

<b>REQUEST</b>	Current Zoning: INST(CD), institutional, conditional Proposed Zoning: INST(CD) SPA, institutional, conditional, site plan amendment
<b>LOCATION</b>	Approximately 4.44 acres on the northwest corner of Hermitage Road and Ardsley Road.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes to allow weddings and wedding receptions at the Duke Mansion. These uses are prohibited by the current conditional zoning site plan.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Central District Plan</i> (1993).
<b>Property Owner</b>	The Lynnwood Foundation
<b>Petitioner</b>	The Lynnwood Foundation
<b>Agent/Representative</b>	Cyndee Patterson, President
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - The only change from the existing site plan is the allowance of “weddings and wedding receptions” as permitted uses.
  - Previously approved variances for setbacks, buffers, and reduced parking will remain in effect.
  - The facility will continue to be used as a conference center and for overnight accommodations.
- **Existing Zoning and Land Use**  
The site is currently used as a conference facility with overnight accommodations. Surrounding properties are zoned R-3 and occupied by single family dwellings.
- **Rezoning History in Area**  
The petitioned site was rezoned by Petition 2000-138 to increase the number of rooms used for overnight stays and to allow some usage by those not participating in programs or functions occurring on the site.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recognizes the institutional use of this property.

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: NA  
Proposed Zoning: NA
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.

- **Schools:** CMS does not comment on non-residential petitions.
  - **Park and Recreation:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*:
    - Protects/restores environmentally sensitive areas by exceeding the requirements for tree preservation.
    - Minimizes impacts to the natural environment by minimizing parking thereby limiting impervious area.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Amend the "existing zoning" to INST(CD), not INST(CD) SPA.
    2. Correct the petition number in the title block on the site plan.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- Charlotte-Mecklenburg Utilities Review
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review

**Planner:** Tom Drake (704) 336-8312