

# CLT Destination District Development Rezoning Petition #2023-118 Community Meeting

October 19, 2023 6:00PM Microsoft Teams

**CITY OF CHARLOTTE DEPARTMENT** 

# Agenda

- 1. Staff Introductions
- 2. Airport Overview and Development Principles
- 3. Rezoning Petition Property
- 4. Potential Uses
- 5. Development Standards
- 6. Timeline
- 7. Questions



### City of Charlotte - Aviation Department

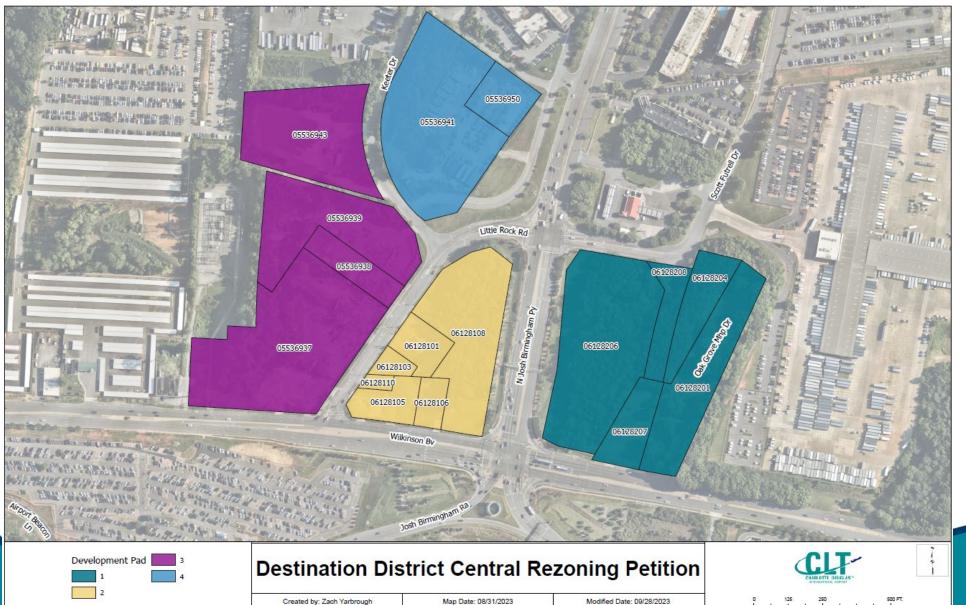
- CLT is owned and operated by the City of Charlotte
- It is an ENTERPRISE FUND no local tax funding
- Federal mandate to be financially self-sustainable.
- Supported by a mix of aeronautical and non-aeronautical revenue.

### Airport Commercial Development Principles

- Generate non-aeronautical revenue that helps fulfill FAA requirements for Airport financial self-sufficiency
- Put vacant and underutilized Airport property into productive use
- Ensure that future development around the Airport is appropriate for an airport environment and does not negatively impact aviation



### Rezoning Petition #2023-118 Property Location



CLT-

# Current Zoning v. Proposed Zoning

### Manufacturing & Logistics

Industrial uses, including those uses that may be hazardous or noxious

May have significant external impacts and may include large areas of outdoor storage and operation

#### **Regional Activity Center**

Major employment locations, cultural destinations, and mixeduse development that serves both the local and regional markets

Intended to create a vibrant, urban pedestrian-oriented environment that is characterized by highquality design and ease of access via transit

Comprehensive Plan 2040 calls for the subject properties to have the Regional Activity Center Place Type



### Examples of Regional Activity Center Uses

- Art gallery
- Arts or fitness studio
- Broadcasting facility
- Community center
- Convention center
- Cultural facility
- Educational facility
- Financial institution
- Food pantry
- Golf course
- Government office
- Healthcare institution

#### <mark>Hotel/motel</mark>

- Industrial design
- Indoor live performance venue
- Lodge/meeting hall
- Medical/dental office
- Office
- Outdoor market
- Parking structure
- Passenger terminal
- Personal service establishment
- Private recreation club
- Public safety facility

• Public transit facility

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- Research and development
  - Restaurant/bar (under prescribed conditions)
- Retail goods establishment
- Retail goods showroom
- Social service facility
- Specialty food service
- Vehicle dealership (enclosed)

## **Development Standards**

From: Manufacturing and Logistics	To: Regional Activity Center
Frontage setback: 40 feet Side setback: 0 feet Rear setback: 10 feet	Frontage setback: 24 feet Side setback: 0 feet Rear setback: 0 feet
Building height: 80 feet	Maximum building height: 150 feet*
	Maximum blank wall area: 20 feet
	Minimum ground floor height: 16 feet
	On-site open space: 10% Public on-site open space: 25% of on-site open space shall be public

\*Due to limitation set forth in Code of Federal Regulations Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace, maximum building height at this location is **90 feet** 



# Timeline

Date	Event
May 16, 2023	Pre-submittal meeting with City of Charlotte Planning, Design, and Development Department
August 11, 2023	Submitted RZP 2023-118
October 19, 2023	Required Community Meeting
October 23, 2023	Additional Community Meeting
December 18, 2023*	Charlotte City Council Zoning Meeting Public Hearing
January 16, 2024*	Charlotte City Council Zoning Meeting

\*Tentative Dates



### Questions?

To provide additional input, please contact Sharonda Trammel, Commercial Engagement Coordinator, at <u>Sharonda.Trammel@cltairport.com</u> or (980) 579-0027 Now through Thursday November 2, 2023

