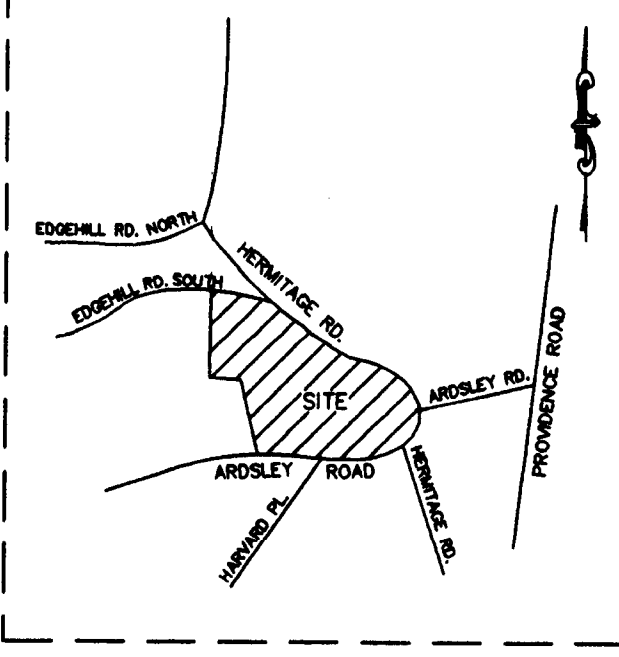


**EXISTING ZONING: INST-CD SPA**  
**PROPOSED ZONING: INST-CD SPA**  
 SITE ACREAGE: 4.44 ACRES  
 TAX MAP NUMBER 155-043-25  
 EXISTING GROSS FLOOR AREA = 30,908 SQ.FT.  
 PERMITTED GROSS FLOOR AREA = 30,908 SQ.FT.

**VARIANCES TO BE RECOGNIZED:**  
 1. BUFFER  
 2. PARKING AND MANEUVERING AREAS  
 EXISTING PARKING 12 OUTSIDE, 10 IN BASEMENT  
 REQUIRED PARKING 124  
 PROPOSED PARKING 41 OUTSIDE, 10 IN BASEMENT



LOCATION MAP-NOT TO SCALE

**Development Standards**  
 (July 12, 2000)

**General Provisions**

Subject to the provisions set forth below under the Buffer Area Notes and the Off-Street Parking Note, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Institutional Zoning District Classification shall be followed in connection with any future development taking place on the Site, unless more stringent standards are established by these Development Standards or variances are obtained from the Zoning Board of Adjustment.

**Preservation of Existing Dwelling**

The exterior of the residential dwelling situated on this property will be preserved in its present state, subject only to routine maintenance requirements.

**Permitted Uses**

The uses conducted on the Site will be limited to the following activities:

- symposiums, institutes or seminars for the education and development of corporate, small business, charitable, educational, professional, and governmental leaders and executives;
- community events to be held no more frequently than once monthly;
- conferences, charitable, professional, and governmental and private meeting and events (including weddings and wedding receptions);
- executive retreats;
- meetings of the Myers Park Homeowners Association;
- meetings of the Lynnwood Foundation with neighboring lot owners;
- escorted tours, to be made available to the general public on a pre-arranged basis which will be limited in number so as to preserve the nature of the Site and the serenity of the surrounding neighborhood;
- 20 guest rooms to provide overnight lodging for program participants;
- Other uses substantially similar in character to items (a) thru (h) above and which are approved in advance by the Board of the Lynnwood Foundation and which are in conformance with applicable zoning.

The overnight guest rooms providing lodging for program participants may also be made available on a limited basis to unrelated guests. In no event, however, may the number of rooms so utilized exceed a total of 20 rooms, and on an annual average no more than 5 of the 20 rooms per night may be occupied by guests who are unrelated to the functions or activities taking place as part of the principal institutional use of the property.

- Attendance at any meetings or events shall be limited to 300 persons at any time, excluding staff personnel.

**Buffers**

Subject to the provisions of the Variance granted by the Charlotte Zoning Board of Adjustment on November 11, 1996, Buffer Areas will be established on the Site in accordance with Section 12.302 of the Ordinance.

**Landscaping and Screening**

- Screening shall conform with the standards and development specifications set forth in Section 12.303 of the Ordinance.
- The landscaping plantings depicted on the Rezoning Plan are conceptual only and subject to change based on final plans and actual site conditions.
- All trees in the setback, except those lying within the alignment of the private drive will be preserved and as many trees as possible on the remainder of the Site will be preserved.

**Off-Street Parking**

As authorized by the Variance granted by the Charlotte Zoning Board of Adjustment on November 11, 1996, the Petitioner will provide at least 41 off street parking spaces on the Site.

**Signs**

- All signage placed on the Site will satisfy the requirements of the Ordinance.
- No sign of any description may be displayed or installed on the Site other than an identification sign designated "White Oaks" or "Duke Mansion" located at the entrance and exit drives, all as more particularly shown on the Rezoning Plan.

**Lighting**

- A uniform lighting system will be employed throughout the Site. All lighting within the Site will be designed such that direct illumination does not extend beyond any property line.
- Exterior light poles will be restricted to a maximum height of fifteen (15) feet.

**Access Points (Driveways)**

Subject to the approval of the Charlotte Department of Transportation, Petitioners reserve the right to add one additional access point to the Site which will be located within the area generally depicted on the Rezoning Plan.

**Amplified Music**

Electronically amplified music shall not be permitted on the Property outside of the walls of the residence except once per year in connection with a fundraiser by the Lynnwood Foundation.

**Architectural Controls**

- A trash dumpster will be located in the general area depicted on the Rezoning Plan, which will be enclosed on three sides by a brick wall, and accessed via a hinged gate.
- All mechanical equipment including roof top equipment will be screened from view.

**Amendments to Rezoning Plan**

Subject to any enforceable covenants and restrictions of record, future amendments to this Rezoning Plan and the accompanying Development Standards may be applied for by the Lynnwood Foundation or its successors in interest in accordance with the provisions of Chapter 8 of the Ordinance.

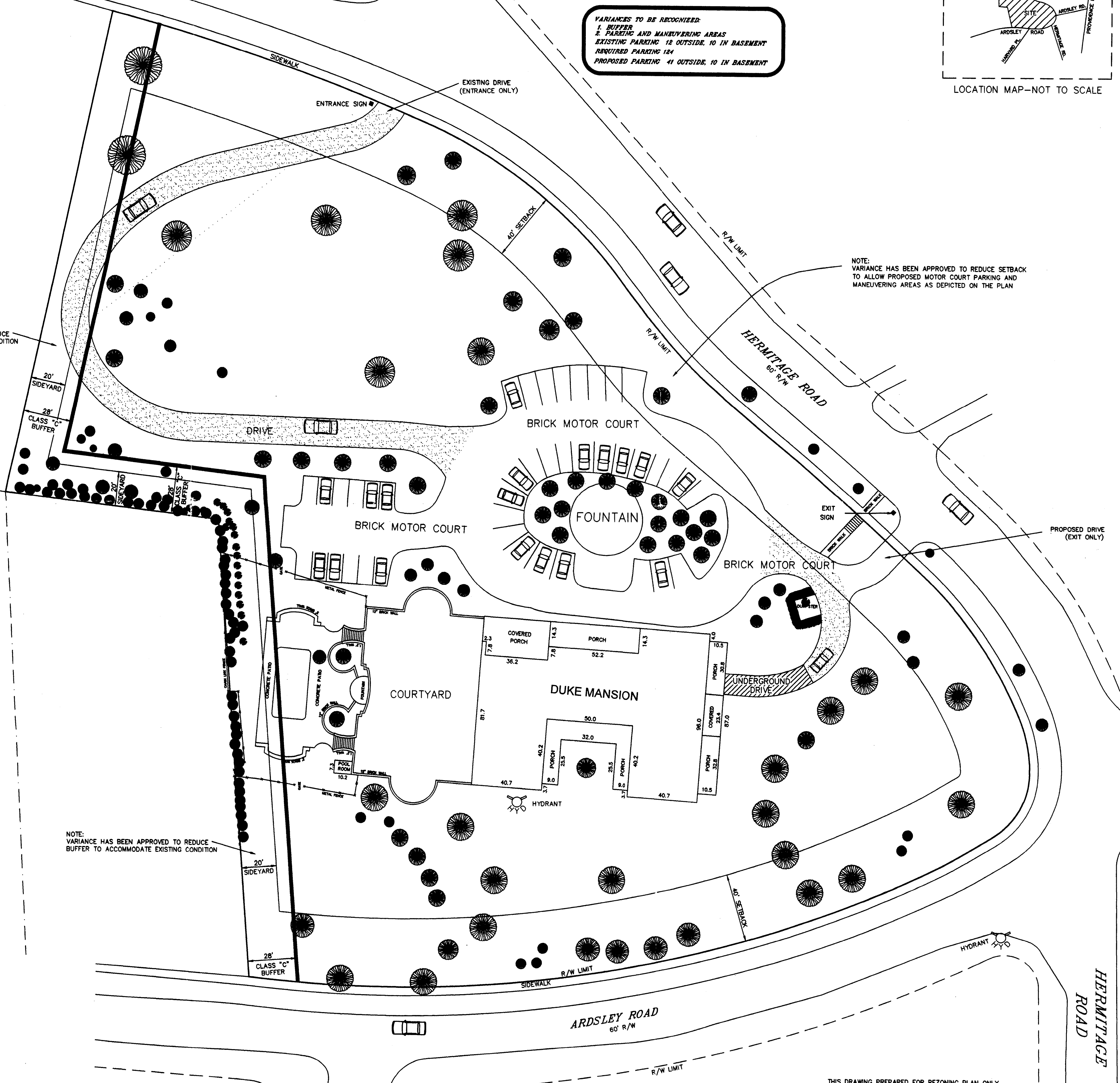
**Binding Effect of the Rezoning Petition**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and here to the benefit of, the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

NOTE: VARIANCE HAS BEEN APPROVED TO REDUCE BUFFER TO ACCOMMODATE EXISTING CONDITION

NOTE: VARIANCE HAS BEEN APPROVED TO REDUCE SETBACK TO ALLOW PROPOSED MOTOR COURT PARKING AND MANEUVERING AREAS AS DEPICTED ON THE PLAN

NOTE: VARIANCE HAS BEEN APPROVED TO REDUCE BUFFER TO ACCOMMODATE EXISTING CONDITION



PROJECT NO. 8617  
 REQUEST NO. B9766P4

THIS DRAWING PREPARED FOR REZONING PLAN ONLY  
 AND DOES NOT REPRESENT A BOUNDARY SURVEY

**DUKE MANSION REZONING PLAN**  
**PETITION NO. 2000-071**



SURVEY AND MAP PREPARED BY:  
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