

LEGEND:

PROJECT BOUNDARY



PROPERTY LINE/ RIGHT-OF-WAY



NOTE:

1. SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL INFORMATION.

CONTEXT/ PURPOSE FOR REZONING:

THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS/UPGRADES TO THE EXISTING PRACTICE FIELDS/FACILITIES LOCATED ALONG CEDAR STREET AS WELL AS OTHER IMPROVEMENTS AS DESCRIBED IN THIS REZONING PLAN.

THE EXISTING PRACTICE FIELDS AND FACILITIES ALONG CEDAR STREET AND ACCOMPANYING ADJACENT PARCELS ARE IN PART ZONED MUDD-O (CONDITIONAL) UNDER A PREDECESSOR ZONING ORDINANCE FOR THE CITY OF CHARLOTTE (THE "CITY") WITH THE REMAINING BALANCE ZONED CAC-2 AND N2-C; AS SUCH A REZONING IS SOUGHT TO A DISTRICT SUCH AS UE UNDER THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) TO ALLOW THE IMPROVEMENTS/UPGRADES. THE CITY'S 2040 COMPREHENSIVE PLAN REFERENCES REGIONAL ACTIVITY CENTER (RAC) FOR THE SITE; THE UE DISTRICT IS WITHIN THE RAC DESIGNATION.

FURTHERMORE, THE NEW PRACTICE FIELDS/FIELDHOUSE AND ASSOCIATED USES CONTEMPLATED BY THE IMPROVEMENTS/UPGRADES ARE UNIQUE IN NATURE WITH DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS AND EXEMPTIONS FROM THE BASE STANDARDS OF THE APPLICABLE ZONING DISTRICTS (DISTRICT) IN THE MANNER CONTEMPLATED BY THE EXCEPTION (EX) PROVISIONS OF THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) AND AS DESCRIBED IN THIS REZONING PLAN.

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REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

PANTHERS STADIUM, LLC.

800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.#
1023132

REVISION / ISSUANCE

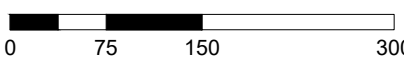
NO.	DESCRIPTION	DATE
1	REZONING 1	02.26.2024
2	REZONING 2	04.15.2024
3	REZONING 3	05.23.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1"=150'



SHEET TITLE

CONTEXT AND PURPOSE
STATEMENT

SHEET NUMBER

RZ-0.0

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SCALE NORTH

VERT: N/A
HORZ: 1"=150'
0 75 150 300

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

SITE DEVELOPMENT DATA:

Zoning Acreage: ±12.04 ACRES

Tax Parcel #s: 073-281-01 (PORTION OF); 073-161-11; AND
073-281-06 (PORTION OF)

Existing Zoning: MUDD-O, CAC-2, AND N2-C

Proposed UE(EX) (UPTOWN EDGE, EXCEPTION)

Existing Uses: PRACTICE FIELDS & ASSOCIATED
FACILITIES; SURFACE PARKING

Proposed Uses: DEVELOPMENT AREA A MAY BE DEVELOPED
FOR THE FOLLOWING USES PERMITTED BY
RIGHT AND UNDER PRESCRIBED CONDITIONS
UNDER THE UE (UPTOWN EDGE) DISTRICT:
PRACTICE/TRAINING FACILITIES AND
FIELDHOUSE FACILITIES; INDOOR SEATING
FOR SPORTS AND EVENTS/PERFORMANCES
VIEWING ON A PERIODIC BASIS AND UP TO
5,000 SEATS FOR SUCH USES OUTDOORS ON A
PERIODIC BASIS; SPORTS OPERATIONS,
ACTIVITIES, AND EVENTS (INCLUDING
ASSOCIATED SPONSORS); RESTAURANT/BAR
AND CATERING USES TAKING PLACE IN
CONNECTION WITH PRACTICE
FACILITIES/FIELDHOUSE USES AND SPORTS
OPERATIONS, ACTIVITIES AND EVENTS
(INCLUDING ASSOCIATED SPONSORS);
RECEPTION FACILITY USES; PERIODIC
OUTDOOR MARKETS USES; MOBILE FOOD AND
RETAIL VENDOR USES; LODGING AND
OVERNIGHT STAYS FOR PLAYERS,
PERSONNEL, VENDORS, VISITORS AND
OTHERS ASSOCIATED WITH USERS OF THE
ALLOWED PRINCIPAL USES; AND PUBLIC
TRANSIT FACILITY USES TO ACCOMMODATE
ANY PORTIONS OF THE CATS 70' CORRIDOR
RAIL RIGHT OF WAY ASSOCIATED USES AND
ALL ACCESSORY USES PERMITTED UNDER
THE UE (UPTOWN EDGE) DISTRICT; AND AS
MORE PARTICULARLY DESCRIBED IN SECTION
2 OF THE DEVELOPMENT STANDARDS ON
SHEET RZ-3.0, WHICH SHALL CONTROL, AND
WITH THE BENEFIT OF THE EX PROVISIONS
SET FORTH IN DEVELOPMENT STANDARDS ON
SHEET RZ-3.0; AND DEVELOPMENT AREA B
MAY BE DEVELOPED FOR ALL USES
PERMITTED BY RIGHT AND UNDER
PRESCRIBED CONDITIONS AND ALL
ACCESSORY USES PERMITTED UNDER THE UE
(UPTOWN EDGE) DISTRICT, INCLUDING
WITHOUT LIMITATION THE USES DESCRIBED
AS PERMITTED WITHIN DEVELOPMENT AREA A,
AS MORE PARTICULARLY DESCRIBED IN
SECTION 2 BELOW, WHICH SHALL CONTROL,
AND WITH THE BENEFIT OF THE EX
PROVISIONS SET FORTH IN DEVELOPMENT
STANDARDS ON SHEET RZ-3.0.

Max. Gross
Square Feet
of Development: MAXIMUM GROSS FLOOR AREA OF
DEVELOPMENT SHALL BE AS ALLOWED IN THE
APPLICABLE DISTRICT FOR THE RESPECTIVE
DEVELOPMENT AREA.

Building Height: AS ALLOWED UNDER THE UE (UPTOWN EDGE)
DISTRICT; PROVIDED, HOWEVER, THE HEIGHT
OF ANY PORTIONS OF BUILDINGS LOCATED
WITHIN DEVELOPMENT AREA A SHALL NOT
EXCEED 80 TO FEET AND WITHIN
DEVELOPMENT AREA B SHALL NOT EXCEED
150 FEET.

LEGEND:

PROJECT BOUNDARY

EXISTING ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

PROPERTY LINE/ RIGHT-OF-WAY

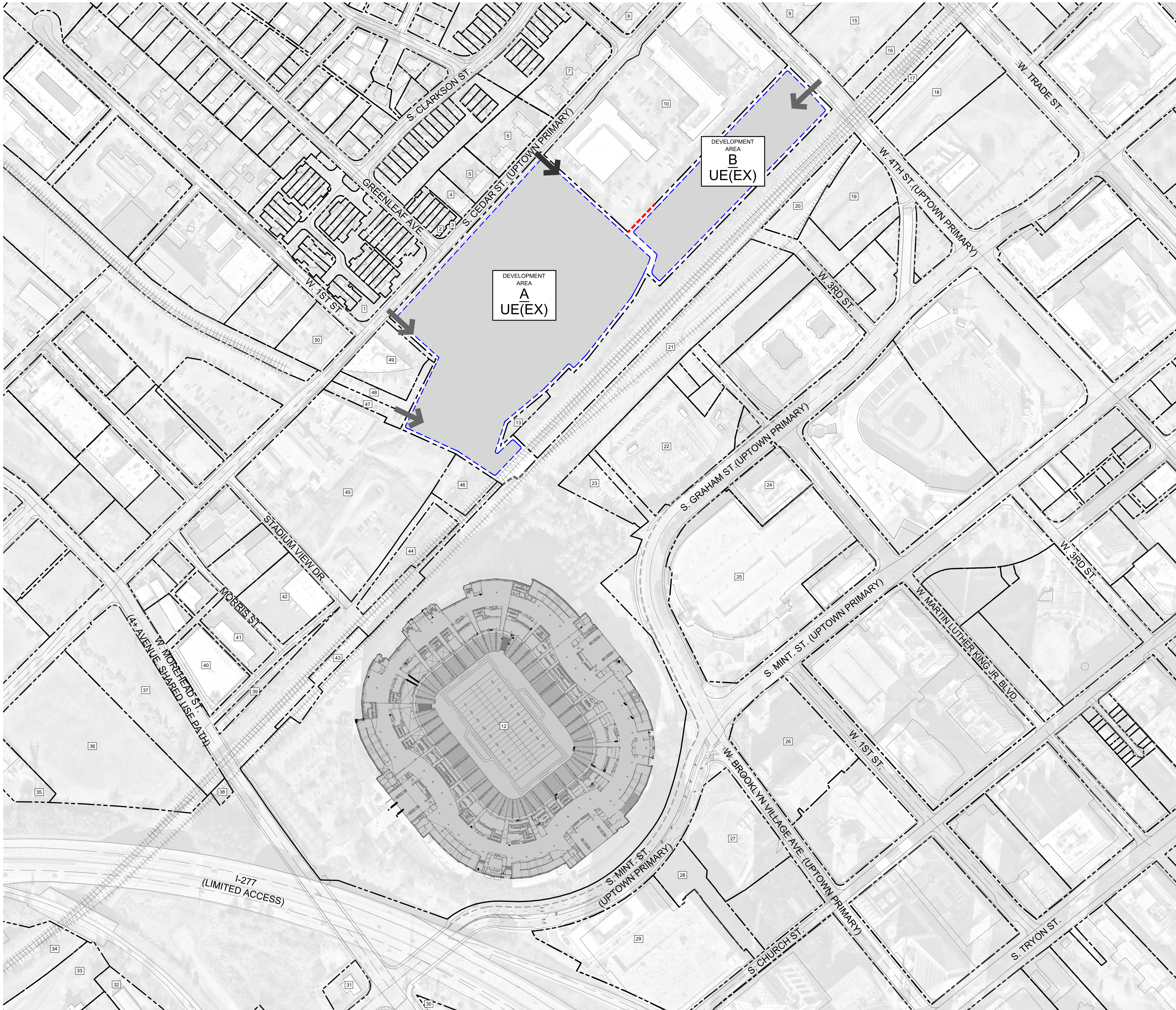
DEVELOPMENT AREA

POTENTIAL FULL MOVEMENT
VEHICULAR ACCESS

LIMITED ACCESS DRIVEWAY

NOTE:

- THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS
INTENDED TO DEPICT OVERALL CIRCULATION AND
DEVELOPMENT PATTERNS ONLY.
- SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL
INFORMATION.



REZONING
PETITION NO.
RZP-2024-031

KEY MAP

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REZONING

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

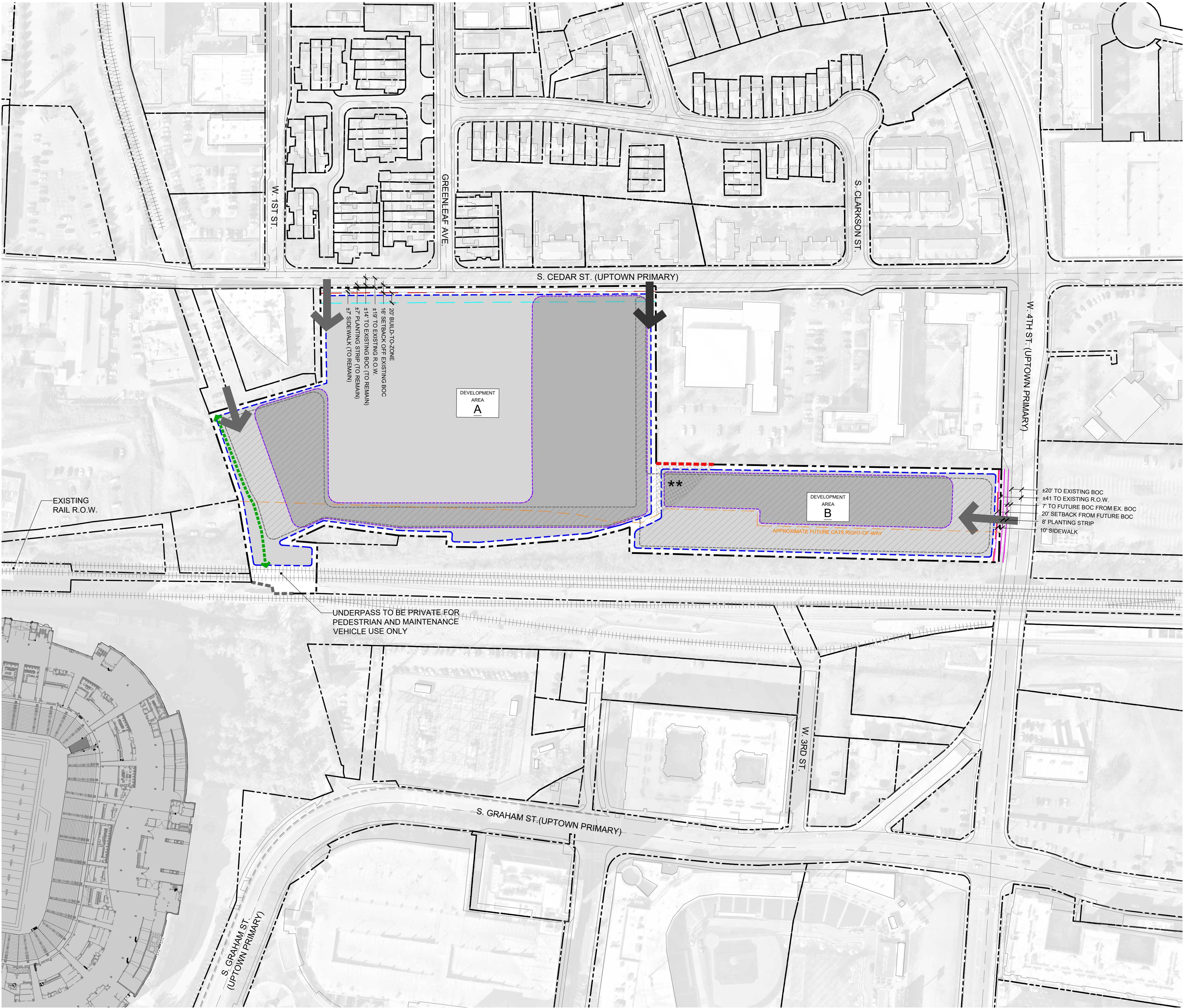
RZ-2.0

LEGEND:

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- DEVELOPMENT AREA
- POTENTIAL STRUCTURE
ENVELOPE (INCLUDES
POTENTIAL NEW BUILDINGS
PARKING DECKS + SIMILAR)
- POTENTIAL PARKING +
MANEUVERING ENVELOPE
- PROPOSED STREETSCAPE
IMPROVEMENTS
- SETBACK
- BUILD-TO-ZONE
- APPROXIMATE FUTURE
CATS RIGHT-OF-WAY
- POTENTIAL FULL MOVEMENT
VEHICULAR ACCESS
- LIMITED ACCESS DRIVEWAY
- 10' SHARED USE PATH

NOTE:

- THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
- FOR ADJACENT PARCEL INFORMATION, SEE SHEET RZ-4.0.
- THE SPECIFIC LOCATION OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY AND ASSOCIATED RESERVATIONS ARE SUBJECT TO FURTHER DILIGENCE DETERMINATIONS AND DISCUSSIONS WITH PETITIONER AND CATS INCLUDING ANY PERMITTED ENCROACHMENTS FOR POSSIBLE UTILITIES, STRUCTURES, DRAINAGE FACILITIES, ACCESS ROADS, AND SIMILAR FEATURES.
- **WITHOUT LIMITING PETITIONER'S RIGHT NOT TO CONSTRUCT IMPROVEMENTS WITHIN BUILDING/ PARKING AREAS & SITE GENERALLY, THIS "CROSS-HATCHED" AREA MAY REMAIN AS CURRENTLY USED FOR PARKING, LANDSCAPING AND STORAGE/ OUTBUILDING USE, AND/OR MAY BE USED FOR FIELDHOUSE FACILITIES OR FOR OTHER USES PERMITTED UNDER THE UE DISTRICT.



REZONING
PETITION NO.
RZP-2024-031

KEY MAP

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SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0

PANTHERS STADIUM, LLC
PRACTICE & FIELDHOUSE FACILITIES REZONING

DEVELOPMENT STANDARDS
MAY 23, 2024

REZONING PETITION NO. 2024-031

SITE DEVELOPMENT DATA:

- ACREAGE: ±12.04 ACRES
- TAX PARCEL NOS: 073-281-001 (PORTION OF), 073-161-11; AND 073-281-06 (PORTION OF)
- EXISTING ZONING: MUDD-O, CAC-2, AND N2-C
- PROPOSED ZONING: UE (EX) UPTOWN EDGE, EXCEPTION
- EXISTING USES: PRACTICE FIELDS AND ASSOCIATED FACILITIES; SURFACE PARKING.
- PROPOSED USES: DEVELOPMENT AREA A MAY BE DEVELOPED FOR THE FOLLOWING USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS UNDER THE UE (UPTOWN EDGE) DISTRICT: PRACTICE/TRAINING FACILITIES AND FIELDHOUSE FACILITIES; INDOOR SEATING FOR SPORTS AND EVENTS/PERFORMANCES VIEWING ON A PERIODIC BASIS AND UP TO 5,000 SEATS FOR SUCH USES OUTDOORS ON A PERIODIC BASIS; SPORTS OPERATIONS, ACTIVITIES, AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RESTAURANT/BAR AND CATERING USES TAKING PLACE IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RETAIL AND PERSONAL SERVICES USES IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RECEPTION FACILITY USES; PERIODIC OUTDOOR MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL, VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES; AND PUBLIC TRANSIT FACILITY USES TO ACCOMMODATE ANY PORTIONS OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY ASSOCIATED USES AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT; AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW; AND DEVELOPMENT AREA B MAY BE DEVELOPED FOR ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT LIMITATION THE USES DESCRIBED AS PERMITTED WITHIN DEVELOPMENT AREA A, AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED IN THE APPLICABLE DISTRICT FOR THE DEVELOPMENT AREA
- BUILDING HEIGHT: (AS ALLOWED UNDER THE UE (UPTOWN EDGE) DISTRICT; PROVIDED, HOWEVER, THE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 6070 FEET AND WITHIN DEVELOPMENT AREA B SHALL NOT EXCEED 150 FEET)

CONTEXT/PURPOSE OF REZONING:

THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS/UPGRADES TO THE EXISTING PRACTICE FIELDS/FACILITIES LOCATED ALONG CEDAR STREET AS WELL AS OTHER IMPROVEMENTS AS DESCRIBED IN THIS REZONING PLAN.

THE EXISTING PRACTICE FIELDS AND FACILITIES ALONG CEDAR STREET AND ACCOMPANYING ADJACENT PARCELS ARE IN PART ZONED MUDD-O (CONDITIONAL) UNDER A PREDECESSOR ZONING ORDINANCE FOR THE CITY OF CHARLOTTE (THE "CITY") WITH THE REMAINING BALANCE ZONED CAC-2 AND N2-C, AS SUCH A REZONING IS SOUGHT TO A DISTRICT SUCH AS UE UNDER THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) TO ALLOW THE IMPROVEMENTS/UPGRADES. THE CITY'S 2040 COMPREHENSIVE PLAN REFERENCES REGIONAL ACTIVITY CENTER (RAC) FOR THE SITE; THE UE DISTRICT IS WITHIN THE RAC DESIGNATION.

FURTHERMORE, THE NEW PRACTICE FIELDS/FIELDHOUSE AND ASSOCIATED USES CONTEMPLATED BY THE IMPROVEMENTS/UPGRADES ARE UNIQUE IN NATURE WITH DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS (AND EXEMPTIONS) FROM THE BASE STANDARDS OF THE APPLICABLE ZONING (DISTRICT/DISTRICT) IN THE MANNER CONTEMPLATED BY THE EXCEPTION (EX) PROVISIONS OF THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) AND AS DESCRIBED IN THIS REZONING PLAN.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS, IF ANY, SET FORTH ON THE ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PANTHERS STADIUM, LLC ("PETITIONER") FOR THE APPROXIMATELY 12.04 ACRE PROPERTY CURRENTLY OCCUPIED BY PRACTICE FIELDS, PARKING AND OTHER FACILITIES AS GENERALLY DEPICTED ON RZ-1.0 (THE "SITE") UPON APPROVAL BY CHARLOTTE CITY COUNCIL, THIS REZONING PLAN AND REZONING SHALL SUPERCEDE THE MUDD-O ZONING FOR A PORTION OF SITE AND EXISTING ZONING DISTRICTS FOR OTHER PORTIONS OF THE SITE.

b. **DEVELOPMENT AREAS.** FOR EASE OF REFERENCE AND AS AN ON-GOING PRINCIPAL ASSOCIATED WITH THE UNIFIED DEVELOPMENT PLAN NATURE OF THE DEVELOPMENT TAKING PLACE IN CONNECTION WITH THE REZONING PLAN, TWO (2) PRIMARY DEVELOPMENT AREAS A AND B ARE GENERALLY DEPICTED ON THE SHEETS RZ-1.0 AND RZ-2.0. THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR THE DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.

c. **ZONING DISTRICT/UNIFIED DEVELOPMENT ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE EFFECTIVE AS OF JUNE 1, 2023 (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS OR MODIFIES STANDARDS PER THE EXCEPTION PROVISIONS BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UE (UPTOWN EDGE) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE DEVELOPMENT AREAS, WITH THE BENEFIT OF THE EXCEPTIONS (EX) PROVISIONS.

d. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS, IF ANY, OF THE USES, PARKING AREAS, SIDEWALKS, BUILDING ENVELOPES, STRUCTURES, LANDSCAPING, DRIVEWAYS, STREETS AND/OR OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") IF SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY THE ORDINANCE.

e. **PLANNED/UNIFIED DEVELOPMENT.** THE DEVELOPMENT EXISTING AND TAKING PLACE WITHIN THE DEVELOPMENT AREAS MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE OVERALL SITE (WHICH INCLUDES THE PORTION OF THE SITE THAT IS PART OF TAX PARCEL 073-281-01 (THE "OVERALL STADIUM & SITE PROPERTY") AND THE SITE IS A PLANNED/UNIFIED DEVELOPMENT WITH THE REMAINDER OF THE OVERALL STADIUM & SITE PROPERTY NOT CONSISTING OF A PORTION OF THE SITE (THE "STADIUM PROPERTY") BUT INCLUDING THE BANK OF AMERICA STADIUM (THE "STADIUM") AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE AT ALL, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE RESPECTIVE DEVELOPMENT AREAS AND THE STADIUM PROPERTY, AND ALL SUCH PROPERTY SHALL BE DEEMED A UNIFIED/PLANNED DEVELOPMENT.

f. **ENVIRONMENT.** THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25). IT IS UNDERSTOOD A TREE SURVEY IS REQUIRED FOR ALL CITY TREES EIGHT INCHES DBH OR GREATER.

g. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS THAT MAY BE GENERALLY DEPICTED ON THE REZONING PLAN, THE NUMBER OF PRINCIPAL USE BUILDINGS CONSTRUCTED ON THE SITE SHALL NOT EXCEED FOUR (4) (EXCLUDING ACCESSORY USE BUILDINGS AND STRUCTURES).

h. **CATS RAIL RIGHT OF WAY.** THE SPECIFIC LOCATION OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY AND ASSOCIATED RESERVATIONS ARE SUBJECT TO FURTHER DILIGENCE DETERMINATIONS AND DISCUSSIONS WITH PETITIONER AND CATS INCLUDING ANY PERMITTED ENCROACHMENTS FOR POSSIBLE UTILITIES, STRUCTURES, DRAINAGE FACILITIES, ACCESS ROADS, AND SIMILAR FEATURES.

2. PERMITTED USES:

a. **DEVELOPMENT AREA A.** DEVELOPMENT AREA A MAY BE DEVELOPED FOR THE FOLLOWING USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS UNDER THE UE (UPTOWN EDGE) DISTRICT: PRACTICE/TRAINING FACILITIES AND FIELDHOUSE FACILITIES; INDOOR SEATING FOR SPORTS AND EVENTS/PERFORMANCES VIEWING ON A PERIODIC BASIS AND UP TO 5,000 SEATS FOR SUCH USES OUTDOORS ON A PERIODIC BASIS; SPORTS OPERATIONS, ACTIVITIES, AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RESTAURANT/BAR AND CATERING USES TAKING PLACE IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RETAIL AND PERSONAL SERVICES USES IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RECEPTION FACILITY USES; PERIODIC OUTDOOR MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL, VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW, AND

b. **DEVELOPMENT AREA B.** DEVELOPMENT AREA B MAY BE DEVELOPED FOR ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT LIMITATION THE USES DESCRIBED AS PERMITTED WITHIN DEVELOPMENT AREA A, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.

3. EXCEPTION (EX) DISTRICT PROVISIONS:

a. **APPLICABILITY OF EXCEPTION (EX) DISTRICT PROVISIONS.** THE SITE (AND FACILITIES ARE PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE EXISTING BANK OF AMERICA STADIUM FRONTING MINT STREET (THE "STADIUM"); AND WHILE THE STADIUM IS NOT INCLUDED IN THIS REZONING PLAN, THE FACILITIES CONTEMPLATED TO BE DEVELOPED ON THE SITE ARE PART OF PROPERTY, AS A MAJOR COMPLEX CHARACTERIZED BY REGULAR COMMUNITY AND PUBLIC INTERACTION AND INCLUDE AND MAY INCLUDE FEATURES THAT QUALIFY AS PUBLIC AMENITIES AND CITY IMPROVEMENTS SUCH AS LARGE SCALE PUBLICLY ACCESSIBLE OPEN SPACE, PUBLIC PLAZAS AND FESTIVAL SPACES, AND SIMILAR OUTDOOR RECREATIONAL FEATURES AND OTHER SIMILAR PUBLIC IMPROVEMENTS, STREET/STREETSCAPE IMPROVEMENTS AND THE LIKE. ACCORDINGLY, APPLICATION OF EXCEPTION (EX) PROVISIONS ARE PERMITTED IN THIS REZONING PLAN UNDER ARTICLE 37.2.C OF THE ORDINANCE.

b. **ASSOCIATED USES CONTEMPLATED ON THE SITE ARE PART OF A MAJOR COMPLEX/UNIFIED DEVELOPMENT CHARACTERIZED BY REGULAR COMMUNITY AND PUBLIC INTERACTION WHOSE SCALE AND/OR HAVE PROJECT OPERATIONAL NEEDS THAT RESULT OR MAY RESULT IN DESIGN DEVELOPMENT FEATURES THAT MAY NOT PRACTICALLY PERMIT PARTIAL OR FULL COMPLIANCE WITH A RANGE OF DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT; THESE INCLUDE, WITHOUT LIMITATION: BUILDING SITING STANDARDS; TRANSPARENCY STANDARDS; BUILDING BASE ARCHITECTURAL STANDARDS; BUILDING DESIGN STANDARDS/REQUIREMENTS; PUBLIC OPEN SPACE DESIGN STANDARDS; SIGNAGE STANDARDS, AMONG OTHERS.**

PER ARTICLE 37.2.C OF THE ORDINANCE, APPLICATION OF EXCEPTION (EX) PROVISIONS ARE CONTEMPLATED TO BE BASED ON ONE OR MORE FEATURES OF AT LEAST TWO OF THE FOLLOWING CATEGORIES OF SUSTAINABILITY, PUBLIC AMENITY AND CITY IMPROVEMENTS, AS FOLLOWS:

- **SUSTAINABILITY:** INSTALLATION OF ON-SITE RENEWABLE ENERGY GENERATION AS PART OF THE SITE AND/OR FACILITY SUCH AS SOLAR PANELS, RE-USE OF STORM WATER FOR ON-SITE IRRIGATION OR GRAY WATER USES, AND OTHER SIMILAR FEATURES.
- **PUBLIC AMENITY:** (I) INSTALLATION OF PUBLIC ART FEATURE(S) ON THE SITE, OR THE STADIUM PROPERTY OR THE RAIL-LINE TUNNEL SUCH AS MURALS, SCULPTURE, WATER FEATURES, AMONG OTHER SIMILAR FEATURES; (II) THE PROVISION OF COMMUNITY ACCESS ON A PERIODIC BASIS TO THE PRACTICE FACILITIES FOR EVENTS OR ACTIVITIES; OR (III) INSTALLATION OF PUBLIC PLAZAS, OPEN SPACE IN EXCESS OF ORDINANCE REQUIREMENTS AND/OR SIMILAR OUTDOOR FEATURES AS PART OF REDEVELOPMENT OF THE STADIUM PROPERTY OF AT LEAST 5,000 SQUARE FEET IN SIZE (PROVIDED, HOWEVER, IT IS UNDERSTOOD SUCH PLAZAS, OPEN SPACE AND/OR SIMILAR OUTDOOR FEATURE ASSOCIATED WITH THE STADIUM PROPERTY MAY BE CLOSED TO THE PUBLIC PERIODICALLY AND MAY NOT BE USED AS A PUBLIC AMENITY IN ORDER TO SATISFY USE OF THE EX PROVISIONS IN A SUBSEQUENT REZONING OF THE STADIUM), AMONG OTHER SIMILAR ITEMS; OR
- **CITY IMPROVEMENTS:** NEW CONSTRUCTION OF PEDESTRIAN PATHWAY(S) SUCH AS THE PEDESTRIAN CONNECTION DESCRIBED IN SECTION 5.B. BELOW, AMONG OTHER SIMILAR ITEMS.

c. **EXTENT ENUMERATION OF MODIFICATIONS/EXCEPTIONS.** ACCORDINGLY, THE EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICTS DESCRIBED BELOW IN THIS SUBSECTION C, ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE (AS FOLLOWS IN SUBSECTION 3.D. BELOW, AND IT IS UNDERSTOOD THAT CONSIDERATIONS OF THE APPLICABILITY: SUCH EXCEPTIONS TO DEVELOPMENT OF THE SITE SHALL BE GIVEN WIDE LATITUDE TO PERMIT VARIATIONS FROM ORDINANCE STANDARDS IN LIGHT OF THE NATURE OF THE OVERALL FACILITIES AND IMPROVEMENTS CONTEMPLATED. SUCH EXCEPTIONS SHALL INCLUDE PARTIAL OR FULL VARIATIONS FROM THE APPLICABLE STANDARDS AND VARIATIONS IN THE MANNER, SIZE, CONFIGURATION, LOCATION, HEIGHT, ILLUMINATION AND OTHER FEATURES SUBJECT TO ANY EXPRESS LIMITATIONS SET FORTH BELOW OR AS EXPRESSLY DESCRIBED ON THE REZONING PLAN. FURTHERMORE, MODIFICATIONS TO THESE EXCEPTIONS OR OTHER EXCEPTIONS AS MAY BE DEEMED APPROPRIATE MAY BE APPROVED ADMINISTRATIVELY IN LIGHT OF THE CHARACTERISTICS AND FEATURES ASSOCIATED WITH

THE USES AND STRUCTURES CONTEMPLATED BY THIS REZONING THAT DO NOT ALTER THE BASIC RELATIONSHIP (AND OVERALL DESIGN INTENT) OF THE PROPOSED DEVELOPMENT, (AN ALTERNATIVE COMPLIANCE PROCESS MAY BE UTILIZED AS WELL TO MODIFY OR VARY FROM THESE EXCEPTIONS OR ADD OTHER EXCEPTIONS AS WELL AS RELIANCE UPON ANY CURRENT OR FUTURE PROVISIONS CONTAINED WITHIN SECTION 15.4 (PRESCRIBED CONDITIONS) OR OTHER SIMILAR PROVISIONS OF THE ORDINANCE AT LARGE GRANTING LEeway).

d. **ENUMERATION OF MODIFICATIONS/EXCEPTIONS.** WITHOUT LIMITING THE APPLICABILITY OF OTHER EXCEPTIONS AS DESCRIBED IN THIS SECTION 3, THE FOLLOWING EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE:

CLARIFICATIONS:

- THE SHARED USE PEDESTRIAN PATH PROVIDED FROM GRAHAM STREET ALONG DEVELOPMENT AREA A AND EXTENDING TO THE FUTURE IRWIN CREEK GREENWAY AS DESCRIBED IN SECTION 5.B. BELOW IS NOT TO BE DEEMED A FRONTAGE FOR THE PURPOSES OF REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES AND MAY BE CLOSED DURING EVENTS.
- ANY BUILDING 100 FEET OR GREATER FROM A FRONTAGE IS NOT SUBJECT TO REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES.

ARTICLE 12.3 (A THROUGH G) - DIMENSIONAL AND DESIGN STANDARDS OF THE UE ZONING DISTRICT

ARTICLE 12.3.A - TABLE 12-1 - BUILDING SITING STANDARDS

- A - FRONTAGE SETBACK LINE - ALLOW THE SETBACK ALONG CEDAR STREET (UPTOWN PRIMARY) TO BE REDUCED FROM 20' TO 16' FROM THE BACK OF CURB.
- B - FRONTAGE BUILD-TO ZONE (BTZ) - ALLOW THE UE BTZ TO BE INCREASED FROM 0'-20' TO 0'-200' ALONG FOURTH STREET.
- C - MINIMUM BUILD-TO ZONE (BTZ) FOR STRUCTURES (%) - THE SITE SHALL HAVE A MINIMUM 40% BTZ RATHER THAN 80% FOR NEW CONSTRUCTION ALONG CEDAR STREET AND ALONG FOURTH STREET.

ARTICLE 12.3.B - TABLE 12-2 - BUILDING HEIGHT STANDARDS

- A - MINIMUM BUILDING HEIGHT - THE MINIMUM BUILDING HEIGHT SHALL BE REDUCED FROM 24 FEET TO 10 FEET TO ACCOMMODATE VARIOUS BUILDING TYPES SUCH AS KIOSK, STORAGE AND SIMILAR ACCESSORY BUILDINGS, ETC. PRINCIPAL BUILDINGS WILL COMPLY WITH THE MINIMUM BUILDING HEIGHT PROVISION.

ARTICLE 12.3.C - TABLE 12-3 BUILDING ARTICULATION STANDARDS

- A - MINIMUM BUILDING LENGTH AS A PERCENTAGE OF LOT WIDTH ALONG FRONTAGE - THE MINIMUM BUILDING LENGTH PERCENTAGE PROVISION SHALL BE REDUCED FROM 60% TO 25% WITHIN DEVELOPMENT AREA A DUE TO THE NATURE OF THE UDO PRACTICE FIELD FACILITIES (WITHIN DEVELOPMENT AREA B, IT SHALL BE REDUCED FROM 60% TO 50% EXCLUDING THE FUTURE CATS RIGHT-OF-WAY).
- D - MAXIMUM BLANK WALL AREA - FLEXIBILITY IS ALLOWED TO MODIFY THIS PROVISION BASED UPON THE NATURE OF THE PROPOSED FACILITIES AND THERE MAY BE PORTIONS OF THE NEW CONSTRUCTION WHERE THE BLANK WALL MAY EXCEED THE REQUIRED 20-FOOT DIMENSION BUT MEET A 4-FOOT BLANK WALL AREA DIMENSION.
- F - MINIMUM GROUND FLOOR HEIGHT - THE SITE WILL BE ALLOWED A MINIMUM GROUND FLOOR HEIGHT OF 10 FEET RATHER THAN 16 FEET FOR VARIOUS BUILDING TYPES SUCH AS KIOSK, STORAGE AND SIMILAR ACCESSORY BUILDINGS, ETC.

FOOTNOTE #9 - ESTABLISHED SETBACK & SURFACE PARKING - THE SITE IS PART OF THE OVERALL STADIUM DEVELOPMENT WHICH IS BOUNDED BY CEDAR STREET AND EAST 4TH STREET WITHIN THIS REZONING PLAN AND EXTENDS TO MINT STREET, GRAHAM STREET, AND MOREHEAD STREET FOR THE REMAINDER OF THE STADIUM SITE. THE OVERALL SITE IS BOUNDED BY A TOTAL OF FIVE STREET FRONTAGES. A PUBLIC OPEN SPACE AREA WILL BE PROVIDED ABUTTING THE EAST 4TH STREET FRONTAGE WHICH WILL CREATE THE ESTABLISH SETBACK ALONG THIS STREET FRONTAGE. WITHIN DEVELOPMENT AREA B, SURFACE PARKING AND MANUEVERING MAY BE LOCATED BEHIND THIS DETERMINED ESTABLISHED SETBACK. THE PUBLIC OPEN SPACE ABUTTING EAST 4TH STREET SHALL HAVE A MINIMUM DEPTH OF 20' FROM THE BACK OF SIDEWALK ALONG FOURTH STREET RATHER THAN 50' FROM THE RIGHT-OF-WAY TO CREATE THE ESTABLISHED SETBACK. THE PUBLIC OPEN SPACE WILL BE DESIGNED PER THE DESIGN REQUIREMENTS WITHIN TABLE 16.2 OF THE ORDINANCE FOR PUBLIC OPEN SPACE.

ARTICLE 12.3.D - TABLE 12.4 - TRANSPARENCY STANDARDS

- B - GROUND FLOOR TRANSPARENCY - NEW CONSTRUCTION WITHIN DEVELOPMENT AREA A ON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN 50% GROUND FLOOR TRANSPARENCY. (TO ALLOW GROUND FLOOR TRANSPARENCY TO BE MEASURED BETWEEN 3-FEET AND 20-FEET FROM GRADE).
- C - UPPER FLOOR TRANSPARENCY - NEW CONSTRUCTION WITHIN DEVELOPMENT AREA A ON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN A 15% UPPER FLOOR TRANSPARENCY.

ARTICLE 12.3.F - TABLE 12-6 - BUILDING DESIGN STANDARDS

THE SITE WILL BE ALLOWED TO REDUCE THE NUMBER OF REQUIRED PROMINENT ENTRANCES FROM TWO TO ONE AND CAN BE LOCATED ON EITHER THE FACED (FACING FOURTH STREET) OR, WHETHER WITHIN DEVELOPMENT AREA A OR B, OR ON THE FACADE FACING CEDAR STREET (WITHIN DEVELOPMENT AREA A).

ARTICLE 12.4 - OPEN SPACE - UE ZONING DISTRICT

THE SITE IS PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE STADIUM PROPERTY AND STADIUM WHICH LARGE AREAS OF OPEN SPACE ARE PROVIDED; THE AS SUCH THE STADIUM PORTION OF THE PROPERTY IS NOT TO BE INCLUDED WITHIN THIS REZONING PLAN AND IS NOT ALLOWED TO BE UTILIZED TO COUNTER THE REQUIRED 10% OPEN SPACE FOR THE SITE. IN ADDITION IT IS ACKNOWLEDGED THAT THE OPEN SPACE REQUIREMENT FOR THE SITE MAY BE REDUCED TO 2% DUE TO EXISTING OPEN SPACE AREAS LOCATED ON THE OVERALL STADIUM PORTION OF THE PROPERTY & SITE PROPERTY.

ARTICLE 16.2 - EXTERIOR LIGHTING

IF THE OUTDOOR PRACTICE FIELDS ARE TO BE ILLUMINATED IN DEVELOPMENT AREA B, SUCH LIGHTING WILL COMPLY WITH THE EXTERIOR LIGHTING PROVISIONS OF THE ORDINANCE.

ARTICLE 19.2 - VEHICLE PARKING SPACE REQUIREMENTS

THE SITE SHALL HAVE NO PARKING MINIMUM OR MAXIMUMS. THE SITE IS PART OF THE OVERALL STADIUM & SITE PROPERTY AND IS A UNIFIED/PLANNED DEVELOPMENT WITH THE STADIUM PROPERTY AND STADIUM AND ACCORDINGLY THE SITE SHALL HAVE NO PARKING MINIMUM OR MAXIMUMS. THE UE ZONING DISTRICT DOES NOT REQUIRE PARKING MINIMUMS FOR THIS SITE.

ARTICLE 19.3 - REQUIRED BICYCLE PARKING

THE SITE SHALL PROVIDE UP TO A MAXIMUM TOTAL OF 30 SHORT-TERM BICYCLE PARKING SPACES BASED ON A RATIO OF 1/5,000 SF OF NEW GROSS FLOOR AREA. THERE ARE NO LONG-TERM BICYCLE PARKING SPACE REQUIREMENTS. ADDITIONAL FLEXIBILITY SHALL BE PROVIDED ON THE LOCATION OF SUCH SHORT-TERM BICYCLE PARKING PER ARTICLE 19.9.B AND MAY EXCEED 120 FEET FROM AN ENTRANCE TO THE BUILDING. THE REQUIRED BICYCLE PARKING MAY BE LOCATED ON THE ABUTTING STADIUM SITE.

ARTICLE 19.6 - DESIGN OF SURFACE PARKING AND PARKING LOTS

TABLE 19-4 - SURFACE PARKING AREA LOCATION AND ACCESS
SURFACE PARKING AND MANUEVERING MAY BE LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE FOURTH STREET FRONTAGE AS GENERALLY DEPICTED ON SHEET RZ-2.0. SUCH PARKING SHALL BE LOCATED A MINIMUM OF 20' FROM THE BACK OF SIDEWALK ALONG FOURTH STREET. PUBLIC OPEN SPACE SHALL BE PROVIDED WITHIN THE 20' DIMENSION AND BE DESIGNED PER THE DESIGN REQUIREMENTS WITHIN TABLE 16.2 OF THE ORDINANCE AND INCORPORATE THE CONSTRUCTION OF A PERGOLA OR SIMILAR BUILDING STRUCTURE.

ARTICLE 19.7 - DESIGN OF PARKING STRUCTURES

TABLE 19-5 PARKING STRUCTURE DESIGN OPTIONS
THE SITE SHALL BE ALLOWED PARKING STRUCTURE DESIGN OPTIONS A, B, C, AND D WITH A 5-FOOT LANDSCAPE AREA AS FOUND IN ARTICLE 19.7.C.2.

ARTICLE 20.15 & 17 - GREEN AREA 20.17 - TREE PLANTING REQUIREMENTS

THE GREEN AREA REQUIREMENT MAY BE REDUCED FROM 15% TO 10% OF THE SITE.
INTERNAL PLANTINGS SHALL BE PROVIDED BASED UPON THE BUILT UPON AREA ON THE SITE. THE OUTDOOR PRACTICE FIELDS WITHIN DEVELOPMENT AREA A SHALL NOT BE CONSIDERED BUILT UPON AREA WHEN CALCULATING THIS QUANTITATIVE MEASURE AND COMPLIANCE WITH APPLICABLE TREE RELATED PROVISIONS OF THE ORDINANCE MAY BE MADE AVAILABLE PURSUANT TO THE ALTERNATIVE COMPLIANCE PROVISIONS OF URBAN FORESTRY SET FORTH IN SECTION 8.B.

ARTICLE 22 - SIGNS

DUE TO THE NATURE OF THE PRACTICE FIELDS/FIELDHOUSE AND ASSOCIATED FACILITIES, THE SITE IS GRANTED THE BELOW EXCEPTIONS TO THE FOLLOWING EXCEPTIONS AS VARIATIONS FROM THE SIGN REGULATIONS, SIGNAGE OR CLARITY OF INTENT, SIGNAGE OF ALL TYPES ALLOWED UNDER THE ORDINANCE FOR THE UE DISTRICT SHALL ALSO BE PERMITTED ON THE SITE.

- SIGNS MAY DISPLAY ON PREMISES ADVERTISING AND/OR ADVERTISING ASSOCIATED WITH SPORTS OPERATIONS, ACTIVITIES AND EVENTS WHETHER ON-PREMISES OR OFF INCLUDING ASSOCIATED SPONSORSHIP PARTNERS.
- MORE THAN ONE ELECTRONIC SIGN PER LOT IS PERMITTED AND EACH ALLOWED SIGN TYPE MAY BE ELECTRONIC PROVIDED, HOWEVER, NO ELECTRONIC SIGNS SHALL FACE ON CEDAR STREET THAT ARE LOCATED WITHIN 250 FEET FROM THE CEDAR STREET BOUNDARY LINE.
- SIGNS LOCATED ON THE SITE ARE NOT TO OPERATE UNDER THE SAME GENERAL SIGN REGULATIONS AS ALLOWED WITHIN CRITERIA AS ELECTRONIC SIGNS LOCATED IN THE UE ZONING DISTRICT.
- UP TO TWO (2) GROUND SIGNS ARE PERMITTED WITHIN THE DEVELOPMENT AREA - ONE WITH SITE, AND EACH GROUND SIGN MAY HAVE A MAXIMUM SIGN AREA OF 508.6" AND 11 FEET IN HEIGHT. THE SECOND GROUND SIGN IS PERMITTED WITH A MAXIMUM SIGN AREA OF 1,260.95 SQUARE FEET AND MAXIMUM SIGNA HEIGHT OF 408 FEET. THE SECOND GROUND SIGN MUST BE LOCATED A MINIMUM OF 225 FEET FROM THE SOUTH CEDAR STREET. SIGNS FACE IN A WEST/SOUTHWEST OR SOUTHWEST/EAST DIRECTION, AND IN NO EVENT FACE TOWARDS THE RESIDENTIAL USES (LOCATED SOUTH OF CEDAR STREET); DIGITAL AND OTHER GROUND MOUNTED WAYFINDING SIGNAGE MAY BE INSTALLED IN ADDITION TO OTHER GROUND MOUNTED SIGNAGE.
- WALL MOUNTEDS SUBJECT TO THE LIMITS ON CERTAIN WALL-MOUNTED SIGNAGE FACING CEDAR STREET. WALL-MOUNTED SIGNAGE SHALL BE ALLOWED WITH A MAXIMUM SQUARE FOOTAGE EQUAL TO (40%) OF THE BUILDING WALL SQUARE FOOTAGE ON WHICH THEY ARE LOCATED. THESE SIGNS SHALL HAVE FLEXIBILITY TO VARY FROM THE LOCATION AND DESIGN STANDARDS BASED ON THE STRUCTURAL REQUIREMENTS OF THE WALL-MOUNTED SIGNAGE (WALL-MOUNTED SIGNAGE FACING CEDAR STREET WITHIN 250 FEET OF THE CEDAR STREET BOUNDARY SHALL NOT EXCEED THE ORDINANCE SIZE AND AS INDICATED SHALL NOT BE ELECTRONIC.
- THE TOTAL AREA OF ALL BANNERS COMBINED ALONG A WALL SHALL NOT EXCEED 1,000 SQUARE FEET OR 10% OF THE WALL AREA, WHICHEVER IS GREATER AND THERE ARE NO MAXIMUM DISPLAY TIME PERIODS.
- PAINTED WALL SIGNS MAY BE INSTALLED ON THE ROOF WITH A COMBINED MAXIMUM SQUARE FOOTAGE EQUAL TO (40%) OF THE ROOF SQUARE FOOTAGE ON WHICH THEY ARE LOCATED. IN ADDITION, THE PAINTED WALL SIGNS ON THE ROOF MAY INCLUDE LED BORDERTUBE, LED STRIP LIGHTS, LED TUBE LIGHTS OR SIMILAR LIGHT FIXTURES FOR ILLUMINATION.
- COMMERCIAL AND NONCOMMERCIAL FLAG BANNERS SUBJECT TO A PERIODIC BASIS AND MAY EXCEED THE SIZE LIMITATIONS OF THE REGULATIONS IN ARTICLE 22.6.H.100% AND FLAG POLES MAY BE UP TO 60 FEET HIGH.
- BANNERS MAY BE PLACED LOCATED ON ANY FENCING OR WALLS ERECTED ON THE SITE WITHOUT LIMITATION AS TO THE NUMBER OF BANNERS AND FOR HOW LONG THE BANNERS MAY STAY IN PLACE AS LONG AS, ANY GRAPHICS LOCATED ON THE BANNERS, OTHER THAN ARTWORK, IS ORIENTED INWARD (AWAY FROM A STREET FRONTAGE). BANNERS WITH GRAPHICS THAT ARE ORIENTED TOWARD A FRONTAGE, OTHER THAN ARTWORK, WILL FOLLOW THE STANDARDS OF THE ORDINANCE.

ARTICLE 33.4 - UPTOWN STREETSCAPE DESIGN

TABLE 33-4 UPTOWN STREETSCAPE DESIGN ELEMENTS
CEDAR STREET (UPTOWN PRIMARY) - MODIFY THE STREETSCAPE ELEMENTS TO ALLOW FOR THE ESTABLISHED STREETSCAPE TO REMAIN WITH AN APPROXIMATE PLANTING STRIP WHICH CONTAINS EXISTING MATURE TREES AND AN APPROXIMATE 7' SIDEWALK. (THE STREETSCAPE DESIGN ELEMENTS REQUIRED BY THE ORDINANCE IS AN 8' AMENITY ZONE WITH A 10' SIDEWALK).

4. SIGNAGE

- a. **IN ADDITION TO THE SIGNAGE PERMITTED AS SET FORTH IN THE EXCEPTION DISTRICT PROVISIONS ABOVE, SIGNAGE OF ALL TYPES ALLOWED UNDER THE ORDINANCE FOR THE UE DISTRICT SHALL BE PERMITTED ON THE SITE.**
- b. **IN ADDITION, THOSE THOSE EXCEPTION PROVISIONS ASSOCIATED WITH SIGNAGE AS DESCRIBED IN SECTION 3 ABOVE SHALL GOVERN THE SIZE, LOCATION, HEIGHT, AND ANCHORS AND MATERIAL PORTIONS THEREOF AND SUCH MASTER SIGNAGE PACKAGE MAY PROVIDE ADDITIONAL FLEXIBILITY DEEMED APPROPRIATE AND IN KEEPING WITH THE OVERALL INTENDED USE AND DESIGN INTENT OF THE DEVELOPMENT.**
- c. **AND ALL OTHER SIGNAGE SHALL COMPLY WITH THE ORDINANCE REGULATIONS PROVIDED, HOWEVER, AS AN ALTERNATIVE OR SUPPLEMENT TO THE SIGNAGE RELATED TO EXCEPTION PROVISIONS SET FORTH IN SECTION 3 ABOVE OR IN THE ORDINANCE, PETITIONER MAY SEEK ADMINISTRATIVE APPROVAL OF A MASTER SIGNAGE PACKAGE FOR THE (REZONING) SITE OR MATERIAL PORTIONS THEREOF AND SUCH MASTER SIGNAGE PACKAGE MAY PROVIDE ADDITIONAL FLEXIBILITY DEEMED APPROPRIATE AND IN KEEPING WITH THE OVERALL INTENDED USE AND DESIGN INTENT OF THE DEVELOPMENT.**

5. ACCESS TO THE SITE AND PEDESTRIAN CONNECTION:

a. **ACCESS TO THE SITE.** ACCESS TO THE SITE IS GENERALLY DEPICTED ON THE REZONING PLAN AND SHALL TAKE PLACE AS FOLLOWS:

i. **CEDAR STREET NEXT TO NORTHERN BOUNDARY.** THIS ACCESS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE A LIMITED/FIRE-LANE ACCESS USED PERIODICALLY FOR SERVICE/MAINTENANCE VEHICLES AS WELL AS FOR FIRE/EMERGENCY SERVICES VEHICLES; THIS ACCESS WILL NOT BE AVAILABLE FOR REGULAR VEHICULAR ACCESS TO THE SITE.

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

PANTHERS STADIUM, LLC.

800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.#

1023132

REVISION / ISSUANCE

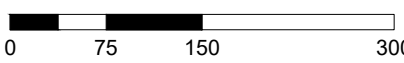
NO.	DESCRIPTION	DATE
1	REZONING 1	02.26.2024
2	REZONING 2	04.15.2024
3	REZONING 3	05.23.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1"=150'



SHEET TITLE

LOCATOR MAP AND PARCEL
OWNERSHIP

SHEET NUMBER

RZ-4.0

LEGEND:

PROJECT BOUNDARY



PROPERTY LINE/RIGHT-OF-WAY



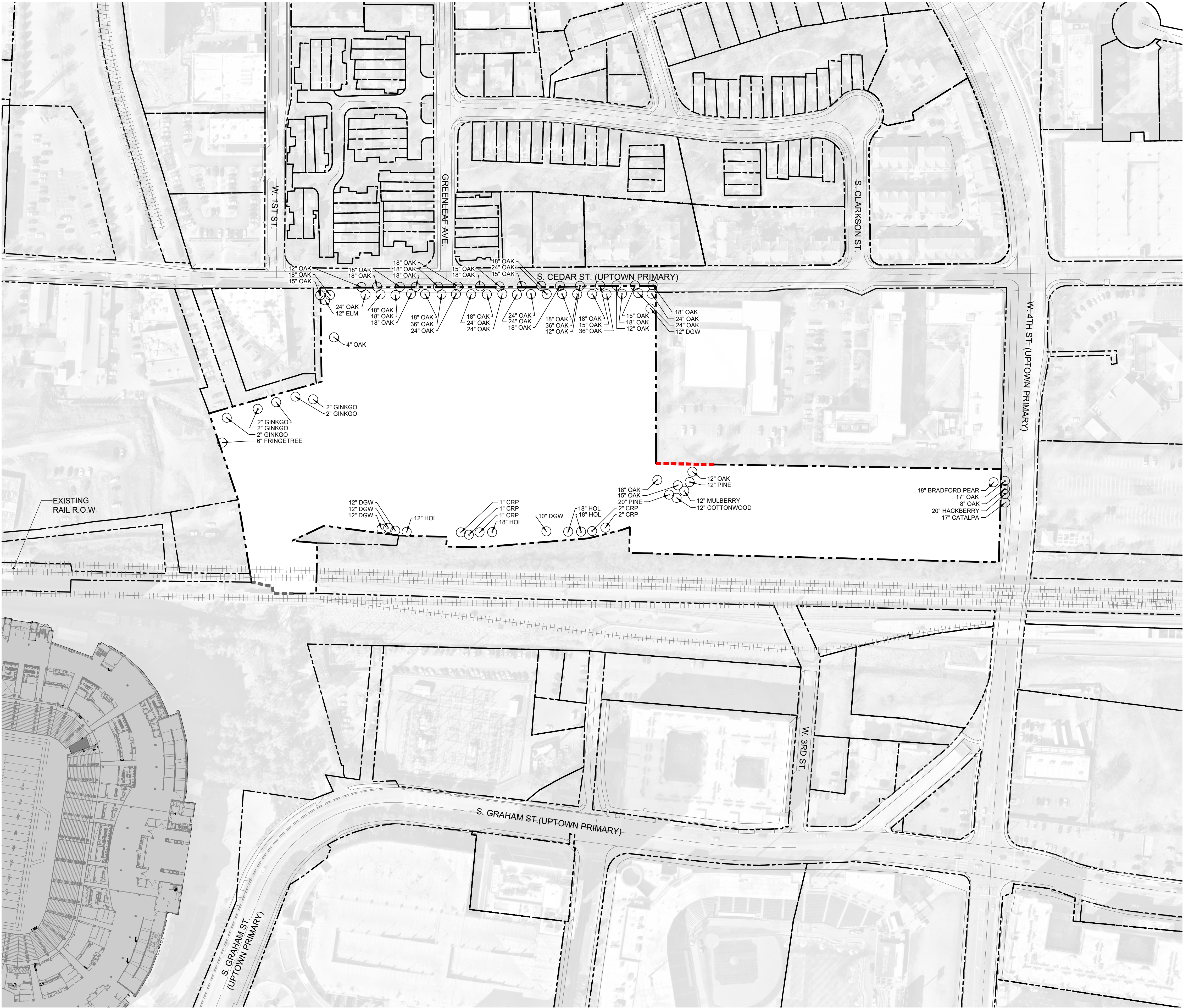
EXISTING ZONING BOUNDARY



PROPOSED ZONING BOUNDARY



LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	073-201-17	CLARKSON GREEN TOWNHOUSE ASSOC INC.		N2-B
2	073-202-27	GERALD	REESE	N2-B
3	073-202-02	CLARKSON GREEN TOWNHOUSE ASSOC INC.		N2-B
4	073-202-03	SIMON	WHITE	N2-B
5	073-20C-87	KOURTNEY	CONWAY	N2-B
6	073-20C-88	CARRIE	COOK	N2-B
7	073-19C-88	SCHUYLER	MCKAY	N2-B
8	073-197-38	LISA	SLOLEY	N2-B
9	073-151-01	BAPTIST CHURCH GREATER MOUNT MORIAH PRIMITIVE		UC
10	073-281-06	JOHNSON & WALES UNIVERSITY		CAC-2
12	073-281-01	PANTHERS STADIUM LLC.		MUDD-O, CAC2+UC
13	073-171-03	REALTY CO SOUTHERN REGION INDUSTRIAL		N2-C
14	073-161-11	CITY OF CHARLOTTE		N2-C
15	073-151-09	JOHNSON & WALES UNIVERSITY		UC
16	073-151-33	CITY OF CHARLOTTE		UC
17	073-151-32	DEPT OF TRANSPORTATION		UC
18	073-151-29	DEPT OF TRANSPORTATION		UC
19	073-161-07	DEPT OF TRANSPORTATION		UC
20	073-161-09	DEPT OF TRANSPORTATION		UC
21	073-172-11	DEPT OF TRANSPORTATION		UC
22	073-172-02	ATTN: TAX DEPT - PB05B DUKE POWER CO		UC
23	073-172-01	ATTN: TAX DEPT - PB05B DUKE POWER CO		UC
24	073-124-04	401 SOUTH GRAHAM OWNER LLC		UC
25	073-124-11	410 S MINT ST NC LLC		UC
26	073-041-02	526 S CHURCH PHASE I OWNER LLC		UC
27	073-042-07	GSJH CHARLOTTE REALTY HOLDINGS		UC
28	073-042-19	GSJH CHARLOTTE REALTY HOLDINGS		UC
29	073-042-22	720 SOUTH CHURCH DEVELOPMENT LLC		UMUD-O
30	073-061-03	PANTHERS STADIUM LLC		UC
31	073-143-01	SOUTH PROPERTIES LLC		UC
32	073-268-07	DICKERSON REALTY FLORIDA INC		TOD-UC
33	073-268-03	DEPT OF TRANSPORTATION		ML-2
34	073-268-01	CHARLOTTE PIPE & FOUNDRY CO		UMUD-O
35	073-142-03	MARGARET	SCHRUM	1/2(CD)
36	073-142-01	CLARKSON STREET LLC		UMUD-O
37	073-141-05	CLARKSON STREET LLC		UMUD-O
38	073-141-04	DEPT OF TRANSPORTATION		CAC-2
39	073-134-01	JOHN	ADAMS	CAC-2
40	073-133-02	LIFE STORAGE LP		CAC-2
41	073-133-01	JOHN	ADAMS	CAC-2
42	073-131-06	JOHN	ADAMS	CAC-2
43	073-134-06	CITY OF CHARLOTTE		CAC-2
44	073-184-01	REALTY CO SOUTHERN REGION INDUSTRIAL		CAC-2
45	073-182-01	AP FOUNDRY LP		CAC-2
46	073-181-04	SUSAN	SHRIVER	CAC-2
47	073-181-09	CITY OF CHARLOTTE		CAC-2
48	073-181-07	AP FOUNDRY LP		CAC-2
49	073-181-06	KWW INVESTMENTS LLC		CAC-2
50	073-242-15	CHARLOTTE RESCUE MISSION		MUDD-O



LEGEND:

PROJECT BOUNDARY

EXISTING ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

PROPERTY LINE/ RIGHT-OF-WAY

EXISTING TREE

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

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PRACTICE &
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800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.#
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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING 1	02.26.2024
2	REZONING 2	04.15.2024
3	REZONING 3	05.23.2024

DESIGNED BY: LD
DRAWN BY: MH
CHECKED BY: AM

SCALE

VERT: N/A
HORZ: 1" = 100'

050100200

NORTH

SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ-5.0

3