

PROJECT BOUNDARY



PROPERTY LINE/ RIGHT-OF-WAY —————

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 AND EXEMPTIONS FROM THE BASE STANDARDS OF THE APPLICABLE ZONING DISTRICTS 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.

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NOT FOR CONSTRUCTION

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

REZONING

PETITION NO.

RZP-2024-031

PRACTICE & **FIELDHOUSE FACILITIES REZONING**

PANTHERS STADIUM, LLC.

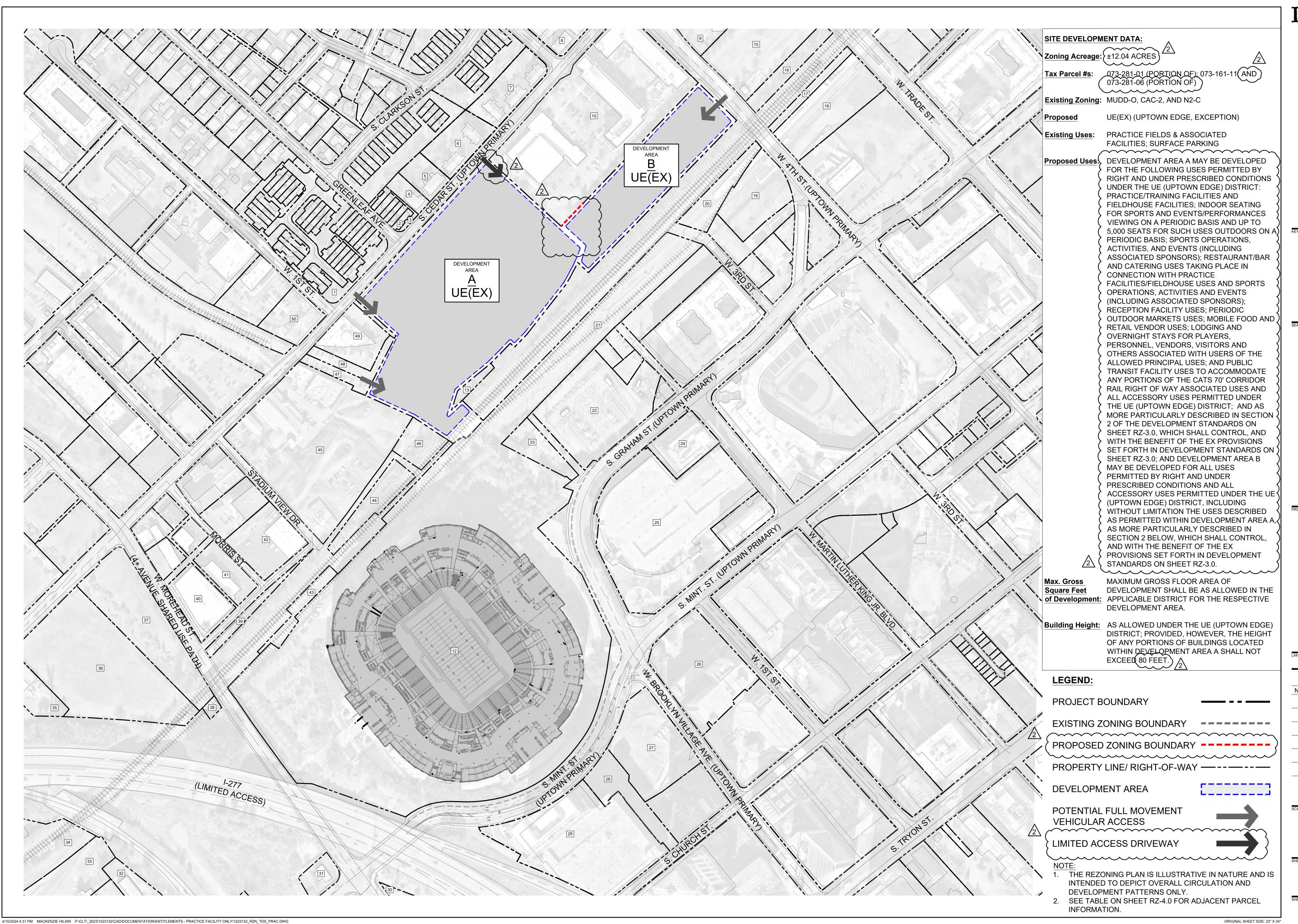
800 SOUTH MINT STREET CHARLOTTE, NC 28202

REVISION / ISSUANCE DESCRIPTION **REZONING 1 REZONING 2** DESIGNED BY: XX DRAWN BY: XX

CHECKED BY: XX

CONTEXT AND PURPOSE STATEMENT

RZ-0.0 ORIGINAL SHEET SIZE: 22" X 34"



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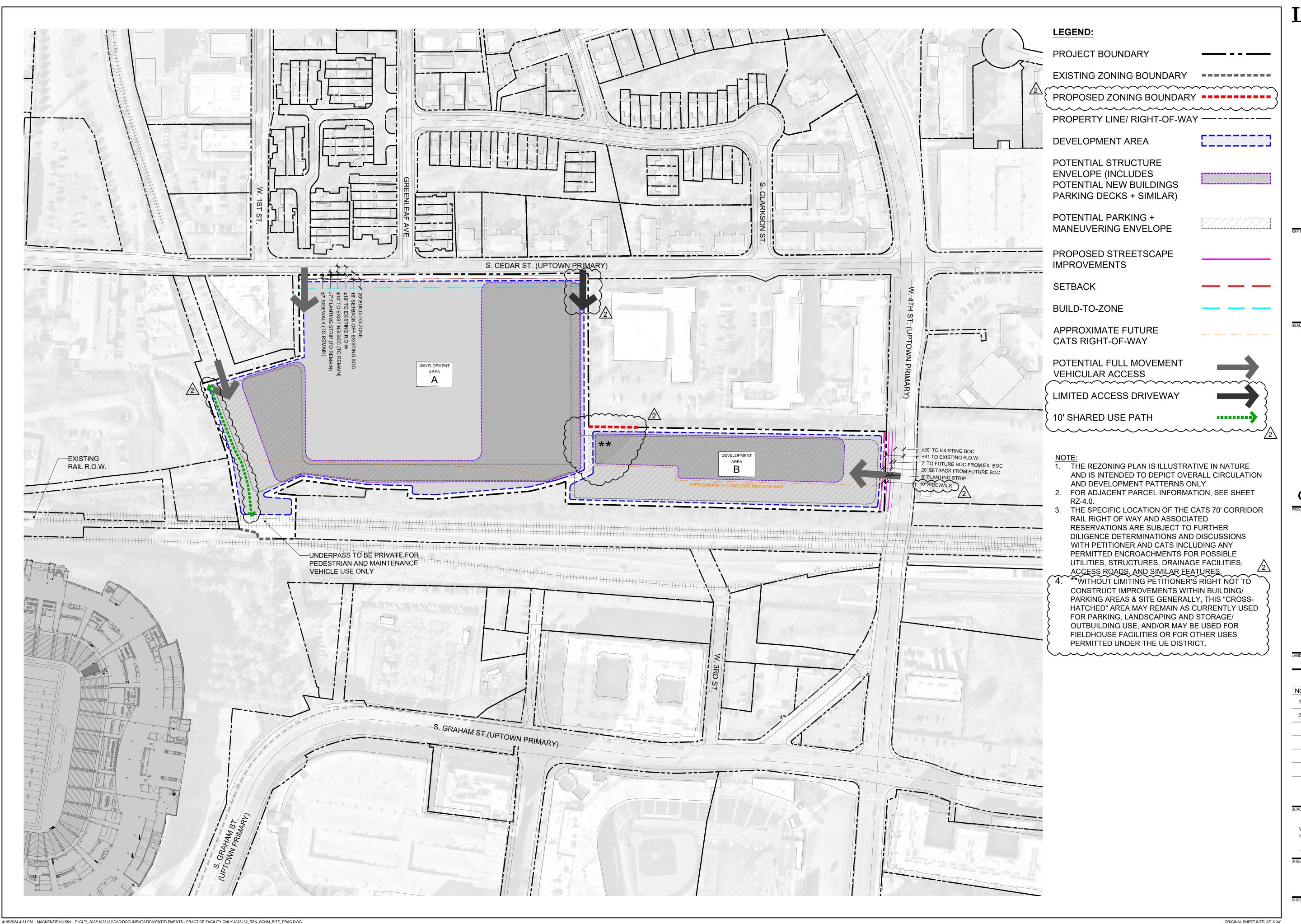
CHARLOTTE, NC 28202

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TECHNICAL DATA SHEET

RZ-1.0



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CHARLOTTE, NC 28202

1023132

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING 1 02.26.2024

2 REZONING 2 04.15.2024

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DRAWN BY: XX

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CHECKED BY: XX

VERT: N/A HORZ: 1" = 100' 0 50 1

SCHEMATIC SITE PLAN

RZ-2.0



a. THE SITE DEVELOPMENT AREA A. DEVELOPMENT AREA AMAY BE DEVELOPED FOR ALL THE FOLLOWING USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS AND ACCESSORY USES UNDER THE UE (UPTOWN EDGE) DISTRICT; INCLUDING) PRACTICE/TRAINING FACILITIES AND FIELDHOUSE FACILITIES; INDOOR SEATING FOR SPORTS AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RESTAURANT/BAR AND CATERING USES TAKING PLACE) N CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RESTAURANT/BAR AND CATERING USES TAKING PLACE) N 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); RETAIL AND PERSONAL SERVICES USES 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); RETAIL AND PERSONAL SERVICES USES IN CONNECTION WITH USES; PERIODIC OUTDON MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL, VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALL ACCESSORY USES USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, AND WITH THE BENEFIT OF THE EXPROVISIONS SET FORTH BELOW; AND UNDER PRESCRIBED CONDITIONS AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT HE HISES DESCRIBED WITHIN DEVELOPMENT AREA B. DEVELOPMENT AREA B. DEVELOPMENT AREA B. AND WITH THE BENEFIT OF THE EXPROVISION OF THE EXPRONSORY. DISTRICT SHALL BE PERMITTED ON THE SITE.

~~~~~ 3. EXCEPTION (EX) DISTRICT PROVISIONS

a. APPLICABILITY OF EXCEPTION (EX) DISTRICT PROVISIONS. THE SITE IS PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE EXISTING BANK OF AMERICA STADIUM FRONTING MINT STREET (THE "STADIUM"), AND WHILE THE STADIUM IS NOT INCLUDED IN THIS REZONING PLAN, THE FACILITIES CONTEMPLATED TO BE DEVELOPED ON THE SITE ARE PART OF A MAJOR COMPLEX CHARACTERIZED BY REGULAR COMMUNITY AND PUBLIC INTERACTION AND INCLUDE AND MAY INCLUDE FEATURES THAT QUALIFY AS PUBLIC AMENITIES AND CITY IMPROVEMENTS, SUCH AS LARGE SCALE PUBLICLY ACCESSIBLE OPEN SPACE, PUBLIC PLAZAS AND FESTIVAL SPACES, AND SIMILAR OUTDOOR RECREATIONAL FEATURES AND OTHER SIMILAR PUBLIC IMPROVEMENTS, STREET/STREET/STREET/SCAPE IMPROVEMENTS AND THE LIKE. ACCORDINGLY, APPLICATION OF EXCEPTION (EX) PROVISIONS ARE PERMITTED IN THIS REZONING PLAN UNDER ARTICLE 37.2.C OF THE ORDINANCE.

PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT LIMITATION THE USES DESCRIBED WITHIN DEVELOPMENT AREA A, AND WITH THE BENEFIT OF THE EX

MODIFICATIONS/DEVIATIONS PERMITTED UNDER EXCEPTION PROVISIONS. THE PRACTICE FIELDS, FIELDHOUSE, AND ASSOCIATED USES CONTEMPLATED ON THE SITE ARE PART OF A MAJOR COMPLEX/UNIFIED DEVELOPMENT CHARACTERIZED BY REGULAR COMMUNITY AND PUBLIC INTERACTION WHOSE SCALE AND/OR PROJECT OPERATIONAL NEEDS RESULT OR MAY RESULT IN DESIGN DEVELOPMENT FEATURES THAT MAY NOT PRACTICALLY PERMIT PARTIAL OR FULL COMPLIANCE WITH A RANGE OF DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT; THESE INCLUDE, WITHOUT LIMITATION: BUILDING SITING STANDARDS, TRANSPARENCY STANDARDS, BUILDING BASE ARCHITECTURAL STANDARDS, BUILDING DESIGN STANDARDS/REQUIREMENTS, PUBLIC OPEN SPACE DESIGN STANDARDS, SIGNAGE STANDARDS, AMONG OTHERS.

c. EXTENT OF MODIFICATIONS/EXCEPTIONS. ACCORDINGLY, EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE AS FOLLOWS IN SUBSECTION 3.D. BELOW, AND IT IS UNDERSTOOD THAT CONSIDERATIONS OF THE APPLICABILITY SUCH EXCEPTIONS TO DEVELOPMENT OF THE SITE SHALL BE GIVEN WIDE LATITUDE TO PERMIT VARIATIONS FROM ORDINANCE STANDARDS IN LIGHT OF THE NATURE OF THE OVERALL FACILITIES AND IMPROVEMENTS CONTEMPLATED. SUCH EXCEPTIONS SHALL INCLUDE PARTIAL OR FULL VARIATIONS FROM THE APPLICABLE STANDARDS AND VARIATIONS IN THE MANNER, SIZE, CONFIGURATION, LOCATION, HEIGHT, ILLUMINATION AND OTHER FEATURES SUBJECT TO ANY EXPRESS LIMITATIONS SET FORTH BELOW OR AS EXPRESSLY DESCRIBED ON THE REZONING PLAN. FURTHERMORE, OTHER EXCEPTIONS AS MAY BE DEEMED APPROPRIATE MAY BE APPROVED ADMINISTRATIVELY IN LIGHT OF THE CHARACTERISTICS AND FEATURES ASSOCIATED WITH THE USES AND STRUCTURES CONTEMPLATED BY THIS REZONING THAT DO NOT ALTER THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT.

ENUMERATION OF MODIFICATIONS/EXCEPTIONS. WITHOUT LIMITING THE APPLICABILITY OF OTHER EXCEPTIONS AS DESCRIBED IN THIS SECTION 3, THE FOLLOWING EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE:

THE SHARED USE PEDESTRIAN PATH PROVIDED FROM GRAHAM STREET TO ALONG DEVELOPMENT AREA ALAND EXTENDING TO THE FUTURE IRWIN CREEK GREENWAY IS NOT TO BE DEEMED A FRONTAGE FOR THE PURPOSES OF REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES AND MAY BE CLOSED DURING EVENTS.

ANY BUILDING 100 FEET OR GREATER FROM A EPONTAGE IS NOT SUBJECT TO SECULATIONS. ANY BUILDING 100 FEET OR GREATER FROM A FRONTAGE IS NOT SUBJECT TO REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES.

ARTICLE 12.3 (A THROUGH G) - DIMENSIONAL AND DESIGN STANDARDS OF THE UE ZONING DISTRICT

PROVISIONS SET FORTH BELOW.

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 ELIMINATED INCREASED FROM 0'-20' TO 0'-200' ALONG THE YOURTH STREET.

C - MINIMUM BUILD-TO PERCENTAGE FOR STRUCTURES (%) - THE SITE SHALL HAVE A MINIMUM 20 40% BTZ RATHER THAN 80% FOR NEW CONSTRUCTION ALONG CEDAR STREET AND 15' APPHICABLE PALLONG FOURTH STREET.

2 NOT APPLICABLE ALONG FOURTH STREET. 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 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 WILL NOT BE APPLICABLE SHALL BE REDUCED FROM 60% TO 25% DUE TO THE NATURE OF OUTDOOR PRACTICE FIELD FACILITIES

B - MAXIMUM BUILDING LENGTH ALONG A FRONTAGE - THE SITE SHALL HAVE A MAXIMUM BUILDING LENGTH OF 800 FEET.)

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 EXCEPT THE REQUIRED 20 FEET IN FOOT DIMENSION BUT MEET A 40-FOOT BLANK WALL AREA) DIMENSION.

ROPOSED FACILITIES AND THERE MAY BE PORTIONS OF THE

E-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. G - MAXIMUM PROMINENT ENTRY SPACING - IT IS INTENDED THAT THIS PROVISION WILL BE MET FOR ALL NEW CONSTRUCTION. HOWEVER, FLEXIBILITY IS ALLOWED TO MODIFY THIS PROVISION BASED UPON THE SECURITY NEEDS OF THE PROPOSED FACILITIES. ARTICLE 12.3.D - TABLE 12-4 - TRANSPARENCY STANDARDS

- GROUND FLOOR TRANSPARENCY - NEW CONSTRUCTION ON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN 50% GROUND FLOOR TRANSPARENCY. C - UPPER FLOOR TRANSPARENCY - NEW CONSTRUCTION ON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN 15% UPPER FLOOR TRANSPARENCY.

ARTICLE 12.3 E - TABLE 12-6 - BUIL DING DESIGN STANDARDS

THE BASE OF BUILDING DESIGN STANDARDS WILL NOT APPLY TO THE SITE.

THE SITE WILL BE ALLOWED TO REDUCE THE NUMBER OF REQUIRED ONLY ONE PROMINENT ENTRANCE ENTRANCES FROM TWO TO ONE AND CAN BE LOCATED ON EITHER FOURTH STREET OR CEDAR STREET. ARTICLE 12.3.G. - BUILDING MATERIALS

CERTAIN OPEN SPACE DESIGN STANDARDS FOUND IN ARTICLE 16.5 OF THE ORDINANCE. THE REQUIRED OPEN SPACE MAY BE LOCATED ON THE ABUTTING STADIUM SITE. I'HE SITE IS PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE STADIUM ON WHICH LARGE AREAS OF OPEN SPACE ARE PROVIDED. THE STADIUM PORTION OF THE PROPERTY IS NOT INCLUDED WITHIN THIS REZONING PLAN AND IS NOT ALLOWED TO BE UTILIZED TO COUNT AS THE REQUIRED 10% OPEN SPACE FOR THE SITE. THE OPEN SPACE REQUIREMENT MAY BE REDUCED TO 2% DUE TO EXISTING OPEN SPACE AREAS LOCATED ON THE STADIUM PORTION OF THE PROPERTY

**ARTICLE 16.2 - EXTERIOR LIGHTING** IF THE OUTDOOR PRACTICE FIELDS ARE TO BE ILLUMINATED IN DEVELOPMENT AREA B, SUCH LIGHTING WILL COMPLY WITH THE EXTERIOR LIGHTING PROVISIONS OF THE ORDINANCE

ARTICLE 19.2 - VEHICLE PARKING SPACE REQUIREMENTS THE SITE SHALL HAVE NO PARKING MINIMUM OR MAXIMUMS

THE SITE WILL HAVE NO LIMITATIONS ON THE BUILDING MATERIALS FOR EACH FAÇADE ALONG A FRONTAGE 

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 RATIO OF 1/5 000SE OF NEW GROSS FLOOR AREA. THERE ARE NO LONG-TERM BICYCLE PARKING SPACE REQUIREMENTS. ADDITIONAL FLEXIBILITY SHALL BE PROVIDED ON THE LOCATION OF SUCH SHORT-TERM BICYCLE PARKING PER ARTICLE 19.9.B AND MAY EXCEED 120 FEET FROM AN ENTRANCE TO THE BUILDING. THE REQUIRED BICYCLE PARKING MAY BE LOCATED ON THE ABUTTING STADIUM SITE.

ARTICLE 19.6 - DESIGN OF SURFACE PARKING AND PARKING LOTS TABLE 19-4 - SURFACE PARKING AREA LOCATION AND ACCESS
SURFACE PARKING AND MANEUVERING MAY BE LOCATED IN THE ESTABLISHED SETBACKS ALONG A BETWEEN THE PRINCIPAL BUILDING AND THE FOURTH STREET FRONTACE AS
GENERALLY DEPICTED ON SHEET RZ-2.0 SUCH PARKING SHALL BE LOCATED A MINIMUM OF 20' FROM THE BACK OF SIDEWALK ALONG FOURTH STREET. PUBLIC OPEN SPACE SHALL BE
PROVIDED WITHIN THE 20' DIMENSION AND BE DESIGNED PER THE DESIGN REQUIREMENTS WITHIN TABLE 16-2 OF THE ORDINANCE AND INCORPORATE THE CONSTRUCTION OF A PERGOLA OR SIMILAR BUILDING STRUCTURE. .....

**ARTICLE 19.7 - DESIGN OF PARKING STRUCTURES** TABLE 19-5 PARKING STRUCTURE DESIGN OPTIONS

THE SITE SHALL BE ALLOWED PARKING STRUCTURE DESIGN OPTIONS A, B, C, AND D WITH A 5-FOOT LANDSCAPE AREA AS FOUND IN ARTICLE 19.7.C.2. 

VALET PARKING SHALL BE ALLOWED TO BE LOCATED WITHIN THE ESTABLISHED SETBACK ALONG A FRONTAGE.

ARTICLE 20,15 & 17 - GREEN AREA, TREE PLANTING REQUIREMENTS BE PROVIDED FOR NEW CONSTRUCTION WITHIN DEVELOPMENT AREA B. DEVELOPMENT AREA A IS EXEMPT FROM INTERNAL PLANTING REQUIREMENTS DUE TO THE NATURE OF PRACTICE FIELDS. HOWEVER, SURFACE PARKING WITHIN DEVELOPMENT AREA A SHALL COMPLY WITH THE INTERNAL PLANTING LOCATION REQUIREMENTS. THE GREEN AREA REQUIREMENT MAY BE REDUCED FROM 15% TO 10% OF THE SITE. INTERNAL PLANTINGS SHALL BE PROVIDED BASED UPON THE BUILT UPON AREA ON THE SITE. THE OUTDOOR PRACTICE FIELDS WITHIN DEVELOPMENT AREA A SHALL NOT BE CONSIDERED BUILT UPON AREA WHEN CALCULATING THIS QUANTITATIVE MEASURE.

DUE TO THE NATURE OF THE PRACTICE FIELDS, FIELD HOUSE, AND ASSOCIATED FACILITIES, THE SITE IS GRANTED THE BELOW EXCEPTIONS FROM THE SIGN REGULATIONS. SIGNAGE OF ALL TYPES ALLOWED UNDER THE ORDINANCE FOR THE UE DISTRICT SHALL ALSO BE PERMITTED ON THE SITE.

SIGNS MAY DISPLAY ON-PREMISES ADVERTISING AND/OR ADVERTISING ASSOCIATED WITH SPORTS OPERATIONS, ACTIVITIES AND EVENTS WHETHER ON-PREMISES OR OFF

INCLUDING ASSOCIATED SPONSORSHIP PARTNERS MORE THAN ONE ELECTRONIC SIGN PER LOT IS PERMITTED

ELECTRONIC SIGNAGE SHALL BE ALLOWED THE SAME GENERAL SIGN REGULATIONS AS ALLOWED WITHIN THE UC ZONING DISTRICT

• UP TO TWO (2) GROUND SIGNS ARE PERMITTED WITHIN THE DEVELOPMENT AREA. ONE WITH A MAXIMUM SIGN AREA OF 50SF AND 11 FEET IN HEIGHT. THE SECOND GROUND SIGN IS PERMITTED WITH A MAXIMUM SIGN AREA OF 1,250 SQUARE FEET AND MAXIMUM SIGN HEIGHT OF 40 FEET. THE SECOND GROUND SIGN MUST BE LOCATED A MINIMUM OF 220 FEET FROM SOUTH CEDAR STREET, SHALL FACE IN A WEST/SOUTHWEST OR SOUTH/SOUTHEAST DIRECTION, AND IN NO EVENT FACE TOWARDS THE RESIDENTIAL USES LOCATED

WALL-MOUNTED SIGNAGE SHALL BE ALLOWED WITH A MAXIMUM SQUARE FOOTAGE EQUAL TO 40% 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.

• THE TOTAL AREA OF ALL BANNERS COMBINED ALONG A WALL SHALL NOT EXCEED 1,000 SQUARE FEET OR 10% OF THE WALL AREA, WHICHEVER IS GREATER AND THERE ARE NO MAXIMUM DISPLAY TIME PERIODS

• COMMERCIAL AND NONCOMMERCIAL FLAGS ARE NOT SUBJECT TO THE REGULATIONS IN ARTICLE 22.6.E

ARTICLE 32.1 - COMPREHENSIVE TRANSPORTATION REVIEW (CTR) A CTR SHALL NOT BE REQUIRED FOR THIS REZONING PETITION. A CTR WILL OCCUR AS PART OF A LARGER TRANSPORTATION STUDY OF THE DISTRICT AREA.

**ARTICLE 33.4 - UPTOWN STREETSCAPE DESIGN** 

TABLE 33-6 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 Z'SIDEWALK. WEST 4TH STREET (UPTOWN PRIMARY) - MODIFY THE STREETSCAPE ELEMENTS TO ALLOW FOR AN 8' PLANTING STRIP AND 8' SIDEWALK TO MATCH THE EXISTING STREETSCAPE ON THE ABUTTING PROPERTY AND EXTENDING TO THE RAIL ROAD BRIDGE

4. SIGNAGE a. IN ADDITION TO THE SIGNAGE PERMITTED AS SET FORTH IN THE EXCEPTION DISTRICT PROVISIONS ABOVE, SIGNAGE OF ALL TYPES ALLOWED UNDER THE ORDINANCE FOR THE UE

b. IN ADDITION, THOSE EXCEPTION PROVISIONS ASSOCIATED WITH SIGNAGE AS DESCRIBED IN SECTION 3 ABOVE SHALL GOVERN THE SIZE, LOCATION, HEIGHT, AND OTHER ASPECTS ASSOCIATED WITH SUCH PERMITTED SIGNAGE

AS AN ALTERNATIVE OR SUPPLEMENT TO THE SIGNAGE RELATED TO EXCEPTION PROVISIONS SET FORTH IN SECTION 3 ABOVE PETITIONER MAY SEEK ADMINISTRATIVE APPROVAL OF A MASTER SIGNAGE PACKAGE FOR THE REZONING 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. 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.

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.

6. 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

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**PRACTICE &** REZONING

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800 SOUTH MINT STREET

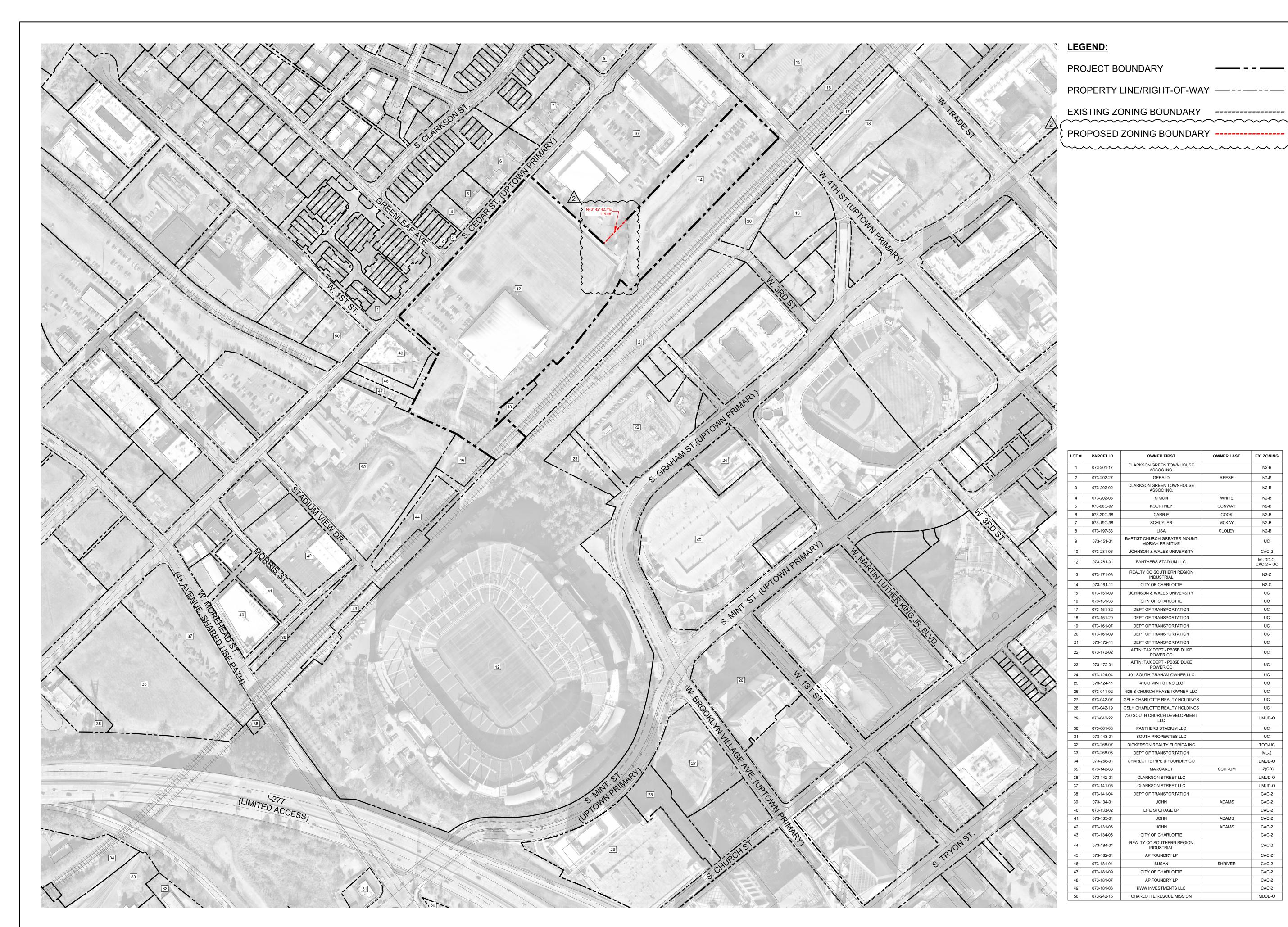
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DEVELOPMENT STANDARDS



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REZONING PETITION NO. RZP-2024-031

## **NOT FOR** CONSTRUCTION

OWNER LAST

MCKAY

SLOLEY

CLARKSON GREEN TOWNHOUSE

CLARKSON GREEN TOWNHOUSE ASSOC INC.

MORIAH PRIMITIVE JOHNSON & WALES UNIVERSITY

PANTHERS STADIUM LLC.

REALTY CO SOUTHERN REGION

CITY OF CHARLOTTE

JOHNSON & WALES UNIVERSITY

CITY OF CHARLOTTE

DEPT OF TRANSPORTATION

ATTN: TAX DEPT - PB05B DUKE

POWER CO ATTN: TAX DEPT - PB05B DUKE POWER CO

401 SOUTH GRAHAM OWNER LLC 410 S MINT ST NC LLC

526 S CHURCH PHASE I OWNER LLC

720 SOUTH CHURCH DEVELOPMENT

PANTHERS STADIUM LLC

SOUTH PROPERTIES LLC

DICKERSON REALTY FLORIDA INC

DEPT OF TRANSPORTATION CHARLOTTE PIPE & FOUNDRY CO

CLARKSON STREET LLC

CLARKSON STREET LLC

DEPT OF TRANSPORTATION

JOHN

LIFE STORAGE LP

CITY OF CHARLOTTE REALTY CO SOUTHERN REGION

INDUSTRIAL

AP FOUNDRY LP

SUSAN

CITY OF CHARLOTTE

AP FOUNDRY LP

KWW INVESTMENTS LLC

CHARLOTTE RESCUE MISSION

JOHN

INDUSTRIAL

EX. ZONING

N2-B

N2-B

N2-B

N2-B

N2-B

N2-B

N2-B

N2-B

CAC-2

MUDD-O, CAC-2 + UC

N2-C

N2-C

UC

UMUD-O

UC

UC

TOD-UC

ML-2

UMUD-O

I-2(CD)

UMUD-O

UMUD-O

CAC-2

CAC-2

CAC-2

CAC-2

CAC-2

CAC-2

CAC-2

CAC-2 CAC-2

CAC-2

CAC-2

CAC-2

MUDD-O

ADAMS

ADAMS

SHRIVER

UC

#### PRACTICE & **FIELDHOUSE FACILITIES REZONING**

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