

4/3/2025 5:07 PM MACKENZIE HILSIN P:\CLT\\_2023\1023\132\CAD\DOCUMENTATION\ENTITLEMENTS - STADIUM ONLY\1023\132\_RZN\_COVR.DWG

## LEGEND:

PROJECT BOUNDARY



PROPERTY LINE/ RIGHT-OF-WAY —————

1. SEE TABLE ON SHEET RZ-3.0 FOR ADJACENT PARCEL INFORMATION.

## **CONTEXT/ STATEMENT OF PURPOSE** FOR REZONING:

THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS/UPGRADES TO THE EXISTING BANK OF AMERICA STADIUM FRONTING MINT STREET (THE "STADIUM") AND POSSIBLE NEW BUILDINGS AND FACILITIES ADJACENT TO THE STADIUM AS WELL AS OTHER IMPROVEMENTS AS MAY BE DESCRIBED IN THIS REZONING PLAN. THESE IMPROVEMENTS/UPGRADES SUPPORT ECONOMIC DEVELOPMENT, AND ENTERTAINMENT AND TOURISM RELATED OBJECTIVES SET FORTH AS PART OF COMMUNITY PLANS FOR THE CHARLOTTE CENTER CITY AND THE BROADER CHARLOTTE REGION.

THE STADIUM SITE IS CURRENTLY ZONED UC S.U.P. #3322 UNDER A PREDECESSOR ZONING ORDINANCE FOR THE CITY OF CHARLOTTE (THE "CITY"), AND AS SUCH A REZONING IS NEEDED TO A DISTRICT SUCH AS UC UNDER THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) IN CONNECTION WITH POSSIBLE IMPROVEMENTS/UPGRADES PORTIONS OF WHICH MAY BE REGULATED BY THE NEW ORDINANCE. THE CITY'S 2040 COMPREHENSIVE PLAN REFERENCES REGIONAL ACTIVITY CENTER (RAC) FOR THE SITE; THE UC DISTRICT IS WITHIN THE RAC DESIGNATION.

FURTHERMORE, THE STADIUM AND ASSOCIATED USES AND VENUES AS MAY BE CONTEMPLATED BY THE IMPROVEMENTS/UPGRADES ARE UNIQUE IN NATURE WITH MANY DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS AND EXEMPTIONS 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.

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

REZONING

PETITION NO.

RZP-2024-146

**NOT FOR** 

STADIUM **FACILITY REZONING** 

**CONSTRUCTION** 

PANTHERS STADIUM, LLC.

800 SOUTH MINT ST. CHARLOTTE, NC 28202

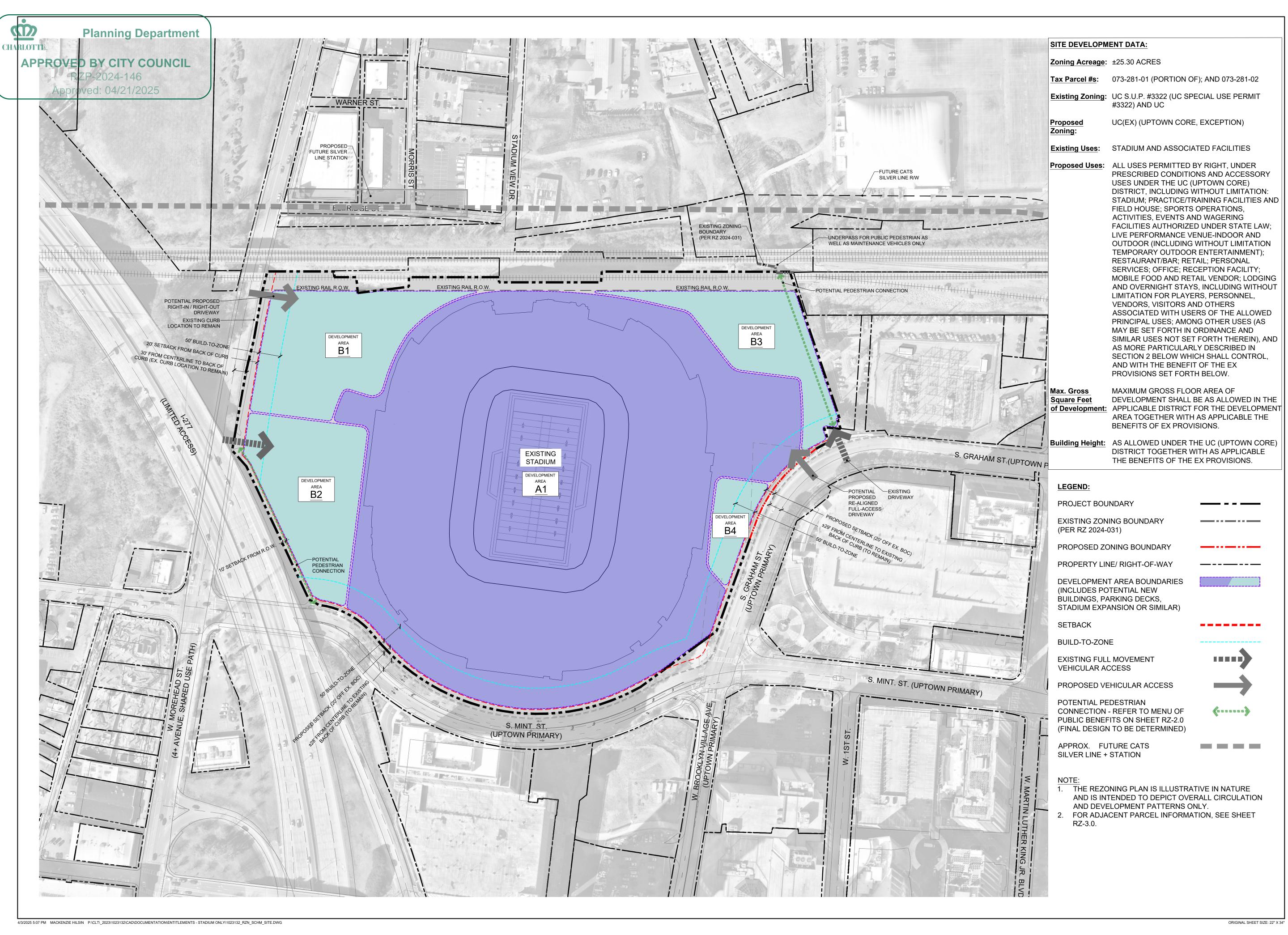
**REVISION / ISSUANCE** DESCRIPTION 12.16.2024 **REZONING 1 REZONING 2 REZONING 3** 03.20.2025 **REZONING 4** 04.03.2025

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

ORIGINAL SHEET SIZE: 22" X 34"

**CONTEXT AND PURPOSE STATEMENT** 

RZ-0.0



# LandDesign

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

REZONING PETITION NO. RZP-2024-146

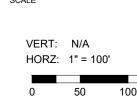
# NOT FOR CONSTRUCTION

# STADIUM FACILITY REZONING

PANTHERS STADIUM, LLC.

800 SOUTH MINT ST.
CHARLOTTE, NC 28202

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



0 50 100

TECHNICAL DATA SHEET

RZ-1.0



# Planning Department PANTHERS STADIUM, LLC STADIUM FACILITY REZONING

# APPROVED BY CITY COUNCIL

Site Development Data 2024-146

--Acreage: --Tax Parcel #s: 073-281-01 (portion of); and 073-281-02

--Proposed Zoning: UC(EX) (Uptown Core, Exception)

--Existing Uses: Stadium and associated facilities --Proposed Uses: All uses permitted by right, under prescribed conditions and accessory uses under the UC (Uptown Core) district, including without limitation: Stadium; practice/training facilities and field house; sports operations, activities, events and wagering facilities authorized under State law; Live Performance Venue-Indoor and Outdoor (including without limitation Temporary Outdoor Entertainment); Restaurant/Bar; Retail; Personal Services; Office; Reception Facility; Mobile Food and Retail Vendor; lodging and overnight stays, including without

Rezoning Petition No. 2024-146

limitation for players, personnel, vendors, visitors and others associated with users of the allowed principal uses; among other uses (as may be set forth in Ordinance and similar uses not set forth therein), and 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 together with as

applicable the benefits of EX provisions. --Building Height: As allowed under the UC (Uptown Core) district together with as applicable the benefits of the EX provisions.

#### **Context/Statement of Purpose of Rezoning:**

This rezoning relates primarily to technical zoning aspects in connection with contemplated improvements/upgrades to the existing Bank of America stadium fronting Mint Street (the "Stadium") and possible new buildings and facilities adjacent to the Stadium as well as other improvements as may be described in this Rezoning Plan. These improvements/upgrades support economic development, and entertainment and tourism related objectives set forth as part of community plans for the Charlotte Center City and the broader Charlotte region.

The Stadium Site is currently zoned UC S.U.P. #3322 under a predecessor zoning ordinance for the City of Charlotte (the "City"), and as such a rezoning is needed to a district such as UC under the new Ordinance (i.e. UDO as defined below) in connection with possible improvements/upgrades portions of which may be regulated by the new Ordinance. The City's 2040 Comprehensive Plan references Regional Activity Center (RAC) for the Site; the UC district is within the RAC designation.

Furthermore, the Stadium and associated uses and venues as may be contemplated by the improvements/upgrades are unique in nature with many design and other development standards that require variations and exemptions 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.

#### 1. 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 Site currently occupied by Bank of America Stadium along Mint Street as generally depicted RZ-1.0. Upon approval by Charlotte City Council, this Rezoning Plan and Rezoning shall super-cede the UC S.U.P. zoning designation for the Site
- 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, five (5) Development Areas (e.g. Development Areas A1, B1, B2, B3 and B4) are generally depicted on RZ 1.0. 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 Rezoning
- 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 UC (Uptown Core) zoning district shall govern all development taking place on the respective Development Areas, with the benefit of the Exceptions (EX) provisions.
- d. 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.
- Planned/Unified Development. The development existing and taking place on within the Development Areas may be viewed in the aggregate as a planned/unified development plan as to the overall Site. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards, if applicable at all, will not be required internally between improvements and other Development/Site Elements located on the respective Development Areas.
- Environment. Except as may be set forth in connection with EX provisions contained herein, the Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. It is understood a tree survey is required for all city trees eight inches DBH or greater
- Number of Buildings. The number of buildings on the Site shall not be limited as long as the buildings are located within the building and/or building/parking envelopes set forth on the Rezoning Plan.

#### 2. <u>Permitted Uses</u>:

a. The Site may be developed for all uses permitted by right, under prescribed conditions and accessory uses under the UC (Uptown Core) district, including without limitation: Stadium; practice/training facilities and field house; sports operations, activities, events, and wagering facilities authorized under State law; Live Performance Venue-Indoor and Outdoor (including without limitation Temporary Outdoor Entertainment); Restaurant/Bar; Retail; Personal Services; Office; Reception Facility; Mobile Food and Retail Vendor; lodging and overnight stays, including without limitation for players, personnel, vendors, visitors and others associated with users of the allowed principal uses; among other uses (as may be set forth in Ordinance and similar uses not set forth therein), with the benefit of the EX provisions set forth below. It is understood that many of the uses within the interior of the Stadium structure within Development Area A1 shall not require land development permitting under the Ordinance and each of Development Areas B1, B2, and B3 may contain surface and/or structured parking facilities in addition or in lieu of other permitted uses allowed under the UC district with the benefit of EX provisions specified herein.

## 3. Exception (EX) District Provisions

a. Applicability of Exception (EX) District Provisions. The facilities existing such as the existing Stadium or that may be developed on the Site have project operational needs that result or may result in design development features that may not practically permit partial or full compliance with a wide range of dimensional and design standards and other standards of the Ordinance applicable to the UC district; these include, without limitation: transparency standards, building base architectural standards, building design standards/requirements, public open space design standards, lighting standards, signage standards, among others set forth herein, and for this reason this rezoning contemplates the applicability of the UC

Per Article 37.2.C.3 of the Ordinance, application of Exception (EX) district is required to provide public benefits, which may be based on one or more actions from at least two of the Ordinance listed categories of sustainability, public amenity, and city improvements

The following listing of public benefits is set forth in connection with EX provisions described in this Rezoning Plan as a menu of actions in the manner and subject to the provisions set forth below and subject to further review and approval of certain details and the timing of implementation of such public benefits during the rezoning process and land development

Public Amenity: the Site shall include public open space areas (e.g, public plazas, festival spaces and the like) to be maintained at a minimum of 25% greater area than full Ordinance requirements for publicly accessible open space; such publicly accessible open space areas shall include, at the time of initial land development permitting, some elevated materials such as pavers or stone elements, decorative plantings/landscaping, seating elements such as seat walls or benches, and pedestrian-scale lighting as defined in

The amount of the publicly open space areas which exceed by 25% the full Ordinance requirements shall be designated and referred to as "Enhanced Public Open Space Areas". In addition to the elevated materials stated above to be provided in all public open space areas, the following additional enhancements shall be implemented within the Enhanced

Public Open Space areas by May 31, 2030: • Enhanced Public Open Space Areas shall have a minimum of 30% of their area open to pedestrian traffic.

• Enhanced Public Open Space Areas which are not open to pedestrian traffic shall include one of the following at a ratio of 1/2000sf of their area:

o Three planter pots with no less than seven square feet of ornamental planting area per pot

o 250sf of ornamental plants at grade or in raised planter beds

All of the required public open space areas (both the Enhanced Public Open Space Areas and other general public open space areas) shall have a minimum size of 1,500 sf and minimum dimension of 30' in any direction; the location of required public open space areas may shift as development takes place or activities/operations are adjusted during the life cycle of the Site (subject to compliance with the applicable above requirements), and such required public open space areas on the Site shall be closed to the public periodically due to security and safety needs of associated events taking place on the Site.

Furthermore, at least one required public open space area provided on the Site will include a public art feature which may include, without limitation murals, paintings, landscape art and/or other similar features; such public art feature to be installed prior the May 31, 2030. In connection with the public art feature, the Petitioner shall procure from the City the most recent list of artists in the City's Urban Design Center (UDC) creative pool of artists at the time of land development submittal for when the public art is to be installed and when selecting artists for this public art feature, Petitioner shall consider such list of artists and interview at least one possible artist from the UDC list as part of the finalists for this public art feature. The Petitioner will utilize the use of such local artists when selecting the required public art feature, but the final selection shall be the Petitioner's choice. The proposed art will be located so that it is visible to the public. The Petitioner will notify the UDC of the final choice of required public art to be installed.

• <u>City Improvements - First Priority</u>: in accordance with the following provisions, Petitioner shall construct the following two (2) items as City Improvements:

- (i) Petitioner shall provide new construction of a minimum ten (10) foot wide concrete pedestrian pathway(s) connection between Morehead Street and Mint Street which provides a more direct and safe pedestrian route for users between West Morehead Street and Uptown, such pedestrian connection shall be accessible to the public with limited restrictions associated with event days as well as repairs and maintenance, and shall be subject to receipt of any required approvals of CDOT, NCDOT, other governmental authorities, among others, as applicable; such pathway to be provided upon the earlier of (A) the issuance of certificates of occupancy for the construction of new building(s) or expansions of building(s) in the aggregate of 5,000 square feet or greater within Development Area B2, or (B) May 31, 2030; subject to the conditions set forth above resulting in pursuit of Alternative Public Benefits described below; and
- (ii) Petitioner shall work with CDOT and Mecklenburg County Park & Recreation ("Park & Rec") to design and Petitioner shall construct new shared use path as a continuation of the shared use path pedestrian connection from the Practice Facilities site to extend from the existing tunnel under the railroad underpass to connect to Graham Street. The design and construction of such shared use path shall be dependent on physical constraints such as topography/grade changes, easement acquisition, accessibility, public safety considerations, and utilities. Sheet RZ-5 sets forth a preliminary conceptual design of the extension of the shared use path from the existing tunnel under the railroad underpass to connect to Graham Street; this preliminary conceptual design is one of several possible alternatives to be reviewed with CDOT and Park & Rec that seek to improve upon the existing pedestrian connection with pedestrian safety in mind by placing the improved shared use path across the existing stadium/Duke Energy substation drive. Easement acquisition(s) may be required in connection with such relocation. The Petitioner, CDOT and Park & Rec shall seek to design and construct the shared use path facilities with a 16 foot width, subject to the above referenced constraints, and any reductions in such width shall maintain a 12 foot width. Efforts will be made to reduce stairs as much as is practicable or feasible, but it is understood that the steep grade change from the tunnel to Graham Street and other conditions will require a combination of stairs and accessible ramps. Once constructed the shared use path shall be accessible to the public subject to limitations associated with reconstruction, repairs and maintenance of the shared use path and momentary closures to allow player and personnel crossings to the practice facilities. During construction of the shared use path, good faith diligent efforts will be undertaken to limit closure for construction of the shared use path to as short a time period as is reasonably possible. In addition to the coordination among Petitioner, CDOT and Park & Rec in the design and construction of the shared use path, the shared use path shall also be subject to the applicable approvals of NCDOT, other governmental authorities, Norfolk-Southern, Duke Energy, among others, as applicable. The shared use path shall be provided upon the earlier of (A) the issuance of certificates of occupancy for the construction of new building(s) or expansions of building(s) in the aggregate of 5,000 square feet or greater within Development Area A1 or B3, or (B) May 31, 2030; subject to the conditions set forth above resulting in pursuit of Alternative Public Benefits described below.
- Alternative Public Benefits Improvements. It is understood that the above city improvements public benefits involve physical conditions and constraints, public safety considerations, regulatory approvals and approvals by third party land owners among other factors that are beyond Petitioner's control that may hinder in full or in part the construction of the city improvements public benefits described above. Accordingly, if Petitioner is unable or it becomes impracticable for reasons beyond the reasonable control of Petitioner to implement

the above city improvements, Petitioner shall seek to provide for the following two (2) city improvements, subject to the same conditions and constraints described above as to the city improvements, or in lieu thereof other public benefits within two of the categories of sustainability, public amenity and city improvements as permitted by the Ordinance subject to the reasonable, administrative approval of the City:

- (i) sidewalk improvements to support pedestrian mobility of approximately 250 linear feet of improvements to existing substandard sidewalk width located along the Duke Energy Sub Station (Tax Parcel #07317202) to a minimum of six feet (6') width that may be located along the back of curb to accommodate fencing, property conditions and utility constraints, subject to the applicable coordination and approvals of CDOT, NCDOT, other governmental authorities, Duke Energy, among others, as applicable; and
- (ii) Pedestrian crossing improvements at Graham Street such as striping, pedestrian signalization and/or other crossing design features located at the termination of the existing or improved pedestrian connection extending from the practice facilities or in alternative appropriate location as may be subject to the applicable approvals of CDOT, NCDOT, other governmental authorities, Duke Energy, among others, as applicable.
- Evidence of compliance, if applicable, with the Alternative Public Benefits City Improvements described above will be provided no later than May 31, 2030, subject to delays due to conditions beyond Petitioner's reasonable control. b. Enumeration of Modifications/Exceptions. Accordingly, the Exceptions from the dimensional, design and other standards of the Ordinance applicable to the UC district as described

below in this subsection b, are hereby allowed in connection with development of the Site, Furthermore, minor modifications to these Exceptions or other Exceptions of a minor nature

may be permitted as an administrative minor amendment under the Ordinance. In addition, to the extent allowed now or in the future under the Ordinance, the alternative compliance

#### process within Article 37 may be utilized in the future for regulations eligible for alternative compliance review. NOTE: In addition to the provisions setting for EX provisions below, see TABLE 1 ENCLOSED BELOW for certain EX dimensional standards which shall apply to this

### Article 12.3 (A through H) - Dimensional and Design Standards of the UC Zoning District

Rezoning as approved EXCEPTIONS.

Standard	Article	Requirement	Modified Requirement	Development Areas
Frontage Build-	Article 12.3.B	0 – 10 feet	0 – 50 feet	All
To Zone			0 - 350 feet	A1 (Along West Morehead Street)
Minimum Build- To Percentage for Structure	Article 12.3.B	80%	50%	All
Minimum Building Height	Article 12.3.C	40 feet	10 feet for freestanding accessory* buildings not to exceed 25,000sf	All
Maximum Building Length Along a Frontage	Article 12.3.D	400 feet	1500 feet	A1
Maximum Blank Wall Area	Article 12.3.D	20 feet – all other frontages 50 feet - Limited Access Frontage	40 feet Maintain 50 feet for Limited Access Frontage	A1
Maximum Blank Wall Area (above 50')	Article 12.3.D & 37.2.C.3.b.ii.D	20 feet – all other frontages 50 feet - Limited Access Frontage	Not Applicable to upper floors	A1
Minimum Ground Floor Height	Article 12.3.D	16 feet	10 feet for new construction	A1
			10 feet for freestanding accessory* buildings not to exceed 25,000sf	All
Maximum Prominent Entry Spacing	Article 12.3.D	250 feet	500 feet	All
Ground Floor Transparency	Article 12.3.E	80% - 4-5 Lane Ave/Blvd frontage	50%	B1, B2, B3, & B4
		60% - all other frontages	5%	A1
Upper Floor Transparency	Article 12.3.E	25% - 4-5 Ave/Blvd frontage	5%	A1
Upper Floor Transparency (above 50')	Article 12.3.E & 37.2.C.3.b.ii.D	25% - 4-5 Ave/Blvd frontage 15% - all other frontages	Not Applicable to upper floors	A1
Building Base Design	Article 12.3.G	For buildings over 90' in height, the base of the building shall be clearly differentiated from the remainder of the building.	Applicable for the Stadium building over 250' in height; not including height of scoreboards	A1

\* A freestanding accessory building includes building types such as a kiosk, retail, storage, security/ guardhouse, and similar accessory buildings that may serve the principal stadium building

## Article 16.2 - Exterior Lighting

Standard	Article	Requirement	Modified Requirement	Development Areas
Exterior Lighting Regulations and Design	Article 16.2.C	Maximum Luminaire Height – 65'	Maximum Luminaire Height – 250' above field level; lighting placed along top of Stadium	A1
		Lighting Extinguished one (1) hour following end of an event.	Lighting Extinguished four (4) hours following the end of event operations*.	A1

\* Event operations may include events, rehearsals, and field maintenance.

## Article 19.6 - Design of Surface Parking and Parking Lots

Standard	Article	Requirement	Modified Requirement	Development Areas
Surface Parking Area Location and Access	Article 19.6 – Table 19- 4 Part 2	Surface parking, driveways, circulation, and maneuvering are not allowed within an established setback.	Surface parking, driveways, circulation, and maneuvering may be reconfigured on Site but the cumulative area of these shall not be increased in size. These areas may be located in the established setback, but not the required setback. This modified standard also applies to maneuvering for valet parking areas on the Site	All

## Article 19.9 - Design of Bicycle Parking

Standard	Article	Requirement	Modified	Development Areas
Chart Tarre	A	Clased Assess bissuels	Requirement	
Short-Term	Article	Short-term bicycle	Short-term	All
Bicycle Parking	19.9.B	parking shall be	bicycle parking	
		no more than 120	shall be no more	
		feet from an	than 350 feet	
		entrance to the	from an entrance	
		building it is	to the building it	
		intended to serve.	is intended to	
			serve	

## Article 19.7 - Design of Parking Structures

Standard	Article	Requirement	Modified Requirement	Development Areas
Parking Structure Design Options	Article 19.7 – Table 19-5	Parking structure design options A, B, and C.	Allow utilization of parking structure design option D with additional 5-foot setback / landscape	B1 & B2

#### Article 22 - Signs

Deviations to Sign Regulations & Master Sign Program - Article 22 & 37.2.C.3.b.ii.B

Due to the nature of the Stadium, performance venue, and associated facilities, the Site is granted the below deviations from the sign regulations. Signage of all types allowed under the Ordinance for the UC district shall also be permitted on the Site. It is noted that signage internal to the Stadium which are primarily intended for viewing by individuals attending an event are exempt from the sign regulations, included without limitation, scoreboard signage.

• Signs may display on-premises advertising and/or advertising associated with sports operations, activities, and events whether on-premises or off including associated sponsorship

More than one electronic sign per lot is permitted and each allowed sign type may be electronic.

• Up to eight (8) ground signs are permitted with a maximum sign area of 50 square feet and 12 feet in height.

• Wall-mounted signage shall be allowed with a maximum square footage equal to 50% of the building wall square footage on which they are located. Within the portions of Development Area A1 located beyond the current footprint of the Stadium, the maximum square footage for wall-mounted signage is 80% of the building wall square footage on

which they are located, and these signs shall have flexibility to vary from the locational and design standards based on the structural requirements of the wall-mounted signage. • Signage is allowed on the exterior/back sides of the two Stadium scoreboards each with a maximum signage area of 18,750 square feet. While not subject to the sign regulations,

the interior facing sides of the scoreboards are allowed to be up to 18,750 square feet each.

• Two exterior ribbon boards will be allowed on the upper portion of the Stadium each with a maximum sign area of 9.800 square feet.

• Up to two entrance tunnel signage installations are allowed where up to 100% of the entrance walls and ceiling areas are occupied with signage. • 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.

• Commercial and noncommercial flags are allowed on a periodic basis and both types may exceed the size limitations of the regulations in Table 22-1 for noncommercial flags in Article 22.6.E by greater than 100%. The flag poles may be mounted in the ground, mounted on the top portion of the Stadium structure, or mounted from the building wall.

#### Article 33 - Standards for Streets

Street Design - Article 33.3 - Table 33-1

Required - West Morehead Street: The future back of curb for West Morehead Street (Avenue/Boulevard) is indicated to be 30 feet from the centerline. Modified Standard: The existing curb line for the West Morehead Street frontage to remain due to constraints along that frontage at the bridges for I-277 and the railroad.

Uptown Streetscape Design - Article 33.4 - Table 33-6

Required - Graham Street and Mint Street: The Uptown streetscape design elements for Graham Street (Uptown Primary) and Mint Street (Uptown Primary) include a ten (10) foot sidewalk and eight (8) foot amenity zone with tree grates from the exiting back of curb. Modified Standard: A minimum ten (10) foot sidewalk with flexibility to provide alternative planting conditions including planting strips that may vary in width; planting strip widths may be reduced to two (2) feet in limited locations due to site constraints. The sidewalks may be closed to the public periodically due to security and safety needs of associated events taking

## Conditional Provisions

place on the Site.

#### Article 15 - Use Regulations

Global Use Matrix - Article 15.2 - Table 15-1

Required: A stadium use within the UC zoning district is only allowed with a conditional rezoning.

Conditional Standard: Allow a stadium use on the UC(EX) zoning district.

#### **Article 19.2 - Vehicle Parking Space Requirements**

Maximum Parking Ratio - Article 19.2 - Table 19-1

Required: The UC zoning district does not have a minimum parking requirement for a Stadium and the maximum parking requirement is "per conditional zoning". Conditional Standard: This Site shall have no maximum parking requirement.

#### Article 19.4 - Required Bicycle Parking

Short-Term & Long-Term Bicycle Parking - Article 19.4 - Table 19-3

Required: The required number of bicycle spaces for a Stadium is "per conditional rezoning". Conditional Standard: The Site shall provide up to a maximum total of 40 short-term bicycle parking spaces based on a ratio of 1/5,000sf of new gross floor area. There are no long-term bicycle parking space requirements.

#### 5. Signage.

a. The Exception District provisions associated with signage as described in Section 3 above shall govern the size, location, height, and other aspects associated with such permitted signage. All other signage shall comply with the Ordinance regulations provided, however, as an alternative or supplement to the signage related to Exception District provisions set forth in Section 3 above or in the Ordinance, Petitioner may seek administrative approval of a master signage package for the 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.

#### 6. <u>Transportation & Environmental</u>.

- a. 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; in such event an encroachment agreement will be submitted for approval by CDOT prior to construction
- b. Petitioner shall dedicate and convey in fee simple all public rights-of-way as required by Article 33 (provided, however, as to streetscape improvements for Mint & Graham Streets it is understood that security and facilities rules and requirements may dictate that such conveyances take place within a sidewalk/access easement rather than a public right of way) to the City prior to the issuance of the first certificate of occupancy of a principal building in accordance with the timing of the transportation improvements indicated in subsection 6.e. Such dedication is not required for a certificate of occupancy associated with an upfit permit within the existing structure. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible. Applicable variations from Ordinance described herein shall qualify as EX provisions.
- c. West Morehead Street is designated a 4+ Avenue with a shared use path per the Charlotte Streets Map. The required streetscape for West Morehead Street is an eight (8) foot planting strip and a twelve (12) foot shared use path. The existing back of curb is to remain per the EX provision in Section 3.b for Standards for Streets within this document. The existing curb line for the West Morehead Street frontage is to remain due to constraints along the frontage at the bridges for I-277 and the railroad. These streetscape improvements will be made when new development occurs along the West Morehead Street frontage.
- d. South Graham Street and South Mint Street are both designated an Uptown Primary Street with no changes to the curbline proposed per the Charlotte Streets Map. The required streetscape for these street frontages includes a ten (10) foot sidewalk with flexibility to provide a planting strip rather than an amenity zone that may vary in width per the EX provision in Section 3.b for Standards for Streets within this document. The majority of the planting strip will maintain the standard eight (8) foot width but may be reduced to two (2) feet in limited locations due to site constraints
- e. Subject to delays beyond Petitioner's control including without limitation regulatory approvals within customary time periods from submittal, each of the following transportation improvements will be completed in accordance with the listed event, and in each instance the transportation improvements must be completed in any event prior to May 31, 2030; (i) streetscape and transportation improvements to be located along West Morehead Street shall be constructed as required per Article 32 of the Ordinance and prior to the issuance of certificates of occupancy for new building(s) or expansion(s) of building(s) in the aggregate of 5,000 square feet or greater within Development Areas B1 and/or B2 (coordination with CDOT and Planning may be needed for adjustments in light of site conditions, trees and other matters); and (ii) to the extent that existing streetscape improvements located along Mint Street and Graham Street do not comply with the provisions of Article 32 of the Ordinance, improvements to such streetscape shall be provided prior to the issuance of certificates of occupancy for new building(s) or building expansion(s) in the aggregate of 5,000 square feet or greater within Development Areas B1 and/or B2. The Petitioner may propose additional phased transportation improvements if said improvements and phasing are approved by CDOT as being reasonable in light of the transportation design and traffic conditions in the area. The requirement to update existing streetscape and the associated streetscape standards found in Article 32 and Article 33 may be modified if it can be determined by the Planning Department, in consultation with CDOT, that significant topographical constraints, unusual site-specific conditions related to the land, or significant utility constraints make such improvements infeasible. Modification may also be made to accommodate the preservation of trees meeting acceptable standards for tree health, structural integrity, and risk level as determined by the Chief Urban Forester. Applicable variations from Ordinance described herein shall qualify as EX provisions.
- f. Except as set forth above in subsection c. or otherwise in the Rezoning Plan, Petitioner shall complete transportation improvements prior to the first certificate of occupancy for building improvements that require permitting after land development (it being understood that certain project improvements such as those that are interior to the Stadium do not require land
- g. All public roadway improvements, if any, shall be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that any such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad downtown Charlotte Mecklenburg area, by way of a private/public partnership effort or other public section project support.
- h. Access to the Site will be from West Morehead Steet and Graham Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards. i. Petitioner shall work in good faith with Urban Forestry to protect existing trees located within certain portions of the rights of way of Mint Street and Graham Street where practicable but

subject in all respects to the health of trees, site conditions, construction and development expansions, special features such as cranes needed for construction and other facilities

operational purposes and the like, access features, location of high trafficked pedestrian areas, security and safety and other similar factors and conditions, all of which may result in the

Amendments to the Rezoning Plan.

need to remove trees.

- 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 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.b 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.

## 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.

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

**STADIUM FACILITY** REZONING

PANTHERS STADIUM, LLC. 800 SOUTH MINT ST.

CHARLOTTE, NC 28202

1023132 **REVISION / ISSUANCE** DESCRIPTION **REZONING 1** 12.16.2024 **REZONING 2** 02.10.2025

**REZONING 3** 

**REZONING 4** 

03.20.2025

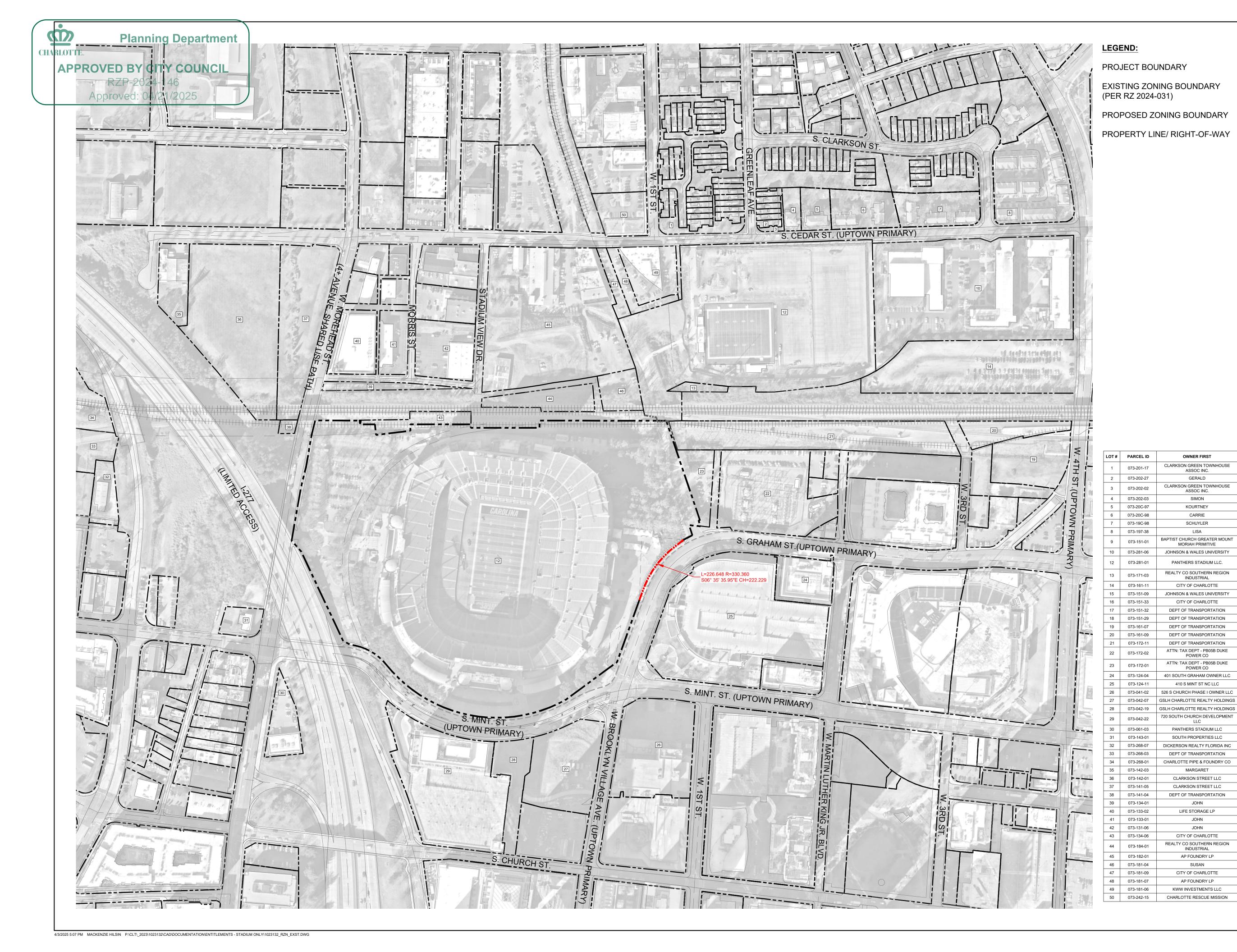
04.03.2025

DESIGNED BY: LD DRAWN BY: MH

CHECKED BY: AM

VERT: N/A HORZ:

**DEVELOPMENT STANDARDS** 



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

REZONING PETITION NO. RZP-2024-146

# **NOT FOR** CONSTRUCTION

OWNER LAST

WHITE

MCKAY

SLOLEY

SIMON

MORIAH PRIMITIVE

INDUSTRIAL

CITY OF CHARLOTTE

CITY OF CHARLOTTE

POWER CO

410 S MINT ST NC LLC

JOHN

JOHN

LIFE STORAGE LP

CITY OF CHARLOTTE

INDUSTRIAL

SUSAN

AP FOUNDRY LP

AP FOUNDRY LP

EX. ZONING

N2-B N2-B

N2-B

N2-B

N2-B N2-B

N2-B

N2-B

CAC-2

MUDD-O, CAC-2 + UC

N2-C

N2-C

UC

UC

UC

UC

UC

UC

UC

UC

UC

UC UC

UC

UC

UC

UMUD-O UC

UC

TOD-UC ML-2

UMUD-O

I-2(CD)

UMUD-O

UMUD-O

CAC-2

CAC-2

CAC-2

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CAC-2

CAC-2

CAC-2

CAC-2 CAC-2

CAC-2

CAC-2

CAC-2

MUDD-O

ORIGINAL SHEET SIZE: 22" X 34"

ADAMS

SHRIVER

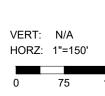
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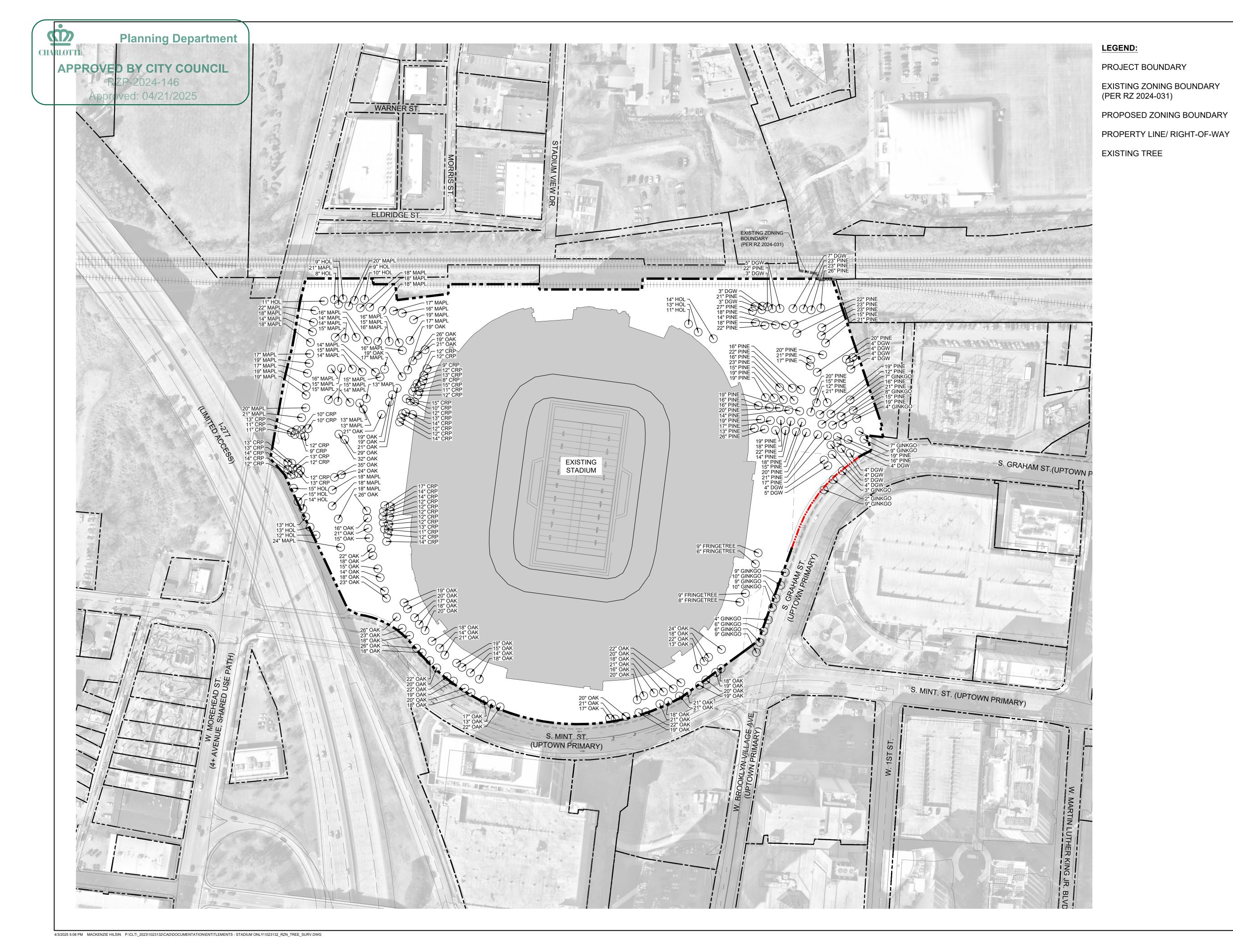
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3	REZONING 3	03.20.2025			
ļ	REZONING 4	04.03.2025			
] 					

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



LOCATOR MAP AND PARCEL

**OWNERSHIP** 



LandDesign.

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REZONING PETITION NO. RZP-2024-146

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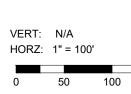
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4	REZONING 4	04.03.2025			
DESIGNED BY: LD DRAWN BY: MH					

DRAWN BY: MH
CHECKED BY: AM



IEET TITLE

ORIGINAL SHEET SIZE: 22" X 34"

TREE INVENTORY

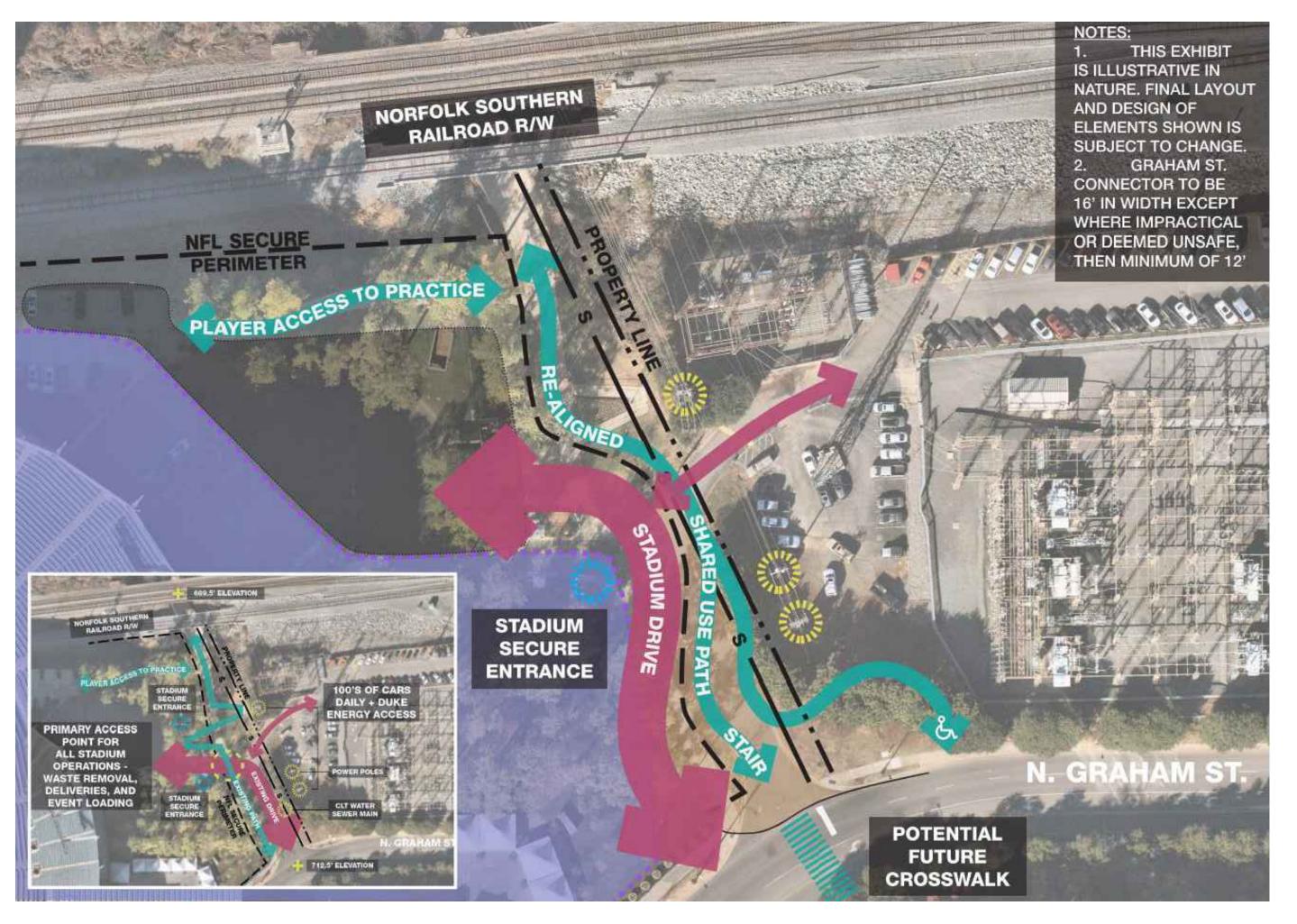


**Planning Department** 

4/3/2025 5:08 PM MACKENZIE HILSIN P:\CLT\_2023\1023132\CAD\DOCUMENTATION\ENTITLEMENTS - STADIUM ONLY\1023132\_RZN\_SUP-CONCEPT.DWG

## APPROVED BY CITY COUNCIL

RZP-2024-146 Approved: 04/21/2025



PRELIMINARY CONCEPTUAL POSSIBLE DESIGN ALTERNATIVE (AMONG OTHERS TO BE REVIEWED) FOR EXTENSION OF SHARED USE PATH TO GRAHAM ST.

# LandDesign.

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REZONING PETITION NO. RZP-2024-146

# **NOT FOR** CONSTRUCTION

STADIUM **FACILITY REZONING** 

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4	REZONING 4	04.03.2025			

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

SHARED USE PATH CONCEPT

ORIGINAL SHEET SIZE: 22" X 34"

RZ-5.0