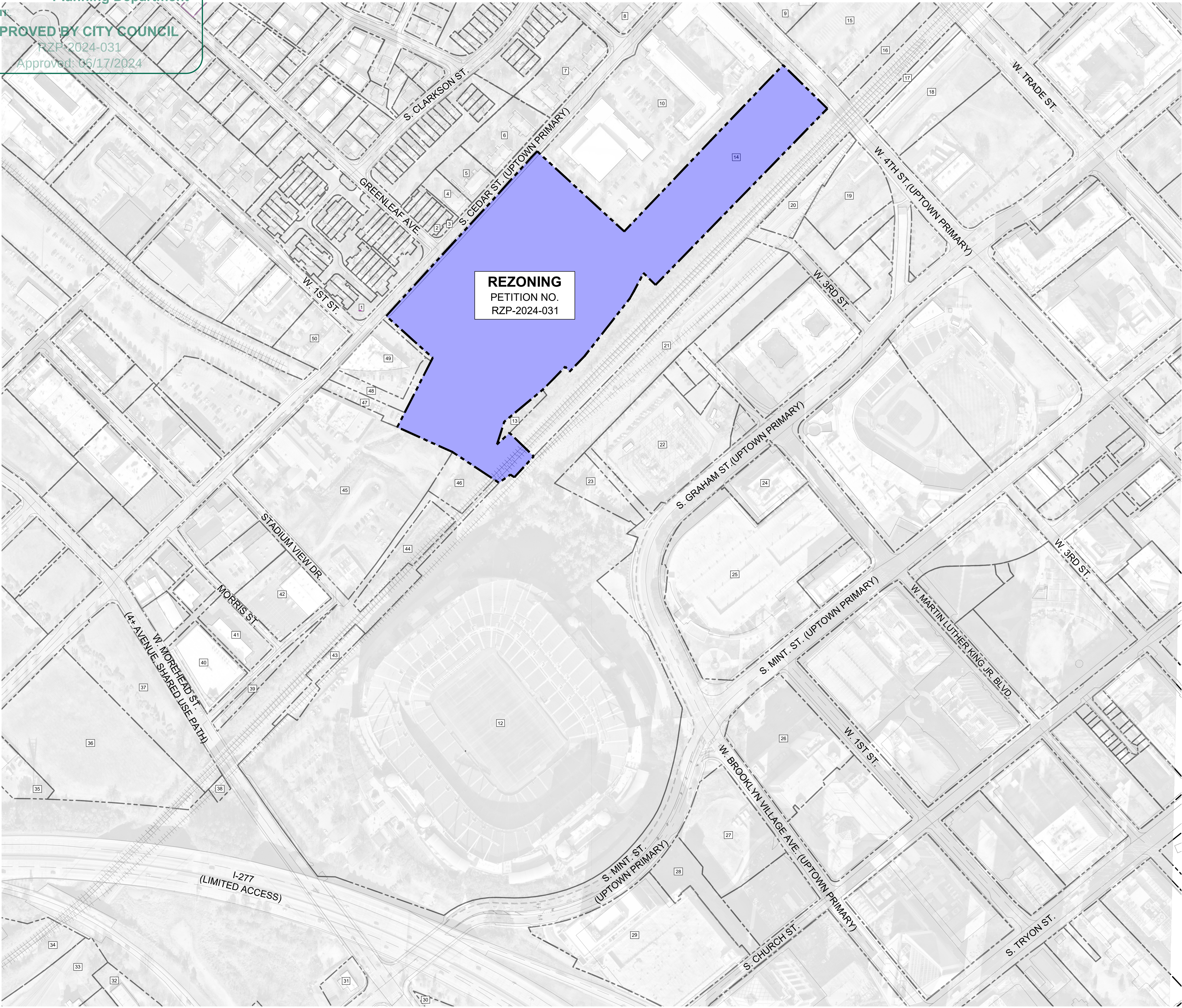




LEGEND:

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 FROM THE BASE STANDARDS OF THE APPLICABLE ZONING 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.

TABLE OF CONTENTS

RZ-0.0 CONTEXT AND PURPOSE STATEMENT
RZ-1.0 TECHNICAL DATA SHEET
RZ-2.0 SCHEMATIC SITE PLAN
RZ-3.0 DEVELOPMENT STANDARDS
RZ-4.0 LOCATOR MAP AND PARCEL OWNERSHIP
RZ-5.0 PEDESTRIAN CONNECTION
RZ-6.0 CEDAR STREET FACADE RENDERERS
RZ-7.0 TREE SURVEY

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

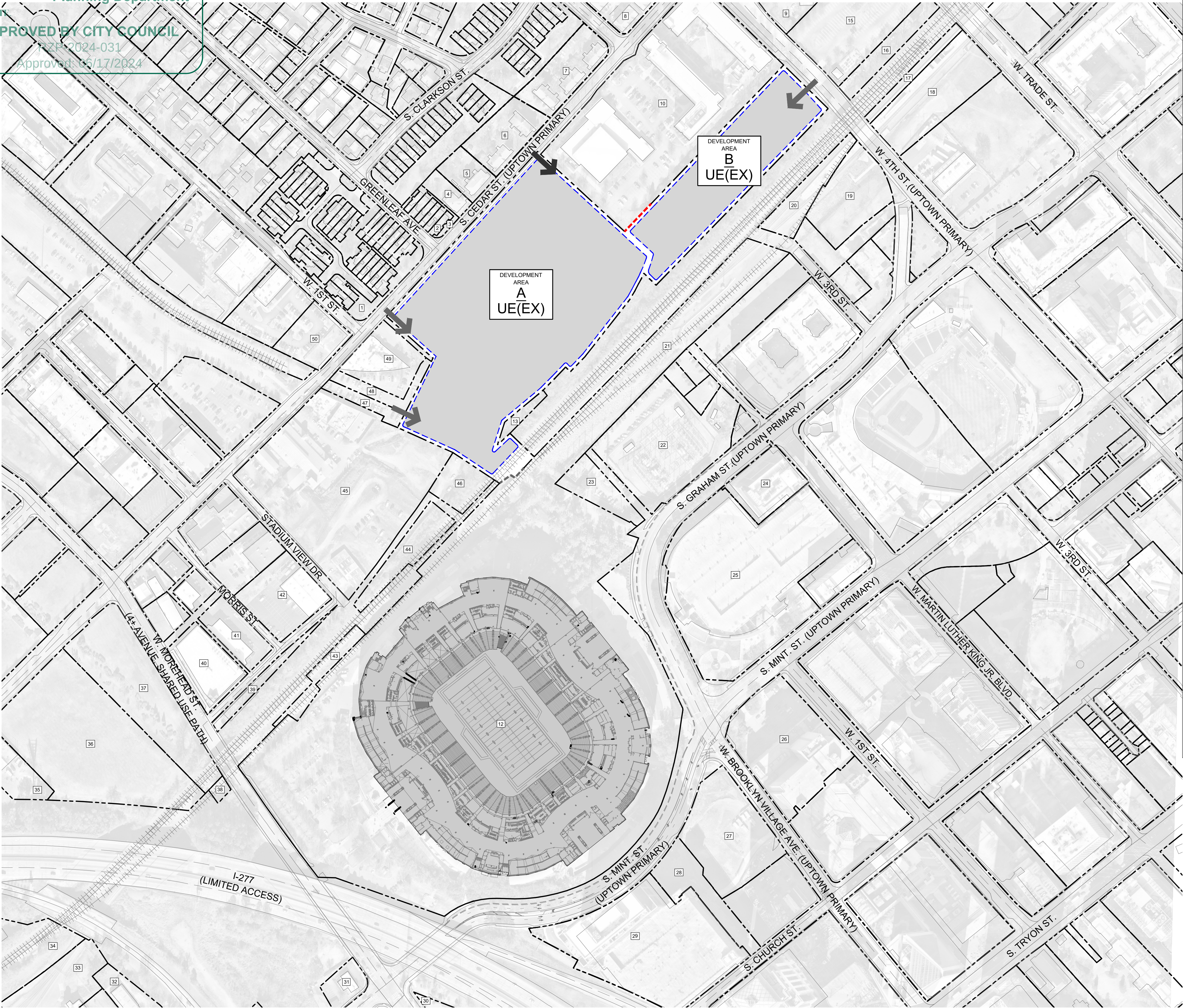
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VERT: N/A
HORZ: 1"=150'

0 75 150 300

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: THE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 70 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

POTENTIAL FULL MOVEMENT VEHICULAR ACCESS

LIMITED ACCESS DRIVEWAY

DESIGNED BY: XX

DRAWN BY: XX

CHECKED BY: XX

VERT: N/A

HORZ: 1"=150'

0

75

150

300

6/12/2024 10:43 AM

MACKENZIE HILSIN

P:\CLT\20231023132\CADD\DOCUMENTATION\TITLEMENTS - PRACTICE FACILITY ONLY\1023132_RZN_TDS_PRAC.DWG

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DESIGNED BY: XX

DRAWN BY: XX

CHECKED BY: XX

TECHNICAL DATA SHEET

RZ-1.0

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

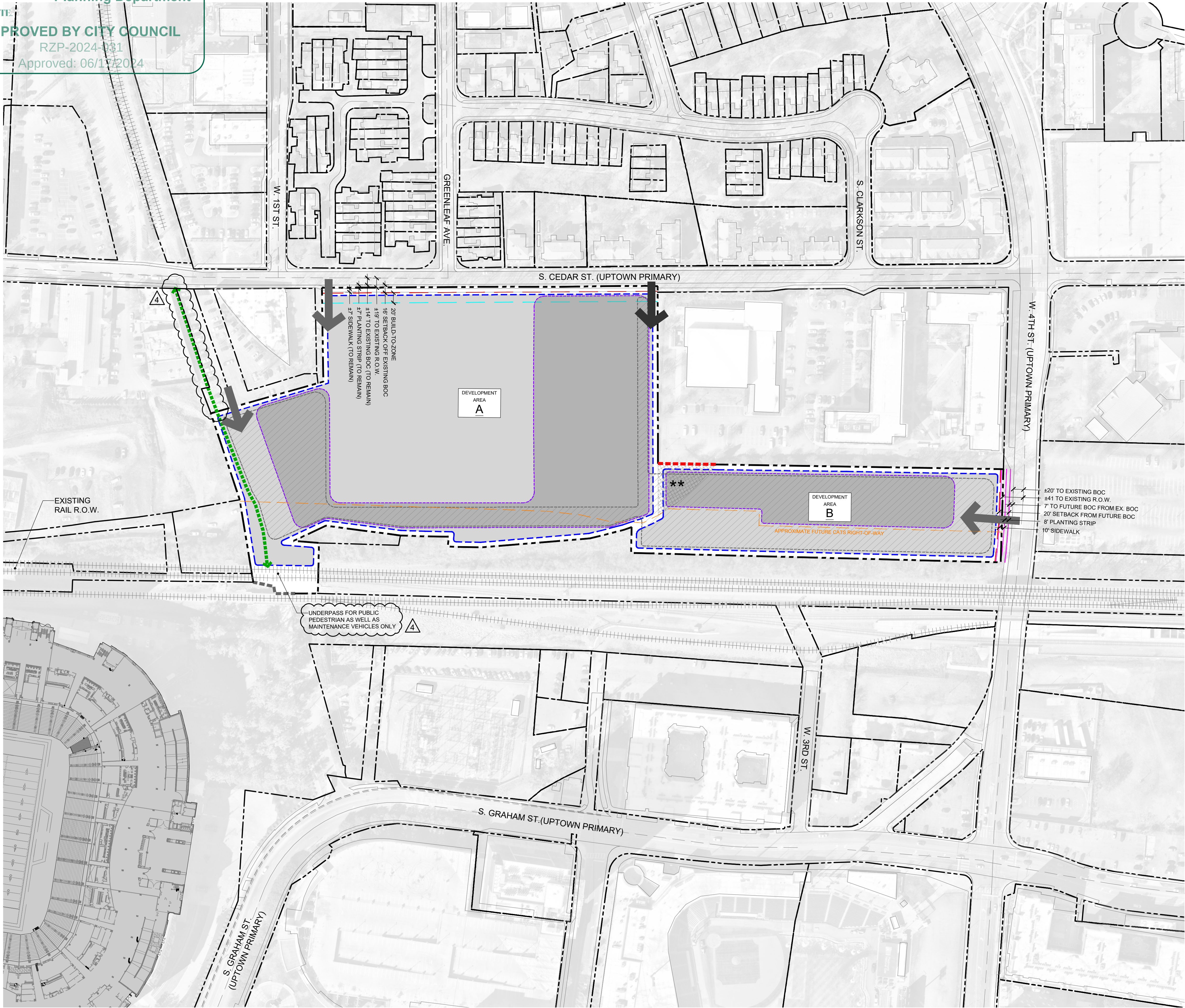
NOT FOR
CONSTRUCTION

PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

PANTHERS STADIUM, LLC.

800 SOUTH MINT STREET
CHARLOTTE, NC 28202

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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		



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

PEDESTRIAN CONNECTION, REFER TO SHEET RZ-5.0 AND SECTION 5.B AS TO PUBLIC PEDESTRIAN CONNECTION COMMITMENTS

- 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.

LandDesign.

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

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

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

SCALE

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

0 50 100 200

SHEET TITLE

SHEAT NUMBER

SHEAT NUMBER

RZ-2.0



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-87	KOURTNEY	CONWAY	N2-B
6	073-20C-88	CARRIE	COOK	N2-B
7	073-19C-88	SCHUYLER	MCKAY	N2-B
8	073-197-38	LISA	SLOLEY	N2-B
9	073-151-01	BAPTIST CHURCH GREATER MOUNT MORIAH 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 - PB058 DUKE POWER CO		UC
23	073-172-01	ATTN: TAX DEPT - PB058 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	GSJH CHARLOTTE REALTY HOLDINGS		UC
28	073-042-19	GSJH 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	1/2(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

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

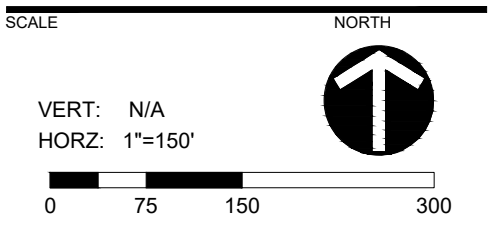
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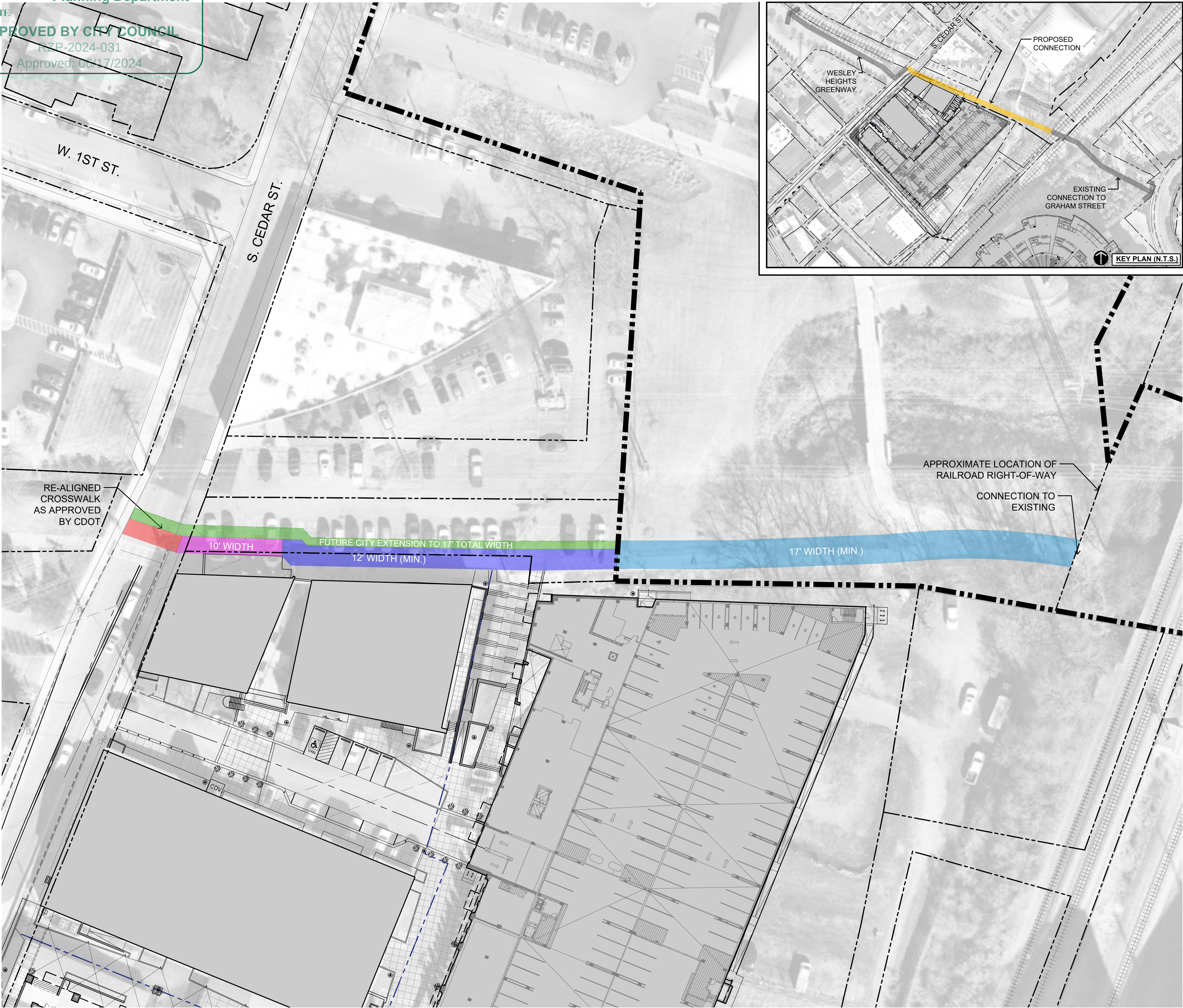
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DRAWN BY: XX
CHECKED BY: XX



SHEET TITLE
LOCATOR MAP AND PARCEL
OWNERSHIP

SHEET NUMBER

RZ-4.0



LEGEND:

PROJECT BOUNDARY 

PROPERTY LINE/ RIGHT-OF-WAY 

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

PRACTICE &
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DRAWN BY: MH
CHECKED BY: AM

SCALE NORTH

VERT: N/A
HORZ: 1" = 30'

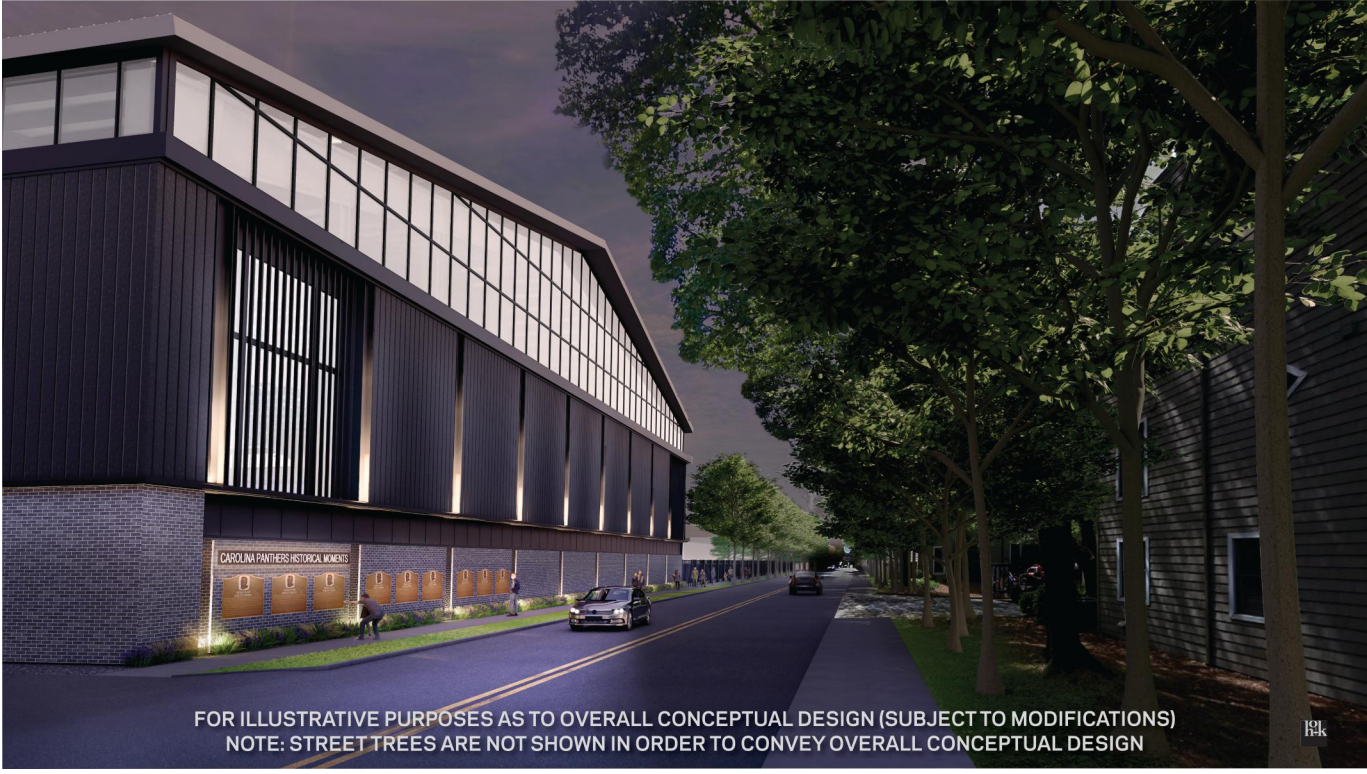
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SHEET TITLE

PEDESTRIAN CONNECTION

SHEET NUMBER

RZ-5.0



REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SEAL

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SCALE: NORTH

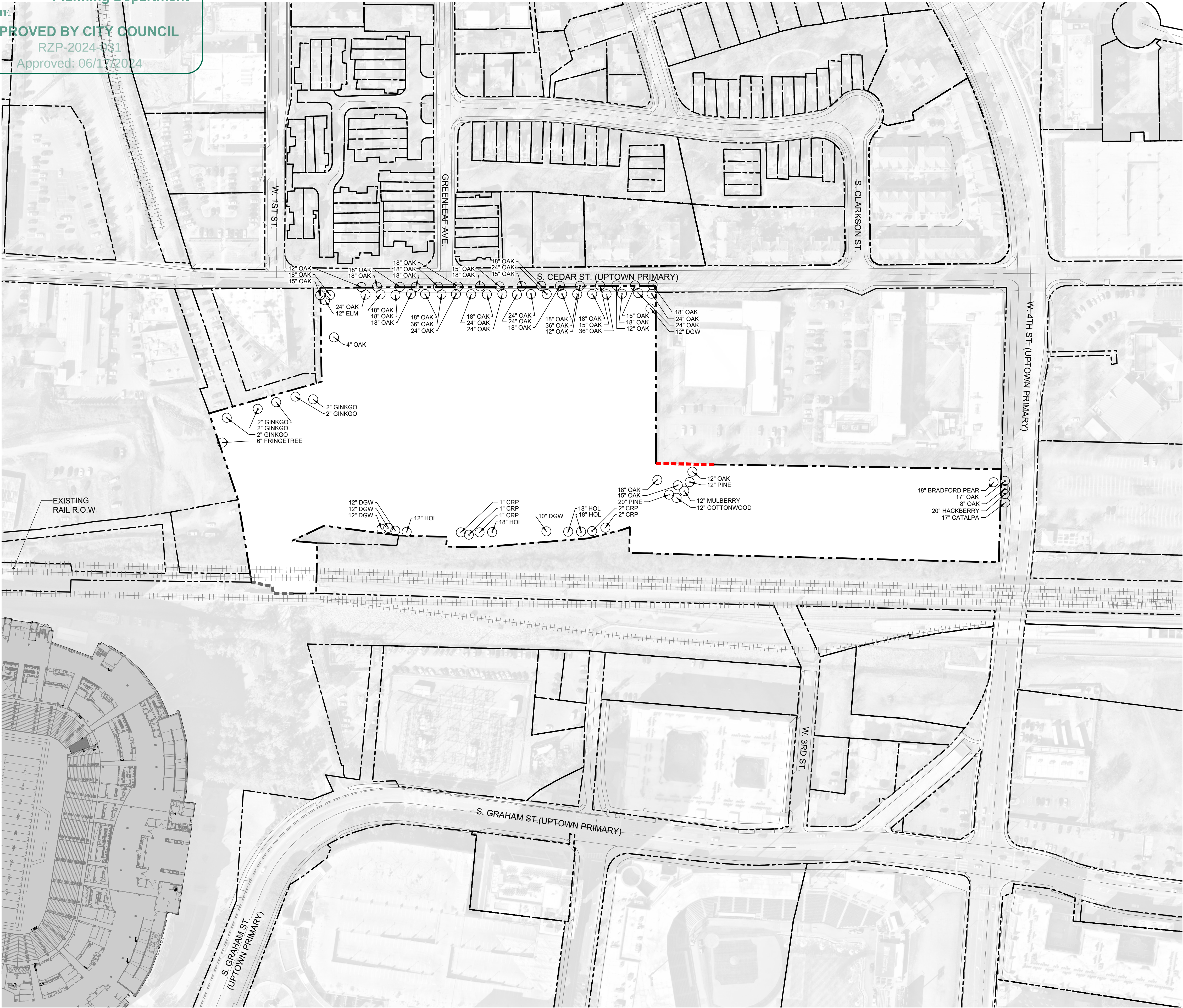
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HORZ:

SHEET TITLE

CEDAR STREET FACADE
RENDERS

SHEET NUMBER

RZ-6.0



LEGEND:

PROJECT BOUNDARY

EXISTING ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

PROPERTY LINE/ RIGHT-OF-WAY

EXISTING TREE

REZONING
PETITION NO.
RZP-2024-031

KEY MAP

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SCALE

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

0 50 100 200

NORTH



SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ-7.0