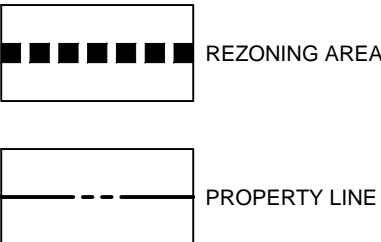


BACKGROUND DISCLAIMER  
BACKGROUND INFORMATION TAKEN FROM MECKLENBERG COUNTY  
GIS ON 2/27/2019

- SITE DEVELOPMENT DATA:**
- Acreage: 4.48 ±
  - Tax Parcel No: Portion of 0073-281-01
  - Existing Zoning: URS and MUDD
  - Proposed Zoning: MUDD-O
  - Existing Uses: Practice fields and accessory structures
  - Proposed Uses: Practice/training facility uses, other uses associated with professional sports operations/activities, sports uses and community/corporate based activities as permitted by right and under prescribed conditions in the MUDD zoning district, together with accessory uses allowed in the MUDD zoning district, all as amended by and subject to the Optional Provisions and conditions set forth below.
  - Maximum Gross Square feet of Development: As allowed by the MUDD zoning district.
  - Height: Not to exceed 75 feet as measured in accordance with Ordinance.

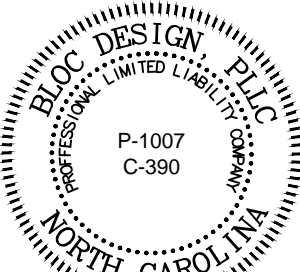
SEE SHEET RZ-4 FOR ADDITIONAL ZONING INFORMATION



REVISIONS		
NO.	DATE	DESCRIPTION

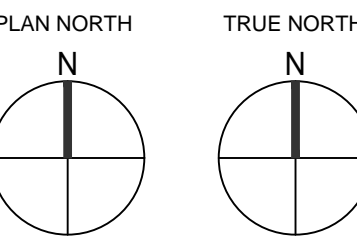
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**Carolina Panthers**  
Practice / Training Facility Signage  
Charlotte, NC 28202

**REZONING PEXION #:**  
2019-XXX



SCALE: 1" = 100'  
0 50' 100' 200'

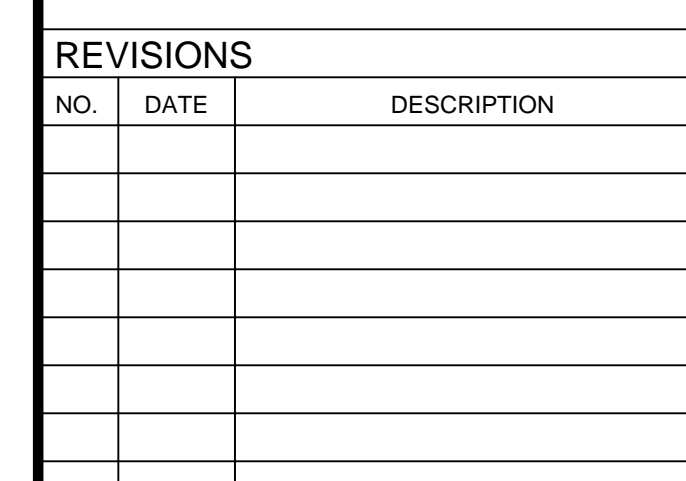
DATE: 03/06/19	MPIC: WILL
DRAWN BY: ASP	CHECKED BY: WILL
PROJECT NUMBER: 00631.02	
SCALE: 1" = 100'	
TITLE: OVERALL SITE PLAN	

SHEET NO:  
**RZ-1.0**



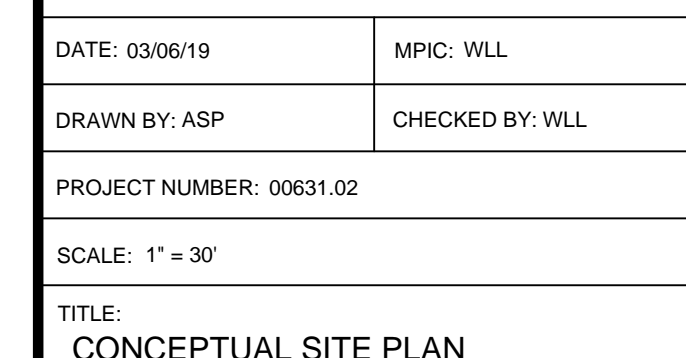


**NOTE:** THE DESCRIPTION OF THE BUILDING SIGNAGE, DETACHED SIGNAGE, MONUMENT SIGNAGE, AND PRACTICE FIELD FENCE SIGNAGE ARE SET FORTH IN THE DEVELOPMENT STANDARDS PORTION OF THE REZONING PLAN ON SHEET RZ-4



stamp / sea

REZONING PETITION #:  
2019-XXX



SHEET NO.:  
**RZ-2.0**





Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:  
\* Descriptions of building signage, detached signage, and other signage are set forth in development standards.  
\* Conceptual rendering of practice/training facility building may be altered as long as the primary design does not substantially change.

VIEW ONE

INDOOR PRACTICE FACILITY | MARCH 6, 2019

1 of 3



Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:  
\* Descriptions of building signage, detached signage, and other signage are set forth in development standards.  
\* Conceptual rendering of practice/training facility building may be altered as long as the primary design does not substantially change.

VIEW THREE

INDOOR PRACTICE FACILITY | MARCH 6, 2019

3 of 3

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



Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:  
\* Descriptions of building signage, detached signage, and other signage are set forth in development standards.  
\* Conceptual rendering of practice/training facility building may be altered as long as the primary design does not substantially change.

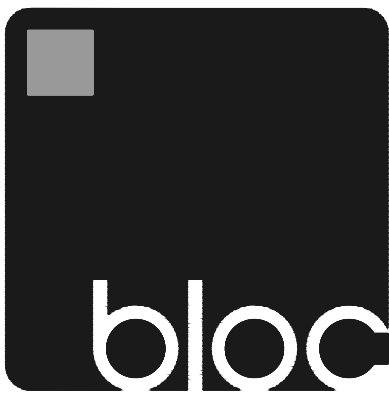
VIEW TWO

INDOOR PRACTICE FACILITY | MARCH 6, 2019

2 of 3

RENDERING NOTES:

1. ATTACHED IMAGES ARE CONCEPTUAL RENDERINGS OF PRACTICE / TRAINING FACILITY BUILDING
2. CONCEPTUAL RENDERINGS OF PRACTICE / TRAINING FACILITY BUILDING MAY UNDERGO CHANGES AS LONG AS THE PRIMARY DESIGN DOES NOT SUBSTANTIALLY CHANGE
3. NOTE THAT THE DESCRIPTION OF THE BUILDING SIGNAGE, DETACHED SIGNAGE, MONUMENT SIGNAGE, AND PRACTICE FIELD FENCE SIGNAGE ARE SET FORTH IN THE DEVELOPLENT STANDARDS PORTION OF THE REZONING PLAN ON SHEET RZ-4



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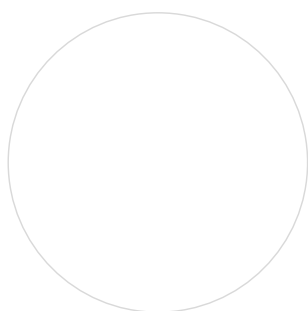
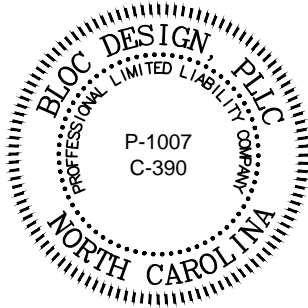
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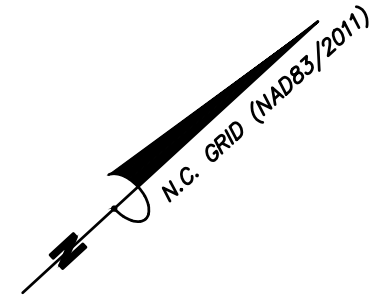
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REZONING PETITION #:  
2019-XXX

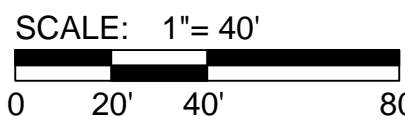
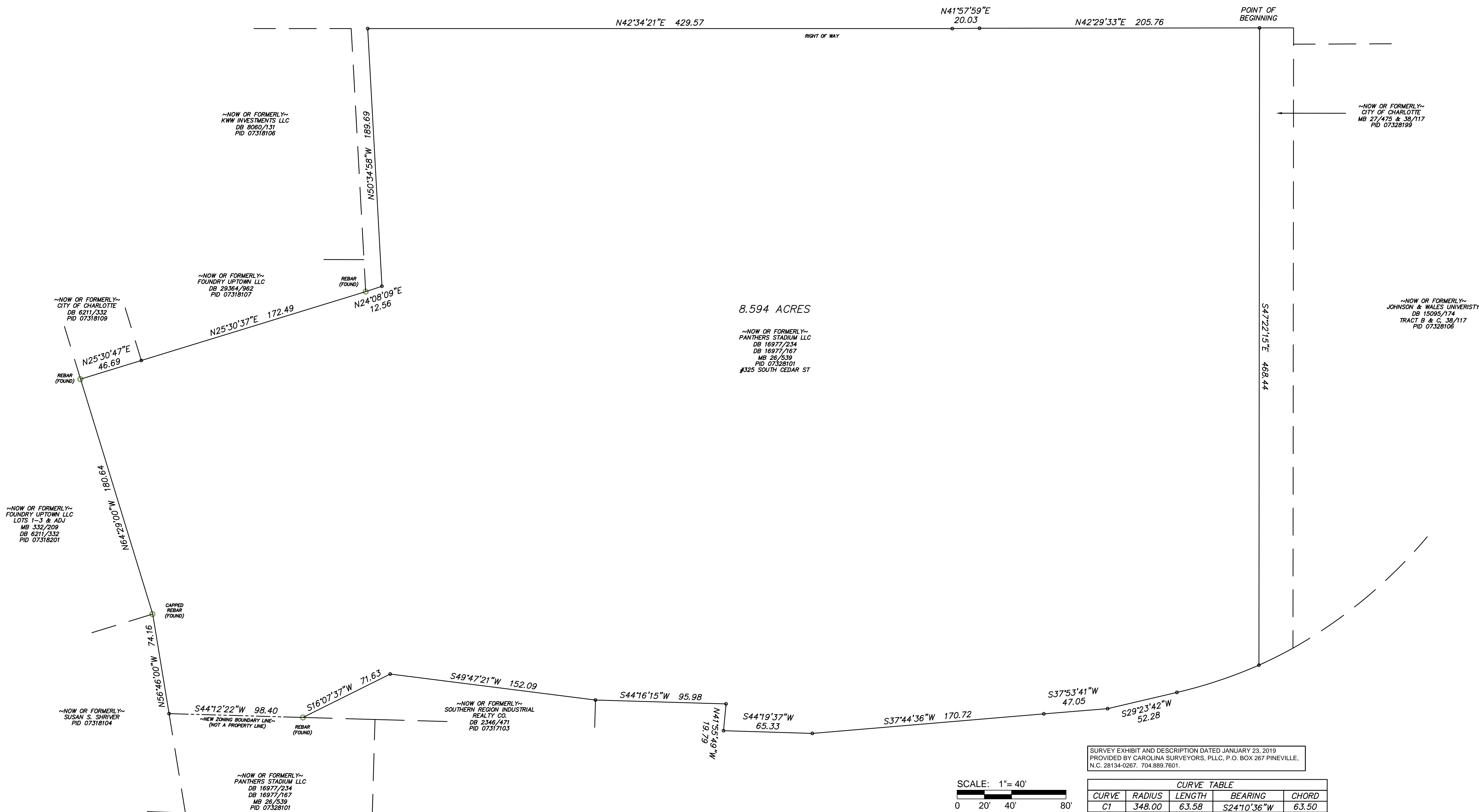
DATE: 03/06/19	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00631.02	
SCALE:	
TITLE: CONCEPTUAL RENDERINGS	

SHEET NO:  
**RZ-3.0**





SOUTH CEDAR ST  
VARIABLE WIDTH PUBLIC RIGHT OF WAY



SURVEY EXHIBIT AND DESCRIPTION DATED JANUARY 23, 2019  
PROVIDED BY CAROLINA SURVEYORS, PLLC, P.O. BOX 267 PINEVILLE,  
N.C. 28134-0267, 704.882.7601.

CURVE	RADIUS	LENGTH	BEARING	CHORD
CT	348.00	63.58	S24°10'36"W	63.50

METES & BOUNDS SURVEY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH WESTERLY CORNER OF THE CITY OF CHARLOTTE AS RECORDED IN MAP BOOK 27, PAGE 475 AND MAP BOOK 38, PAGE 117 ON THE EASTERN MARGIN OF SOUTH CEDAR STREET IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY NORTH OF THE SOUTH CEDAR STREET RIGHT OF WAY, THE FOLLOWING METES AND BOUNDS SURVEY THENCE WITH AN ARC TO THE RIGHT HAVING A RADIUS OF 348.00' AND A LENGTH OF 63.58' AND CONTAINING 8.594 ACRES, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 8.594 ACRES, MORE OR LESS.

CAROLINA PANTHERS PRACTICE/TRAINING FACILITY SIGNAGE  
DEVELOPMENT STANDARDS  
SWT  
REZONING PETITION NO. 2019-

SITE DEVELOPMENT DATA:

- ACREAGE: 8.594 ACRES
- TAX PARCEL #S: PORTION OF #073-281-01
- EXISTING ZONING: UR-3 AND MUDD
- PROPOSED ZONING: MUDD-O
- EXISTING USES: PRACTICE FIELDS AND ACCESSORY STRUCTURES

- PROPOSED USES: PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS/ACTIVITIES, SPORTS USES, AND COMMUNITY/CORPORATE BASED ACTIVITIES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT, ALL AS AMENDED BY AND SUBJECT TO THE OPTIONAL PROVISIONS AND CONDITIONS SET FORTH BELOW.

- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE MUDD ZONING DISTRICT.
- HEIGHT: NOT TO EXCEED 75 FEET AS MEASURED IN ACCORDANCE WITH ORDINANCE.

1. OVERVIEW/BACKGROUND/PURPOSE OF REZONING:

- THIS REZONING PETITION RELATES TO A PORTION OF TAX PARCEL #073-281-01 LOCATED AT 325 SOUTH CEDAR STREET (THE SITE) WHICH ARE LOCATED PRACTICE FIELDS AND RELATED FACILITIES FOR THE CAROLINA PANTHERS, WHICH ARE LOCATED PURSUANT TO THE EXISTING UR-3 AND MUDD ZONING OF THE SITE (THE EXISTING SITE ZONING) AND THAT CERTAIN SPECIAL USE PERMIT - SUP #14 APPROVED BY CHARLOTTE CITY COUNCIL ON NOVEMBER 25, 1991 (AS AMENDED, THE SUP) IT IS NOTED THAT THE SUP WAS ADOPTED UNDER THE PRIOR CITY ZONING ORDINANCE IN EFFECT IN 1991, AND SPECIAL USE PERMITS ARE NOT PART OF THE CURRENT CITY ZONING ORDINANCE.
- THE EXISTING SITE ZONING AND SUP PERMIT THE EXISTING PRACTICE FIELDS AND ACCESSORY USES, BUT THE SUP DID NOT CONTEMPLATE AN INDOOR PRACTICE FACILITY BUILDING ON A PORTION OF THE SITE AS DESIRED BY PANTHERS STADIUM LLC (THE PETITIONER) PRIMARILY TO SUPPORT PROFESSIONAL SPORTS OPERATIONS/ACTIVITIES, SPORTS USES AND SIMILAR COMMUNITY/CORPORATE BASED ACTIVITIES & USES. ACCORDINGLY, THE PETITIONER HAS RECEIVED FROM THE PLANNING DIRECTOR AND ZONING ADMINISTRATOR A PARTIAL CANCELLATION OF THE SUP TO REMOVE THE SITE FROM THE SUP AND MOVE AHEAD WITH CONSTRUCTION OF A NEW INDOOR PRACTICE/TRAINING FACILITY (THE INDOOR PRACTICE FACILITY) WHICH IS EXPRESSLY ALLOWED BY RIGHT UNDER THE EXISTING SITE ZONING. IT IS NOTED THAT REMOVAL OF THE SITE FROM THE SUP SHALL HAVE NO IMPLICATIONS, ADVERSE OR OTHERWISE, ON THE USES AND OTHER RIGHTS GRANTED UNDER THE SUP AS TO OTHER PROPERTY COVERED BY THE SUP, INCLUDING, WITHOUT LIMITATION, BANK OF AMERICA STADIUM AND RELATED FACILITIES.
- AS PART OF THE CONSTRUCTION AND MAINTENANCE OF THE INDOOR PRACTICE FACILITY, PETITIONER SEEKS TO INSTALL CERTAIN SIGNAGE ON THE EXTERIOR SURFACE OF INDOOR PRACTICE FACILITY AND CERTAIN DETACHED SIGNAGE ON THE SITE, AND WHILE THE PROPOSED INDOOR PRACTICE FACILITY IS ALLOWED UNDER THE EXISTING SITE ZONING, SUCH PROPOSED SIGNAGE IS NOT PERMITTED UNDER THE EXISTING SITE ZONING.
- ACCORDINGLY, GIVEN THE UNIQUE NATURE OF THE FACILITY AMONG OTHER FACTORS, PETITIONER SEEKS TO REZONE THE SITE FROM THE EXISTING SITE ZONING TO THE MUDD-O DISTRICT WITH THE REQUEST FOR APPROVAL OF CERTAIN OPTIONAL PROVISIONS FOR SIGNAGE DESCRIBED BELOW THAT WILL ALLOW THE PROPOSED SIGNAGE SOUGHT BY PETITIONER, ALONG WITH CERTAIN OTHER OPTIONAL PROVISIONS TO ENSURE THE COMPLIANCE OF THE INDOOR PRACTICE FACILITY WITH THE MUDD-O ZONING STANDARDS.
- THEREFORE, IN SUMMARY, THIS REZONING PETITION SEEKS TO ALLOW OPTIONAL PROVISIONS FOR THE SITE REGARDING SIGNAGE TO BE LOCATED ON THE EXTERIOR SURFACE OF INDOOR PRACTICE FACILITY AND DETACHED SIGNAGE ON THE SITE, TOGETHER WITH CERTAIN OTHER OPTIONAL PROVISIONS TO ALLOW THE PROPOSED IMPROVEMENTS THAT ARE CURRENTLY ALLOWED UNDER THE UR-3 ZONING TO BE IN COMPLIANCE UNDER THE MUDD-O ZONING CLASSIFICATION SOUGHT TO PERMIT THE PROPOSED SIGNAGE.

2. GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1 THROUGH RZ-4 FORM THIS REZONING PLAN (COLLECTIVELY, THE REZONING PLAN) ASSOCIATED WITH THE REZONING PETITION FILED BY PETITIONER FOR THE SITE.
- ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE) AS AMENDED BY AND SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, AS AMENDED BY AND SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY, THE DEVELOPMENT SITE ELEMENTS) 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 AND MAY BE ALTERED AS LONG AS THE OVERALL DESIGN INTENT IS SUBSTANTIALLY MAINTAINED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO ONE (1), IT BEING UNDERSTOOD THAT THE PRINCIPAL PORTION OF THE BUILDING IS A 'SYNTHETIC OUT-OF-STRUCTURE WITH ATTACHED ACCESSORY STRUCTURES, AND THAT ANY SUCH ACCESSORY BUILDINGS AND STRUCTURES, WHETHER ATTACHED TO THE PRINCIPAL BUILDING OR NOT, LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.
- PLANNED/UNPLANNED DEVELOPMENT:** THE SITE MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNPLANNED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE ZONING, LAND DEVELOPMENT AND BUILDING PLANS FOR THE ADJACENT BANK OF AMERICA STADIUM FACILITIES. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE AND THE BANK OF AMERICA STADIUM SITE.

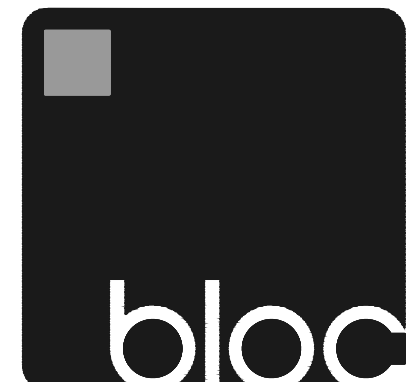
3. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW BUILDING WALL SURFACE SIGNS LOCATED ON THE EXTERIOR OF THE INDOOR PRACTICE FACILITY AND ACROSS THE ENTIRE SURFACE OF SUCH FACILITY, PROVIDED THAT THE SIGN FACE LETTERING AREAS SHALL NOT EXCEED GREATER THAN 50% OF SUCH ENTIRE SURFACE AREA; SUCH BUILDING SURFACE SIGNS MAY BE ILLUMINATED BY LIGHT FIXTURES, STRUCTURES AND/OR FACILITIES, INCLUDING WITHOUT LIMITATION LED TECHNOLOGY PROVIDED, HOWEVER, ANY SUCH ILLUMINATION SHALL BE STATIC IN NATURE.
  - IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW ONE (1) DETACHED SIGN ON THE SITE, SUCH DETACHED SIGN BEING NO TALLER THAN 85 FEET (85') IN HEIGHT AND CONTAINING NO MORE THAN 1,250 SQUARE FEET IN SIGN AREA; PROVIDED THAT THE PERMITTED DETACHED SIGN (i) SHALL NOT BE LOCATED WITHIN 185' OF SOUTH CEDAR STREET; (ii) SHALL FACE IN AN EAST OR NORTHEAST DIRECTION; AND (iii) IN NO EVENT SHALL THE SIGN FACE TOWARD THE RESIDENTIAL USES LOCATED ACROSS SOUTH CEDAR STREET FROM THE SITE.
  - IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW UP TO TWO (2) GROUND MOUNTED MONUMENT TYPE SIGNS, EACH BEING NO TALLER THAN 5 FEET IN HEIGHT AND CONTAINING NO MORE THAN 50 SQUARE FEET IN SIGN AREA TO BE LOCATED ON THE SITE IN THE AREAS GENERALLY DEPICTED ON THE REZONING PLAN.
- IT IS UNDERSTOOD THAT THE ABOVE-REFERENCED SIGNS IN SUBSECTIONS A., B. AND C. ABOVE MAY CONTAIN LED TECHNOLOGY, BUT SHALL OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH THEREIN.
- IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW PERMANENT SIGNS TO BE LOCATED ALONG AND ATTACHED TO THE INTERIOR AND EXTERIOR AREAS OF THE PERIMETER FENCES OF THE PRACTICE FIELDS, PROVIDED THAT: (i) NO SUCH SIGNS SHALL BE LOCATED ON THE EXTERIOR OF THE FENCE LOCATED ADJACENT TO SOUTH CEDAR STREET; (ii) SUCH SIGNS SHALL NOT EXCEED THE HEIGHT OF THE FENCE TO WHICH THEY ARE ATTACHED; AND (iii) SUCH SIGNS SHALL BE STATIC IN NATURE AND WITHOUT ILLUMINATION.

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

- TO ALLOW PARKING AND MANEUVERING BETWEEN BUILDINGS ON THE SITE AND S. CEDAR STREET SUBSTANTIALLY IN MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- TO ALLOW DEVIATIONS FROM THE MUDD DESIGN STANDARDS THAT ARE REASONABLY NECESSARY TO ALLOW INSTALLATION AND MAINTENANCE OF THE INDOOR PRACTICE FACILITY, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**
  - THE SITE MAY BE DEVELOPED FOR PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS/ACTIVITIES, SPORTS USES AND COMMUNITY/CORPORATE BASED ACTIVITIES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT, ALL AS AMENDED BY AND SUBJECT TO THE OPTIONAL PROVISIONS AND CONDITIONS SET FORTH ABOVE.
- ACCESS:**
  - VEHICULAR ACCESS TO THE SITE WILL BE FROM S. CEDAR STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- AMENDMENTS TO THE REZONING PLAN:**
  - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
  - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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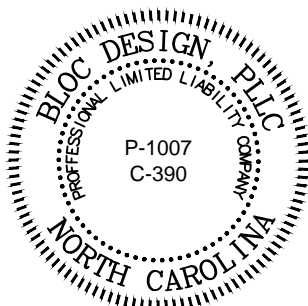
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Practice / Training Facility Signage  
Charlotte, NC 28202

REZONING PETITION #:  
2019-XXX

DATE: 03/06/19 MPIC: WLL

DRAWN BY: ASP CHECKED BY: WLL

PROJECT NUMBER: 00631.02

SCALE:  
TITLE:  
DEVELOPMENT STANDARDS  
AND LEGAL DESCRIPTION

SHEET NO.:

RZ-4.0