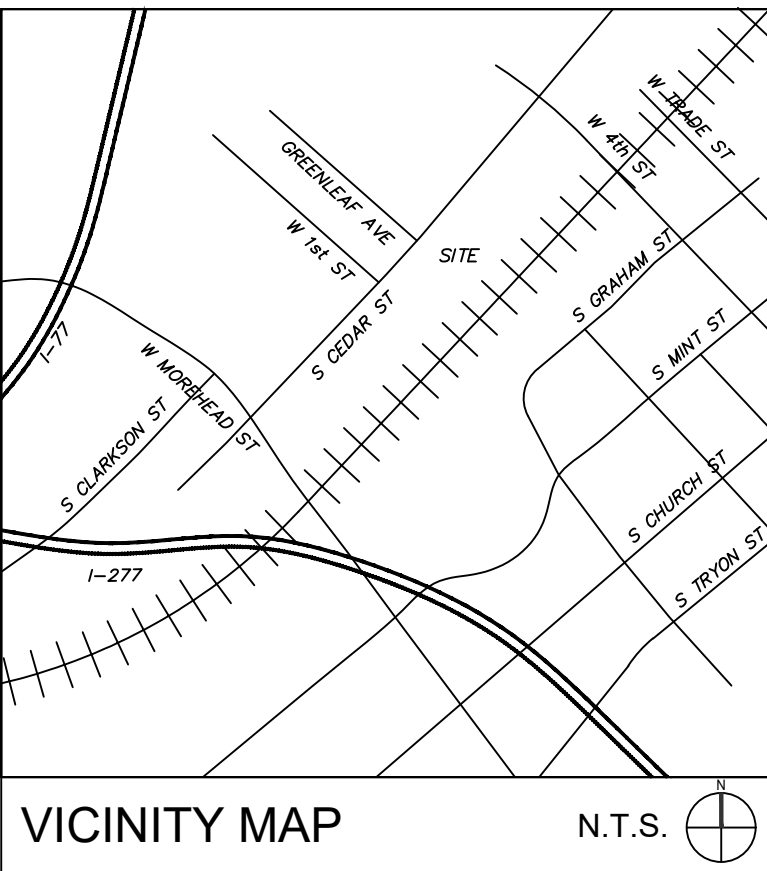


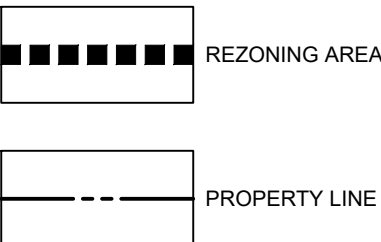


VICINITY MAP N.T.S.

BACKGROUND DISCLAIMER
BACKGROUND INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS ON 2/27/2019

SITE DEVELOPMENT DATA:
--ACREAGE: ± 8.594 ACRES
--TAX PARCEL: 88; PORTION OF 8072.281-01
--EXISTING ZONING: URS-3 AND MUDD
--PROPOSED ZONING: MUDD-3
--EXISTING USES: PRACTICE FIELDS AND ACCESSORY STRUCTURES
--PROPOSED PERMITTED USES: PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS, SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS, NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS, COMMUNITY, CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS, AND MOBILE FOOD VENDING ACTIVITIES, ALL AS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT, ABOVE, AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW, THESE PERMITTED USES SHALL TAKE PLACE WITHIN THE PROPOSED BUILDING GENERALLY ORIENTED ON THE REZONING PLAN OR ON THE FIELD DISPARING AREAS LOCATED ON THE SITE, SUBJECT TO COMPLYING WITH ALL APPLICABLE ZONING REGULATIONS. IT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF THE SITE FOR EITHER: (i) ADDITIONAL USES TO BE LOCATED WITHIN THE PROPOSED BUILDING ON THE SITE OR OUTSIDE ON THE FIELDS OR (ii) NEW PRINCIPAL OR ACCESSORY BUILDINGS ON THE SITE WILL REQUIRE A REZONING.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE MUDD ZONING DISTRICT.
--HEIGHT: NOT TO EXCEED 75 FEET AS MEASURED IN ACCORDANCE WITH ORDINANCE.

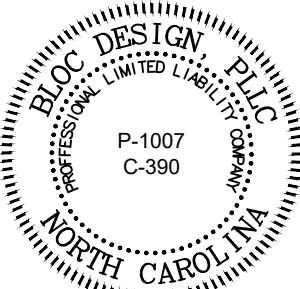
SEE SHEET RZ-4 FOR ADDITIONAL ZONING INFORMATION



REVISIONS		
NO.	DATE	DESCRIPTION
1	05/13/19	REVISED REZONING SUBMITTAL
2	06/24/19	REVISED REZONING SUBMITTAL

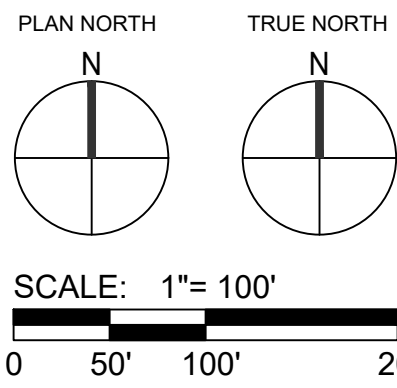
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Carolina Panthers
Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #:
2019-044

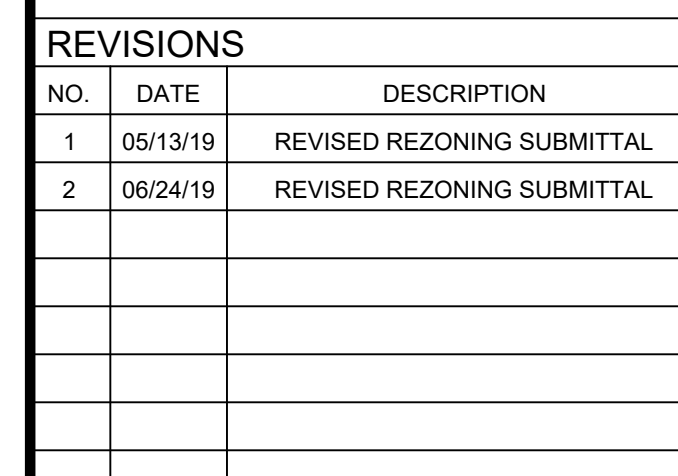


DATE: 03/06/19	MPIC: WILL
DRAWN BY: ASP	CHECKED BY: WILL
PROJECT NUMBER: 00631.02	
SCALE: 1"= 100'	
TITLE: OVERALL SITE PLAN	

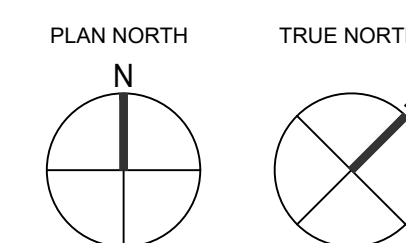
SHEET NO:
RZ-1.0



NOTE: THE DESCRIPTION OF THE BUILDING SIGNAGE, DETACHED SIGNAGE, MONUMENT SIGNAGE, AND PRACTICE FIELD FENCE SIGNAGE ARE SET FORTH IN THE DEVELOPMENT STANDARDS PORTION OF THE REZONING PLAN ON SHEET RZ-4



REZONING PETITION #:
2019-044



SCALE: 1" = 30'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '15'' at the first segment boundary, and '30'' at the second segment boundary.

TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
RZ-2.0



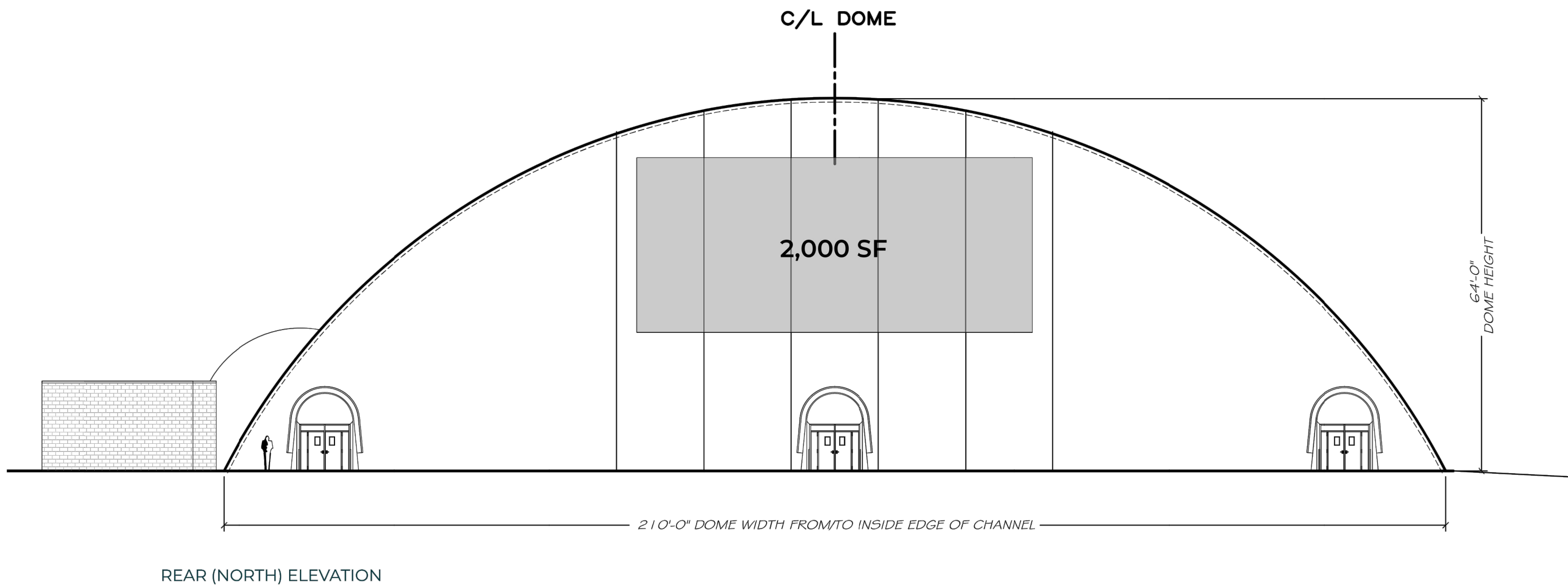
Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:
* Descriptions of building signage, detached signage, and other signage are set forth in development standards.
* These conceptual renderings of practice/training facility building may undergo minor changes that do not change the overall design intent associated with this unique structure.

VIEW ONE

INDOOR PRACTICE FACILITY | MAY 7, 2019

1 of 3



SIGNAGE ELEVATION

INDOOR PRACTICE FACILITY | MAY 7, 2019

1 of 1

RENDERINGS PROVIDED BY WAGNER MURRAY ARCHITECTS, 601 S CEDAR ST, CHARLOTTE, NC 28202



Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:
* Descriptions of building signage, detached signage, and other signage are set forth in development standards.
* These conceptual renderings of practice/training facility building may undergo minor changes that do not change the overall design intent associated with this unique structure.

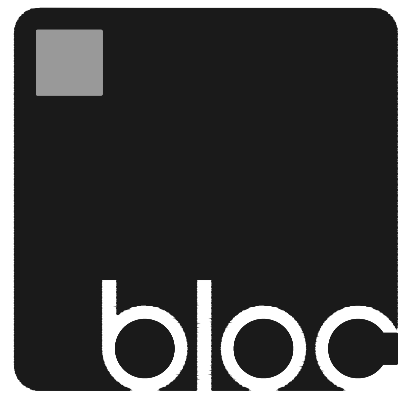
VIEW TWO

INDOOR PRACTICE FACILITY | MAY 7, 2019

2 of 3

RENDERING NOTES:

1. ATTACHED IMAGES ARE CONCEPTUAL RENDERINGS OF PRACTICE / TRAINING FACILITY BUILDING
2. THESE CONCEPTUAL RENDERINGS OF PRACTICE/TRAINING FACILITY BUILDINGS MAY UNDERGO MINOR CHANGES THAT DO NOT CHANGE THE OVERALL DESIGN INTENT ASSOCIATED WITH THIS UNIQUE STRUCTURE
3. NOTE THAT THE DESCRIPTION OF THE BUILDING SIGNAGE, DETACHED SIGNAGE, MONUMENT SIGNAGE, AND PRACTICE FIELD FENCE SIGNAGE ARE SET FORTH IN THE DEVELOPLENT STANDARDS PORTION OF THE REZONING PLAN ON SHEET RZ-4



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2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

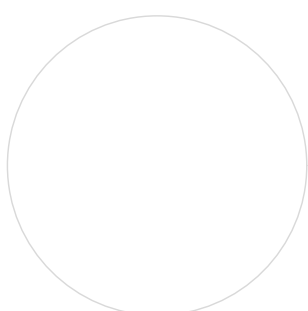
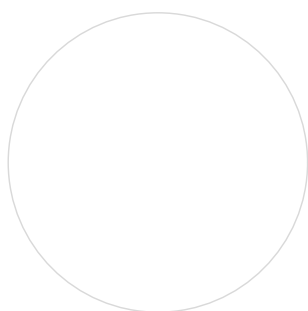
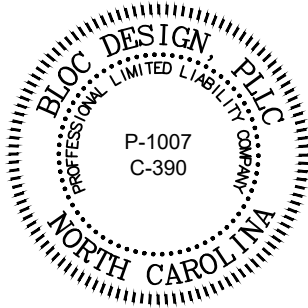
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	05/13/19	REVISED REZONING SUBMITTAL
2	06/24/19	REVISED REZONING SUBMITTAL

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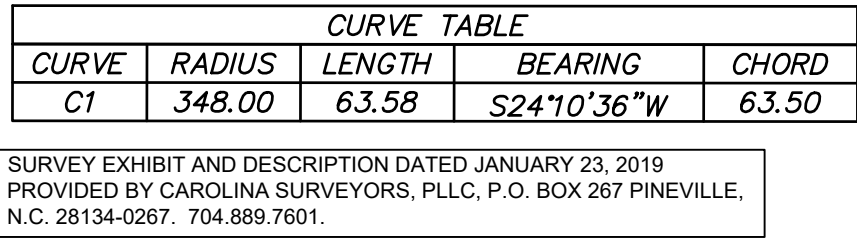


Carolina Panthers
Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #:
2019-044

DATE: 03/06/19	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00631.02	
SCALE:	
TITLE: CONCEPTUAL RENDERINGS	

SHEET NO:
RZ-3.0



METES & BOUNDS SURVEY DESCRIPTION

BE BEGINNING AT A POINT ON THE SOUTH WESTERLY CORNER OF THE CITY OF CHARLOTTE AS
 RECORDED IN MAP BOOK 267, PAGE 475 AND MAP BOOK 38, PAGE 117 ON THE EASTERN MARGIN
 OF SOUTH CANTON STREET IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY NORTH
 CAROLINA, TO THE POINT, THENCE WITH A BEARING OF S 29°23'42" E AND A DISTANCE OF 10.00
 FEET TO THE POINT, THENCE WITH AN ARC TO THE RIGHT HAVING A RADIUS OF 348.00' AND A LENGTH OF 63.58' AND
 BEING CHORDED BY A BEARING OF S 21°03'6" E AND A DISTANCE OF 63.50' TO A POINT, THENCE
 WITH A BEARING OF S 29°23'42" E AND A DISTANCE OF 52.28' TO A POINT, THENCE WITH A
 BEARING OF S 29°23'42" E AND A DISTANCE OF 10.00' TO THE POINT, THENCE WITH A BEARING OF S
 37°44'36" E AND A DISTANCE OF 10.70' TO A POINT, THENCE WITH A BEARING OF S 44°19'37" W
 AND A DISTANCE OF 65.33' TO A POINT, THENCE WITH A BEARING OF N 41°55'49" W AND
 A DISTANCE OF 19.79' TO A POINT, THENCE WITH A BEARING OF S 44°19'15" W AND A DISTANCE OF
 65.98' TO A POINT, THENCE WITH A BEARING OF S 44°17'21" W AND A DISTANCE OF 62.28' TO A
 POINT, THENCE WITH A BEARING OF S 44°17'37" W AND A DISTANCE OF 118.83' TO A REBAR FOUND,
 THENCE A NEW LINE WITH A BEARING OF S 44°12'22" W AND A DISTANCE OF 98.40' TO A POINT,
 THENCE WITH A BEARING OF N 56°46'00" W AND A DISTANCE OF 74.16' TO A CAPPED REBAR
 FOUND, THENCE WITH A BEARING OF N 64°29'00" W AND A DISTANCE OF 180.64' TO A REBAR
 FOUND, THENCE WITH A BEARING OF N 64°29'00" W AND A DISTANCE OF 180.64' TO A REBAR
 FOUND, THENCE WITH A BEARING OF N 25°30'37" E AND A DISTANCE OF 172.49' TO A REBAR FOUND, THENCE WITH
 A BEARING OF N 24°08'09" E AND A DISTANCE OF 12.56' TO A POINT, THENCE WITH A BEARING OF N
 30°34'58" W AND A DISTANCE OF 189.69' TO A POINT, THENCE WITH A BEARING OF S 42°34'21" E
 AND A DISTANCE OF 175.75' TO A POINT, THENCE WITH A BEARING OF S 42°34'21" E AND A
 DISTANCE OF 20.03' TO A POINT, THENCE WITH A BEARING OF N 42°23'33" E AND A DISTANCE OF
 205.76' TO THE POINT OF BEGINNING, CONTAINING 8.594 ACRES, MORE OR LESS.

DEVELOPMENT DATA:

- CIRCUMFERENCE: 8.594 ACRES
- TAX PARCELS: 100-200-000-007, 201-001
- ZONING: UNDEVELOPED
- EXISTING ZONING: UR1A AND MUDD
- PROPOSED ZONING: MUDD-0
- EXISTING USES: PRACTICES AND ACCESSORY STRUCTURES

PROPOSED PERMITTED USES: PRACTICE/TRAINING FACILITY USE, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS, SPORTS AND RECREATION USES, COMMUNITY, CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS, AND MOBILE HOME USES, AS ALLOWED AND PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT, ABOVE AS MENTIONED BY THE OPTIONAL PROVISIONS SET FORTH BELOW. THESE USES SHALL BE LIMITED TO THE FOLLOWING: THE PROPOSED BUILDING GENERAL USES, THE USE OF THE REZONING PLAN ON THE FIELD/PARKING AREAS, LOCATION AND USE OF THE REZONING PLAN ON THE FIELD/PARKING AREAS, AND THE USE OF THE REZONING PLAN ON THE FIELD/PARKING AREAS. A REDEVELOPMENT OF THE SITE FOR EITHER (1) ADDITIONAL USES TO BE LOCATED WITHIN THE REZONING PLAN OR (2) A REDEVELOPMENT OF THE SITE FOR A NEW PRINCIPAL USE (AS OPPOSED TO ACCESSORY BUILDINGS ON THE SITE) WILL REQUIRE A REZONING.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY MUDD ZONING DISTRICT.

HIGHWAY: NOT TO EXCEED 75 FEET AS MEASURED IN ACCORDANCE WITH ORDINANCE.

I. OVERVIEW/BACKGROUND/PURPOSE OF REZONING

a. THIS REZONING PETITION RELATES TO A PORTION OF TAX PARCEL #073-281-01 LOCATED AT 325 SOUTH CEDAR STREET (THE "SITE"), ON WHICH ARE LOCATED PRACTICE FIELDS AND RELATED FACILITIES FOR THE CAROLINA PANTHERS, WHICH ARE ALLOWED PURSUANT TO THE EXISTING UR-3 AND MUDD ZONING OF THE SITE (THE "EXISTING SITE ZONING") AND THAT CERTAIN SPECIAL USE PERMIT - SUP 91-4 APPROVED BY CHARLOTTE CITY COUNCIL ON NOVEMBER 25, 1991 (AS AMENDED, THE "SUP"). IT IS NOTED THAT THE SUP WAS ADOPTED UNDER THE PRIOR CITY ZONING ORDINANCE IN EFFECT IN 1991, AND SPECIAL USE PERMITS ARE NOT PART OF THE CURRENT CITY ZONING ORDINANCE.

THE EXISTING SITE ZONING AND SUP PERMIT THE EXISTING PRACTICE FIELDS AND ACCESSORY BUILDINGS TO REMAIN IN PLACE. SUCH PROPOSED USES ARE NOT IN CONFLICT WITH THE PORTION OF THE SITE AS DESIGN BY PANIERS STADIUM LLC (THE "PETITIONER") TO SUPPORT PROFESSIONAL SPORTS OPERATIONS/ACTIVITIES, EVENTS, SPORTS AND RECREATION ACTIVITIES AND DEVELOPMENT OF A COMMUNITY CENTER.

SECTION 4. ACCORDINGLY, THE PETITIONER HAS RECEIVED FROM THE PLANNING DIRECTOR AND ZONING ADMINISTRATOR A PARTIAL CANCELLATION OF THE SUP TO REMOVE THE SITE FROM THE EXISTING ZONE. THE MOVE OF THE SITE FROM THE EXISTING ZONE TO THE NEW FACILITY (THE "INDOOR PRACTICE FACILITY"), WHICH IS EXPRESSLY ALLOWED BY RIGHT UNDER THE EXISTING ZONING ORDINANCES, DOES NOT REQUIRE ANY VARIATION OF THE SUP. THEREFORE, THERE HAVE NO IMPLICATIONS, ADVERSE OR OTHERWISE, ON THE USES AND OTHER RIGHTS GRANTED TO THE SUP AS TO OTHER PROPERTY COVERED BY THE SUP, INCLUDING, WITHOUT LIMITATION, THE BANK OF AMERICA STADIUM.

PART OF THE CONSTRUCTION AND MAINTENANCE OF THE INDOOR PRACTICE FACILITY, PETITIONER SEEKS TO INSTALL CERTAIN SIGNAGE ON THE EXTERIOR SURFACE OF INDOOR PRACTICE FACILITY AND CERTAIN DETACHED STORAGE ON THE SITE, AND WHILE THE PROPOSED INDOOR PRACTICE FACILITY AND CERTAIN DETACHED STORAGE ARE BEING SITED, SUCH PROPOSED SIGNAGE IS NOT PERMITTED UNDER THE EXISTING SITE ZONING.

d. ACCORDINGLY, GIVEN THE UNIQUE NATURE OF THE FACILITY AMONG OTHER FACTORS, PETITIONER SEEKS TO REZONE THE SITE FROM THE EXISTING SITE ZONING TO THE MDDO-40 ZONING WITH THE INTENT OF OBTAINING THE MDDO-40 ZONING CLASSIFICATION DESCRIBED BELOW THAT WILL ALLOW THE PROPOSED SIGNAGE SOUGHT BY PETITIONER, ALONG WITH CERTAIN OTHER OPTIONAL PROVISIONS TO ENSURE THE COMPLIANCE OF THE INDOOR PRACTICE FACILITY WITH THE MDDO-40 ZONING STANDARDS.

e. THEREFORE, IN SUMMARY, THIS REZONING PETITION SEEKS TO ALLOW OPTIONAL PROVISIONS TO BE REGARDED AS NECESSARY TO ENSURE COMPLIANCE OF INDOOR PRACTICE FACILITY, SIGNAGE/BANNERS ON PORTIONS OF THE FENCING ON THE SITE, AND DETACHED SIGNAGE ON THE SITE, TOGETHER WITH CERTAIN OTHER OPTIONAL PROVISIONS TO ALLOW THE PROPOSED MOVEMENTS THAT ARE CURRENTLY ALLOWED UNDER THE UO-1 REZONING TO BE IN COMPLIANCE UNDER THE MDDO-40 ZONING CLASSIFICATION SOUGHT TO PERMIT THE PROPOSED SIGNAGE.

2. GENERAL PROVISIONS:

3. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1 THROUGH RZ-4 FORM THIS REZONING PLAN (COLLECTIVELY, THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PETITIONER FOR THE SITE.

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), AS AMENDED BY AND SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, AS AMENDED BY AND SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. **GRAPHICS AND ALTERATIONS** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING FOOTPRINTS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONNECTION WITH THE PROVISIONS OF THESE DEVELOPMENT ORDINANCES. THE DEVELOPMENT SITE ELEMENTS SHOWN ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS PROPOSED AND MAY BE ALTERED AS LONG AS THE OVERALL DESIGN INTENT IS SUBSTANTIALLY MAINTAINED. CHANGES TO THE REZONING PLAN NOT AUTHORIZED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO THAT THE PRINCIPAL PORTION OF THE BUILDING IS A SYNTACTICALLY RELATED STRUCTURE, AND THAT ANY SUCH STRUCTURE ATTACHED ACCESSORY STRUCTURES, AND THAT ANY SUCH STRUCTURE, WHEN CONSIDERED IN THE CONTEXT OF THE SITE, SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF PLANNED/UNIFIED DEVELOPMENT. THE SITE MAY BE VIEWED AS A SINGLE DEVELOPMENT, AND THE ELEMENTS OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE ON THE ZONING, LAND DEVELOPMENT AND BUILDING PLANS FOR THE STADIUM FACILITIES. AS SUCH, SIDE AND REAR YARDS ARE REQUIRED TO BE CONSIDERED AS PART OF THE DEVELOPMENT. THE DEVELOPMENT SHALL BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENT ON THE SITE AND THE BANK OF AMERICA STADIUM SITE.

3. **OPTIONAL PROVISIONS**
 THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

[illegible][illegible]

c. IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW UP TO TWO (2) GROUND MOUNTED MONUMENT TYPE ENTRANCE SIGNS, EACH BEING NO TALLER THAN 5 FEET IN HEIGHT AND CONTAINING NO MORE THAN 50 SQUARE FEET IN SIGN AREA TO BE LOCATED ON THE SITE IN THE AREAS GENERALLY DEPICTED ON THE MAP OF THE CITY OF CHICAGO, ILLINOIS, ATTACHED AS EXHIBIT "A" TO THIS ORDER. THESE SIGNS SHALL BE MADE OF HIGH QUALITY MATERIALS AND DESIGN AND ILLUMINATION MAY CONTAIN LED AS A LIGHT SOURCE BUT SHALL BE STATIC IN NATURE (I.E. NO DYNAMIC VIDEO IMAGES NOR ELECTRONIC CHANGEABLE COPY).

d. IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW PERMANENT SIGNS/BANNERS TO BE LOCATED ALONG AND ATTACHED TO THE INTERIOR AND EXTERIOR AREAS OF THE PERIMETER FENCES OF THE PRACTICE FIELDS, PROVIDED THAT: (I) NO SUCH SIGNS/BANNERS SHALL BE LOCATED ON THE EXTERIOR OF THE FENCE LOCATED ADJACENT TO SOUTH CEDAR STREET; AND (THE BACK OF SUCH INTERIOR FACING SIGNS/BANNERS WILL BE SCREENED) (II) SUCH SIGNS/BANNERS SHALL NOT EXCEED THE HEIGHT OF THE FENCE TO WHICH THEY ARE ATTACHED; AND (III) SUCH SIGNS/BANNERS SHALL BE STATIC IN NATURE AND WITHOUT ILLUMINATION.

NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE MUDD-O DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED OR ALLOWED BY THESE OPTIONAL PROVISIONS. ACCORDINGLY, ADDITIONAL SIGNS AS ALLOWED BY THE MUDD ZONING DISTRICT WILL BE ALLOWED ON THE BUILDING. THE GRAPHIC REPRESENTATIONS OF THE PROPOSED SIGNS SET FORTH ON THE REZONING PLAN ARE ILLUSTRATIVE AND ALTERNATIVE GRAPHIC DESIGNS ARE ALLOWED WITHIN THE TERMS AND PROVISIONS SET FORTH ON THE REZONING PLAN.

c. TO ALLOW PARKING AND MANEUVERING BETWEEN BUILDINGS ON THE SITE AND SOUTH CEDAR STREET SUBSTANTIALLY IN MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

f. TO ALLOW DEVIATIONS FROM THE MUDD DESIGN STANDARDS THAT ARE REASONABLY NECESSARY TO ALLOW INSTALLATION AND MAINTENANCE OF THE INDOOR PRACTICE FACILITY, AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. **PERMITTED USES:**

9. PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS; SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS, NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS; COMMUNITY, CULTURAL, MARSHALL AND CIVIL RIGHTS ACTIVITIES, ACTIVITIES AND EVENTS; AND ADULTS' SOCIAL GATHERINGS SHALL BE PERMITTED BY THE CITY UNDER PRESENTED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT; ABOVE AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW; THESE PERMITTED USES SHALL BE LIMITED TO THOSE WITHIN THE CITY OF MIDDLETOWN THAT ARE LOCATED ON A LOT, TRACT OR ON THE FIELDS/PARKING AREAS LOCATED ON THE SITE SUBJECT TO ANY AND ALL CITY ORDINANCES AND REGULATIONS. IT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF AN EXISTING BUILDING OR STRUCTURE OR CONSTRUCTION OF A NEW BUILDING OR STRUCTURE ON THE SITE OR OUTSIDE ON THE FIELDS OR (IF NEW) PRINCIPAL (AS OPPOSED TO ACCESSORY) BUILDINGS ON THE SITE WILL REQUIRE A REZONING.

5. ACCESS; PEDESTRIAN PATHS; PARKING LIGHTING;

a. VEHICULAR ACCESS TO THE SITE WILL BE FROM S. CEDAR STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PEDESTRIAN PATH LOCATED ON THE SITE AND PROVIDING PEDESTRIAN MOBILITY FROM SOUTH CEDAR STREET ACROSS THE SITE TO PROPERTY LOCATED TO THE WEST/SOUTHWEST AND ALONG THE RAILROAD SIDE OF THE BUILDING SHALL BE PRESERVED BUT THE SAME MAY BE RELOCATED AS LONG AS THE CONNECTIONS DESCRIBED ARE MAINTAINED.

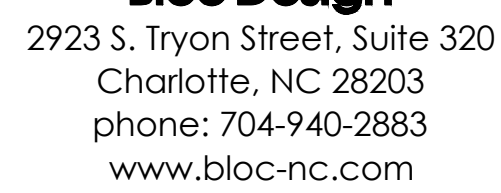
c. LIGHTING FIXTURES LOCATED WITHIN THE PROPOSED PARKING AREA SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES, WITH THE EXCEPTION THAT LOWER DECORATIVE LIGHTING FIXTURES THAT ARE NOT VISIBLE FROM OFF-SITE RESIDENTIALLY ZONED OR USED PROPERTY THAT MAY BE INSTALLED ALONG THE INTERNAL SIDEWALKS AND PEDESTRIAN AREAS WILL NOT BE REQUIRED TO BE FULL CUT-OFF TYPE FIXTURES.

6. 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 OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

7. **BINDING EFFECT OF THE REZONING APPLICATION:**

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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.

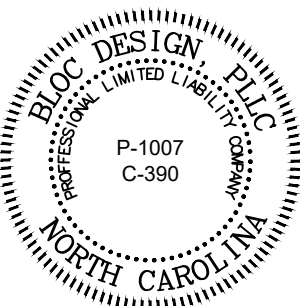


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REVISIONS		
NO.	DATE	DESCRIPTION
1	05/13/19	REVISED REZONING SUBMITTAL
2	06/24/19	REVISED REZONING SUBMITTAL

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Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #:
2019-044

DATE: 03/06/19	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL

SCALE:

TITLE:

DEVELOPMENT STANDARDS
AND LEGAL DESCRIPTION

SHEET NO.:
RZ-4.0