

Petition 2024-146 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 the Regional Activity Center Place Type.

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:

- Developments such as stadiums and their associated facilities result in unique zoning scenarios that challenge typical ordinance regulations and prompt innovative solutions to contend with regulatory limitations. Exception (EX) conditional rezonings are a mechanism by which quantitative and some qualitative zoning and streetscape standards may be modified 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.
- A stadium and its associated facilities have atypical site and building designs that do not adhere to the base standards of the UC zoning district. Consequently, this proposal requests EX provisions to modify standards such as blank wall areas and transparency levels.
- This petition would allow the site to be redeveloped and updated under a UDO zoning district to better utilize the property and enhance public use of a site that serves as an economic hub and community focal point.
- The petition commits to several public benefits in exchange for requested EX provisions. Publicly accessible open space that amounts to at least 25% or greater above ordinance requirements will be reserved across the site and adequately amenitized to function as public plazas and festival spaces. The petitioner also commits to provide two pedestrian pathways, one between Morehead Street and Mint Street and one that is a continuation of a shared-use path from the practice facilities site which will extend from the existing tunnel under the railroad underpass to connect to Graham Street. These are vital connections that will enhance pedestrian functionality across the subject site while also providing mobility options to surrounding areas. Alternative pedestrian improvement public benefits may be provided if the petitioner is unable to construct the first priority pathways for reasons outside of their control.
- This site is located directly along the proposed LYNX Silver Line. Development of areas along what will be a major transit corridor will help to 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 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 the Regional Activity Center Place Type.

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)