

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

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 PERMITTED USES: PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS; SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS; NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS; COMMUNITY, CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS; AND MOBILE FOOD VENDING ACTIVITIES; ALL AS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT. ABOVE AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW. DISTRICT; ABOVE AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW; THESE PERMITTED USES SHALL TAKE PLACE WITHIN THE PROPOSED BUILDING GENERALLY DEPICTED ON THE REZONING PLAN OR ON THE FIELDS/PARKING AREAS

GENERALLY DEPICTED ON THE REZONING PLAN OR ON THE FIELDS/PARKING AREAS LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH ANY APPLICABLE NON-ZONING REGULATIONS IT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF THE SITE FOR EITHER: (I) ADDITIONAL USES TO BE LOCATED WITHIN THE PROPOSED BUILDING ON THE SITE OR OUTSIDE ON THE FIELDS OR (II) NEW PRINCIPAL (AS OPPOSED TO ACCESSORY) BUILDINGS ON THE SITE WILL REQUIRE A REZONING.

--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE MUDD ZONING DISTRICT.

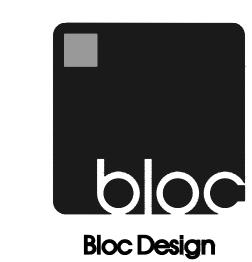
--HEIGHT: NOT TO EXCEED 75 FEET AS MEASURED IN ACCORDANCE WITH ORDINANCE.

SEE SHEET RZ-4 FOR ADDITIONAL ZONING INFORMATION

■ ■ ■ ■ ■ REZONING AREA

PROPERTY LINE

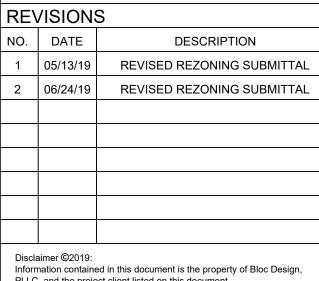
APPROVED BY CITY COUNCIL July 15, 2019



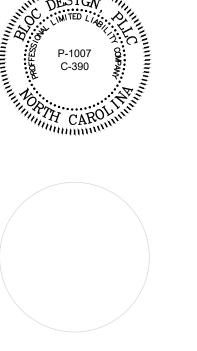
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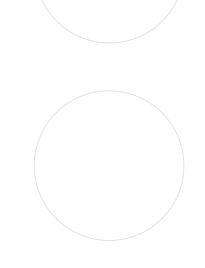
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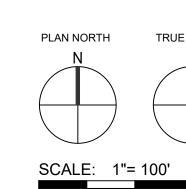
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Carolina Panthers Practice / Training Facility Signage Charlotte, NC 28202

REZONING PETITION #: 2019-044

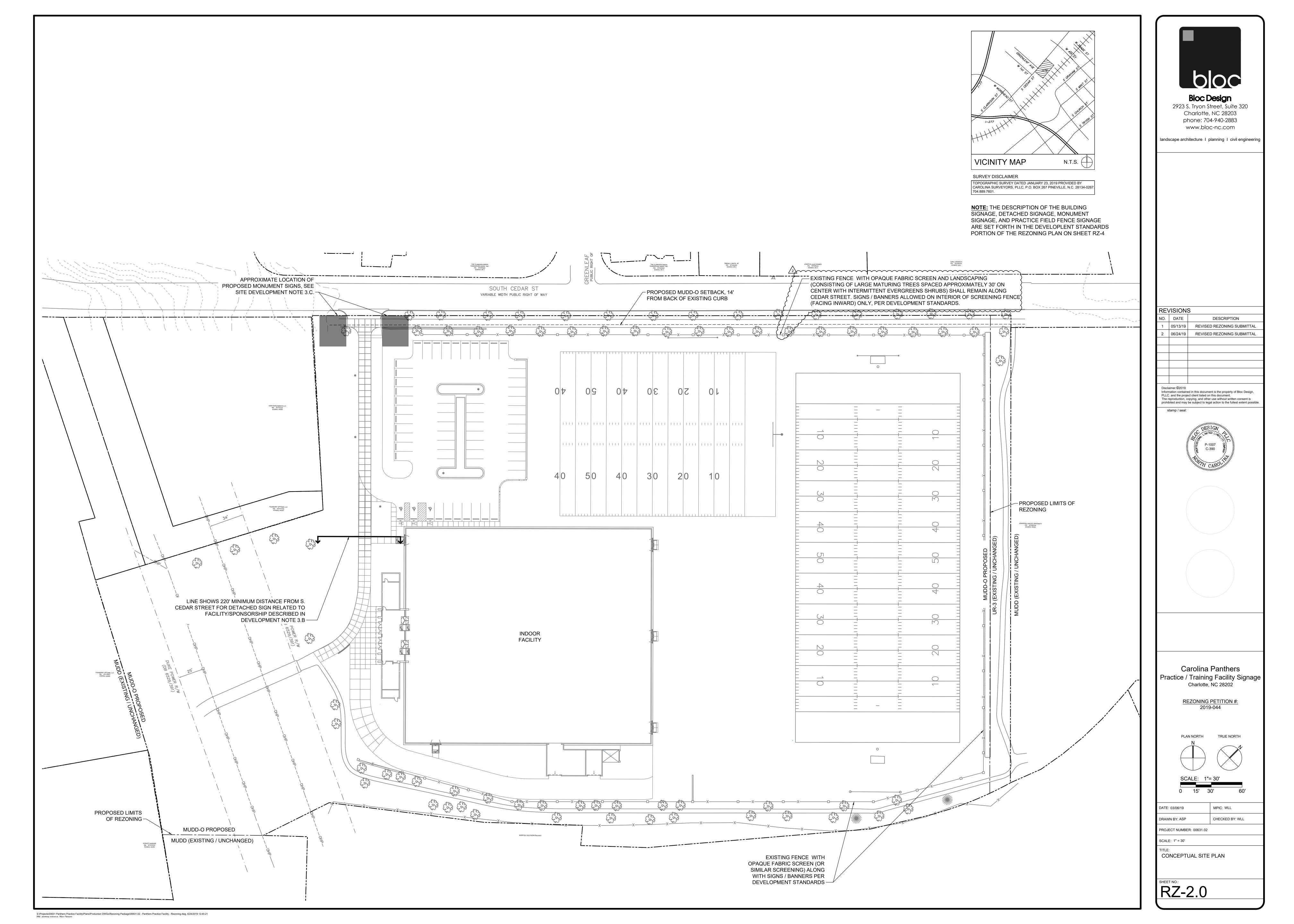


DATE: 03/06/19

PROJECT NUMBER: 00631.02

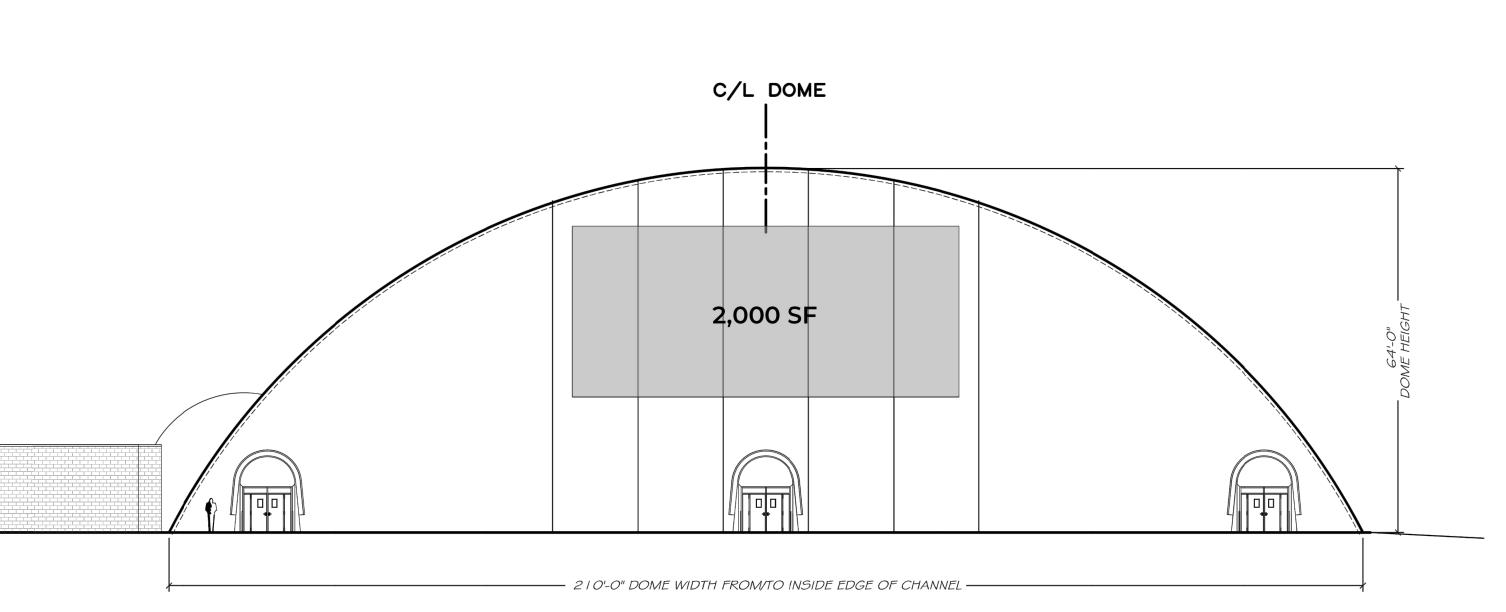
SCALE: 1" = 100' OVERALL SITE PLAN

RZ-1.0





INDOOR PRACTICE FACILITY | MAY 7, 2019 — WAGNER MM MURRAY



REAR (NORTH) ELEVATION

SIGNAGE ELEVATION

VIEW ONE

INDOOR PRACTICE FACILITY | MAY 7, 2019

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



Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

* Descriptions of building signage, detached signage, and other signage are set forth in development standards.

* These conceptual renderings of practice/training facility building may undergo minor changes that do not change the overall design intent associated with this unique structure.

VIEW TWO

1 of 1

INDOOR PRACTICE FACILITY | MAY 7, 2019

RENDERING NOTES:

- 1. ATTACHED IMAGES ARE CONCEPTUAL RENDERINGS OF PRACTICE / TRAINING FACILITY BUILDING
- 2. THESE CONCEPTUAL RENDERINGS OF PRACTICE/TRAINING FACILITY BUILDINGS MAY UNDERGO MINOR CHANGES THAT DO NOT CHANGE THE OVERALL DESIGN INTENT ASSOCIATED WITH THIS UNIQUE STRUCTURE
- 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



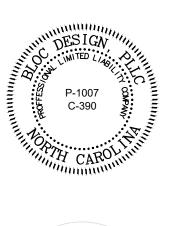
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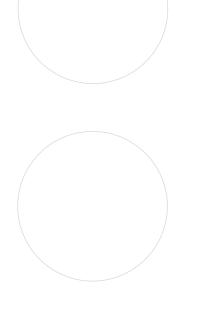
landscape architecture I planning I civil engineering

REVISIONS				
NO.	DATE	DESCRIPTION		
1	05/13/19	REVISED REZONING SUBMITTAL		
2	06/24/19	REVISED REZONING SUBMITTAL		

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Carolina Panthers Practice / Training Facility Signage Charlotte, NC 28202

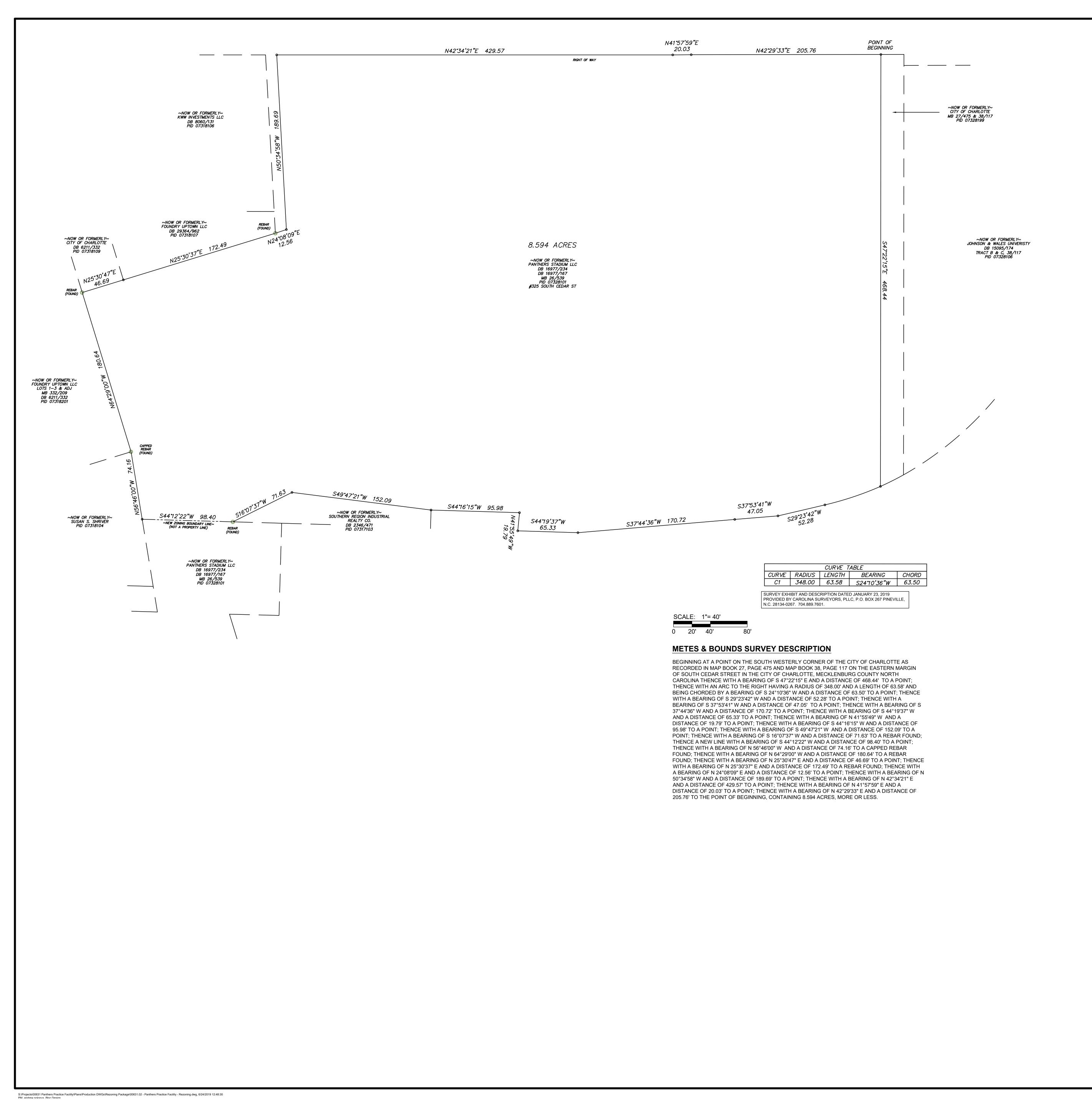
REZONING PETITION #: 2019-044

DATE: 03/06/19	MPIC: WLL			
DRAWN BY: ASP	CHECKED BY: WLL			

PROJECT NUMBER: 00631.02

TITLE:
CONCEPTUAL RENDERINGS

RZ-3.0



CAROLINA PANTHERS PRACTICE/TRAINING FACILITY SIGNAGE

DEVELOPMENT STANDARDS

(6/24/19)

REZONING PETITION NO. 2019-044

SITE DEVELOPMENT DATA:

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--PROPOSED ZONING: MUDD-O
--EXISTING USES: PRACTICE FIELDS AND ACCESSORY STRUCTURES

--PROPOSED PERMITTED USES: PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS; SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS; NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS; COMMUNITY, CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS; AND MOBILE FOOD VENDING ACTIVITIES; ALL AS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT; ABOVE AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW; THESE PERMITTED USES SHALL TAKE PLACE WITHIN THE PROPOSED BUILDING GENERALLY DEPICTED ON THE REZONING PLAN OR ON THE FIELDS/PARKING AREAS LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH ANY APPLICABLE NON-ZONING REGULATIONS IT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF THE SITE FOR EITHER: (I) ADDITIONAL USES TO BE LOCATED WITHIN THE

PROPOSED BUILDING ON THE SITE OR OUTSIDE ON THE FIELDS OR (II) NEW PRINCIPAL (AS OPPOSED TO ACCESSORY) BUILDINGS ON THE SITE WILL REQUIRE A REZONING.

--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:

a. THIS REZONING PETITION RELATES TO A PORTION OF TAX PARCEL #073-281-01 LOCATED AT 325 SOUTH CEDAR STREET (THE "SITE"), ON WHICH ARE LOCATED PRACTICE FIELDS AND RELATED FACILITIES FOR THE CAROLINA PANTHERS, WHICH ARE ALLOWED PURSUANT TO THE EXISTING UR-3 AND MUDD ZONING OF THE SITE (THE "EXISTING SITE ZONING") AND THAT CERTAIN SPECIAL USE PERMIT - SUP 91-4 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.

b. 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") TO SUPPORT PROFESSIONAL SPORTS OPERATIONS/ACTIVITIES/EVENTS, SPORTS AND RECREATION USES/ACTIVITIES/EVENTS AND OTHER USES/ACTIVITIES/EVENTS AS DESCRIBED ABOVE AND IN SECTION 4. 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.

c. 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.

d. 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.

e. THEREFORE, IN SUMMARY, THIS REZONING PETITION SEEKS TO ALLOW OPTIONAL PROVISIONS FOR THE SITE REGARDING SIGNAGE ON THE EXTERIOR SURFACE OF INDOOR PRACTICE FACILITY, SIGNAGE/BANNERS ON PORTIONS OF THE FENCING ON THE SITE, 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 REZONING TO BE IN COMPLIANCE UNDER THE MUDD-O ZONING CLASSIFICATION SOUGHT TO PERMIT THE PROPOSED SIGNAGE.

2. <u>GENERAL PROVISIONS</u>:

a. **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.

b. **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 "<u>ORDINANCE</u>"), 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

SIDEWALKS, STRUCTURES AND BUILDINGS, ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "<u>DEVELOPMENT/SITE ELEMENTS</u>") 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 OVERAL 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 d. 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 UNDERSTOO THAT THE PRINCIPAL PORTION OF THE BUILDING IS A 'SYNTHETIC DOME" 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/UNIFIED DEVELOPMENT. THE SITE MAY BE VIEWED IN THE AGGREGATE AS A

e. PLANNED/UNIFIED DEVELOPMENT. THE SITE MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED 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:

a. IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW UP TO SIX (6) BUILDING WALL SURFACE SIGNS LOCATED ON THE EXTERIOR OF THE INDOOR PRACTICE FACILITY AND ACROSS THE SURFACE OF SUCH FACILITY (AND INCLUDING THE ENTRANCE SIGN ON THE FACILITY) PROVIDED THAT THE SIGN FACE AREAS (FO RECUDE, WITHOUT LIMITATION, AREAS FOR SIGN ETTERING, LOGOS AND OTHER SIMILAR FEATURES) OF ALL SIGNS IN THE AGGREGATE (EXCLUDING THE BUILDING ENTRANCE SIGN OF UP TO 700 SQUARE FEET) SHALL NOT EXCEED GREATER THAN (13,300) SQUARE FEET, IT BEING UNDERSTOOD THAT THE SHAPE AND SIZE OF THE GRAPHIC REPRESENTATIONS OF THE SIGN FACE AREAS SET OUT ON SHEET RZ-3.0 MAY BE ADJUSTED AS LONG AS THE AGGREGATE SIZE LIMITATION DESCRIBED ABOVE IS ADHERED TO BUT IN NO EVENT SHALL THE SIZE OF THE SIGN (SQUARE FEET) SUCH BUILDING WALL SURFACE SIGN FACING S. CEDAR STREET EXCEED 2,400 (SQUARE FEET) SUCH BUILDING WALL SURFACE SIGN FACING S. CEDAR STREET EXCEED 2,400 (SQUARE FEET) SUCH BUILDING WALL SURFACE SIGN FACING S. PROVIDED, HOWEVER, STRUCTURE AND/OR FACILITIES DIRECTED TOWARD THE SIGN FACE AREAS ON THE STRUCTURE OF AS TO THE ENTRANCE SIGN ON THE FACILITY INTERNAL LIGHTING; PROVIDED, HOWEVER,

2 OR AS TO THE ENTRANCE SIGN ON THE FACILITY INTERNAL LIGHTING; PROVIDED, HOWEVER,
THAT ANY SUCH ILLUMINATION AS WELL AS THE ILLUMINATION OF THE ENTRANCE SIGN ON THE
FACILITY MAY INCLUDE LED AS A LIGHT SOURCE BUT SHALL BE STATIC IN NATURE (I.E. NO
DYNAMIC IMAGES NOR CHANGEABLE COPY).

b. IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE
ORDINANCE. TO ALLOW ONE (I) DETACHED SIGN ON THE SITE, SUCH DETACHED SIGN BEING NO

TALLER THAN THE MAXIMUM HEIGHT OF THE BUILDING LOCATED ON THE SITE AND CONTAINING NO MORE THAN 1,250 SQUARE FEET IN SIGN AREA; PROVIDED THAT THIS PERMITTED DETACHED SIGN: (I) SHALL BE LOCATED NO CLOSER THAN 220 FEET (220') OF SOUTH CEDAR STREET AND ONLY ON THE WEST/SOUTHWEST SIDE (THE BUILDING ENTRANCE SIDE) OR SOUTH/SOUTHEAST SIDE (THE RAILROAD SIDE) OF THE BUILDING ON THE SITE; (II) SHALL FACE IN AN WEST/SOUTHWEST OR SOUTH/SOUTHEAST DIRECTION; (III) IN NO EVENT SHALL THE SIGN FACE TOWARD THE RESIDENTIAL USES LOCATED ACROSS SOUTH CEDAR STREET FROM THE SITH (IV) SHALL NOT CONTAIN DYNAMIC VIDEO IMAGES (BUT MAY HAVE LED AS A LIGHT SOURCE AS WELL AS ELECTRONIC CHANGEABLE COPY USING LED OR OTHERWISE); AND (V) SHALL CONTAIN APPROPRIATE ELEMENTS TO ENSURE A HIGH QUALITY AESTHETICALLY FINISHED STRUCTURE. IN ADDITION TO THE FOREGOING, PRIOR TO THE INSTALLATION OF SUCH DETACHED SIGN, THE ACTUAL SIGN AND ACCOMPANYING EQUIPMENT SHALL BE SUBJECT TO THE FURTHER REVIEW

AND APPROVAL OF THE PLANNING DIRECTOR TO ENSURE THAT IT COMPLIES WITH THE

c. IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW UP TO TWO (2) GROUND MOUNTED MONUMENT TYPE ENTRANCE 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 BEZONING PLAN THESE SIGNS SHALL BE OF HIGH OUALITY MATERIALS AND DESIGN AND CONTAIN LED AS A LIGHT SOURCE BUT SHALL BE STATIC IN NATURE (I.E. NO DYNAMIC VIDEO IMAGES NOR ELECTRONIC CHANGEABLE COPY).

d. IN ADDITION TO OTHER SIGNS PROVIDED HEREIN AND OTHERS ALLOWED UNDER THE ORDINANCE, TO ALLOW PERMANENT SIGNS/BANNERS 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/BANNERS SHALL BE LOCATED ON THE EXTERIOR OF THE FENCE LOCATED ADJACENT TO SOUTH CEDAR STREET AND THE BACK OF SUCH INTERIOR FACING SIGNS/BANNERS WILL BE SCREENED) (II) SUCH SIGNS/BANNERS SHALL NOT EXCEED THE HEIGHT OF THE FENCE TO WHICH THEY ARE ATTACHED; AND (III) SUCH SIGNS/BANNERS 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.

e. TO ALLOW PARKING AND MANEUVERING BETWEEN BUILDINGS ON THE SITE AND SOUTH CEDAR STREET SUBSTANTIALLY IN MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

f. 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.

4. PERMITTED USES:

a. PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS; SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS; NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS; COMMUNITY, CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS; AND MOBILE FOOD VENDING ACTIVITIES; ALL AS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT; ABOVE AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW; THESE PERMITTED USES SHALL TAKE PLACE WITHIN THE PROPOSED BUILDING GENERALLY DEPICTED ON THE REZONING PLAN OR ON THE FIELDS/PARKING AREAS LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH ANY APPLICABLE NON-ZONING REGULATIONS. IT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF THE SITE FOR EITHER: (I) ADDITIONAL USES TO BE LOCATED WITHIN THE PROPOSED BUILDING ON THE SITE OR OUTSIDE ON THE FIELDS OR (II) NEW PRINCIPAL (AS OPPOSED TO ACCESSORY) BUILDINGS ON THE SITE WILL REQUIRE A REZONING.

5. <u>ACCESS; PEDESTRIAN PATHS; PARKING LIGHTING:</u>

a. VEHICULAR ACCESS TO THE SITE WILL BE FROM S. CEDAR STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PEDESTRIAN PATH LOCATED ON THE SITE AND PROVIDING PEDESTRIAN MOBILITY FROM SOUTH CEDAR STREET ACROSS THE SITE TO PROPERTY LOCATED TO THE WEST/SOUTHWEST AND ALONG THE RAILROAD SIDE OF THE BUILDING SHALL BE PRESERVED BUT THE SAME MAY BE RELOCATED AS LONG AS THE CONNECTIONS DESCRIBED ARE MAINTAINED.

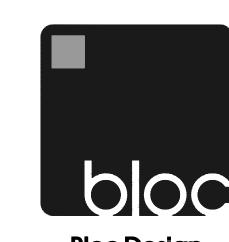
c. LIGHTING FIXTURES LOCATED WITHIN THE PROPOSED PARKING AREA SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES, WITH THE EXCEPTION THAT LOWER DECORATIVE LIGHTING FIXTURES THAT ARE NOT VISIBLE FROM OFF-SITE RESIDENTIALLY ZONED OR USED PROPERTY THAT MAY BE INSTALLED ALONG THE INTERNAL SIDEWALKS AND PEDESTRIAN AREAS WILL NOT BE REQUIRED TO BE FULL CUT-OFF TYPE FIXTURES.

6. <u>AMENDMENTS TO THE REZONING PLAN</u>:

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 OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

7. BINDING EFFECT OF THE REZONING APPLICATION:

a. 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.

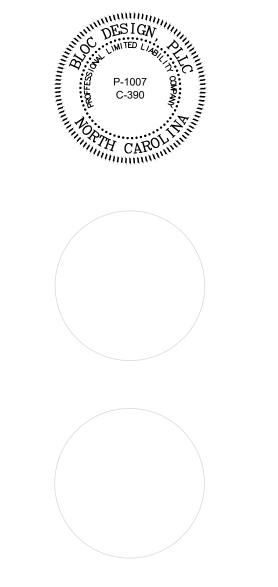


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landscape architecture I planning I civil engineering

REVISIONS					
NO.	DATE	DESCRIPTION			
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Carolina Panthers
Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #: 2019-044

DATE: 03/06/19	MPIC: WLL		
DRAWN BY: ASP	CHECKED BY: WLL		
PROJECT NUMBER: 00631.02			

SCALE:
TITLE:
DEVELOPMENT STANDARDS

AND LEGAL DESCRIPTION

R7-4 0