



**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.

**TABLE OF CONTENTS**

RZ-0.0	CONTEXT AND PURPOSE STATEMENT
RZ-1.0	TECHNICAL DATA SHEET
RZ-2.0	DEVELOPMENT STANDARDS
RZ-3.0	LOCATOR MAP AND PARCEL OWNERSHIP
RZ-4.0	TREE INVENTORY
RZ-5.0	SHARED USE PATH CONCEPT

**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

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**

REZONING  
PETITION NO.  
RZP-2024-146

KEY MAP

SCALE

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

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

SCALE: NORTH  
VERT: N/A  
HORZ: 1" = 100'  
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.

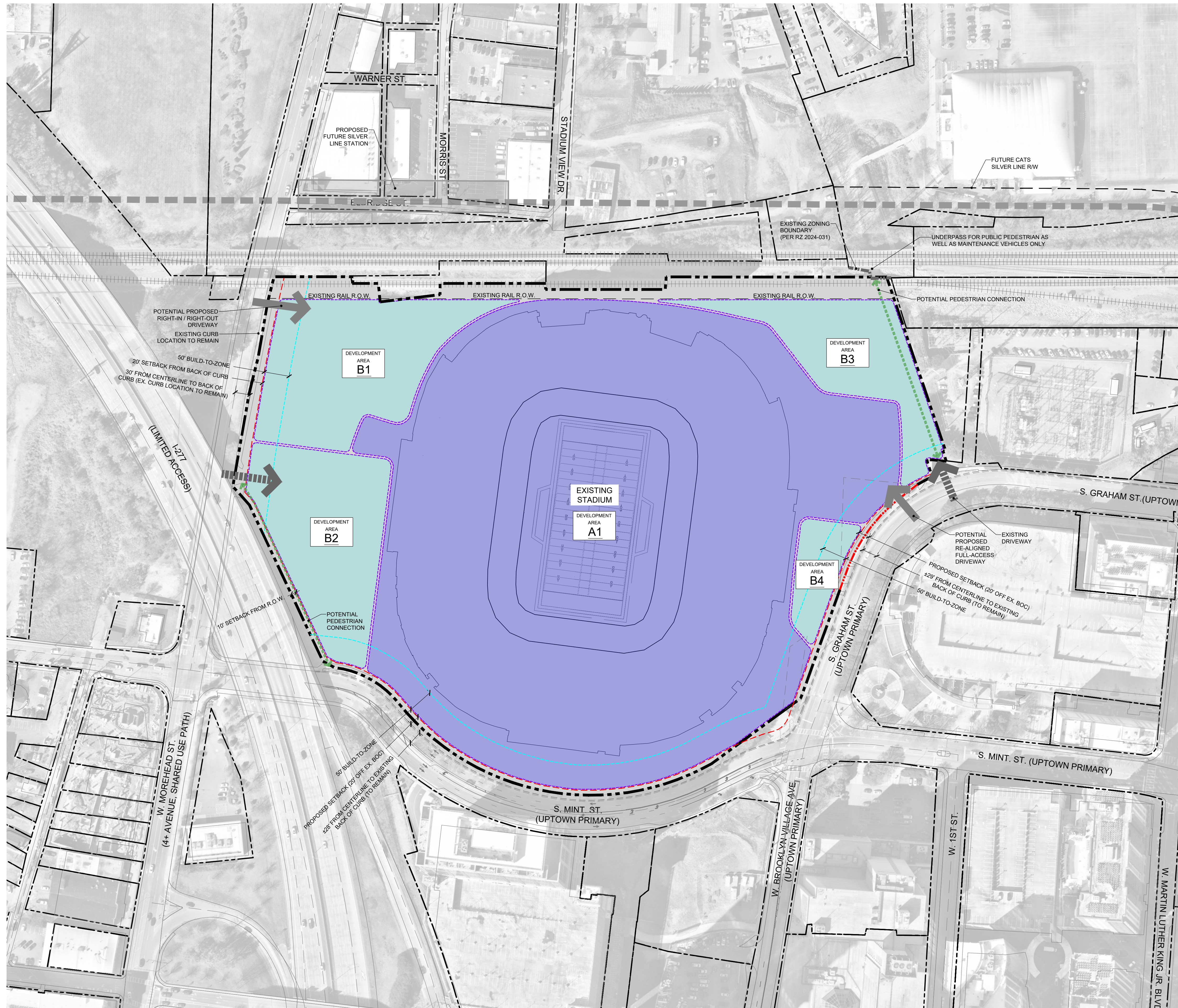
Building Height: AS ALLOWED UNDER THE UC (UPTOWN CORE) DISTRICT TOGETHER WITH AS APPLICABLE THE BENEFITS OF THE EX PROVISIONS.

LEGEND:

- PROJECT BOUNDARY
- 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.





LEGEND:

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY (PER RZ 2024-031)
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY

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

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

SCALE: NORTH

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

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

LEGEND:

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY (PER RZ 2024-031)
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- EXISTING TREE x

REZONING PETITION NO. RZP-2024-146

KEY MAP

SCALE

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

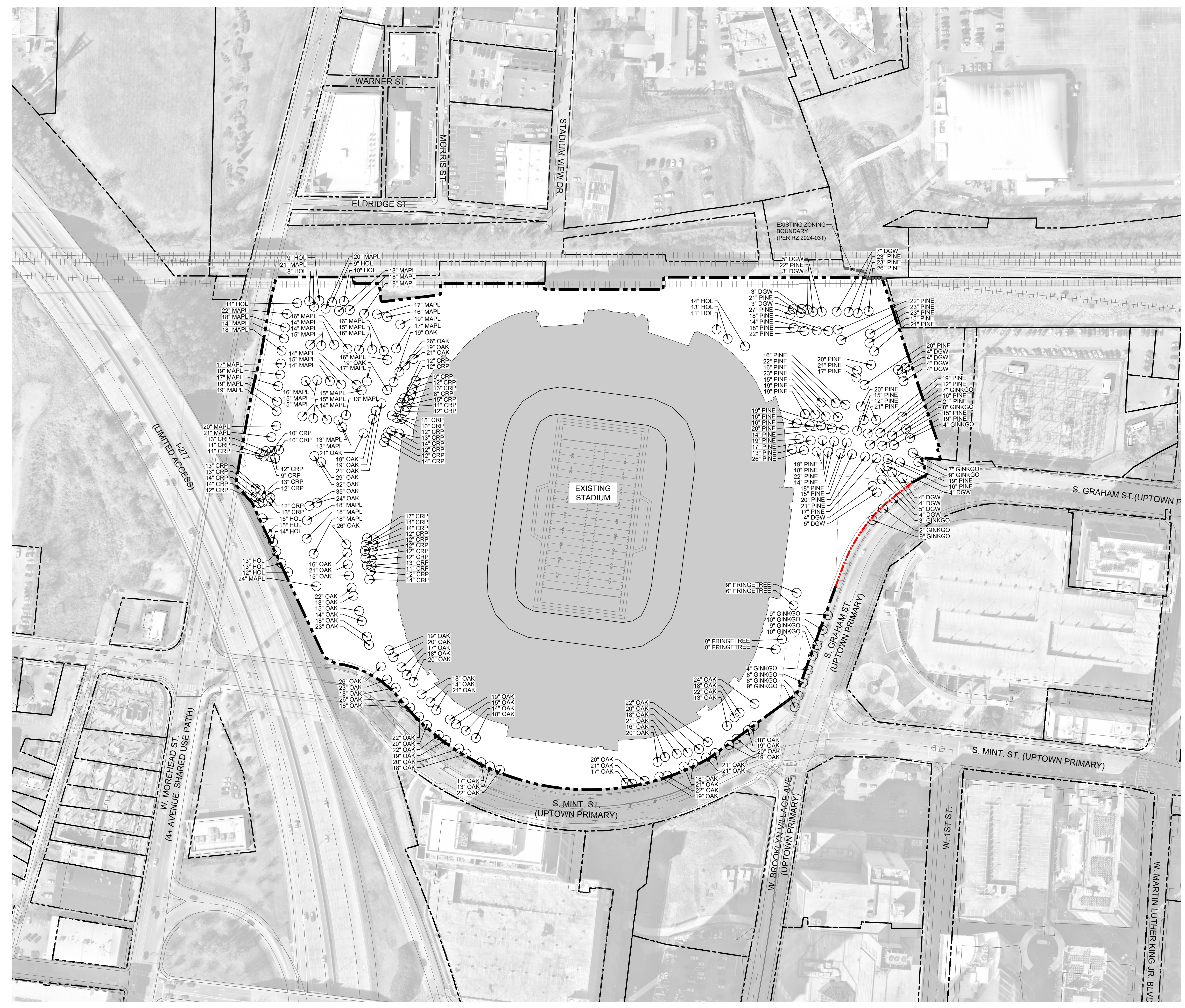
DESIGNED BY: LD  
DRAWN BY: MH  
CHECKED BY: AM

SCALE NORTH

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

TREE INVENTORY

SHEET NUMBER RZ-4.0



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

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

SCALE NORTH

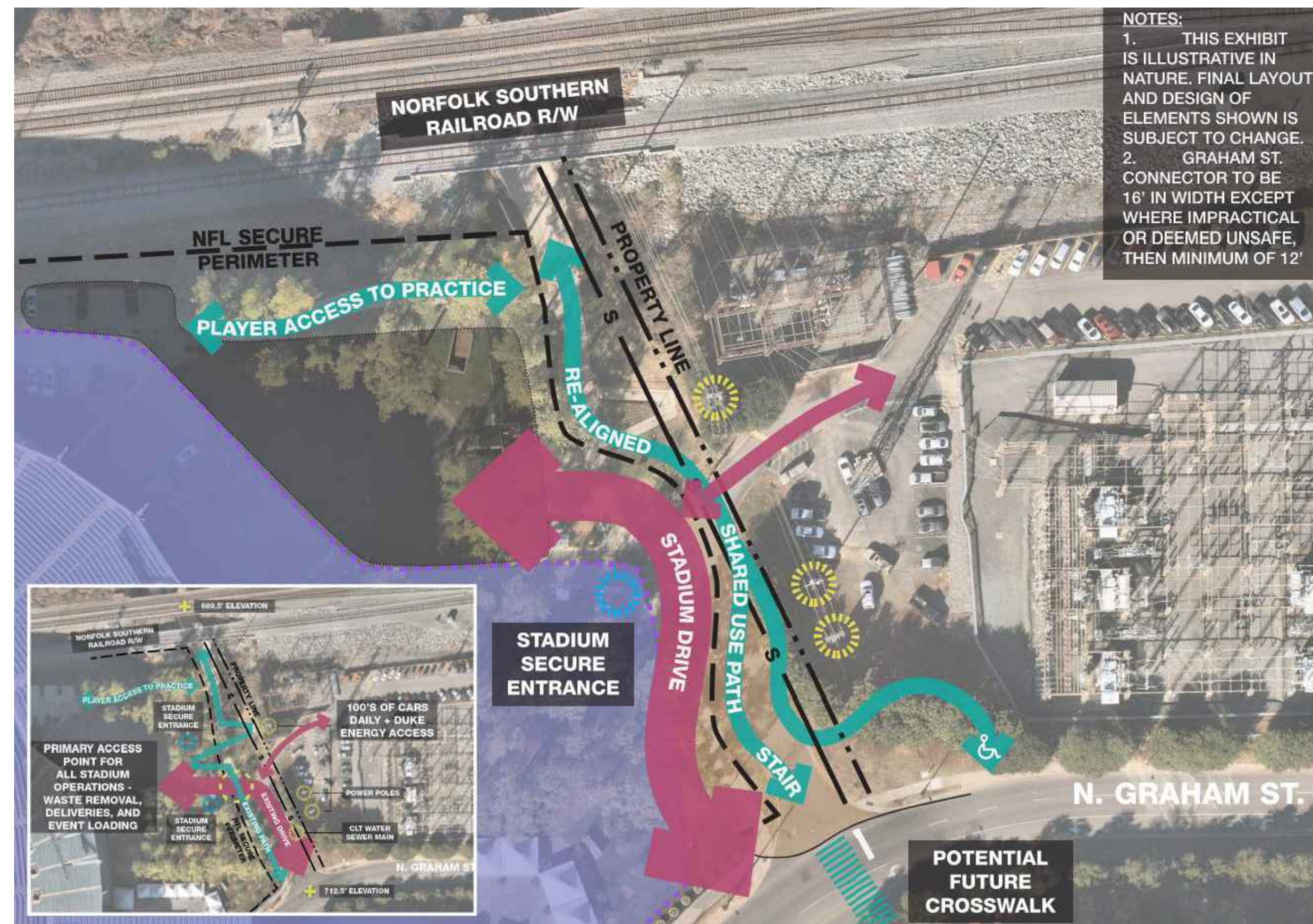
VERT: N/A  
HORZ:

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.