

Petition 2024-031 by Panthers Stadium, LLC

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

To Deny:

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.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)