



Zoning Committee

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**REQUEST**

Current Zoning: MUDD-O (mixed-use development district, optional) CAC-2 (community activity center – 2), and N2-C (neighborhood 2 – C)  
Proposed Zoning: UE(EX) (uptown edge, exception)

**LOCATION**

Approximately 12.04 acres located on the east side of South Cedar Street, west of 4th Street, and north of Mint Street.  
(Council District 2 - Graham)

**PETITIONER**

Panthers Stadium, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for Regional Activity Center.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Sporting facilities and entertainment developments more broadly prompt unique zoning scenarios that may challenge typical regulations, requiring innovative solutions to contend with ordinance standards. EX petitions are a type of conditional rezoning that allow for flexibility in quantitative zoning and streetscape standards in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden. Although this proposal for the redevelopment of the existing Panthers' Practice Facilities may warrant the application of an EX rezoning, the appropriate public benefits to adequately

justify the numerous requests from ordinance regulations need to be specified in greater detail.

- The nature of practice facilities mean that atypical building and site design standards may be necessary to accommodate the uses. This proposal requests a number of EX provisions related to modifying standards including variables such as transparency requirements and blank wall areas. Many of these requests are quantifiable in nature and are applicable under the EX guidelines.
- This site would serve to provide complimentary uses to the Panthers Stadium. The rezoning site may be assessed in tandem with the stadium property for some standards because it is a unified development.
- The associated uses of a practice facility including sporting events, festivals, and commercial operations are in alignment with the adopted Regional Activity Center Place Type.
- The existing N2-C zoning on the portion of the site that is Development Area B is not reflective of existing uses or the adopted Place Type. The proposed Uptown Edge zoning district better suits the Regional Activity Center Place Type.
- This site is located directly along the proposed LYNX Silver Line and the petitioner notes that they will continue to collaborate with CATS regarding future rail right-of-way. Redevelopment of areas along what will be a major transit corridor will help to directly support the transit infrastructure while also providing a mechanism for the public to easily access a site that is in the densest part of the City.
- The area that comprises Development Area B is currently underutilized as a vacant lot. Given the situational context of the parcel, the development of Uptown Edge uses on the site would be a preferred outcome over the existing condition.
- The proposal is mindful of the adjacent residential areas on the northwest side of South Cedar Street and provides specific conditions that prioritize sensitivity to those neighbors related to signage orientation, maximum building height, and use limitations for Development Area A.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

Motion/Second: Russell / Sealey  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
 Whilden  
 Nays: None  
 Absent: Winiker  
 Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Whilden noted that the LUESA memo did not take into account that this was previously a brownfield that has since been mitigated.

Commissioner Russell commented on the community discussion with the pedestrian pathway access. The committee voted to suspend the rules to ask the petitioner team to clarify the language on the pedestrian path width. The petitioner responded by saying the path will be reconstructed and improved to 12' in most portions but 10' where it crosses in front of The Clutch parking area. The pathway will stay in place for the community. Additionally, there will be area reserved for the future Uptown CycleLink infrastructure.

Commissioner Lansdell said that this is an opportunity to work with the City and further transit in the area. There is still an issue with how the closing would work of the pedestrian path but there are design opportunities to solve that in the future.

Commissioner Lansdell added that this section of the greenway is a vital connection to the most densely populated area of our City. The uses proposed in this petition make it more imperative to work out the details of this connection and any potential closings that would occur during regular use. There is an opportunity to increase safety along this connection. Commissioner Sealey responded to Lansdell's street improvement concerns by pointing out the nearby redevelopment projects that are occurring that may improve some transit infrastructure in the area.

Commissioner Russell commented that the conditions specified in rezoning plans must be adhered to if a rezoning is approved. Sequentially, the greenway access will remain open as specified in the conditional notes though there will be temporary and periodic closures for reconstruction and operations as currently occur. The petitioner is also committing to funding tree plantings for potential tree loss along its frontages.

The committee voted to suspend the rules to ask the petitioner team about what improvements would be occurring to Cedar Street. The petitioner team responded that they will be realigning and restriping the Cedar Street pedestrian crossing.

Commissioner Lansdell asked how the site interacts with the future Silver Line which is proposed to route through the site and he asked where the proposed station would be. The station would be nearby the site, approximately a block away. Staff responded

that the petitioner has worked with CATS on notes regarding the ROW and this has been resolved.

Commissioner Whilden commented on how frequently the pedestrian access may be closed to allow players to move from the practice facilities to the stadium and noted that these closures would be fairly limited.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902