



**LEGEND:**

PROJECT BOUNDARY 

PROPERTY LINE/ RIGHT-OF-WAY 

**NOTE:**

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 (DISTRICT) 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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**REZONING PETITION NO. RZP-2024-031**

KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**PRACTICE & FIELDHOUSE FACILITIES REZONING**

PANTHERS STADIUM, LLC.  
800 SOUTH MINT STREET  
CHARLOTTE, NC 28202

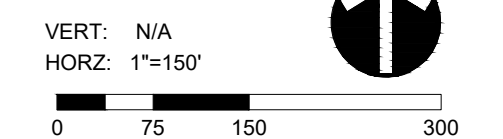
LANDDESIGN PROJ.# 1023132

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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2	REZONING 2	04.15.2024
3	REZONING 3	05.23.2024

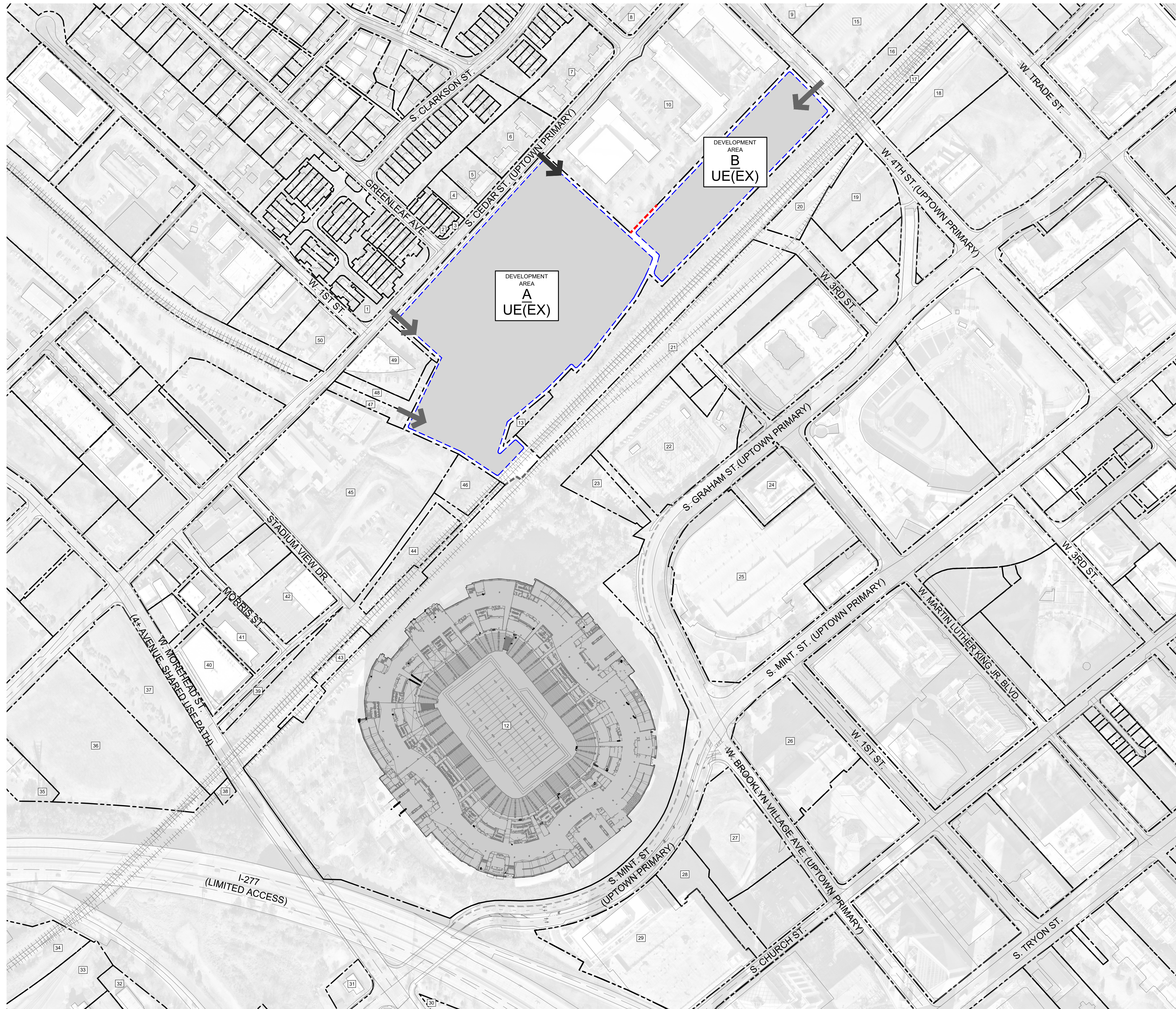
DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE NORTH

VERT: N/A  
HORZ: 1"=150'  


SHEET TITLE  
**CONTEXT AND PURPOSE STATEMENT**

SHEET NUMBER  
**RZ-0.0**



**SITE DEVELOPMENT DATA:**

**Zoning Acreage:** ±12.04 ACRES

**Tax Parcel #s:** 073-281-01 (PORTION OF); 073-161-11; AND 073-281-06 (PORTION OF)

**Existing Zoning:** MUDD-O, CAC-2, AND N2-C

**Proposed:** UE(EX) (UPTOWN EDGE, EXCEPTION)

**Existing Uses:** PRACTICE FIELDS & ASSOCIATED FACILITIES; SURFACE PARKING

**Proposed Uses:** DEVELOPMENT AREA A MAY BE DEVELOPED FOR THE FOLLOWING USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS UNDER THE UE (UPTOWN EDGE) DISTRICT: PRACTICE/TRAINING FACILITIES AND FIELDHOUSE FACILITIES; INDOOR SEATING FOR SPORTS AND EVENTS/PERFORMANCES VIEWING ON A PERIODIC BASIS AND UP TO 5,000 SEATS FOR SUCH USES OUTDOORS ON A PERIODIC BASIS; SPORTS OPERATIONS, ACTIVITIES, AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RESTAURANT/BAR AND CATERING USES TAKING PLACE IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RECEPTION FACILITY USES; PERIODIC OUTDOOR MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL, VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES; AND PUBLIC TRANSIT FACILITY USES TO ACCOMMODATE ANY PORTIONS OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY ASSOCIATED USES AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT; AND AS MORE PARTICULARLY DESCRIBED IN SECTION 2 OF THE DEVELOPMENT STANDARDS ON SHEET RZ-3.0, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH IN DEVELOPMENT STANDARDS ON SHEET RZ-3.0; AND DEVELOPMENT AREA B MAY BE DEVELOPED FOR ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT LIMITATION THE USES DESCRIBED AS PERMITTED WITHIN DEVELOPMENT AREA A, AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH IN DEVELOPMENT STANDARDS ON SHEET RZ-3.0.

**Max. Gross Square Feet of Development:** MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED IN THE APPLICABLE DISTRICT FOR THE RESPECTIVE DEVELOPMENT AREA.

**Building Height:** AS ALLOWED UNDER THE UE (UPTOWN EDGE) DISTRICT; PROVIDED, HOWEVER, THE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 60 FEET AND WITHIN DEVELOPMENT AREA B SHALL NOT EXCEED 150 FEET.

**LEGEND:**

- PROJECT BOUNDARY: - - - - -
- EXISTING ZONING BOUNDARY: - - - - -
- PROPOSED ZONING BOUNDARY: - - - - -
- PROPERTY LINE/ RIGHT-OF-WAY: - - - - -
- DEVELOPMENT AREA: [Blue dashed box]
- POTENTIAL FULL MOVEMENT VEHICULAR ACCESS: [Large arrow]
- LIMITED ACCESS DRIVEWAY: [Medium arrow]

**NOTE:**

- THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
- SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL INFORMATION.

REZONING PETITION NO. RZP-2024-031

KEY MAP  
SEAL

NOT FOR CONSTRUCTION

PROJECT  
**PRACTICE & FIELDHOUSE FACILITIES REZONING**  
PANTHERS STADIUM, LLC.  
800 SOUTH MINT STREET  
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1023132

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DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE: NORTH

VERT: N/A  
HORZ: 1"=150'

0 75 150 300

SHEET TITLE  
TECHNICAL DATA SHEET

SHEET NUMBER  
**RZ-1.0**

KEY MAP

SEAL

**NOT FOR  
CONSTRUCTION**

PROJECT

**PRACTICE &  
FIELDHOUSE  
FACILITIES  
REZONING**

PANTHERS STADIUM, LLC.  
800 SOUTH MINT STREET  
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HORZ: 1" = 100'  
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SHEET TITLE  
SCHEMATIC SITE PLAN

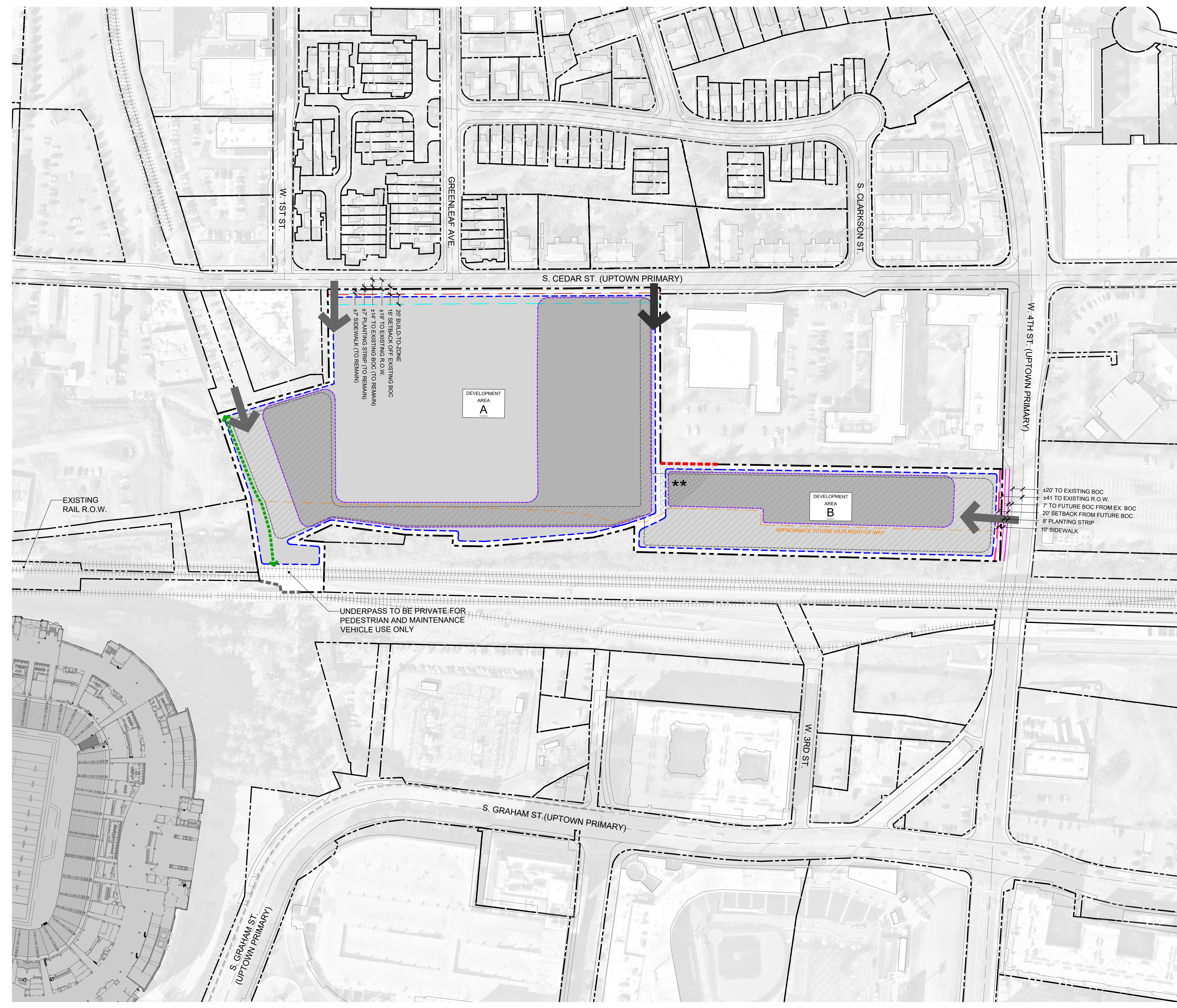
SHEET NUMBER  
RZ-2.0

**LEGEND:**

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- DEVELOPMENT AREA
- POTENTIAL STRUCTURE ENVELOPE (INCLUDES POTENTIAL NEW BUILDINGS PARKING DECKS + SIMILAR)
- POTENTIAL PARKING + MANEUVERING ENVELOPE
- PROPOSED STREETSCAPE IMPROVEMENTS
- SETBACK
- BUILD-TO-ZONE
- APPROXIMATE FUTURE CATS RIGHT-OF-WAY
- POTENTIAL FULL MOVEMENT VEHICULAR ACCESS
- LIMITED ACCESS DRIVEWAY
- 10' SHARED USE PATH

**NOTE:**

1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
2. FOR ADJACENT PARCEL INFORMATION, SEE SHEET RZ-4.0.
3. THE SPECIFIC LOCATION OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY AND ASSOCIATED RESERVATIONS ARE SUBJECT TO FURTHER DILIGENCE DETERMINATIONS AND DISCUSSIONS WITH PETITIONER AND CATS INCLUDING ANY PERMITTED ENCROACHMENTS FOR POSSIBLE UTILITIES, STRUCTURES, DRAINAGE FACILITIES, ACCESS ROADS, AND SIMILAR FEATURES.
4. \*\*WITHOUT LIMITING PETITIONER'S RIGHT NOT TO CONSTRUCT IMPROVEMENTS WITHIN BUILDING/ PARKING AREAS & SITE GENERALLY, THIS "CROSS-HATCHED" AREA MAY REMAIN AS CURRENTLY USED FOR PARKING, LANDSCAPING AND STORAGE/ OUTBUILDING USE, AND/OR MAY BE USED FOR FIELDHOUSE FACILITIES OR FOR OTHER USES PERMITTED UNDER THE UE DISTRICT.





**REZONING  
PETITION NO.  
RZP-2024-031**

KEY MAP

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PROJECT

**PRACTICE &  
FIELDHOUSE  
FACILITIES  
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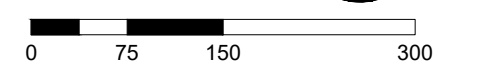
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CHECKED BY: XX

SCALE: NORTH

VERT: N/A  
HORZ: 1"=150'

SHEET TITLE  
**LOCATOR MAP AND PARCEL  
OWNERSHIP**

SHEET NUMBER

**RZ-4.0**

**LEGEND:**

- PROJECT BOUNDARY
- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY

LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	073-201-17	CLARKSON GREEN TOWNHOUSE ASSOC INC.		N2-B
2	073-202-27	GERALD	REESE	N2-B
3	073-202-02	CLARKSON GREEN TOWNHOUSE ASSOC INC.		N2-B
4	073-202-03	SIMON	WHITE	N2-B
5	073-20C-97	KOURTNEY	CONWAY	N2-B
6	073-20C-98	CARRIE	COOK	N2-B
7	073-19C-98	SCHUYLER	MCKAY	N2-B
8	073-197-38	LISA	SLOLEY	N2-B
9	073-151-01	BAPTIST CHURCH GREATER MOUNT MORIAM PRIMITIVE		UC
10	073-281-06	JOHNSON & WALES UNIVERSITY		CAC-2
12	073-281-01	PANTHERS STADIUM LLC.		MUDD-O, CAC-2+ UC
13	073-171-03	REALTY CO SOUTHERN REGION INDUSTRIAL		N2-C
14	073-161-11	CITY OF CHARLOTTE		N2-C
15	073-151-09	JOHNSON & WALES UNIVERSITY		UC
16	073-151-33	CITY OF CHARLOTTE		UC
17	073-151-32	DEPT OF TRANSPORTATION		UC
18	073-151-29	DEPT OF TRANSPORTATION		UC
19	073-161-07	DEPT OF TRANSPORTATION		UC
20	073-161-09	DEPT OF TRANSPORTATION		UC
21	073-172-11	DEPT OF TRANSPORTATION		UC
22	073-172-02	ATTN: TAX DEPT - PB05B DUKE POWER CO		UC
23	073-172-01	ATTN: TAX DEPT - PB05B DUKE POWER CO		UC
24	073-124-04	401 SOUTH GRAHAM OWNER LLC		UC
25	073-124-11	410 S MINT ST NC LLC		UC
26	073-041-02	526 S CHURCH PHASE I OWNER LLC		UC
27	073-042-07	GSLH CHARLOTTE REALTY HOLDINGS		UC
28	073-042-19	GSLH CHARLOTTE REALTY HOLDINGS		UC
29	073-042-22	720 SOUTH CHURCH DEVELOPMENT LLC		UMUD-O
30	073-061-03	PANTHERS STADIUM LLC		UC
31	073-143-01	SOUTH PROPERTIES LLC		UC
32	073-268-07	DICKERSON REALTY FLORIDA INC		TOD-UC
33	073-268-03	DEPT OF TRANSPORTATION		ML-2
34	073-268-01	CHARLOTTE PIPE & FOUNDRY CO		UMUD-O
35	073-142-03	MARGARET	SCHRUM	I2(CD)
36	073-142-01	CLARKSON STREET LLC		UMUD-O
37	073-141-05	CLARKSON STREET LLC		UMUD-O
38	073-141-04	DEPT OF TRANSPORTATION		CAC-2
39	073-134-01	JOHN	ADAMS	CAC-2
40	073-133-02	LIFE STORAGE LP		CAC-2
41	073-133-01	JOHN	ADAMS	CAC-2
42	073-131-06	JOHN	ADAMS	CAC-2
43	073-134-06	CITY OF CHARLOTTE		CAC-2
44	073-184-01	REALTY CO SOUTHERN REGION INDUSTRIAL		CAC-2
45	073-182-01	AP FOUNDRY LP		CAC-2
46	073-181-04	SUSAN	SHRIVER	CAC-2
47	073-181-09	CITY OF CHARLOTTE		CAC-2
48	073-181-07	AP FOUNDRY LP		CAC-2
49	073-181-06	KWW INVESTMENTS LLC		CAC-2
50	073-242-15	CHARLOTTE RESCUE MISSION		MUDD-O



**LEGEND:**

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- EXISTING TREE x

**REZONING  
PETITION NO.  
RZP-2024-031**

KEY MAP

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CONSTRUCTION**

PROJECT

**PRACTICE &  
FIELDHOUSE  
FACILITIES  
REZONING**


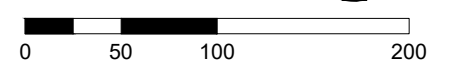
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DESIGNED BY: LD  
DRAWN BY: MH  
CHECKED BY: AM

SCALE: NORTH  
VERT: N/A  
HORZ: 1" = 100'  
  


SHEET TITLE

TREE SURVEY

SHEET NUMBER

**RZ-5.0** 3

