



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

**October 19, 2023
6:00PM
Microsoft Teams**

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



- Development Pad
- 1
 - 2
 - 3
 - 4

Destination District Central Rezoning Petition

Created by: Zach Yarbrough

Map Date: 08/31/2023

Modified Date: 09/28/2023



0 125 250 500 FT.



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 mixed-use development that serves both the local and regional markets

Intended to create a vibrant, urban pedestrian-oriented environment that is characterized by high-quality 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
- **Hotel/motel**
- 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
- 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 |
| <i>December 18, 2023*</i> | <i>Charlotte City Council Zoning Meeting Public Hearing</i> |
| <i>January 16, 2024*</i> | <i>Charlotte City Council Zoning Meeting</i> |

*Tentative Dates

Questions?

To provide additional input, please contact Sharonda Trammel,
Commercial Engagement Coordinator, at
Sharonda.Trammel@cltairport.com or (980) 579-0027

Now through Thursday November 2, 2023

