



REZONING
PETITION NO.
RZP-2024-146

LEGEND:

PROJECT BOUNDARY

PROPERTY LINE/ RIGHT-OF-WAY

NOTE:

1. SEE TABLE ON SHEET RZ-3.0 FOR ADJACENT PARCEL INFORMATION.

CONTEXT/ STATEMENT OF PURPOSE FOR REZONING:

THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS/UPGRADES TO THE EXISTING BANK OF AMERICA STADIUM FRONTING MINT STREET (THE "STADIUM") AND POSSIBLE NEW BUILDINGS AND FACILITIES ADJACENT TO THE STADIUM AS WELL AS OTHER IMPROVEMENTS AS MAY BE DESCRIBED IN THIS REZONING PLAN. THESE IMPROVEMENTS/UPGRADES SUPPORT ECONOMIC DEVELOPMENT, AND ENTERTAINMENT AND TOURISM RELATED OBJECTIVES SET FORTH AS PART OF COMMUNITY PLANS FOR THE CHARLOTTE CENTER CITY AND THE BROADER CHARLOTTE REGION.

THE STADIUM SITE IS CURRENTLY ZONED UC S.U.P. #3322 UNDER A PREDECESSOR ZONING ORDINANCE FOR THE CITY OF CHARLOTTE (THE "CITY"), AND AS SUCH A REZONING IS NEEDED TO A DISTRICT SUCH AS UC UNDER THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) IN CONNECTION WITH POSSIBLE IMPROVEMENTS/UPGRADES PORTIONS OF WHICH MAY BE REGULATED BY THE NEW ORDINANCE. THE CITY'S 2040 COMPREHENSIVE PLAN REFERENCES REGIONAL ACTIVITY CENTER (RAC) FOR THE SITE; THE UC DISTRICT IS WITHIN THE RAC DESIGNATION.

FURTHERMORE, THE STADIUM AND ASSOCIATED USES AND VENUES AS MAY BE CONTEMPLATED BY THE IMPROVEMENTS/UPGRADES ARE UNIQUE IN NATURE WITH MANY DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS AND EXEMPTIONS FROM THE BASE STANDARDS OF THE APPLICABLE ZONING 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-2024-146

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

STADIUM FACILITY REZONING

PANTHERS STADIUM, LLC.
800 SOUTH MINT ST.
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1023132

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING 1	12.16.2024
2	REZONING 2	02.10.2025
3	REZONING 3	03.20.2025
4	REZONING 4	04.03.2025

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

SCALE: NORTH

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

SHEET TITLE
CONTEXT AND PURPOSE STATEMENT

SHEET NUMBER

RZ-0.0

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0 50 100 200

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1.0

SITE DEVELOPMENT DATA:

Zoning Acreage: ±25.30 ACRES

Tax Parcel #s: 073-281-01 (PORTION OF); AND 073-281-02

Existing Zoning: UC S.U.P. #3322 (UC SPECIAL USE PERMIT #3322) AND UC

Proposed Zoning: UC(EX) (UPTOWN CORE, EXCEPTION)

Existing Uses: STADIUM AND ASSOCIATED FACILITIES

Proposed Uses: ALL USES PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND ACCESSORY USES UNDER THE UC (UPTOWN CORE) DISTRICT, INCLUDING WITHOUT LIMITATION: STADIUM; PRACTICE/TRAINING FACILITIES AND FIELD HOUSE; SPORTS OPERATIONS, ACTIVITIES, EVENTS AND WAGERING FACILITIES AUTHORIZED UNDER STATE LAW; LIVE PERFORMANCE VENUE-INDOOR AND OUTDOOR (INCLUDING WITHOUT LIMITATION TEMPORARY OUTDOOR ENTERTAINMENT); RESTAURANT/BAR; RETAIL; PERSONAL SERVICES; OFFICE; RECEPTION FACILITY; MOBILE FOOD AND RETAIL VENDOR; LODGING AND OVERNIGHT STAYS, INCLUDING WITHOUT LIMITATION FOR PLAYERS, PERSONNEL, VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES; AMONG OTHER USES (AS MAY BE SET FORTH IN ORDINANCE AND SIMILAR USES NOT SET FORTH THEREIN), AND AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.

Max. Gross Square Feet of Development: MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED IN THE APPLICABLE DISTRICT FOR THE DEVELOPMENT AREA TOGETHER WITH AS APPLICABLE THE BENEFITS OF EX PROVISIONS.

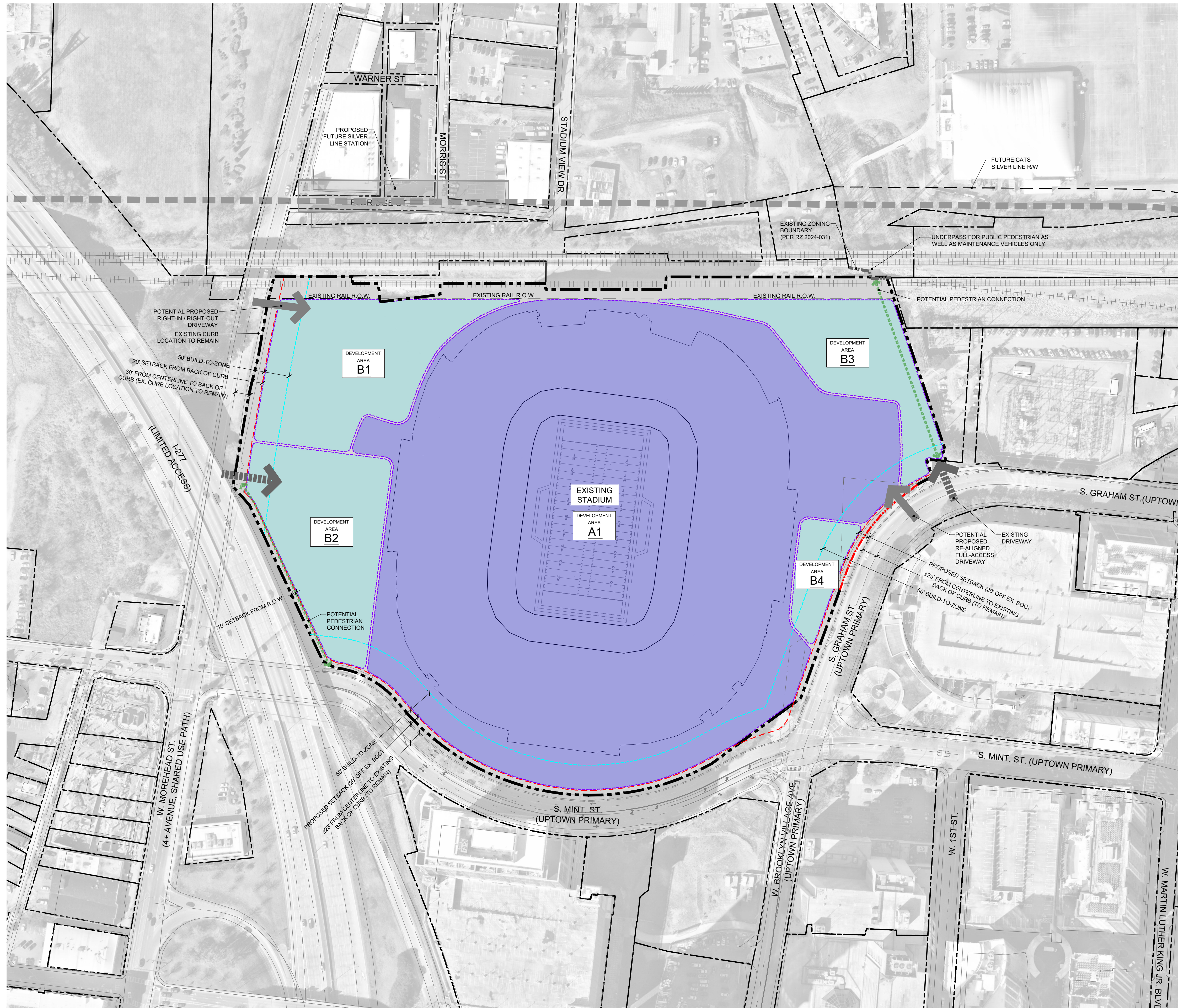
Building Height: AS ALLOWED UNDER THE UC (UPTOWN CORE) DISTRICT TOGETHER WITH AS APPLICABLE THE BENEFITS OF THE EX PROVISIONS.

LEGEND:

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- EXISTING ZONING BOUNDARY (PER RZ 2024-031)
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- DEVELOPMENT AREA BOUNDARIES (INCLUDES POTENTIAL NEW BUILDINGS, PARKING DECKS, STADIUM EXPANSION OR SIMILAR)
- SETBACK
- BUILD-TO-ZONE
- EXISTING FULL MOVEMENT VEHICULAR ACCESS
- PROPOSED VEHICULAR ACCESS
- POTENTIAL PEDESTRIAN CONNECTION - REFER TO MENU OF PUBLIC BENEFITS ON SHEET RZ-2.0 (FINAL DESIGN TO BE DETERMINED)
- APPROX. FUTURE CATS SILVER LINE + STATION

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-3.0.



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STADIUM FACILITY REZONING

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CHARLOTTE, NC 28202

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SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2.0

the above city improvements, Petitioner shall seek to provide for the following two (2) city improvements, subject to the same conditions and constraints described above as to the city improvements, or in lieu thereof other public benefits within two of the categories of sustainability, public amenity and city improvements as permitted by the Ordinance subject to the reasonable, administrative approval of the City:

- sidewalk improvements to support pedestrian mobility of approximately 250 linear feet of improvements to existing substandard sidewalk located along the Duke Energy Sub Station (Tax Parcel #07317202) to a minimum of six feet (6') width that may be located along the back of curb to accommodate fencing, property conditions and utility constraints, subject to the applicable coordination and approvals of CDOT, NCDOT, other governmental authorities, Duke Energy, among others, as applicable; and
 - pedestrian crossing improvements at Graham Street such as striping, pedestrian signalization and/or other crossing design features located at the termination of the existing or improved pedestrian connection extending from the practice facilities or in alternative appropriate location as may be subject to the applicable approvals of CDOT, NCDOT, other governmental authorities, Duke Energy, among others, as applicable.
- Evidence of compliance, if applicable, with the Alternative Public Benefits City Improvements described above will be provided no later than May 31, 2030, subject to delays due to conditions beyond Petitioner's reasonable control.

b. Enumeration of Modifications/Exceptions. Accordingly, the Exceptions from the dimensional, design and other standards of the Ordinance applicable to the UC district as described below in this subsection b. are hereby allowed in connection with development of the Site. Furthermore, minor modifications to these Exceptions or other Exceptions of a minor nature may be permitted as an administrative minor amendment under the Ordinance. In addition, to the extent allowed now or in the future under the Ordinance, the alternative compliance process within Article 37 may be utilized in the future for regulations eligible for alternative compliance review.

NOTE: In addition to the provisions setting for EX provisions below, see TABLE 1 ENCLOSED BELOW for certain EX dimensional standards which shall apply to this Rezoning as approved EXCEPTIONS.

Standard	Article	Requirement	Modified Requirement	Development Areas
Frontage Build-To Zone	Article 12.3.B	0 – 10 feet	0 – 50 feet	All
Minimum Build-To Percentage for Structure	Article 12.3.B	80%	50%	All
Minimum Building Height	Article 12.3.C	40 feet	10 feet for freestanding accessory* buildings not to exceed 25,000sf	All
Maximum Building Length Along a Frontage	Article 12.3.D	400 feet	1500 feet	A1
Maximum Blank Wall Area	Article 12.3.D	20 feet – all other frontages 50 feet - Limited Access Frontage	40 feet Maintain 50 feet for Limited Access Frontage	A1
Maximum Blank Wall Area (above 50')	Article 12.3.D & 37.2.C.3.b.i.I.D	20 feet – all other frontages 50 feet - Limited Access Frontage	Not Applicable to upper floors	A1
Minimum Ground Floor Height	Article 12.3.D	16 feet	10 feet for new construction	A1
Maximum Prominent Entry Spacing Ground Floor Transparency	Article 12.3.E	80% - 4-6 Lane Ave/Bvld frontage 80% - all other frontages	50%	B1, B2, B3, & B4
Upper Floor Transparency	Article 12.3.E	25% - 4-5 Ave/Bvld frontage	5%	A1
Upper Floor Transparency (above 50')	Article 12.3.E & 37.2.C.3.b.i.I.D	25% - 4-5 Ave/Bvld frontage 15% - all other frontages	Not Applicable to upper floors	A1
Building Base Design	Article 12.3.G	For buildings over 50' in height, the base of the building shall be clearly differentiated from the remainder of the building.	Applicable for the Stadium building over 250' in height; not including height of scoreboards	A1

*A freestanding accessory building includes building types such as a kiosk, retail, storage, security/guardhouse, and similar accessory buildings that may serve the principal stadium building.

Standard	Article	Requirement	Modified Requirement	Development Areas
Exterior Lighting Regulations and Design	Article 16.2.C	Maximum Luminaire Height – 65'	Maximum Luminaire height – 250' above field level; lighting placed along top of Stadium	A1
		Lighting Extinguished one (1) hour following end of an event.	Lighting Extinguished four (4) hours following the end of event operations*.	A1

* Event operations may include events, rehearsals, and field maintenance.

Standard	Article	Requirement	Modified Requirement	Development Areas
Surface Parking Area Location and Access	Article 19.6 - Table 19-4 Part 2	Surface parking, driveways, circulation, and maneuvering are not allowed within an established setback.	Surface parking, driveways, circulation, and maneuvering may be reconfigured on Site but the cumulative area of these shall not be increased in size. These areas may be located in the established setback, but not the required setback. This modified standard also applies to maneuvering for valet parking areas on the Site.	All

Standard	Article	Requirement	Modified Requirement	Development Areas
Short-Term Bicycle Parking	Article 19.9.B	Short-term bicycle parking shall be no more than 120 feet from an entrance to the building it is intended to serve.	Short-term bicycle parking shall be no more than 350 feet from an entrance to the building it is intended to serve.	All

Standard	Article	Requirement	Modified Requirement	Development Areas
Parking Structure Design Options	Article 19.7 - Table 19-5	Parking structure design options A, B, and C.	Allow utilization of parking structure design option D with additional 5-foot setback / landscape area.	B1 & B2

Alternative Public Benefits Improvements. It is understood that the above city improvements public benefits involve physical conditions and constraints, public safety considerations, regulatory approvals and approvals by third party land owners among other factors that are beyond Petitioner's control that may hinder in full or in part the construction of the city improvements public benefits described above. Accordingly, if Petitioner is unable or it becomes impracticable for reasons beyond the reasonable control of Petitioner to implement

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0 75 150 300

SHEET TITLE
LOCATOR MAP AND PARCEL OWNERSHIP

SHEET NUMBER

RZ-3.0



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-97	KOURTNEY	CONWAY	N2-B
6	073-20C-98	CARRIE	COOK	N2-B
7	073-19C-98	SCHUYLER	MCKAY	N2-B
8	073-197-38	LISA	SLOLEY	N2-B
9	073-151-01	BAPTIST CHURCH GREATER MOUNT MORIAM PRIMITIVE		UC
10	073-281-06	JOHNSON & WALES UNIVERSITY		CAC-2
12	073-281-01	PANTHERS STADIUM LLC.		MUDD-O, CAC-2+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	GSLH CHARLOTTE REALTY HOLDINGS		UC
28	073-042-19	GSLH 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	I-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

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- EXISTING TREE x

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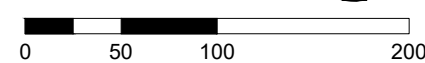
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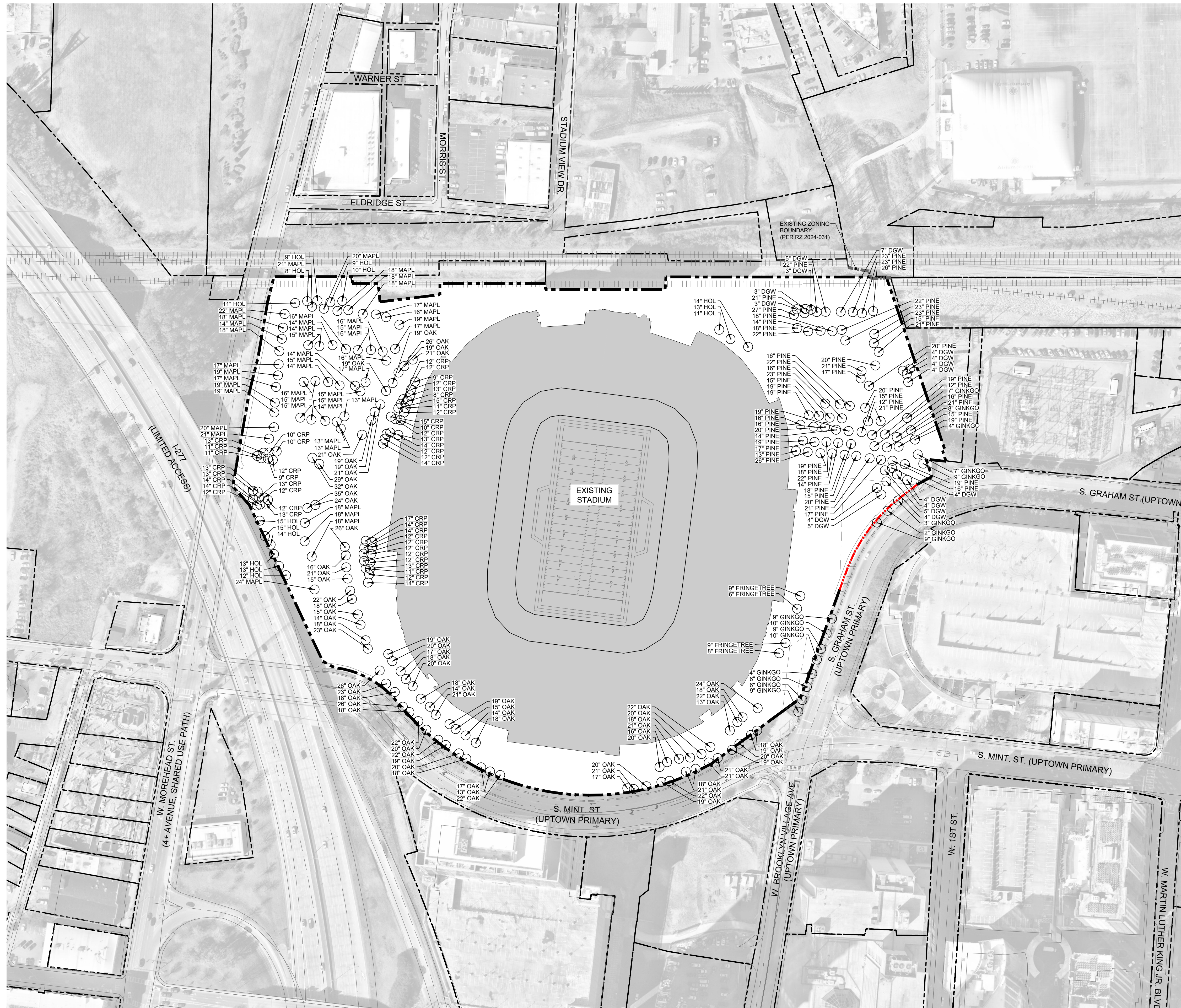



SHEET TITLE

TREE INVENTORY

SHEET NUMBER

RZ-4.0



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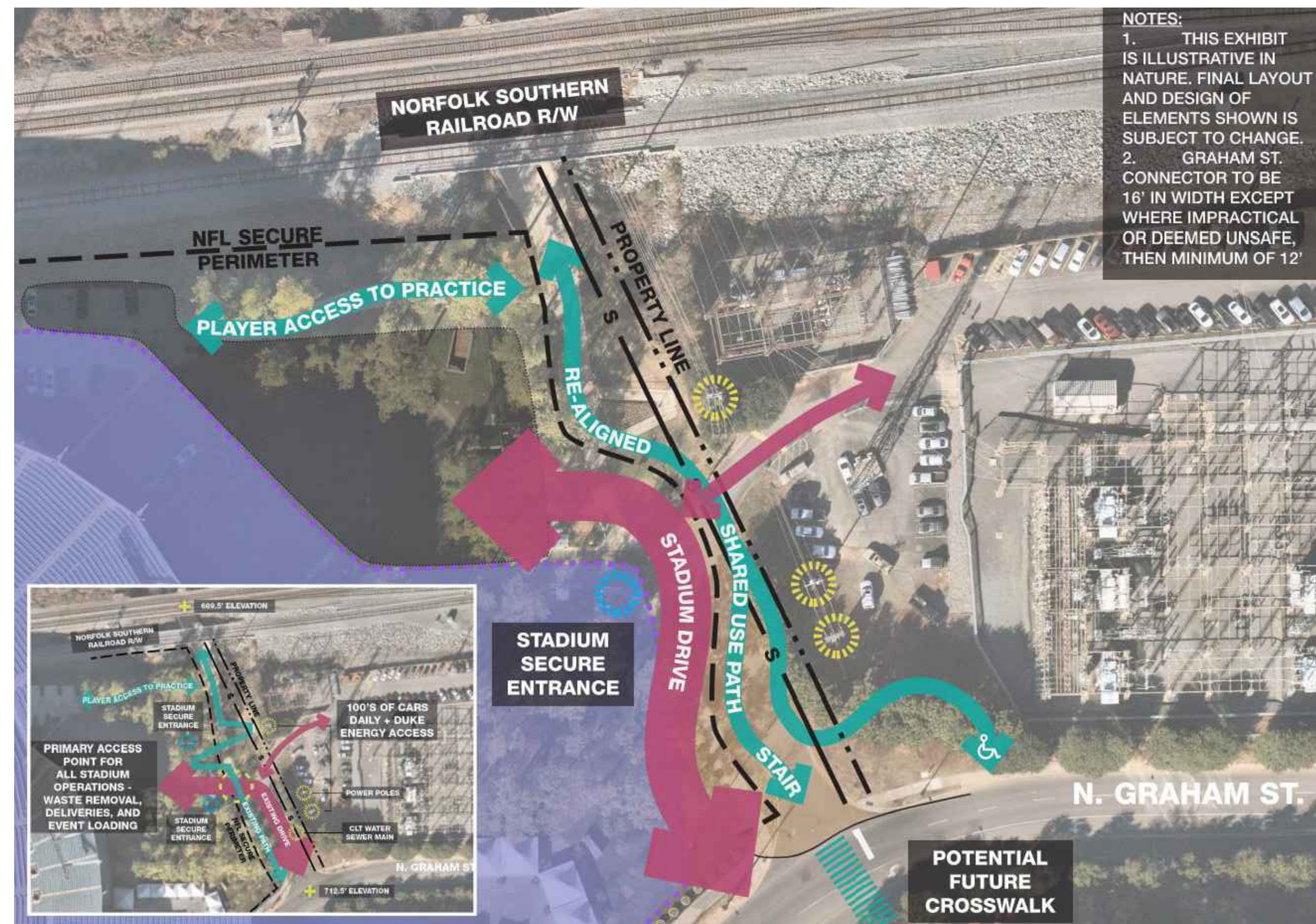
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SHEET TITLE

SHARED USE PATH
 CONCEPT

SHEET NUMBER

RZ-5.0



NOTES:
 1. THIS EXHIBIT IS ILLUSTRATIVE IN NATURE. FINAL LAYOUT AND DESIGN OF ELEMENTS SHOWN IS SUBJECT TO CHANGE.
 2. GRAHAM ST. CONNECTOR TO BE 16' IN WIDTH EXCEPT WHERE IMPRACTICAL OR DEEMED UNSAFE, THEN MINIMUM OF 12'

PRELIMINARY CONCEPTUAL POSSIBLE DESIGN ALTERNATIVE (AMONG OTHERS TO BE REVIEWED) FOR EXTENSION OF SHARED USE PATH TO GRAHAM ST.