

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 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	SCHEMATIC SITE PLAN
RZ-3.0	DEVELOPMENT STANDARDS
RZ-4.0	LOCATOR MAP AND PARCEL OWNERSHIP
RZ-5.0	PEDESTRIAN CONNECTION
RZ-6.0	CEDAR STREET FACADE RENDERERS
RZ-7.0	TREE SURVEY

4

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
4	REZONING 4	06.09.2024

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

SCALE NORTH

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

0 75 150 300

SHEET TITLE

CONTEXT AND PURPOSE STATEMENT

SHEET NUMBER

RZ-0.0

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

PANTHERS STADIUM, LLC.
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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: THE HEIGHT OF ANY PORTIONS OF BUILDINGS
LOCATED WITHIN DEVELOPMENT AREA A
SHALL NOT EXCEED 70 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

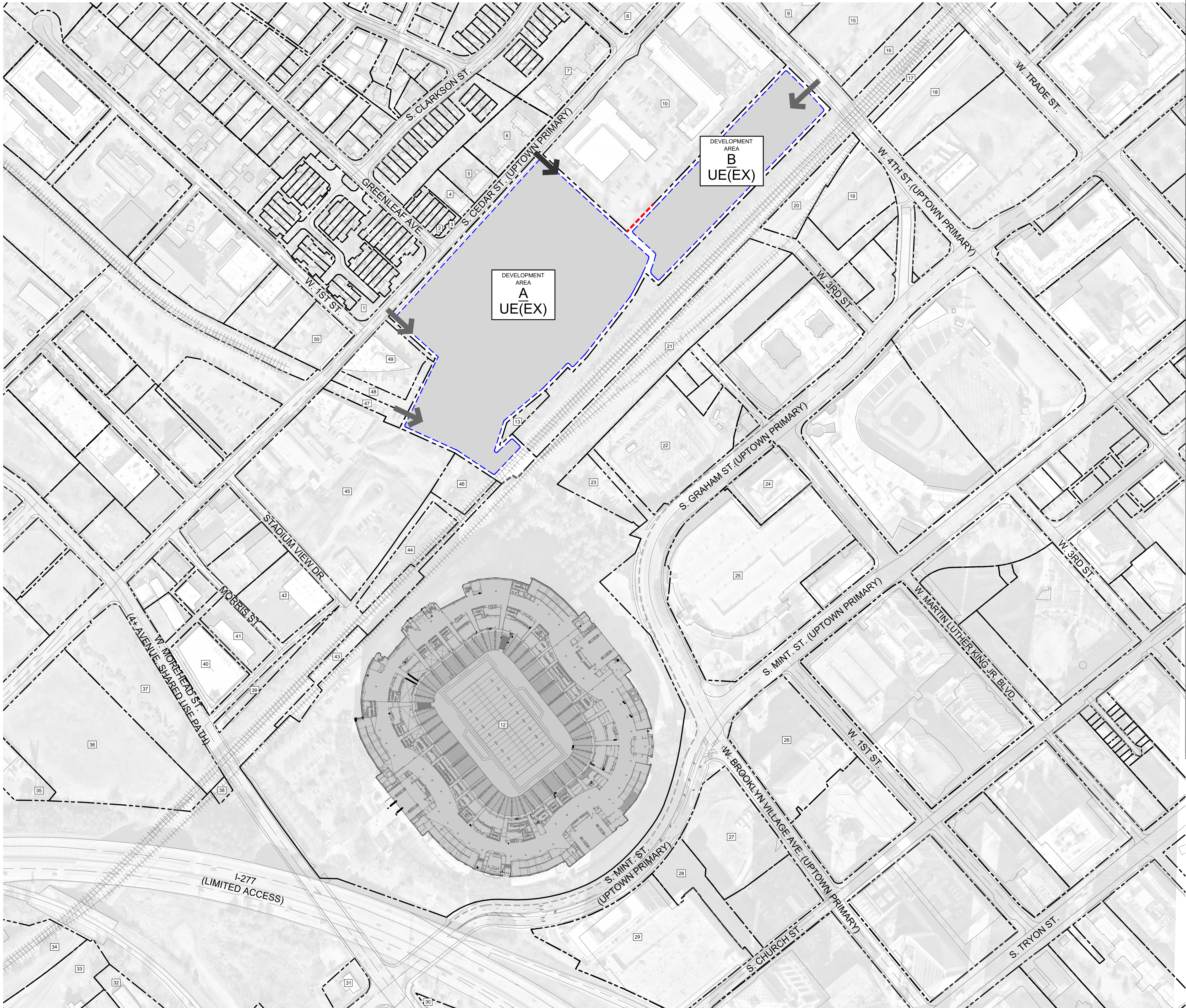
DEVELOPMENT AREA

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

SEAL

NOT FOR
CONSTRUCTION

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800 SOUTH MINT STREET
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SCALE: NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0

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.

ii. CEDAR STREET AT SOUTHERN BOUNDARY. THE CURRENT ACCESS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL REMAIN AS CURRENTLY USED UNTIL REDEVELOPMENT OF THE FIELDS AND/OR PRACTICE FACILITIES WITHIN DEVELOPMENT AREA B AS CONTEMPLATED BY THIS REZONING. UPON SUCH REDEVELOPMENT, THIS ACCESS WILL BE LIMITED TO SERVICE/MAINTENANCE VEHICLES AND WILL NOT BE AVAILABLE FOR REGULAR VEHICULAR ACCESS TO THE SITE.

iii. CLUTCH PARKING ACCESS (I.E. TAX PARCEL #073-181-09). THE ACCESS CONTEMPLATED AT THE ADJACENT CLUTCH PARKING LOT PARCEL AS GENERALLY DEPICTED ON THE REZONING PLAN WILL PROVIDE SUPPORT ACCESS FOR VEHICLES ON A PERIODIC AS NEEDED BASIS IN CONNECTION WITH ACTIVITIES TAKING PLACE ON THE SITE BUT NOT AS A PRIMARY DAY IN DAY OUT ACCESS.

iv. 4TH STREET ACCESS. CURRENTLY AND UPON REDEVELOPMENT OF THE SITE AS CONTEMPLATED IN THE REZONING PLAN, THE ACCESS FROM DEVELOPMENT AREA B TO AND FROM 4TH STREET MAY PROVIDE NORMAL VEHICULAR TRAFFIC TO AND FROM THE SITE.

b. PEDESTRIAN PATH ACCESS TO GRAHAM STREET AND CEDAR STREET. AS GENERALLY DEPICTED ON THE REZONING PLAN, A PEDESTRIAN SIDEWALK CONNECTION WILL BE INSTALLED ON THE SITE TO PROVIDE FOR A LINKAGE BENEFITTING THE PUBLIC TO THE TUNNEL NEAR GRAHAM STREET AND TO THE ADJACENT "CLUTCH RESTAURANT PARKING PARCELS" (I.E. TAX PARCEL #073-181-09 AND #073-182-01) PROPERTY THAT WOULD ALLOW FOR A FURTHER CONNECTION ACROSS THOSE ADJACENT PROPERTIES TO CEDAR STREET AND TO THE GREENWAY PATH LOCATED ACROSS CEDAR STREET EXTENDING TO IRWIN CREEK GREENWAY.

AS PART OF THE EXTENDED CONNECTION DESCRIBED ABOVE, PETITIONER HAS COOPERATED WITH AND WILL CONTINUE TO COOPERATE WITH THE CITY, AS THE OWNER OF TAX PARCEL #073-181-09 (THE "CITY PARCEL"), AND AP FOUNDRY LP, AS THE OWNER OF TAX PARCEL #073-182-01 (THE "AP FOUNDRY PARCEL"), TO WORK TOGETHER TO PROVIDE FOR A UNINTERRUPTED PEDESTRIAN PATH FOR THE BENEFIT OF THE PUBLIC CONNECTION TO CEDAR STREET ACROSS PORTIONS OF THE CITY PARCEL AND THE AP FOUNDRY PARCEL (THE "EXTENDED CONNECTION"). THE EXTENDED CONNECTION AND THE CONNECTION ACROSS THE SITE (TOGETHER THE "PEDESTRIAN CONNECTION") SHALL TAKE PLACE IN THE MANNER GENERALLY DEPICTED ON RZ-5. THIS SHALL INCLUDE: (I) A CONTINUOUS 17' FOOT WIDE CONCRETE PAVED SURFACE EXTENDING ACROSS THE SITE IN THE MANNER GENERALLY DEPICTED ON RZ-5; AND (II) A CONTINUOUS 12' FOOT WIDE SIDEWALK EXTENDING ACROSS THE SITE TO THE TUNNEL NEAR GRAHAM STREET AND TO THE GREENWAY PATH LOCATED ACROSS CEDAR STREET WITH SUCH 12 FOOT PEDESTRIAN CONNECTION ON SUCH PARCELS BEING 10 FEET WIDE FOR A SHORT DISTANCE IN THE AREA CLOSER TO CEDAR STREET AS GENERALLY DEPICTED ON RZ-5. AS GENERALLY DEPICTED ON RZ-5, IT IS POSSIBLE THAT THE CITY MAY SEEK TO WIDEN THE PEDESTRIAN CONNECTION LOCATED ON PORTIONS OF THE CITY PARCEL AND THE AP FOUNDRY PARCEL TO A WIDTH OF 17 FEET IN CONNECTION WITH CYCLE-TRACK IMPROVEMENTS OR OTHER SIMILAR DESIGN FEATURES, AND AS INDICATED PETITIONER HAS AGREED TO PROVIDE THE 17 FOOT WIDE PORTION OF THE PEDESTRIAN PATH ON THE SITE TO SUPPORT THIS POSSIBILITY.

THE CONTINUOUS PEDESTRIAN CONNECTION SHALL BE WITHOUT STAIRS (EXCEPT THAT STAIRS EXIST ALONG WITH ADA COMPLIANT SIDEWALK PORTION CLOSE TO GRAHAM STREET HILL) AND SHALL INCLUDE "WHEEL STOPS" WHERE NECESSARY FOR PEDESTRIAN SAFETY. LIGHTING IF NEEDED IN CERTAIN LOCATIONS FOR SAFE PEDESTRIAN VISIBILITY, AND WYFINDING SIGNAGE TO DEMARKATE THE CONNECTION TO UPTOWN AND ACROSS CEDAR STREET TO THE WESLEY HEIGHTS PEDESTRIAN PATHWAY. THE PEDESTRIAN CONNECTION SHALL REMAIN OPEN FOR CONTINUOUS PUBLIC USE SUBJECT ONLY TO REQUIRED MAINTENANCE AND REPAIR NEEDS AND MOMENTARY SAFETY CLOSURES FOR PLAYER, EMPLOYEE PERSONNEL, AND AUTHORIZED VISITOR TRANSPORT OR WALKING TO AND FROM THE STADIUM AS WELL AS MAINTENANCE RELATED VEHICLE CROSSINGS. THE EXTENDED CONNECTION SHALL INCLUDE THE REALIGNMENT OF THE PAINTED CROSSWALK OVER CEDAR STREET ALONG WITH APPROPRIATE SAFETY SIGNAGE.

THE PEDESTRIAN CONNECTION IMPROVEMENTS, INCLUDING WITHOUT LIMITATION THE REALIGNMENT OF THE PAINTED CROSSWALK OVER CEDAR STREET, SHALL BE SUBJECT TO REVIEW AND APPROVAL BY CDDT. FURTHERMORE, AS DESCRIBED IN SECTION 3.B. CLARIFICATIONS PROVISIONS ABOVE, IT IS UNDERSTOOD THAT IMPROVEMENTS/MODIFICATIONS TO THE EXISTING PARKING AND MANEUVERING AREAS ADJACENT TO THE PEDESTRIAN CONNECTION OR ON THE MULTI-PARCEL DEVELOPMENT AREA (AS DEFINED IN SECTION 3.A. ABOVE) SERVING THE FOUNDRY AND ALFRED WILLIAMS AS DESCRIBED ABOVE, WHICH ARE REQUIRED FOR OR ARE ADVERSELY IMPACTED BY THE IMPLEMENTATION OF THE PROVISIONS OF THIS SECTION 5.B. (INCLUDING WITHOUT LIMITATION THE 17 FOOT WIDE PEDESTRIAN CONNECTION ALTERNATIVE) SHALL NOT REQUIRE OVERALL UPGRADES TO THE PARKING AND MANEUVERING AREAS LOCATED ON THE MULTI-PARCEL DEVELOPMENT AREA UNDER UDO REGULATIONS GIVEN THE GRANDFATHERED NATURE OF THE MULTI-PARCEL DEVELOPMENT AREA.

WORKING WITH THE CITY AND AP FOUNDRY, THE PETITIONER SHALL PROVIDE FOR THE INSTALLATION OF THE PEDESTRIAN CONNECTION ACROSS THE SITE AND THE PORTIONS OF THE CITY PARCEL AND THE AP FOUNDRY PARCEL (FOR THE APPLICABLE 17 FOOT WIDE, 12 FOOT WIDE AND 10 FOOT WIDE AREAS) NO LATER THAN MAY 1, 2025. THE PETITIONER SHALL CONVEY TO THE CITY, BY DEED, THE RIGHT OF WAY AND EASEMENT REQUIRED FOR THE PEDESTRIAN CONNECTION AGREEMENT EXECUTED BY EACH OF THE PETITIONER, THE CITY AND AP FOUNDRY LP CONFIRMING THE CONNECTIONS DESCRIBED HEREIN AND GOVERNING THE LIMITATIONS ON CLOSURE OF THE PEDESTRIAN CONNECTION, MAINTENANCE AND REPAIR THEREOF, AND OTHER MATTERS DESCRIBED HEREIN SHALL BE RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY PRIOR TO THE END OF THE CONNECTION REQUIREMENT PERIOD (THE "RECORDED AGREEMENT"). IN ADDITION TO THE FOREGOING, THE RECORDED AGREEMENT SHALL INCLUDE PROVISIONS (I) REFERRING THE CONTINUING RIGHTS OF THE CITY UNDER EASEMENT AGREEMENT DATED AS OF FEBRUARY 15, 1990 AND RECORDED IN BOOK 0118 IN THE REGISTRY (THE "EXISTING EASEMENT AGREEMENT") TO CONSTRUCT FUTURE IMPROVEMENTS ACROSS THE CITY PARCEL, WHICH MAY INCLUDE A WIDENING OF THE PEDESTRIAN CONNECTION OR IN LIEU OF THE PEDESTRIAN CONNECTION DESCRIBED HEREIN TO THE 17 FOOT WIDTH DESCRIBED ABOVE AS PART OF THE EXTENDED CONNECTION, AND (II) THE INSTALLATION OF THE 17 FOOT WIDE AREA ON THE SITE (I.E. THE PRACTICE FIELDS AND ASSOCIATED PROPERTY) AS GENERALLY DEPICTED ON RZ-5. FURTHERMORE, AN EASEMENT TO THE EXISTING LEASE AGREEMENT BETWEEN THE CITY, AS THE OWNER OF THE PRACTICE FIELDS AND ASSOCIATED PROPERTY, AND THE PETITIONER (OR AFFILIATE) SHALL INCLUDE THE ABOVE DESCRIBED RESERVATION OF THE 17 FOOT WIDE EASEMENT AREA.

6. TRANSPORTATION

a. IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER/BUSINESS ASSOCIATION, AN ENCROACHMENT AGREEMENT WILL BE SUBMITTED FOR APPROVAL BY CDDT PRIOR TO CONSTRUCTION/INSTALLATION.

b. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF A PRINCIPAL USE BUILDING. CDDT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

c. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY FOR A PRINCIPAL USE BUILDING IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE APPROVED BY CDDT AND EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

d. IT IS ACKNOWLEDGED THAT CERTAIN SACRIFICIAL TYPE VERTICAL IMPROVEMENTS MAY BE LOCATED WITHIN PORTIONS OF THE CATS IDENTIFIED RIGHT OF WAY SUBJECT TO APPROVAL BY CATS WITH THE UNDERSTANDING THAT SUCH IMPROVEMENTS WILL BE SUBJECT TO REMOVAL IN A TIMELY BASIS IN CONNECTION WITH CONSTRUCTION OF CATS AND RELATED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

7. MISCELLANEOUS: LIGHTING AND ALTERNATIVE TREE COMPLIANCE

a. LIGHTING. LIGHTING ON THE SITE SHALL COMPLY WITH THE ORDINANCE PROVISIONS SUBJECT TO THE EX-PROVISIONS REGARDING SIGNAGE ABOVE.

b. ALTERNATIVE COMPLIANCE FOR THE FOLLOWING REQUIREMENTS IS ALLOWED AS DESCRIBED BELOW AS A EX PROVISION.

(i) GREEN AREA. THE PETITIONER SHALL MEET THE GREEN AREA REQUIREMENTS OF THE ORDINANCE IN THE MANNER(S) PERMITTED BY THE ORDINANCE.

(ii) INTERNAL TREES. THE PETITIONER SHALL CALCULATE AND MEET STANDARD INTERNAL TREES REQUIREMENT PER THE ORDINANCE. PETITIONER MAY PLANT REQUIRED INTERNAL TREES ANYWHERE ON PARCEL 07328101 PER SECTION 20.17 OF THE ORDINANCE, ANY INTERNAL TREES THAT CANNOT BE REASONABLY BE PLANTED ON THE DESIGNATED PARCELS MAY BE PLANTED ON PUBLIC PROPERTY AND/OR PUBLIC STREET RIGHT-OF-WAY IN 3RD WARD OR UPTOWN (WITHIN THE LOOP) IF SUCH PLANTING LOCATIONS MEET THE GENERAL INTENT AND PURPOSE OF THE INTERNAL TREES REQUIREMENT. THE CITY WILL IDENTIFY PLANTING LOCATIONS AND DIRECT THE PETITIONER WHEREWHEN TO PLANT. PLANTING SHALL MEET PLANTING STANDARDS SET FORTH IN CLOS MANUAL PLANTING SHALL BE COORDINATED BY BOTH THE CITY AND THE PETITIONER. THE PETITIONER MAY ALTERNATIVELY AGREE TO CONTRIBUTE A ONE-TIME PAYMENT TO THE CITY TO SUPPORT A CITY-MANAGED TREE PLANTING AND TREE CARE PROJECT TO MEET THE INTERNAL TREES REQUIREMENTS SET FORTH ABOVE. PAYMENT TOTAL TO BE BASED ON QUANTITY OF TREES AND PER TREE PLANTING ESTIMATE. THE PROJECT SHALL BE IMPLEMENTED IN 3RD WARD, UPTOWN, AND/OR NEIGHBORHOODS DIRECTLY ADJACENT TO UPTOWN.

(iii) TREE CANOPY PLAN. THE PETITIONER AND CITY WILL MUTUALLY DEVELOP AND AGREE UPON A TREE CANOPY PLAN OUTLINING ANY NON-STANDARD AND ALTERNATIVE EFFORTS TO MEET THE GREEN AREA AND/OR INTERNAL TREES REQUIREMENT. TREE CANOPY PLAN SHALL BE DEVELOPED AND FINALIZED PRIOR TO INITIAL LAND DEVELOPMENT PLAN APPROVAL FOR PARCEL 07328101 AFTER COUNCIL APPROVAL OF PETITION 2024-031. ANY ON-SITE TREE PLANTING TO MEET GREEN AREA OR INTERNAL TREES REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF FIRST CO FOR THE SITE. ADDITIONALLY, ANY PAYMENT-IN-LIEU PAYMENTS TO MEET GREEN AREA REQUIREMENTS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF FIRST CO. ALL TREE SAVE RECORDATION AND PLATTING REQUIREMENTS, PAYMENT-IN-LIEU PAYMENTS, AND REQUIRED TREE PLANTING SHALL BE COMPLETED WITHIN 18 MONTHS OF INITIAL LAND DEVELOPE PERMITTING PLAN APPROVAL. ALL TERMS OF THE CANOPY PLAN AND AMENDMENTS OF SAID PLAN SHALL BE MUTUALLY AGREED UPON BY BOTH THE PETITIONER AND CITY.

c. CEDAR STREET DESIGN FEATURES. THE FAÇADE OF THE FIELDHOUSE BUILDING CONTEMPLATED WITHIN DEVELOPMENT AREA A THAT FACES ONTO CEDAR STREET (THE "CEDAR STREET FAÇADE") WILL BE DESIGNED TO MEET ALL APPLICABLE DESIGN REQUIREMENTS OF THE ORDINANCE AS MAY BE MODIFIED BY THE EX PROVISIONS ABOVE AND SHALL INCLUDE THE DESIGN FEATURES DESCRIBED IN THIS SUBSECTION C. THE "CEDAR STREET FAÇADE" SHALL CONTAIN ARCHITECTURAL DESIGN ELEMENTS TO BREAK THE SCALE OF THE BUILDING SO AS TO ENHANCE THE PEDESTRIAN EXPERIENCE ALONG CEDAR STREET. SUCH ARCHITECTURAL DESIGN ELEMENTS WILL INCLUDE A BUILDING/WALL BASE BROKEN INTO SMALLER SECTIONS BY BOTH A CHANGE IN MATERIALS AND PLANE, AND EACH OF THESE SMALLER SECTIONS WILL BE ARTICULATED WITH A FOOTBALL THEMED EXPERIENCE DESIGN THAT PEOPLE WALKING THE CEDAR STREET SIDEWALK CAN COMFORTABLY ENGAGE WITH. ABOVE THE BUILDING/WALL BASE OF THE FACILITY WILL BE A MIDDLE BAND MADE UP OF ARCHITECTURAL FACETING METAL WALL PANELS, WHICH WILL TRANSITION TO SECTIONS OF TRANSPARENCY AT BOTH CORNER LOCATIONS. THE CEDAR STREET FAÇADE PORTION OF THE BUILDING BROKE DOWN FURTHER BY ARCHITECTURAL FINS. THE THIRD LEVEL OF THE CEDAR STREET FAÇADE OF THE BUILDING THAT SPANS FROM THE TOP OF THE MIDDLE SECTION TO THE PEAK WILL BE MADE OF TRANSLUCENT PANELS INTENDED TO ALLOW NATURAL LIGHT INTO THE FACILITY. PRELIMINARY CONCEPTUAL PERSPECTIVES PROVIDING A GENERAL DESIGN INTENT OF THE CEDAR STREET FAÇADE ARE ATTACHED AS PART OF RZ-6.0 TO PROVIDE THE UNDERSTANDING THAT MODIFICATIONS TO THE SAME MAY TAKE PLACE PROVIDED THAT THE OVERALL DESIGN INTENT DESCRIBED HEREIN IS MAINTAINED.

d. TREATMENT OF CEDAR STREET FACING PRIVACY FENCE. AS PART OF THE FIELD RECONFIGURATIONS CONTEMPLATED BY THE REZONING, THE CURRENT FENCE LOCATED ALONG CEDAR STREET ASSOCIATED WITH THE PRACTICE FACILITIES WILL BE REPLACED WITH AN IMPROVED TREATMENT CONSISTING OF COMPOSITE PANEL CONNECTIONS AND METAL TRIM CONNECTING TO BRICK VENER CLUMNS AND/OR SIMILAR FEATURES. THE IMPROVED FENCE TREATMENT SHALL BE INSTALLED WITHIN 3 MONTHS OF COMPLETION OF THE RECONFIGURATION OF THE FIELDS CONTEMPLATED BY THIS REZONING.

8. AMENDMENTS TO THE REZONING PLAN

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OR AREA OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND ARTICLE 37.3 OF THE ORDINANCE, SUBJECT AS WELL TO THE PROVISIONS OF SECTION 3.B ABOVE.

b. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37.3 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION

a. IF THIS REZONING PETITION IS APPROVED, IT WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

4. CLARIFICATIONS: PEDESTRIAN CONNECTION AS FRONTAGE; PEDESTRIAN CONNECTION NOT TRIGGERING BROADER UDO REGULATIONS; RAIL-LINE CORRIDOR NOT FRONTAGE; AND OTHER FRONTAGE EXCEPTIONS.

- THE PEDESTRIAN CONNECTION (AS DESCRIBED IN SECTION 5.B BELOW) FROM GRAHAM STREET ALONG DEVELOPMENT AREA A AND EXTENDING ACROSS ADJACENT PROPERTIES TO CEDAR STREET AS DESCRIBED IN SECTION 5.B BELOW WILL NOT BE DEEMED A FRONTAGE FOR THE PURPOSES OF REGULATIONS WITHIN THE UDO APPLICABLE TO FRONTAGE TYPES, INCLUDING WITHOUT LIMITATION DESIGN AND DIMENSIONAL STANDARDS, UNTIL THE CITY'S PROPOSED CYCLE-TRACK IMPROVEMENTS CONSISTING OF A FULL 17 FOOT-WIDE PATH ARE COMPLETED ACROSS THE ADJACENT PARCELS CONNECTING TO THE STANDARDS SHALL NOT APPLY TO DEVELOPMENT TAKING PLACE ON THE SITE FOR SO LONG AS THE REZONING PLAN IS VESTED UNDER APPLICABLE LAW OR ORDINANCES. FURTHERMORE, THE PETITIONER MAY SEEK A TEXT AMENDMENT ENSURING THAT SUCH FRONTAGE STANDARDS DO NOT APPLY TO THE SITE DEVELOPMENT WHICH IF APPROVED WOULD BE APPLICABLE TO THIS REZONING. IN ABUNDANCE OF CAUTION, HOWEVER, IF IN THE FUTURE IT IS DETERMINED THAT THE PEDESTRIAN CONNECTION ON THE SITE IS DEEMED A FRONTAGE, THEN APPLICABLE EX PROVISIONS SET OUT BELOW REGARDING BTZ, BUILD TO PERCENTAGES, AND THE LIKE ARE INCLUDED BELOW WITH RESPECT TO THE SITE AS ACCEPTABLE EX PROVISIONS IN CONNECTION WITH EX ALLOWANCE TO TWO FRONTAGES FROM ONE FRONTAGE AS A PERMITTED EX PROVISION. IT IS UNDERSTOOD THAT THE EXISTING BUILDINGS AND RELATED SITE DEVELOPMENT ASPECTS LOCATED WITHIN THE MULTI-PARCEL DEVELOPMENT AREA SERVING THE FOUNDRY AND THE ALFRED WILLIAMS PROPERTIES (THE "MULTI-PARCEL DEVELOPMENT AREA", CONSISTING OF #073-181-06 - KWW INVESTMENTS, LLC, #073-181-07 PS MARKS LLC, #073-181-09 CITY OF CHARLOTTE, AND #073-182-01 AP FOUNDRY LP) SHALL NOT BE SUBJECT TO FRONTAGE REGULATIONS BASED UPON THE PEDESTRIAN CONNECTION DESCRIBED ABOVE.
- FURTHERMORE, IT IS UNDERSTOOD THAT IMPROVEMENTS/MODIFICATIONS TO THE EXISTING PARKING AND MANEUVERING AREAS ADJACENT TO THE PEDESTRIAN CONNECTION OR ON THE MULTI-PARCEL DEVELOPMENT AREA SERVING THE FOUNDRY AND ALFRED WILLIAMS AS DESCRIBED ABOVE, WHICH ARE REQUIRED FOR OR ARE ADVERSELY IMPACTED BY THE IMPLEMENTATION OF THE PROVISIONS OF SECTION 5.B. (INCLUDING WITHOUT LIMITATION THE 17 FOOT WIDE PEDESTRIAN CONNECTION ALTERNATIVE DESCRIBED IN SECTION 5.B.) SHALL NOT REQUIRE OVERALL UPGRADES TO THE PARKING AND MANEUVERING AREAS LOCATED ON THE MULTI-PARCEL DEVELOPMENT AREA UNDER UDO REGULATIONS GIVEN THE GRANDFATHERED NATURE OF THE MULTI-PARCEL DEVELOPMENT AREA.
- IT IS NOTED THAT THE RAIL-LINE RIGHT OF WAY IS NOT CONSIDERED A FRONTAGE AND DOES NOT REQUIRE ADHERENCE TO FRONTAGE REGULATIONS UNDER THE UDO.
- ANY FEET OR GREATER FROM A FRONTAGE IS NOT SUBJECT TO REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES, AND ANY ACCESSORY STRUCTURES SUCH AS MAINTENANCE OR STORAGE STRUCTURES ARE NOT SUBJECT TO THE REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES.

THE ABOVE CLARIFICATIONS SHALL APPLY TO EACH OF THE FOLLOWING EX PROVISIONS AS WELL AS THE PROVISIONS OF SECTION 5.B. BELOW.

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, AND ONLY IF APPLICABLE AS DESCRIBED ABOVE TO 0'650 FEET ALONG THE PEDESTRIAN CONNECTION LOCATED ON THE SITE (SUBJECT TO MINOR MODIFICATIONS DURING PERMITTING AS DESCRIBED ABOVE). C - MINIMUM BUILD-TO PERCENTAGE FOR STRUCTURES (%) - THE SITE SHALL HAVE A MINIMUM 40% BTZ RATHER THAN 80% FOR NEW CONSTRUCTION ALONG CEDAR STREET AND ALONG FOURTH STREET, AND IF APPLICABLE ALONG THE PORTION OF THE PEDESTRIAN CONNECTION LOCATED ON THE SITE (SUBJECT TO MINOR MODIFICATIONS DURING PERMITTING AS DESCRIBED ABOVE).

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 OUTDOOR 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 40-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 PER ARTICLE 12.3. THE SITE IS PART OF THE OVERALL UNIFIED DEVELOPMENT AREA WHICH IS BOUNDED BY CEDAR STREET, AND EAST 4TH STREET (AND THE PEDESTRIAN CONNECTION) WITHIN THIS REZONING PLAN AND EXTENDS TO MINT STREET, GRAHAM STREET, AND MOREHEAD STREET FOR THE REMAINDER OF THE UNIFIED DEVELOPMENT AREA. THE OVERALL SITE IS BOUNDED BY A TOTAL OF FIVE STREET FRONTS (AND SIX PARCELS) TO THE EXTENT THAT THE PEDESTRIAN CONNECTION ON THE SITE IS DEEMED A FRONTAGE. A 20' PUBLIC OPEN SPACE SHALL BE PROVIDED ABUTTING THE EAST 4TH STREET FRONTAGE AS MEASURED FROM THE EAST 4TH STREET AND IF PEDESTRIAN CONNECTION IS DEEMED A FRONTAGE THEN A 5' PUBLIC OPEN SPACE AREA WILL BE PROVIDED ABUTTING THE PEDESTRIAN CONNECTION FRONTAGE ON THE SITE. AS MEASURED FROM THE BACK OF THE CONCRETE PATH/SIDEWALK, WHICH WILL CREATE THE ESTABLISHED SETBACK(S) ALONG THIS STREET FRONTAGE, OR AS APPLICABLE FRONTAGES, RATHER THAN THE STANDARD 0' - 20' BTZ MEASURED FROM THE SETBACK. WITHIN DEVELOPMENT AREA B, SURFACE PARKING AND MANEUVERING 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, AND IF DEEMED A FRONTAGE THE PUBLIC OPEN SPACE ABUTTING THE PEDESTRIAN CONNECTION LOCATED ON THE SITE SHALL HAVE A MINIMUM DEPTH OF 5' FROM THE BACK OF CONCRETE PATH/SIDEWALK, 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. AS NOTED, TO THE EXTENT APPLICABLE TO THE PEDESTRIAN CONNECTION, APPLICABLE EX PROVISIONS ARE ALLOWED FOR TWO FRONTAGES RATHER THAN ONE FRONTAGE AS INDICATED WITHIN THIS FOOTNOTE AND CLARIFICATION PROVISIONS.

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 AVOID GROUND FLOOR TRANSPARENCY TO BE MEASURED BETWEEN 3 FEET TO 20' FROM THE SETBACK. 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 THE FAÇADE FACING FOURTH STREET, WHETHER WITHIN DEVELOPMENT AREA A OR B, OR ON THE FAÇADE FACING CEDAR STREET WITHIN DEVELOPMENT AREA A.

ARTICLE 12.4 - OPEN SPACE REQUIREMENTS

THE SITE IS PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE STADIUM PROPERTY AND STADIUM ON WHICH LARGE AREAS OF OPEN SPACE ARE PROVIDED; AS SUCH THE STADIUM PROPERTY MAY BE INCLUDED TO COUNT AS 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 UNIFIED DEVELOPMENT AREA; PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT OPEN SPACE COUNTED FROM THE STADIUM PROPERTY TO SATISFY OPEN SPACE REQUIREMENT FOR THE SITE MAY NOT BE USED TO SATISFY THE STADIUM PROPERTY'S OPEN SPACE REQUIREMENTS FOR A FUTURE DEVELOPMENT OF THE STADIUM PROPERTY.

ARTICLE 19.2 - VEHICLE PARKING SPACE REQUIREMENTS

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 MINIMUM RATIO OF 1/5,000SF OF NEW GROSS FLOOR AREA. THERE ARE NO LONG-TERM BICYCLE PARKING SPACE REQUIREMENTS.

ARTICLE 20.17 - TREE PLANTING REQUIREMENTS

INTERNAL PLANTINGS 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 7.B.

ARTICLE 22 - SIGNS

DUE TO THE NATURE OF THE PRACTICE FIELDS, FIELDHOUSE, AND ASSOCIATED FACILITIES, THE SITE IS GRANTED THE BELOW THE FOLLOWING EXCEPTIONS AS 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 30% OF THE BUILDING WALL SQUARE FOOTAGE ON WHICH THEY ARE LOCATED. THESE SIGNS SHALL HAVE FLEXIBILITY TO VARY FROM THE LOCATIONAL 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. FOR CLARITY, THIS DISTANCE REFERENCE IS TO PERMIT SUCH A SIGN ON A BUILDING THAT MAY BE LOCATED WITHIN THE NARROW BUILDING ENVELOPE AREA OF DEVELOPMENT AREA A ADJACENT TO THE RAIL-LINE RIGHT OF WAY THAT COULD BE CONSTRUCTED AS FACING CEDAR STREET BUT IS LOCATED A LARGE DISTANCE FROM CEDAR STREET).

- SIGNS MAY DISPLAY ON-PREMISES ADVERTISING AND/OR ADVERTISING ASSOCIATED WITH SPORTS OPERATIONS, ACTIVITIES AND EVENTS WHETHER OR NOT SUCH PREMISES OR ACTIVITIES ARE SPONSORED BY 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 (FOR CLARITY, THIS DISTANCE REFERENCE IS TO PERMIT SUCH A SIGN ON A BUILDING THAT MAY BE LOCATED WITHIN THE NARROW BUILDING ENVELOPE AREA OF DEVELOPMENT AREA A ADJACENT TO THE RAIL-LINE RIGHT OF WAY THAT COULD BE CONSTRUCTED AS FACING CEDAR STREET BUT IS LOCATED A LARGE DISTANCE FROM CEDAR STREET).
- ELECTRONIC SIGNAGE SHALL BE ALLOWED TO OPERATE UNDER THE SAME CRITERIA AS ELECTRONIC SIGNS LOCATED IN THE UE ZONING DISTRICT.
- UP TO TWO (2) GROUND SIGNS ARE PERMITTED WITHIN THE SITE, AND EACH GROUND SIGN MAY HAVE A MAXIMUM SIGN AREA OF 50 SQUARE FEET AND A HEIGHT OF 8 FEET. DIGITAL AND OTHER GROUND MOUNTED WINDING SIGNAGE MAY BE INSTALLED IN ADDITION TO OTHER GROUND MOUNTED SIGNAGE SUBJECT TO THE LIMITS ON CERTAIN WALL-MOUNTED SIGNAGE FACING CEDAR STREET.
- ALL LIGHTS ON THE SITE MUST BE PROTECTED BY LIGHT FIXTURES FOR ILLUMINATION.
- COMMERCIAL AND NONCOMMERCIAL FLAGS ARE ALLOWED ON A PERIODIC BASIS AND MAY EXCEED THE SIZE LIMITATIONS OF THE REGULATIONS IN ARTICLE 22.6.E BY GREATER THAN 100%, AND FLAG POLES MAY BE UP TO 60 FEET HIGH.
- UP TO 90 BANNERS MAY BE PLACED LOCATED FENCING OR WALLS ERECTED ON THE SITE AND MAY BE DISPLAYED THROUGHOUT THE CALENDAR YEAR AS LONG AS ANY BANNERS ARE ORIENTED TOWARD THE BANNERS, OTHER THAN TOWARD A STREET OR TOWARD A STREET OR ADJACENT PROPERTY (OTHER THAN THE RAIL-LINE RIGHT OF WAY). BANNERS WITH GRAPHICS THAT ARE ORIENTED TOWARD A FRONTAGE OR ADJACENT PROPERTY (OTHER THAN THE RAIL-LINE RIGHT OF WAY), 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 7' 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. THOSE EXCEPTION PROVISIONS ASSOCIATED WITH SIGNAGE AS DESCRIBED IN SECTION 3 ABOVE SHALL GOVERN THE SIZE, LOCATION, HEIGHT, AND OTHER MATTERS ASSOCIATED WITH SUCH PERMITTED SIGNAGE, AND ALL OTHER MATTERS SHALL COMPLY WITH THE ORDINANCE REGULATIONS PROVIDED, HOWEVER, THE EXCEPTIONS TO THE ORDINANCE OR SUPPLEMENT TO THE SIGNAGE RELATED TO EXCEPTIONS SET FORTH IN SECTION 3 ABOVE OR THE ORDINANCE, PETITIONER MAY SEEK ADMINISTRATIVE APPROVAL OF A MASTER SIGNAGE PACKAGE FOR THE 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:

PANTHERS STADIUM, LLC
PRACTICE & FIELDHOUSE FACILITIES REZONING

DEVELOPMENT STANDARDS
JUNE 9, 2024

REZONING PETITION NO. 2024-031

SITE DEVELOPMENT DATA:

- 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 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 (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: THE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 70 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 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 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.

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 SUPERSEDE THE MUDD-O ZONING FOR A PORTION OF SITE AND EXISTING ZONING DISTRICTS FOR OTHER PORTIONS OF

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
4	REZONING 4	06.09.2024

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

SCALE NORTH

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

SHEET TITLE
LOCATOR MAP AND PARCEL
OWNERSHIP

SHEET NUMBER

RZ-4.0

LEGEND:

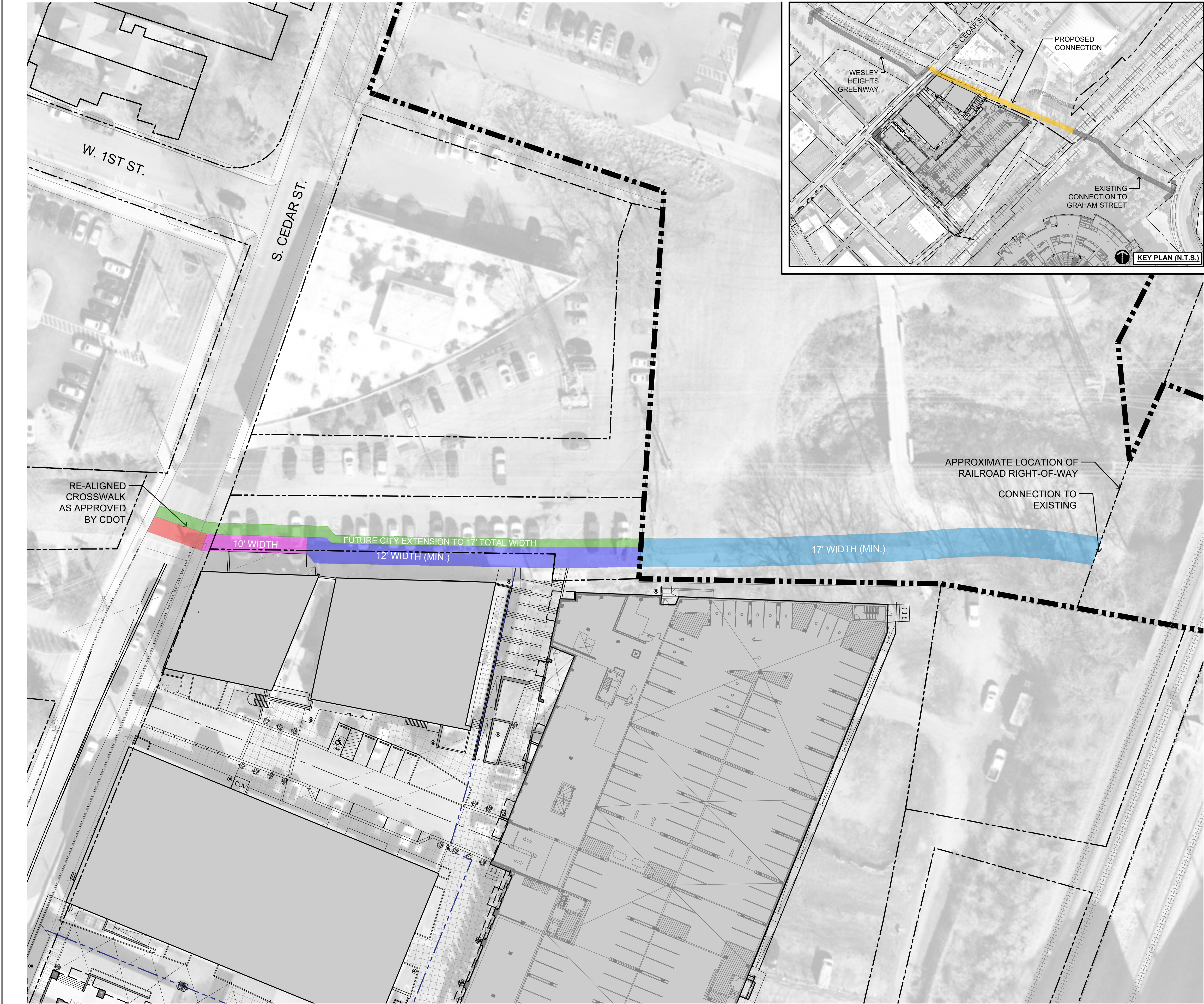
PROJECT BOUNDARY

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	ATTN: TAX DEPT - PB05B DUKE POWER CO		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	12(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

PROPERTY LINE/ RIGHT-OF-WAY

REZONING PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR CONSTRUCTION

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PRACTICE & FIELDHOUSE FACILITIES REZONING

PANTHERS STADIUM, LLC.
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1	REZONING 1	02.26.2024
2	REZONING 2	04.15.2024
3	REZONING 3	05.23.2024
4	REZONING 4	06.09.2024

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

SCALE: NORTH

VERT: N/A
HORZ: 1" = 30'

SHEET TITLE

PEDESTRIAN CONNECTION

SHEET NUMBER

RZ-5.0

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
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3	REZONING 3	05.23.2024
4	REZONING 4	06.09.2024

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

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

CEDAR STREET FACADE
RENDERS

SHEET NUMBER

RZ-6.0



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)
NOTE: STREET TREES ARE NOT SHOWN IN ORDER TO CONVEY OVERALL CONCEPTUAL DESIGN



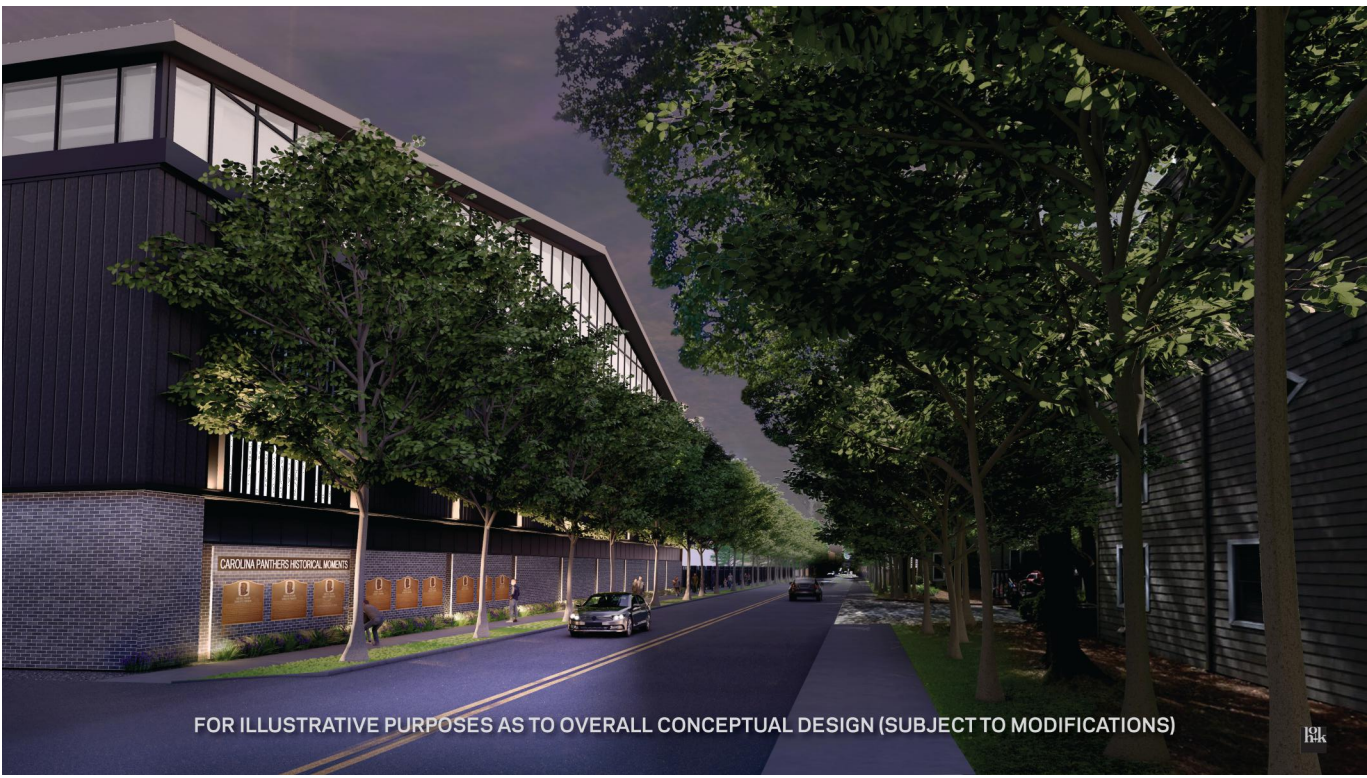
FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)
NOTE: STREET TREES ARE NOT SHOWN IN ORDER TO CONVEY OVERALL CONCEPTUAL DESIGN



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)
NOTE: STREET TREES ARE NOT SHOWN IN ORDER TO CONVEY OVERALL CONCEPTUAL DESIGN



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)
NOTE: STREET TREES ARE NOT SHOWN IN ORDER TO CONVEY OVERALL CONCEPTUAL DESIGN



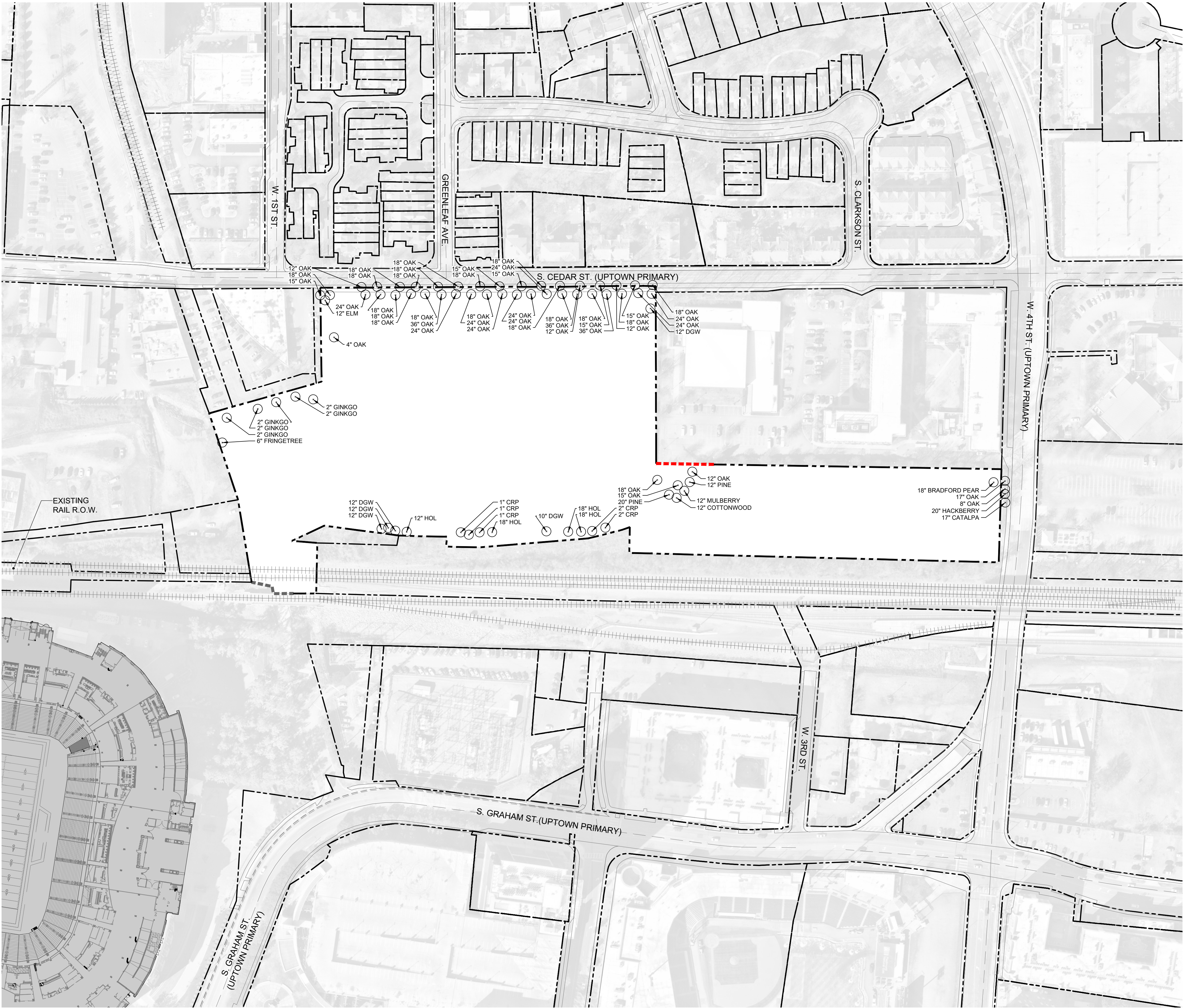
FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)
NOTE: STREET TREES ARE NOT SHOWN IN ORDER TO CONVEY OVERALL CONCEPTUAL DESIGN



FOR ILLUSTRATIVE PURPOSES AS TO OVERALL CONCEPTUAL DESIGN (SUBJECT TO MODIFICATIONS)
NOTE: STREET TREES ARE NOT SHOWN IN ORDER TO CONVEY OVERALL CONCEPTUAL DESIGN



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

PROJECT

PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

PANTHERS STADIUM, LLC.
800 SOUTH MINT STREET
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3	REZONING 3	05.23.2024
4	REZONING 4	06.09.2024

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-7.0