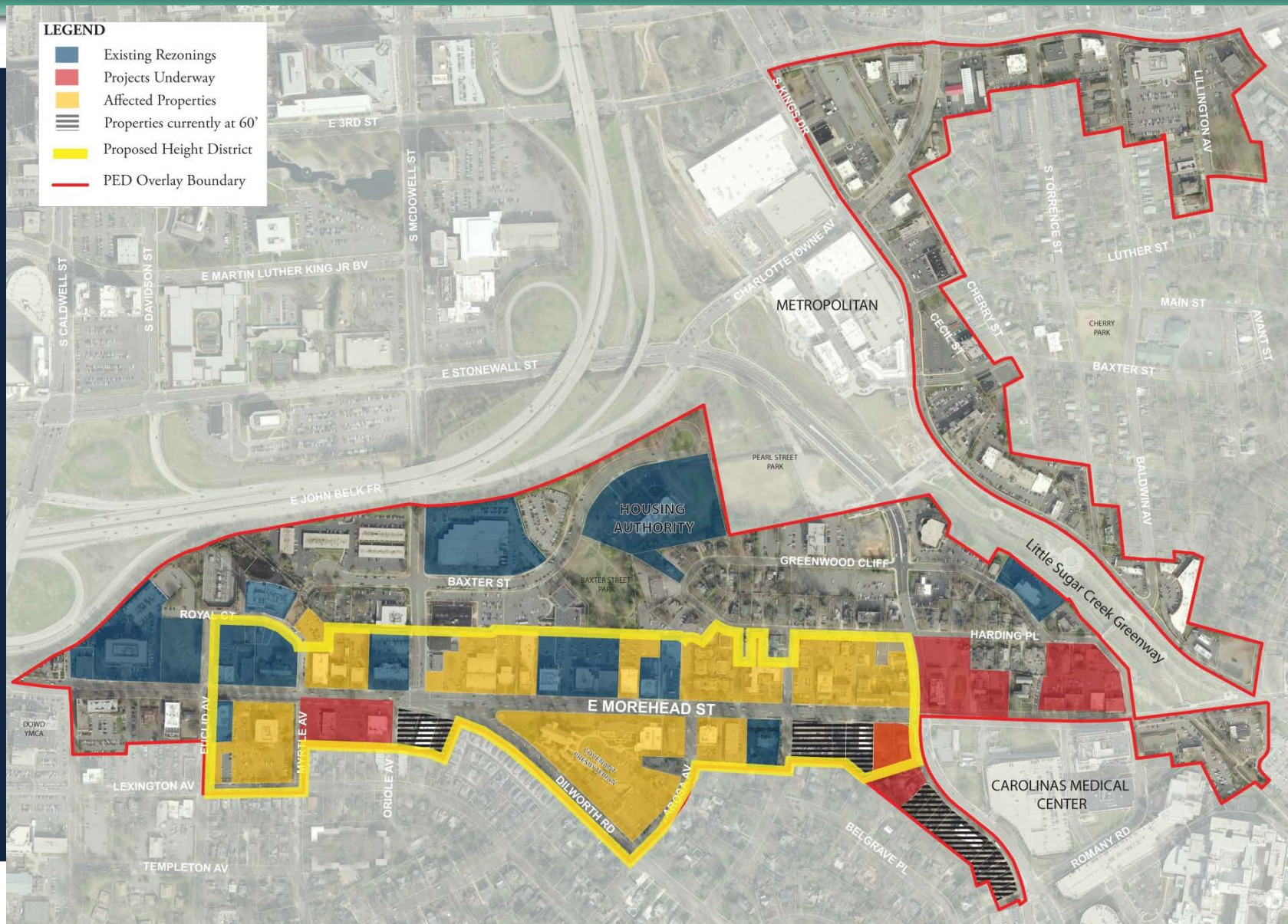


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Proposed Height District

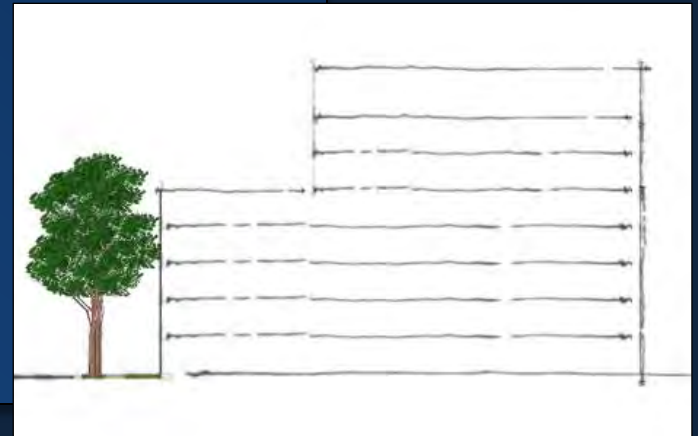
LEGEND

- Existing Rezonings
- Projects Underway
- Affected Properties
- Properties currently at 60'
- Proposed Height District
- PED Overlay Boundary



Proposed Alternative

Stepback - the portion of a building or structure that is recessed from the front building line or structure at a defined height.





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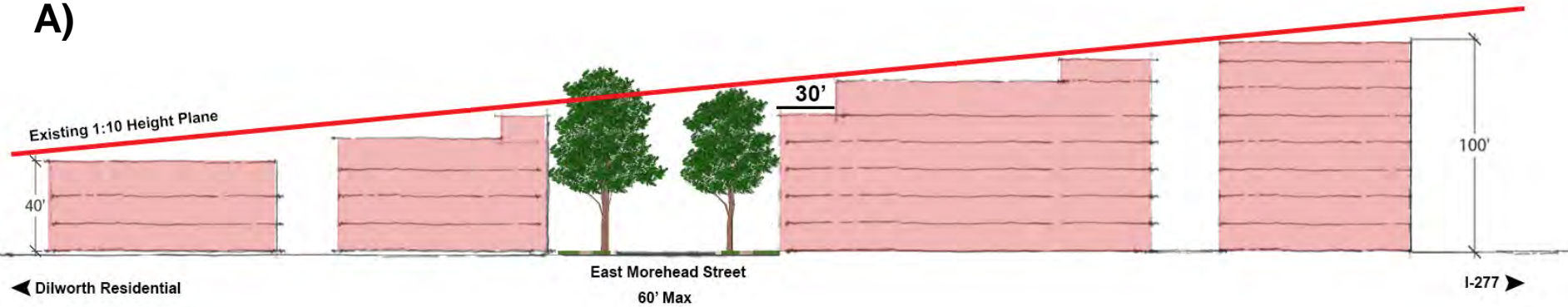
Proposed Alternative

What does 60' look like?

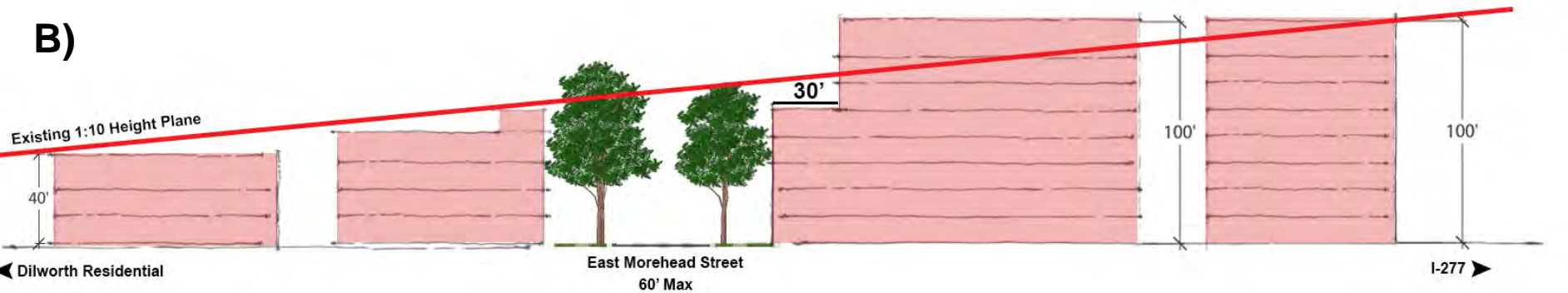


Proposed Alternative

A)

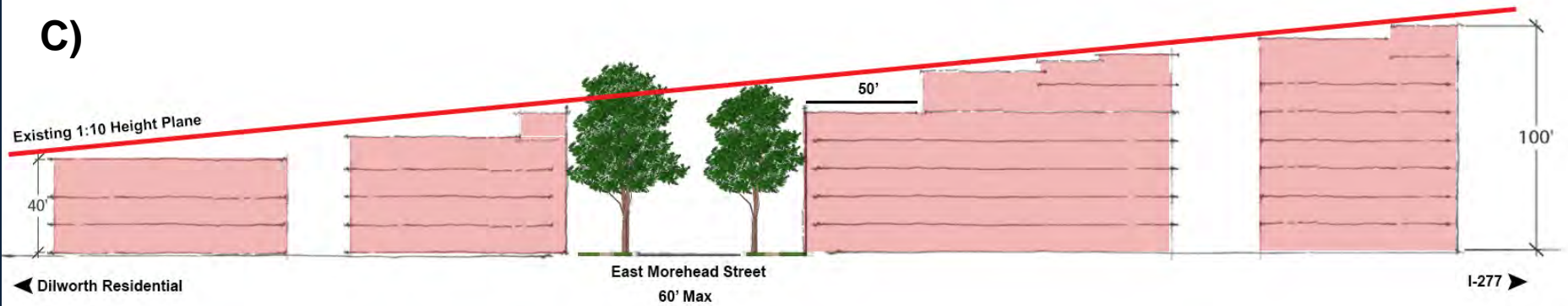


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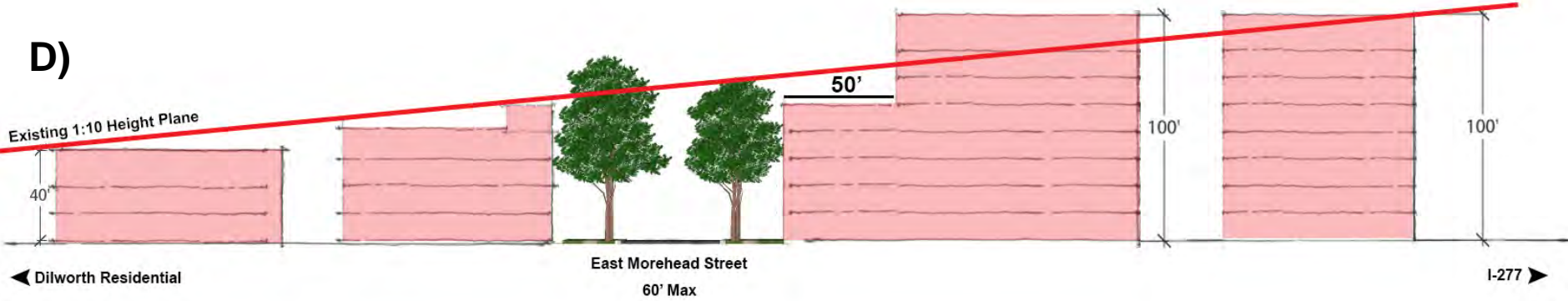


Proposed Alternative

C)



D)





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Character/ Building Design

Existing Regulation

- The first floor must be designed and/or used for active uses.
- At least 50% Transparent windows and doors along the street front.
- Blank walls may not exceed 20 feet in length.
- Pedestrian entrances must be recessed a minimum 15 square foot area.

- Don't want buildings to feel packed together.
- Modify scale and massing to address density concerns.
- Views of Uptown are important.
- Breaks in the block face are desirable
- Want varied massing and scale along East Morehead.
- Heights on the Interstate side are not as important.

- Revise “blank wall” regulations by requiring at least 70% transparency at the street level.

Proposed Alternative

- Delineate ground floor from upper floors for buildings over 3 stories.

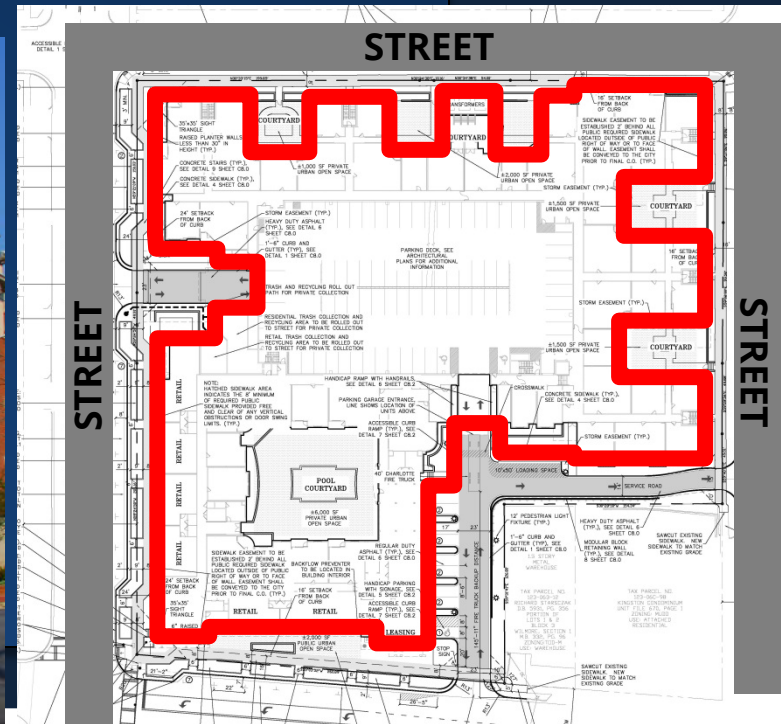


Proposed Alternative



Proposed Alternative

- Horizontal Modulation
 - 30% of building length along the street must be recessed X' from the setback line.



- Horizontal Modulation
 2. Buildings over 150' in length along the street must provide 30% of the building at least X' from the setback line.

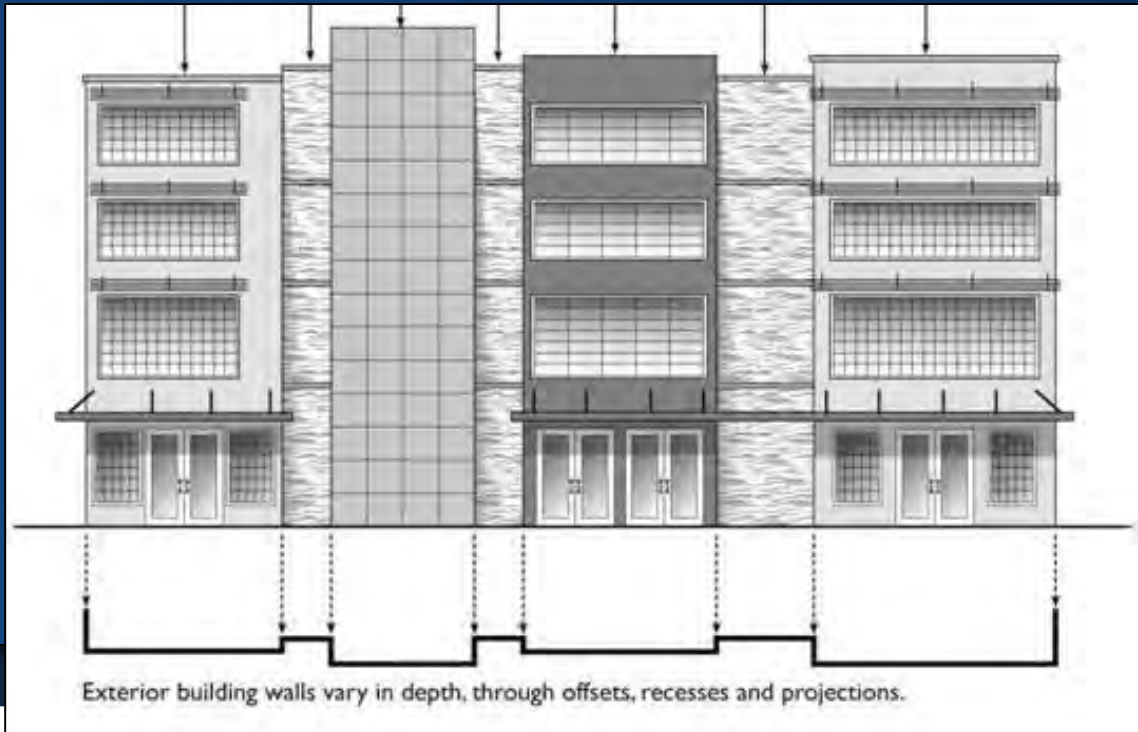
200'



155'



- Horizontal Modulation
 3. For every 50' of building length, the building shall be recessed X'.



- Vertical Modulation
 4. For every 50' of street frontage, provide X' variation in roofline/pitch.





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Parking

Multifamily Residential – 1
space/unit

Office – 1 space/600 square feet
gross floor area

Retail/Restaurant – 1 space/125
square feet gross floor area

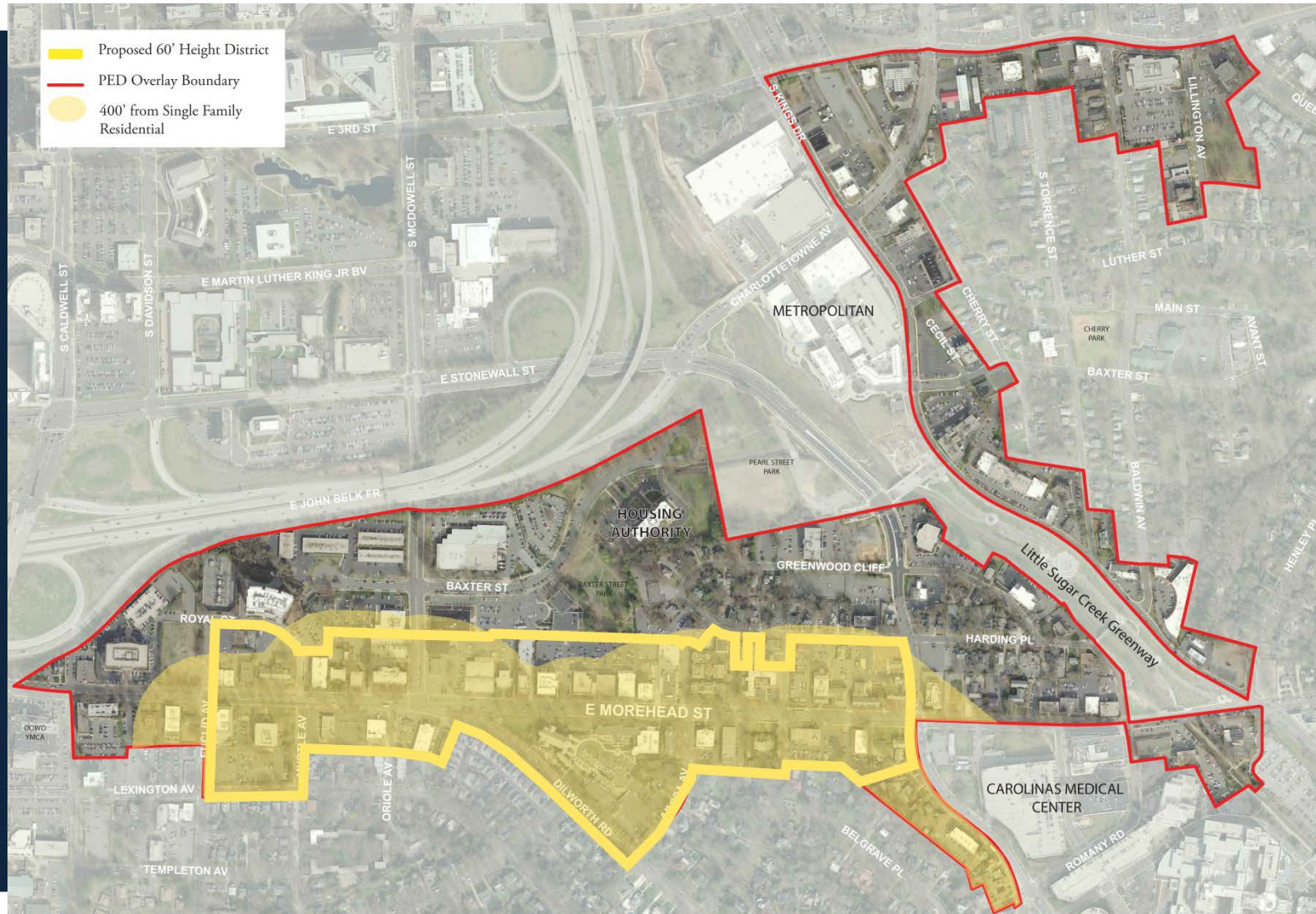
- Parking is being pushed into the neighborhood.
- Traffic increases.
- More parking is needed so people don't park on neighborhood streets.
- Parking ratios are too low for multi-family development.

Proposed Alternative

Increase multifamily parking ratio from 1.0 to 1.5 per unit for properties within 400 feet of single family residential zoning.

All other parking ratios remain the same.

400' Parking Buffer



Count off into groups.

Choose a recorder and a speaker.

Discuss the alternatives using the questions provided.

Materials:

- List of discussion questions.
- Map of proposed height district.
- Graphics depicting various step back alternatives.
- Map showing existing heights, as well as what is currently permitted along East Morehead Street.

Time allotted: 45 minutes

Report Back

Staff will refine recommendations based on input on proposed alternatives.

Present recommendations to stakeholders – Tentative first week February

Take proposed amendments to City Council – late February/Early March