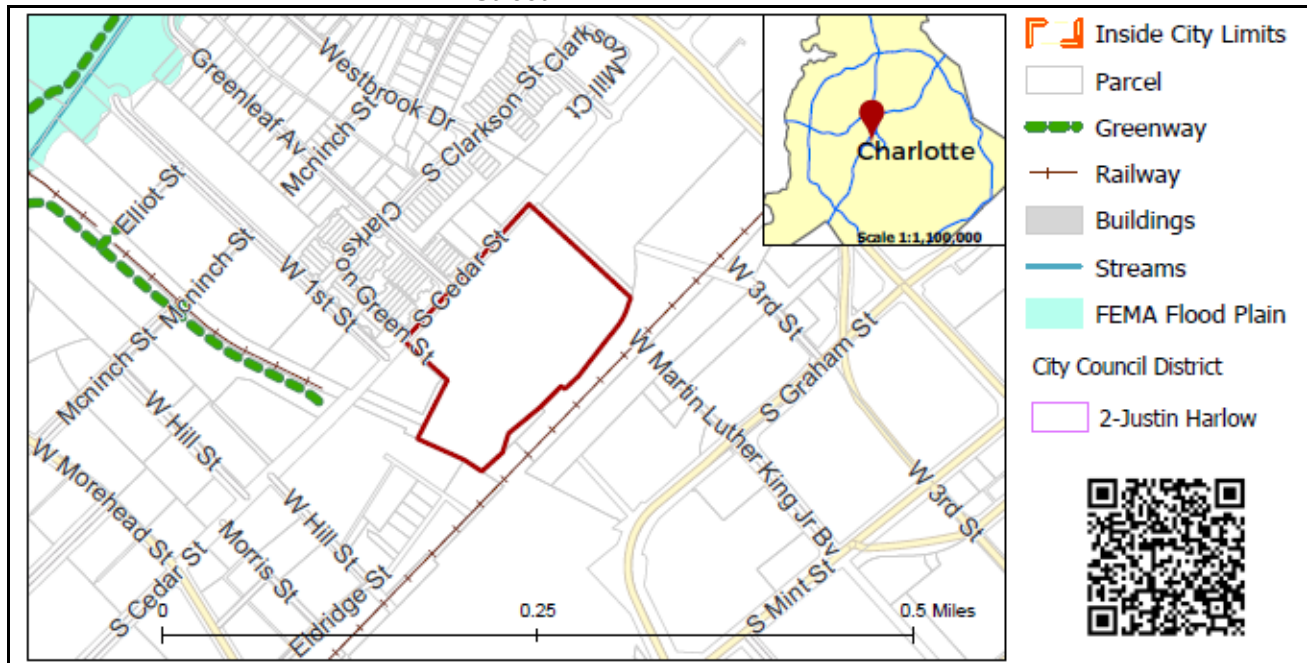


REQUEST

Current Zoning: UR-3 (Urban Residential) and MUDD (Mixed Use Development)
Proposed Zoning: MUDD-O (Mixed Use Development, optional)

LOCATION

Approximately 8.6 acres located on the southeast side of S Cedar Street.



SUMMARY OF PETITION

The petition proposes to allow optional provisions for the site regarding signage on the exterior surface of the indoor practice facility, signage/banners on portions of the fencing on the site, and detached signage on site.

PROPERTY OWNER

Panthers Stadium LLC and City of Charlotte

PETITIONER

Panthers Stadium, LLC, Mark Hart

AGENT/REPRESENTATIVE

Jeff Brown, Keith MacVean, and Dujuana Keys

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *Charlotte Center City 2020 Vision Plan*. While this plan does not make a specific land use recommendation for the site, the plan encourages future development that contributes to the overall viability and livability of Center City.

Rationale for Recommendation

- The petition proposes to increase the allowed signage for the practice facility for the Carolina Panthers.
- The impact to surrounding developments will be minimal. The street trees and street create a buffer from the nearby multi-family. The impact to adjacent institutional is minimal as the signs will face the back of the institutional building and the commercial use is separated by surface parking.

- All other signage will conform to the MUDD zoning district standards.

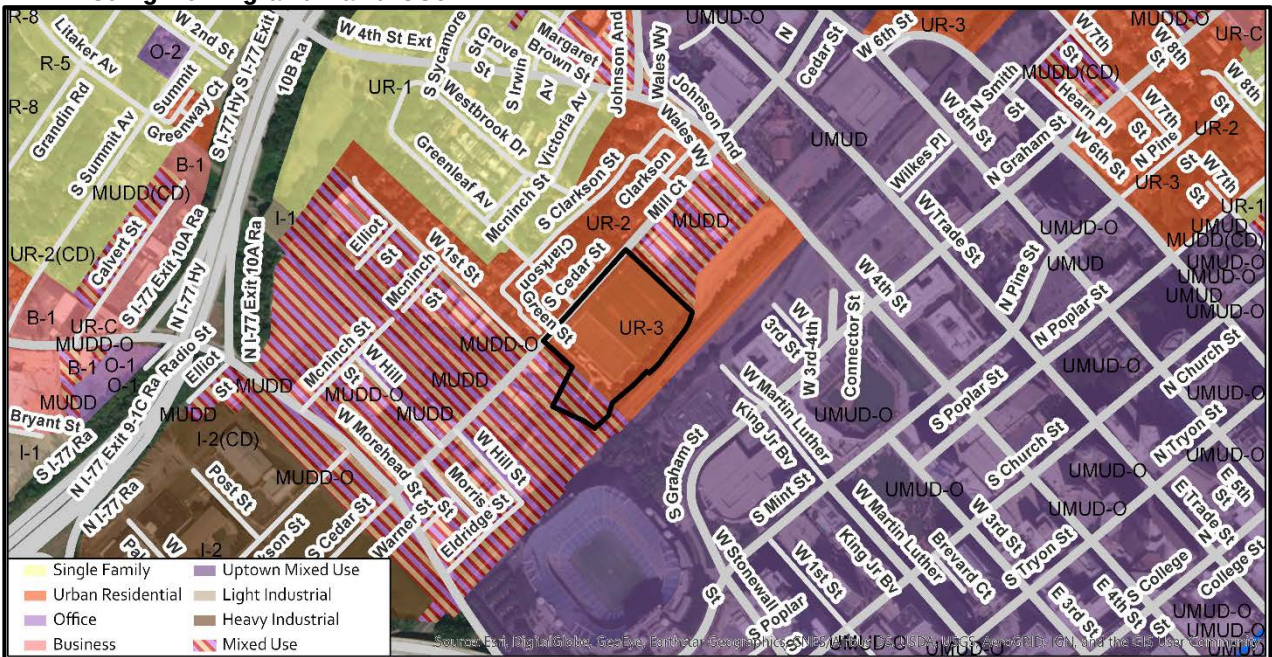
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- To allow up to six building wall signs located on the exterior of the indoor practice facility that the aggregate total does not exceed 14,100 square feet.
- To allow one detached sign being no taller than the maximum height of the practice facility that will not exceed 1,250 square feet in sign area. The sign will be located no closer than 220 feet of S Cedar Street and only on the west/southwest side or south/southeast of building and shall face in a west/southwest or south/southeast direction.
- To allow up to two ground mounted monument type entrance signs less than 5 feet in height and no more than 50 square feet in sign area.
- To allow permanent signs/banners to be located along the perimeter fences of the practice fields on all sides except the exterior of the fence located adjacent to S Cedar Street.

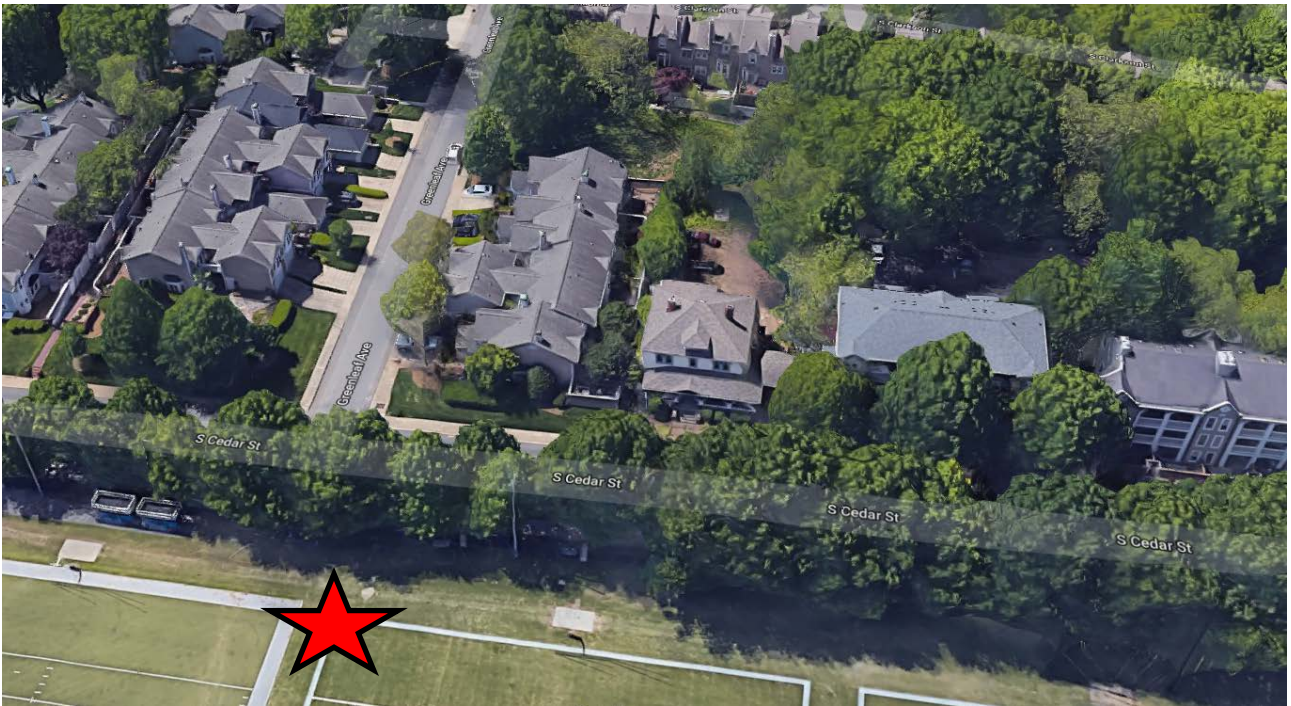
• Existing Zoning and Land Use



- The subject property is developed with the Carolina Panthers training facility. The adjacent land uses include multi-family residential, institutional, and commercial uses.



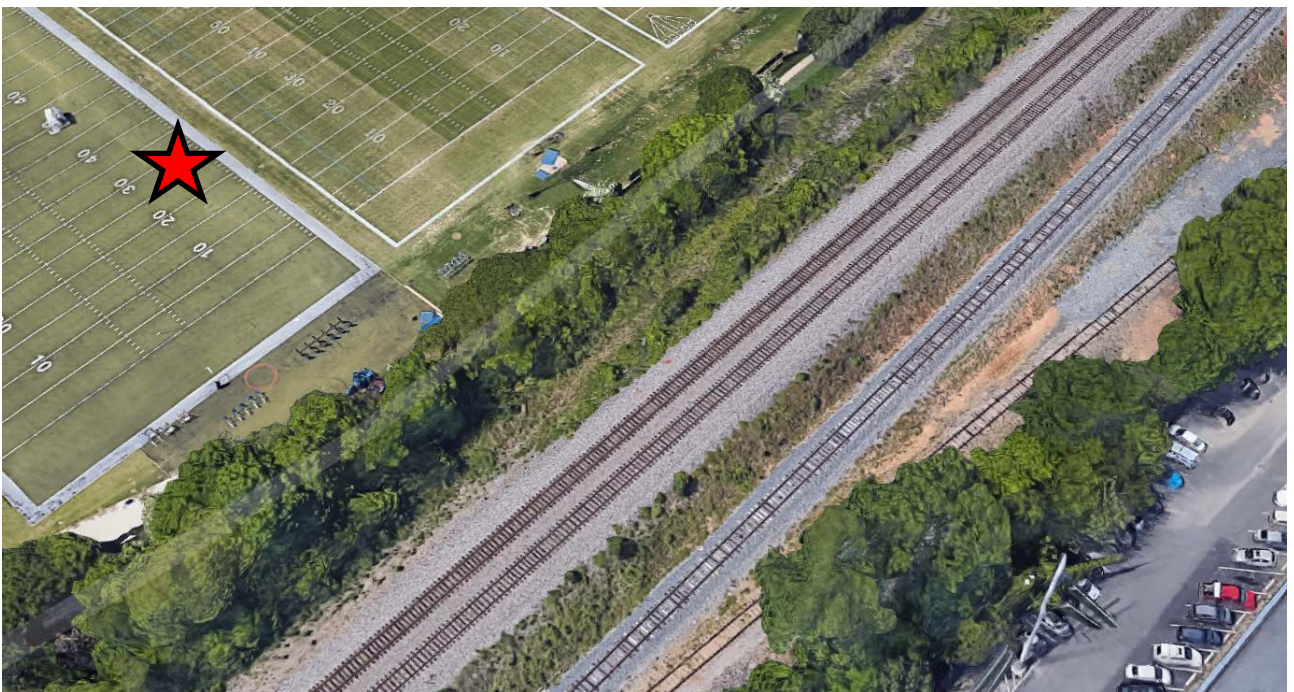
The subject property is developed with a training field for the Carolina Panthers.



The properties to the north and west are developed with multi-family residential uses. The subject property is marked with a red star.

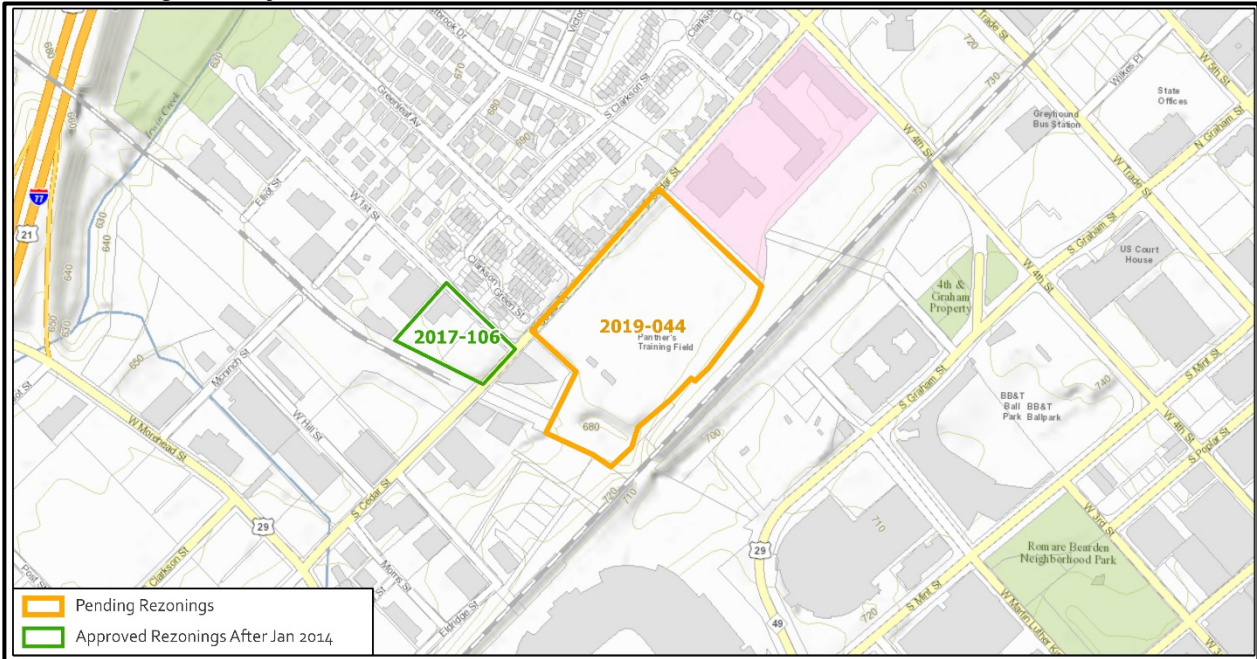


The property to the north of the subject property is developed with a university.



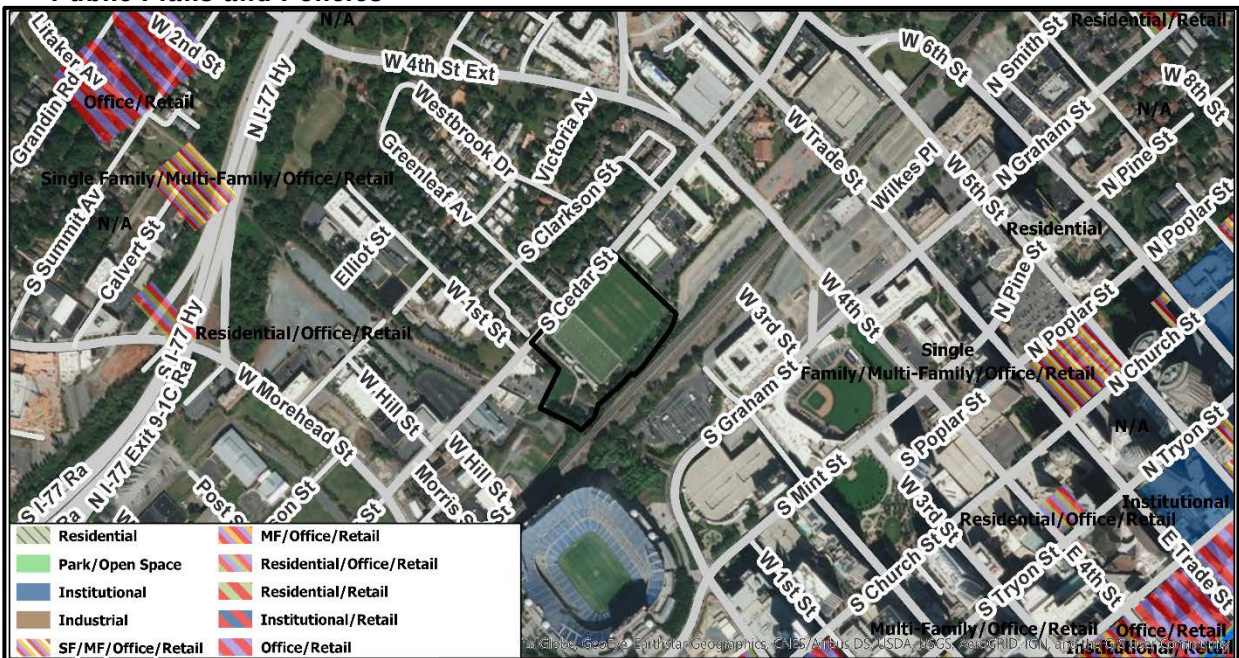
The property to the southeast is developed with a railroad.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-106	The petition rezoned site to allow the reuse of an existing commercial structure and vacant lot for an eating/drinking/entertainment establishment (EDEE).	Approved

• Public Plans and Policies



The Charlotte Center City 2020 Vision Plan does not make a specific land use recommendation for the site.

• TRANSPORTATION CONSIDERATIONS

- The site is located on a minor thoroughfare. The petition is a site plan amendment for changes to signage. CDOT does not have any comments.
- No outstanding issues.
- Vehicle Trip Generation:** Unable to determine based existing and proposed use.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Cedar Street.
- No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Please describe what "similar screening/ landscaping" as noted for north fence line consists of.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967