

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

REZONING PETITION NO. RZP-2024-031

## **NOT FOR** CONSTRUCTION

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

PANTHERS STADIUM, LLC.

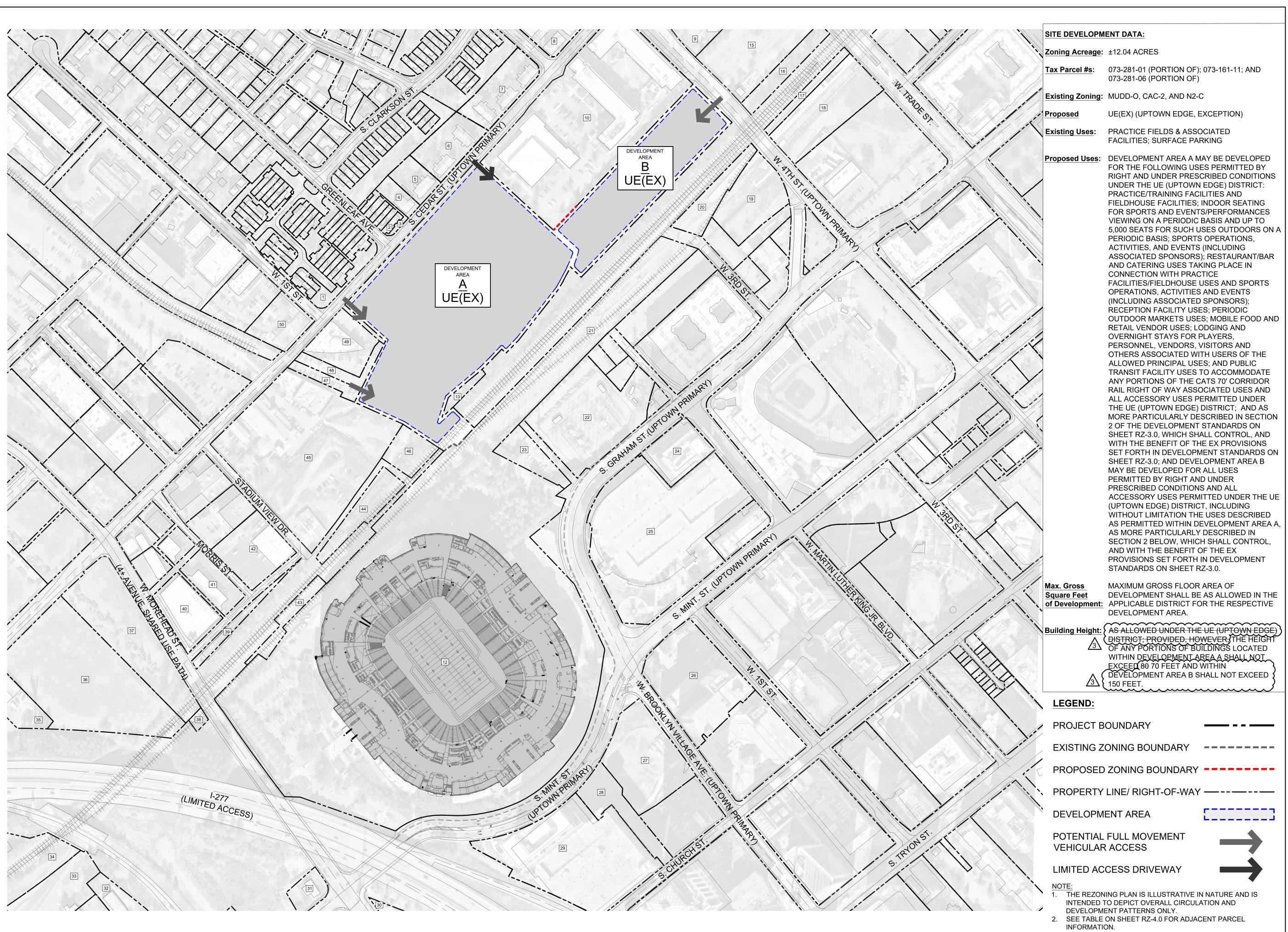
800 SOUTH MINT STREET CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1023132				
REVISION / ISSUANCE				
NO.	DESCRIPTION	DATE		
1	REZONING 1	02.26.2024		
2	REZONING 2	04.15.2024		
3	REZONING 3	05.23.2024		
DES	SIGNED BY: XX			

DRAWN BY: XX CHECKED BY: XX

CONTEXT AND PURPOSE STATEMENT

RZ-0.0



5/23/2024 4:49 PM KAREN SCHULTZ P:\CLT\ 2023\1023132\CAD\DOCUMENTATION\ENTITLEMENTS - PRACTICE FACILITY ONLY\1023132 RZN TDS PRAC.DWG

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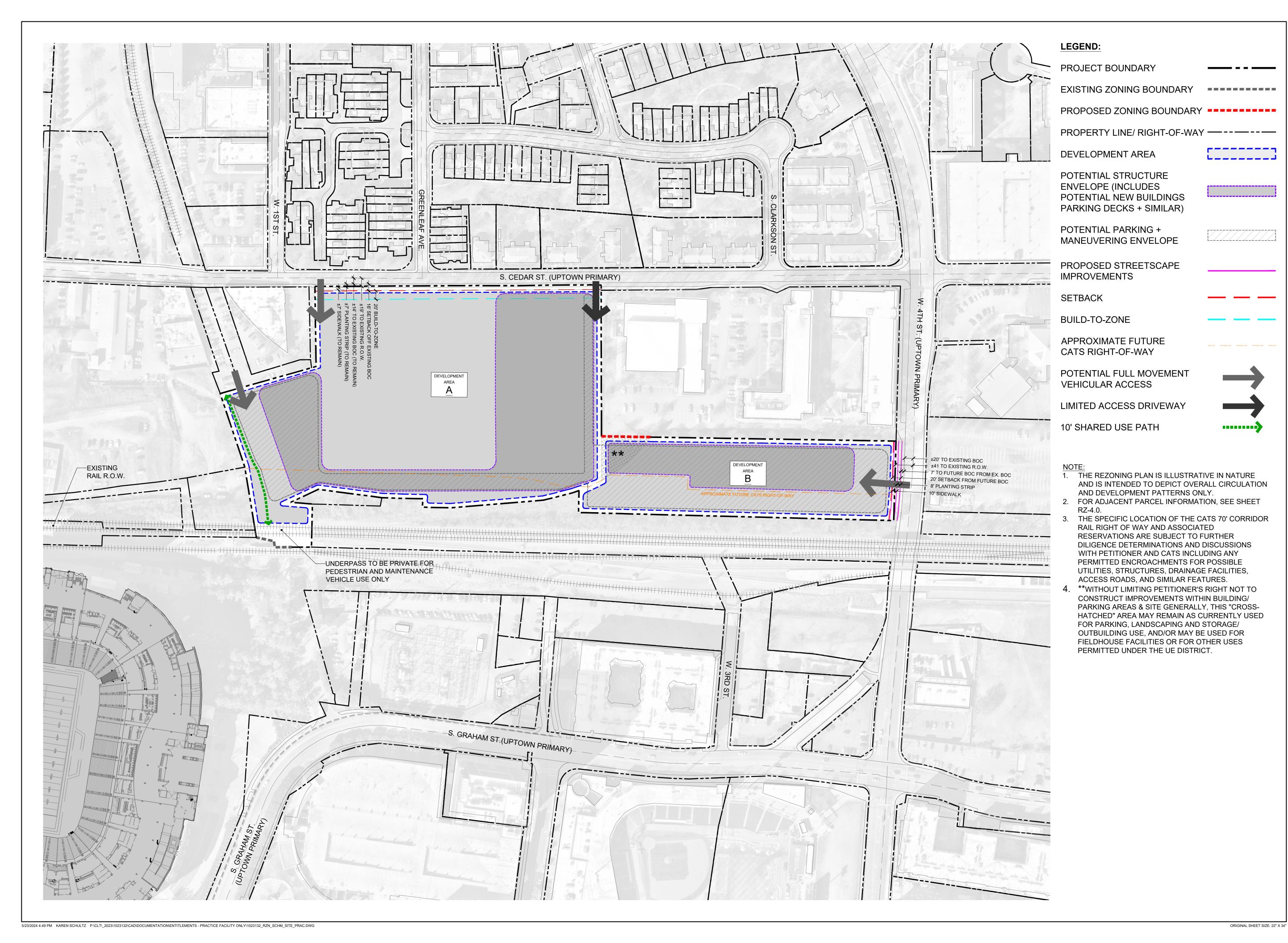
VERT: N/A HORZ: 1"=150' 0 75

ORIGINAL SHEET SIZE: 22" X 34"

75 150

TECHNICAL DATA SHEET

RZ-1.0



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REZONING

PANTHERS STADIUM, LLC. 800 SOUTH MINT STREET

CHARLOTTE, NC 28202

DRAWN BY: XX
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T TITLE

SCHEMATIC SITE PLAN

RZ-2.0

#### **PANTHERS STADIUM, LLC** PRACTICE & FIELDHOUSE FACILITIES REZONING **DEVELOPMENT STANDARDS**

REZONING PETITION NO. 2024-031

#### **SITE DEVELOPMENT DATA:**

--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 ZONING: UE(EX) (UPTOWN EDGE, EXCEPTION) --EXISTING USES: PRACTICE FIELDS AND ASSOCIATED FACILITIES; SURFACE PARKING.

--PROPOSED USES: <u>DEVELOPMENT AREA A</u> 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): RETAIL AND PERSONAL SERVICES USES 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: AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW; AND <u>DEVELOPMENT AREA B</u> 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 BELOW. --MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED IN THE APPLICABLE DISTRICT FOR

THE DEVELOPMENT AREA.

--BUILDING HEIGHT (AS ALLOWED UNDER THE UE (UPTOWN EDGE) DISTRICT; PROVIDED, HOWEVER, THETHE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 8070 FEET AND WITHIN DEVELOPMENT AREA B SHALL NOT EXCEED 150 FEET

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 FRICTSDISTRICT) 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.

#### GENERAL PROVISIONS:

- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS, IF ANY, SET FORTH ON THE ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PANTHERS STADIUM, LLC ("PETITIONER") FOR THE APPROXIMATELY 12.04 ACRE PROPERTY CURRENTLY OCCUPIED BY PRACTICE FIELDS, PARKING AND OTHER FACILITIES AS GENERALLY DEPICTED ON RZ-1.0 (THE "SITE") UPON APPROVAL BY CHARLOTTE CITY COUNCIL, THIS REZONING PLAN AND REZONING SHALL SUPER-CEDE THE MUDD-O ZONING FOR A PORTION OF SITE AND EXISTING ZONING DISTRICTS FOR OTHER PORTIONS OF THE SITE...
- b. DEVELOPMENT AREAS. FOR EASE OF REFERENCE AND AS AN ON-GOING PRINCIPAL ASSOCIATED WITH THE UNIFIED DEVELOPMENT PLAN NATURE OF THE DEVELOPMENT TAKING PLACE IN CONNECTION WITH THE REZONING PLAN, TWO (2) PRIMARY DEVELOPMENT AREAS A AND B ARE GENERALLY DEPICTED ON THE SHEETS RZ-1.0 AND RZ-2.0. THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR THE DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE
- c. ZONING DISTRICT/UNIFIED DEVELOPMENT ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE EFFECTIVE AS OF JUNE 1, 2023 (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS OR MODIFIES STANDARDS PER THE EXCEPTION PROVISIONS BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UE (UPTOWN EDGE) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE DEVELOPMENT AREAS, WITH THE BENEFIT OF THE EXCEPTIONS (EX) PROVISIONS.
- GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS, IF ANY, OF THE USES, PARKING AREAS, SIDEWALKS, BUILDING ENVELOPES, STRUCTURES, LANDSCAPING, DRIVEWAYS, STREETS AND/OR OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") IF SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY THE ORDINANCE.
- **9. PLANNED/UNIFIED DEVELOPMENT**. THE DEVELOPMENT EXISTING AND TAKING PLACE WITHIN THE DEVELOPMENT AREAS MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE OVERALL SITE WHICH INCLUDES THE PORTION OF THE SITE THAT IS PART OF TAX PARCEL #073-281-01 (THE ÓVĚŘAĽĽ ŠŤĂDĬÚŇ & ŠÍŤĚ PŘOPĚŘŤÝ"), ĂŇĎ THĚ ŠÍTĚ IŠ Ă PLANNED/UNIFIED DEVELOPMENT WITH THE REMAINDER OF THE OVERALL STADIUM & SIŢE PROPERTY NOT CONSISTING OF A PORTION OF THE SITE (THE "STADIUM PROPERTY") BUT INCLUDING THE BANK OF AMERICA STADIUM (THE "STADIUM"). AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE AT ALL, WIL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE RESPECTIVE DEVELOPMENT AREAS (AND 1 (STADIUM PROPERTY, AND ALL SUCH PROPERTY SHALL BE DEEMED A UNIFIED/PLANNED DEVELOPMENT.)
- f. ENVIRONMENT. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25). IT IS UNDERSTOOD A TREE SURVEY IS REQUIRED FOR ALL CITY TREES EIGHT INCHES DBH OR GREATER.
- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS THAT MAY BE GENERALLY DEPICTED ON THE REZONING
- h. CATS RAIL RIGHT OF WAY. 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.

#### 2. PERMITTED USES:

- a. DEVELOPMENT AREA A. 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); RETAIL AND PERSONAL SERVICES USES 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 WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW; AND
- b. DEVELOPMENT AREA B. 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, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.

### **EXCEPTION (EX) DISTRICT PROVISIONS:**

APPLICABILITY OF EXCEPTION (EX) DISTRICT PROVISIONS. THE SITE ISAND FACILITIES ARE 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 PROPERTY, AS A MAJOR COMPLEX CHARACTERIZED BY REGULAR COMMUNITY AND PUBLIC INTERACTION AND INCLUDE AND MAY INCLUDE FEATURES THAT QUALIFY AS PUBLIC WITH) AMENITIES AND CITY IMPROVEMENTS) SUCH AS LARGE SCALE PUBLICLY ACCESSIBLE OPEN SPACE, PUBLIC PLAZAS AND FESTIVAL SPACES, AND SIMILAR OUTDOOR RECREATIONAL TEATURES AND OTHER SIMILAR PUBLIC. IMPROVEMENTS, 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.

b. THE LIKE. FURTHERMORE, THE 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/ORHAVE) PROJECT OPERATIONAL NEEDS (THAT) 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 STANDARDS, TRANSPARENCY STANDARDS, BUILDING BASE ARCHITECTURAL STANDARDS, BUILDING DESIGN STANDARDS/REQUIREMENTS, PUBLIC OPEN SPACE DESIGN STANDARDS, SIGNAGE STANDARDS, AMONG

PER ARTICLE 37.2.C OF THE ORDINANCE, APPLICATION OF EXCEPTION (EX) PROVISIONS ARE CONTEMPLATED TO BE BASED ON ONE OR MORE FEATURES OF AT LEAST TWO OF THE FOLLOWING CATEGORIES OF SUSTAINABILITY, PUBLIC AMENITY AND CITY IMPROVEMENTS, AS FOLLOWS:

OF STORM WATER FOR ON-SITE IRRIGATION OR GRAY WATER USES, AND OTHER SIMILAR FEATURES; PUBLIC AMENITY: (I) INSTALLATION OF: PUBLIC ART FEATURE(S) ON THE SITE, OR ON THE STADIUM PROPERTY OR THE RAIL-LINE TUNNEL SUCH AS MURALS. SCULPTURE, WATER FEATURES, AMONG OTHER SIMILAR FEATURES; (II) THE PROVISION OF COMMUNITY ACCESS ON A PERIODIC BASIS TO THE PRACTICE FACILITIES FOR EVENTS OR ACTIVITIES; OR (III) INSTALLATION OF PUBLIC PLAZAS, OPEN SPACE IN EXCESS OF ORDINANCE REQUIREMENTS AND/OR SIMILAR OUTDOOR FEATURES AS PART OF REDEVELOPMENT OF THE STADIUM PROPERTY OF AT LEAST 5,000 SQUARE FEET IN SIZE (PROVIDED, HOWEVER, IT IS UNDERSTAND SUCH PLAZAS, OPEN SPACE AND/OR SIMILAR OUTDOOR FEATURE ASSOCIATED WITH THE STADIUM PROPERTY MAY BE CLOSED TO THE PUBLIC PERIODICALLY AND MAY NOT BE USED AS A PUBLIC AMENITY IN ORDER TO SATISFY USE OF THE EX PROVISIONS IN A SUBSEQUENT REZONING OF THE STADIUM), AMONG OTHER SIMILAR ITEMS; OR

SUSTAINABILITY: INSTALLATION OF ON-SITE RENEWABLE ENERGY GENERATION AS PART OF THE SITE AND/OR FACILITY SUCH AS SOLAR PANELS, RE-USE

CITY IMPROVEMENTS: NEW CONSTRUCTION OF PEDESTRIAN PATHWAY(S) SUCH AS THE PEDESTRIAN CONNECTION DESCRIBED IN SECTION 5.B. BELOW. AMONG OTHER SIMILAR ITEMS.)

(3) (b. C. EXTENT ENUMERATION OF MODIFICATIONS/EXCEPTIONS. ACCORDINGLY THE EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT AS DESCRIBED BELOW IN THIS SUBSECTION C. 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.. MODIFICATIONS TO THESE EXCEPTIONS OR 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 AND OVERALL DESIGN INTENT OF THE PROPOSED DEVELOPMENT. AN ALTERNATIVE COMPLIANCE PROCESS MAY BE UTILIZED AS WELL TO MODIFY OR VARY FROM THESE EXCEPTIONS OR ADD) OTHER EXCEPTIONS AS WELL AS RELIANCE UPON ANY CURRENT OR FUTURE PROVISIONS CONTAINED WITHIN SECTION 15.4 (PRESCRIBED CONDITIONS) OR SIMILAR PROVISIONS OF THE ORDINANCE AT LARGE GRANTING LEEWAY.

Solution 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

THE SHARED USE PEDESTRIAN PATH PROVIDED FROM GRAHAM STREET ALONG DEVELOPMENT AREA A AND EXTENDING TO THE FUTURE IRWIN CREEK GREENWAY AS DESCRIBED IN SECTION 5.B. BELOW)S 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 FRONTAGE IS NOT SUBJECT TO REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE

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

<u> ARTICLE 12.3.A - TABLE 12-1 - BUILDING SITING STANDARDS</u> 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 INCREASED FROM 0'-20' TO 0'-200' ALONG FOURTH STREET. C - MINIMUM BUILD-TO PERCENTAGE FOR STRUCTURES (%) - THE SITE SHALL HAVE A MINIMUM 40% BTZ RATHER THAN 80% FOR NEW CONSTRUCTION ALONG CEDAR STREET AND ALONG FOURTH STREET.

A - MINIMUM BUILDING HEIGHT - THE MINIMUM BUILDING HEIGHT SHALL BE REDUCED FROM 24 FEET TO 10 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.

A - MINIMUM BUILDING LENGTH AS A PERCENTAGE OF LOT WIDTH ALONG FRONTAGE - THE MINIMUM BUILDING LENGTH PERCENTAGE PROVISION SHALL BE REDUCED FROM 60% TO 25% (WITHIN DEVELOPMENT AREA A DUE TO THE NATURE OF OUTDOOR PRACTICE FIELD FACILITIES. (WITHIN DEVELOPMENT AREA B, IT)
(SHALL BE REDUCED FROM 60% TO 50% EXCLUDING THE FUTURE CATS RIGHT-OF-WAY.)

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 EXCEED THE REQUIRED 20-FOOT DIMENSION BUT MEET A 40-FOOT BLANK WALL

F- 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.

ackslash ( ackslash footnote #9 - established setback & surface parking - the site is part of the overall stadium development which is bounded by cedar STREET AND EAST 4 H STREET WITHIN THIS REZONING PLAN AND EXTENDS TO MINT STREET, GRAHAM STREET, AND MOREHEAD STREET FOR THE REMAINDER OF THE STADIUM SITE. THE OVERALL SITE IS BOUNDED BY A TOTAL OF FIVE STREET FRONTAGES. A PUBLIC OPEN SPACE AREA WILL BE PROVIDED ABUTTING THE EAST 4 ITH STREET FRONTAGE WHICH WILL CREATE THE ESTABLISH SETBACK ALONG THIS STREET FRONTAGE. WITHIN DEVELOPMENT AREA B, SURFACE PARKING AND MANEUVERING MAY BE LOCATED BEHIND THIS DETERMINED ESTABLISHED SETBACK. THE PUBLIC OPEN SPACE ABUTTING EAST 4 I H STREET SHALL HAVE A MINIMUM DEPTH OF 20' FROM THE BACK OF SIDEWALK ALONG FOURTH STREET RATHER THAN 50' FROM THE RIGHT-OF-WAY TO CREATE THE ESTABLISHED SETBACK. THE PUBLIC OPEN SPACE WILL BE DESIGNED PER THE DESIGN REQUIREMENTS WITHIN TABLE 16-2 OF THE ORDINANCE FOR PUBLIC OPEN SPACE.

ARTICLE 12.3.D - TABLE 12-4 - TRANSPARENCY STANDARDS 🗸 B - GROUND FLOOR TRANSPARENCY - NEW CONSTRUCTION WITHIN DEVELOPMENT AREA AON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN 50% GROUND FLOOR TRANSPARENCY. (TO ALLOW GROUND FLOOR TRANSPARENCY TO BE MEASURED BETWEEN 3-FEET AND 20-FEET FROM GRADE.)

C - UPPER FLOOR TRANSPARENCY.

LIDDER FLOOR TRANSPARENCY.

ARTICLE 12.3.F - TABLE 12-6 - BUILDING DESIGN STANDARDS

THE SITE WILL BE ALLOWED TO REDUCE THE NUMBER OF REQUIRED PROMINENT ENTRANCES FROM TWO TO ONE AND CAN BE LOCATED ON EITHER THE FACED FACING FOURTH STREET (OR, WHETHER WITHIN DEVELOPMENT AREA A OR B, OR ON THE FAÇADE FACING CEDAR STREET (WITHIN DEVELOPMENT AREA A.)

#### ARTICLE 12.4 - OPEN SPACE- UE ZONING DISTRICT

THE SITE IS PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE STADIUM PROPERTY AND STADIUM ON WHICH LARGE AREAS OF OPEN SPACE

ARE PROVIDED THE: AS SUCH THE STADIUM PORTION OF THE PROPERTY SOFTMAY BE INCLUDED WITHIN THIS REZONING PLAN AND IS NOT ALLOWED TO BE

WITHIN THE REQUIRED 10% OPEN SPACE FOR THE SITE THE: IN ADDITION IT IS ACKNOWLEDGED THAT THE OPEN SPACE REQUIREMENT FOR ``(THE SITE)MAY BE REDUCED TO 2% DUE TO EXISTING OPEN SPACE AREA'S LOCATED ON THE OVERALL)STADIÚM P<del>ORTION OF THE PROPERTY</del>.

ARTICLÉ 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)

#### ARTICLE 19.2 - VEHICLE PARKING SPACE REQUIREMENTS

\\ THE SITE SHALL HAVE NO PARKING MINIMUM OR MAXIMUMS: \ THE SITE IS PART OF THE OVERALL STADIUM & SITE PROPERTY AND IS A UNIFIED/PLANNED DEVELOPMENT WITH THE STADIUM PROPERTY AND STADIUM AND ACCORDINGLY THE SITE SHALL HAVE NO PARKING MINIMUM OR MAXIMUMS. THE UE ZONING DISTRICT DOES NOT REQUIRE PARKING MINIMUMS FOR THIS SITE.

#### **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 1/5,000SF OF NEW GROSS FL 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 MANELIVERING MAY BE LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE FOLIRTH STREET FRONTAGE AS GENERALLY DEPICTED. S 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 SE 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.

#### RTICLE <del>20.15 & 17 - GREEN AREA,</del>20.17 - TREE PLANTING REQUIREMENTS THE GREEN AREA REQUIREMENT MAY BE REDUCED FROM 15% TO 10% OF THE SITE.)

NÎÊRNÂL PLÂNTÎNG 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. AND COMPLIANCE WITH APPLICABLE TREE RELATED PROVISIONS OF THE ORDINANCE MAY BE MADE AVAILABLE PURSUANT TO THE ALTERNATIVE COMPLIANCE PROVISIONS OF URBAN FORESTRY SET FORTH IN SECTION 8.B.

#### **ARTICLE 22 - SIGNS**

DUE TO THE NATURE OF THE PRACTICE FIELDS (FIELD HOUSEFIELDHOUSE, AND ASSOCIATED FACILITIES. THE SITE IS GRANTED THE BELOW EXCEPTIONS THE FOLLOWING EXCEPTIONS AS VARIATIONS FROM THE SIGN REGULATIONS. SIGNAGEFOR CLARITY OF INTENT, 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, AND EACH ALLOWED SIGN TYPE MAY BE ELECTRONIC PROVIDED, HOWEVER, NO ELECTRONIC SIGNS SHALL FACE ON CEDAR STREET THAT ARE LOCATED WITHIN 250 FEET FROM THE CEDAR STREET BOUNDARY LINE.

ELECTRONIC SIGNAGE SHALL BE ALLOWED TO OPERATE UNDER THE SAME GENERAL SIGN REGULATIONS AS ALLOWED WITHINCRITERIA AS ELECTRONIC (SIGNS LOCATED IN) THE UC ZONING DISTRICT. UP TO TWO (2) GROUND SIGNS ARE PERMITTED WITHIN THE DEVELOPMENT AREA. ONE WITHSITE, AND EACH GROUND SIGN MAY HAVE A MAXIMUM SIGN AREA OF 50SF AND 11 FEET IN HEIGHT. THE SECOND GROUND SIGN IS PERMITTED WITH A MAXIMUM SIGN AREA OF 1,25050 SQUARE FEET AND MAXIMUM. SIGNA HEIGHT OF 408 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 ACROSS SOUTH CEDAR STREET:: DIGITAL AND OTHER GROUND MOUNTED WAYFINDING SIGNAGE MAY BE INSTALLED IN ADDITION TO OTHER GROUND MOUNTED SIGNAGE.

WALL-MOUNTEDSUBJECT TO THE LIMITS ON CERTAIN WALL-MOUNTED SIGNAGE FACING CEDAR STREET, WALL-MOUNTED SIGNAGE SHALL BE ALLOWED WITH A MAXIMUM SQUARE FOOTAGE EQUAL TO 40(30%) 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 FACING CEDAR STREET WITHIN 250 FEET OF THE CEDAR STREET BOUNDARY SHALL NOT EXCEED THE ORDINANCE 3 ŠIŽĖ AND AS INDICATED SHALL NOT BE ELECTRONIC.

· 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. . PAINTED WALL SIGNS MAY BE INSTALLED ON THE ROOF WITH A COMBINED MAXIMUM SQUARE FOOTAGE EQUAL TO [40%] OF THE ROOF SQUARE FOOTAGE $^{
m )}$ 

ON WHICH THEY ARE LOCATED. IN ADDITION, THE PAINTED WALL SIGNS ON THE ROOF MAY INCLUDE LED BORDERTUBE, LED STRIP LIGHTS, LED TUBE LIGHTS OR SIMILAR LIGHT FIXTURES FOR ILLUMINATION. COMMERCIAL AND NONCOMMERCIAL FLAGS ARE NOT SUBJECT TO ALLOWED ON A PERIODIC BASIS AND MAY EXCEED THE SIZE LIMITATIONS OR THE REGULATIONS IN ARTICLE 22.6.E/BY GREATER THAN 100%, AND FLAG POLES MAY BE UP TO 60 FEET HIGH.

(BANNERS MAY BE PLACED/LOCATED ON ANY FENCING OR WALLS ERECTED ON THE SITE WITHOUT LIMITATION AS TO THE NUMBER OF BANNERS AND FOR HOW LONG THE BANNERS MAY STAY IN PLACE AS LONG AS; ANY GRAPHICS LOCATED ON THE BANNERS, OTHER THAN ARTWORK, IS ORIENTED INWARD

(AWAY FROM A STREET FRONTAGE). BANNERS WITH GRAPHICS THAT ARE ORIENTED TOWARD A FRONTAGE, OTHER THAN ARTWORK, WILL FOLLOW THE STANDARDS OF THE ORDINANCE. )

#### 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 7' SIDEWALK. THE STREETSCAPE DESIGN ELEMENTS 3

(REQUIRED BY THE ORDINANCE IS AN 8' AMENITY ZONE WITH A 10' SIDEWALK.)

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 UF DISTRICT SHALL BE PERMITTED ON THE SITE. NADDITION, THOSE 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. C. JAND ALL OTHER SIGNAGE SHALL COMPLY WITH THE ORDINANCE REGULATIONS PROVIDED, HOWEVER, AS AS AN ALTERNATIVE OR SUPPLEMENT TO THE SIGNAGE RELATED TO EXCEPTION PROVISIONS SET FORTH IN SECTION 3 ABOVE OR IN THE ORDINANCE, 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.

ACCESS TO THE SITE AND PEDESTRIAN CONNECTION: ACCESS TO THE SITE. ACCESS TO THE SITE IS GENERALLY DEPICTED ON THE REZONING PLAN AND SHALL TAKE PLACE AS FOLLOWS:

CEDAR STREET NEXT TO NORTHERN BOUNDARY. THIS ACCESS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE A LIMITED/FIRE-LANE ACCESS USED PERIODICALLY FOR SERVICE/MAINTENANCE VEHICLES AS WELL AS FOR FIRE/EMERGENCY SERVICES VEHICLES; THIS ACCESS WILL NOT BE AVAILABLE FOR REGULAR VEHICULAR ACCESS TO THE SITE

ii. CEDAR STREET AT SOUTHERN BOUNDARY. THE CURRENT ACCESS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL REMAIN AS CURRENTLY USED \$\frac{1}{2}\$ UNTIL REDEVELOPMENT OF THE FIELDS AND/OR PRACTICE FACILITIES WITHIN DEVELOPMENT AREA B AS CONTEMPLATED BY THIS REZONING. UPON SUCH REDEVELOPMENT, THIS ACCESS WILL BE LIMITED TO SERVICE/MAINTENANCE VEHICLES AND WILL NOT BE AVAILABLE FOR REGULAR VEHICULAR ACCESS TO

iii. CLUTCH PARKING ACCESS (I.E. TAX PARCEL # 073-181-09). THE ACCESS CONTEMPLATED AT THE ADJACENT CLUTCH PARKING LOT PARCEL AS GENERALLY DEPICTED ON THE REZONING PLAN WILL PROVIDE SUPPORT ACCESS FOR VEHICLES ON A PERIODIC AS NEEDED BASIS IN CONNECTION WITH ACTIVITIES TAKING PLACE ON THE SITE BUT NOT AS A PRIMARY DAY IN DAY OUT ACCESS.

IV. 4<sup>11 STREET ACCESS.</sup> CURRENTLY AND UPON REDEVELOPMENT OF THE SITE AS CONTEMPLATED IN THE REZONING PLAN, THE ACCESS FROM DEVELOPMENT AREA B TO AND FROM 4<sup>TH</sup> STREET MAY PROVIDE NORMAL VEHICULAR TRAFFIC TO AND FROM THE SITE.

PEDESTRIAN PATH ACCESS. AS GENERALLY DEPICTED ON THE REZONING PLAN, A PEDESTRIAN SIDEWALK CONNECTION WILL BE INSTALLED ON THE SITE TO PROVIDE FOR A LINKAGE TO THE TUNNEL NEAR GRAHAM STREET AND TO THE CLUTCH PARKING PARCEL (I.E. TAX PARCEL # 073-181-09) THAT WOULD ALLOW FOR A FURTHER CONNECTION ACROSS THE ADJACENT PROPERTY TO CEDAR STREET AND TO THE GREENWAY PATH EXTENDING TO IRWIN CREEK, AS CONTEMPLATED BY THE MECKLENBURG COUNTY GREENWAY PLANS. PETITIONER SHALL MAKE AVAILABLE THE CONNECTIONS OF THE SITE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR BUILDINGS ON THE SITE.

IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER'S/BUSINESS ASSOCIATION, AN ENCROACHMENT AGREEMENT WILL BE SUBMITTED FOR APPROVAL BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF A PRINCIPAL USE BUILDING. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY FOR A PRINCIPAL USE BUILDING IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE APPROVED BY CDOT AND EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

#### MISCELLANEOUS: LIGHTING AND ALTERNATIVE TREE COMPLIANCE:

LIGHTING ON THE SITE SHALL COMPLY WITH THE ORDINANCE PROVISIONS SUBJECT TO THE EX-PROVISIONS REGARDING SIGNAGE ABOVE.

ALTERNATIVE COMPLIANCE FOR THE FOLLOWING REQUIREMENTS IS ALLOWED AS DESCRIBED BELOW AS A EX PROVISION. GREEN AREA: THE PETITIONER SHALL MEET THE GREEN AREA REQUIREMENTS OF THE ORDINANCE IN THE MANNER(S) PERMITTED BY THE ORDINANCE.

INTERNAL TREES: THE PETITIONER SHALL CALCULATE AND MEET STANDARD INTERNAL TREES REQUIREMENT PER THE ORDINANCE. PETITIONER MAY PLANT REQUIRED INTERNAL TREES ANYWHERE ON PARCEL 07328101 PER SECTION 20.17 OF THE ORDINANCE. ANY INTERNAL TREES THAT CANNOT BE REASONABLY BE PLANTED ON THE DESIGNATED PARCELS MAY BE PLANTED ON PUBLIC PROPERTY AND/OR PUBLIC STREET RIGHT-OF-WAY IN 3<sup>RD</sup> WARD OR UPTOWN (WITHIN THE LOOP) IF SUCH PLANTING LOCATIONS MEET THE GENERAL INTENT AND PURPOSE OF THE INTERNAL TREES REQUIREMENT. THE CITY WILL IDENTIFY PLANTING LOCATIONS AND DIRECT THE PETITIONER WHERE/WHEN TO PLANT. PLANTING SHALL MEET PLANTING STANDARDS SET FORTH IN CLDS MANUAL. PLANTING SHALL BE COORDINATED BY BOTH THE CITY AND THE PETITIONER. THE PETITIONER MAY ALTERNATIVELY AGREE TO CONTRIBUTE A ONE-TIME PAYMENT TO THE CITY TO SUPPORT A CITY-MANAGED TREE PLANTING AND TREE CARE PROJECT TO MEET THE INTERNAL TREES REQUIREMENTS SET FORTH ABOVE. PAYMENT TOTAL TO BE BASED ON QUANTITY OF TREES AND PER TREE PLANTING ESTIMATE. THE PROJECT SHALL BE IMPLEMENTED IN 3<sup>KL</sup> WARD, UPTOWN, AND/OR NEIGHBORHOODS DIRECTLY ADJACENT TO UPTOWN.

TREE CANOPY PLAN: THE PETITIONER AND CITY WILL MUTUALLY DEVELOP AND AGREE UPON A TREE CANOPY PLAN OUTLINING ANY NON-STANDARD AND ALTERNATIVE EFFORTS TO MEET THE GREEN AREA AND/OR INTERNAL TREES REQUIREMENT. TREE CANOPY PLAN SHALL BE DEVELOPED AND FINALIZED PRIOR TO INITIAL LAND DEVELOPMENT PLAN APPROVAL FOR PARCEL 07328101 AFTER COUNCIL APPROVAL OF PETITION 2024-031, ANY ON-SITE TREE PLANTING TO MEET GREEN AREA OR INTERNAL TREE REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF FIRST CO FOR THE SITE. ADDITIONALLY. ANY PAYMENT-IN-LIEU PAYMENTS TO MEET GREEN AREA REQUIREMENTS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF FIRST CO. ALL TREE SAVE RECORDATION AND PLATTING REQUIREMENTS, PAYMENT-IN-LIEU PAYMENTS, AND REQUIRED TREE PLANTING SHALL BE COMPLETED WITHIN 18 MONTHS OF INITIAL LAND DEVELOP PERMITTING PLAN APPROVAL. ALL TERMS OF THE CANOPY PLAN AND AMENDMENTS OF SAID PLAN SHALL BE MUTUALLY AGREED UPON BY BOTH THE THE PETITIONER AND CITY.

#### AMENDMENTS TO THE REZONING PLAN:

I. 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, SUBJECT AS WELL TO THE PROVISIONS OF SECTION 3.C ABOVE.

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.

#### ⟨ +9.⟩ 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 OR ASSIGNS.

CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

PRACTICE & REZONING

PANTHERS STADIUM, LLC. 800 SOUTH MINT STREET

CHARLOTTE, NC 28202

REVISION / ISSUANCE DESCRIPTION **REZONING 1** 02.26.2024 **REZONING 2** 04.15.2024 **REZONING 3** 05.23.2024

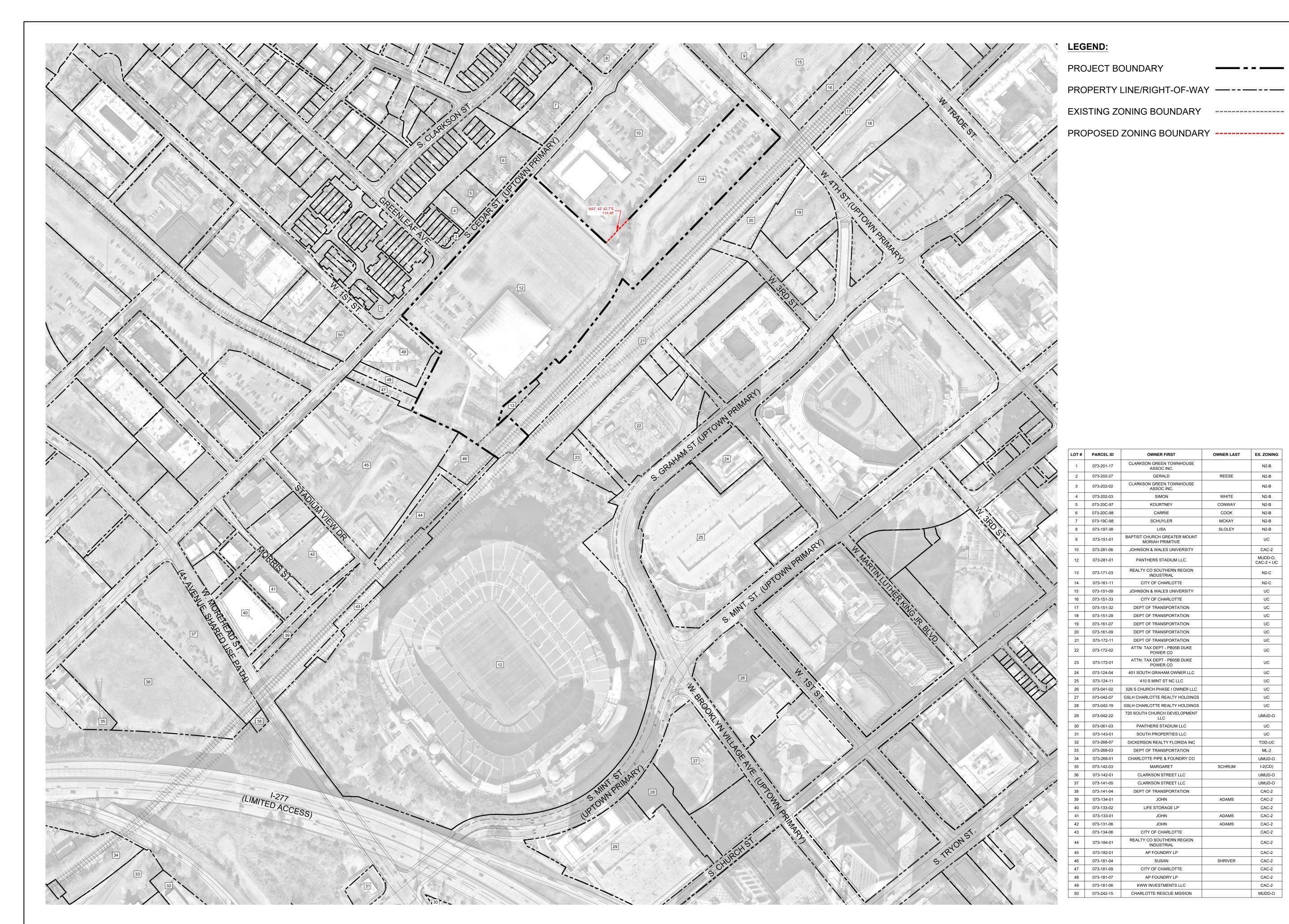
> DESIGNED BY: XX DRAWN BY: XX CHECKED BY: XX

VERT: N/A

HORZ:

ORIGINAL SHEET SIZE: 22" X 34'

DEVELOPMENT STANDARDS



5/23/2024 4:50 PM KAREN SCHULTZ P:\CLT\_2023\1023132\CAD\DOCUMENTATION\ENTITLEMENTS - PRACTICE FACILITY ONLY\1023132\_RZN\_EXST\_PRAC.DWG

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

REZONING PETITION NO. RZP-2024-031

## **NOT FOR** CONSTRUCTION

EX. ZONING

N2-B

N2-B

N2-B

N2-B N2-B

N2-B

N2-B

CAC-2

MUDD-O, CAC-2 + UC

N2-C

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UC

UMUD-O

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UC

TOD-UC

ML-2

UMUD-O

I-2(CD)

UMUD-O

UMUD-O

CAC-2

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CAC-2 CAC-2

CAC-2

CAC-2

CAC-2

MUDD-O

ADAMS

SHRIVER

UC

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

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

GSLH CHARLOTTE REALTY HOLDINGS

720 SOUTH CHURCH DEVELOPMENT

PANTHERS STADIUM LLC

SOUTH PROPERTIES LLC

DICKERSON REALTY FLORIDA INC

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

AP FOUNDRY LP

KWW INVESTMENTS LLC

CHARLOTTE RESCUE MISSION

JOHN

INDUSTRIAL

## PRACTICE & **FIELDHOUSE FACILITIES REZONING**

PANTHERS STADIUM, LLC. 800 SOUTH MINT STREET

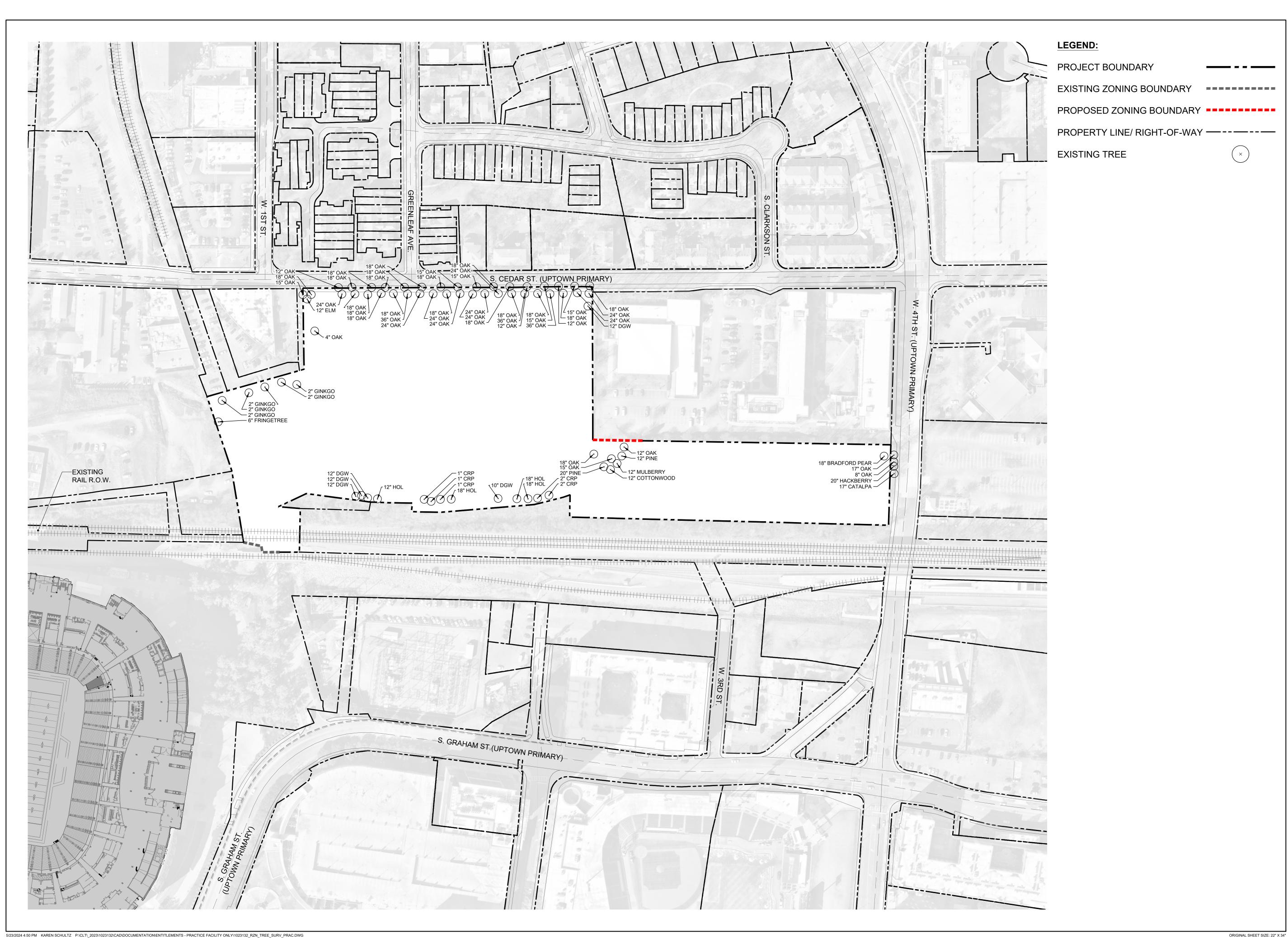
CHARLOTTE, NC 28202

1023132 REVISION / ISSUANCE DESCRIPTION DATE **REZONING 1** 02.26.2024 04.15.2024 **REZONING 2 REZONING 3** 05.23.2024

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

LOCATOR MAP AND PARCEL OWNERSHIP

RZ-4.0



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

REZONING PETITION NO. RZP-2024-031

## NOT FOR CONSTRUCTION

# PRACTICE & FIELDHOUSE FACILITIES REZONING

PANTHERS STADIUM, LLC.

800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1023132			
REVISION / ISSUANCE			
NO.	DESCRIPTION	DATE	
1	REZONING 1	02.26.2024	
2	REZONING 2	04.15.2024	
3	REZONING 3	05.23.2024	

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

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

TREE SURVEY

RZ-5.0