

APPROVED BY
CITY COUNCIL

WHITEHEAD
MANOR
RETREAT
CENTER

FILE NO.
CODE #
2012-039

Project Number:

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Title:
**PETITION NO. 2012-039
REZONING
PLAN**

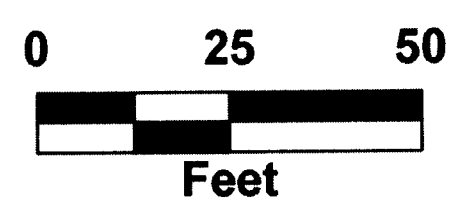
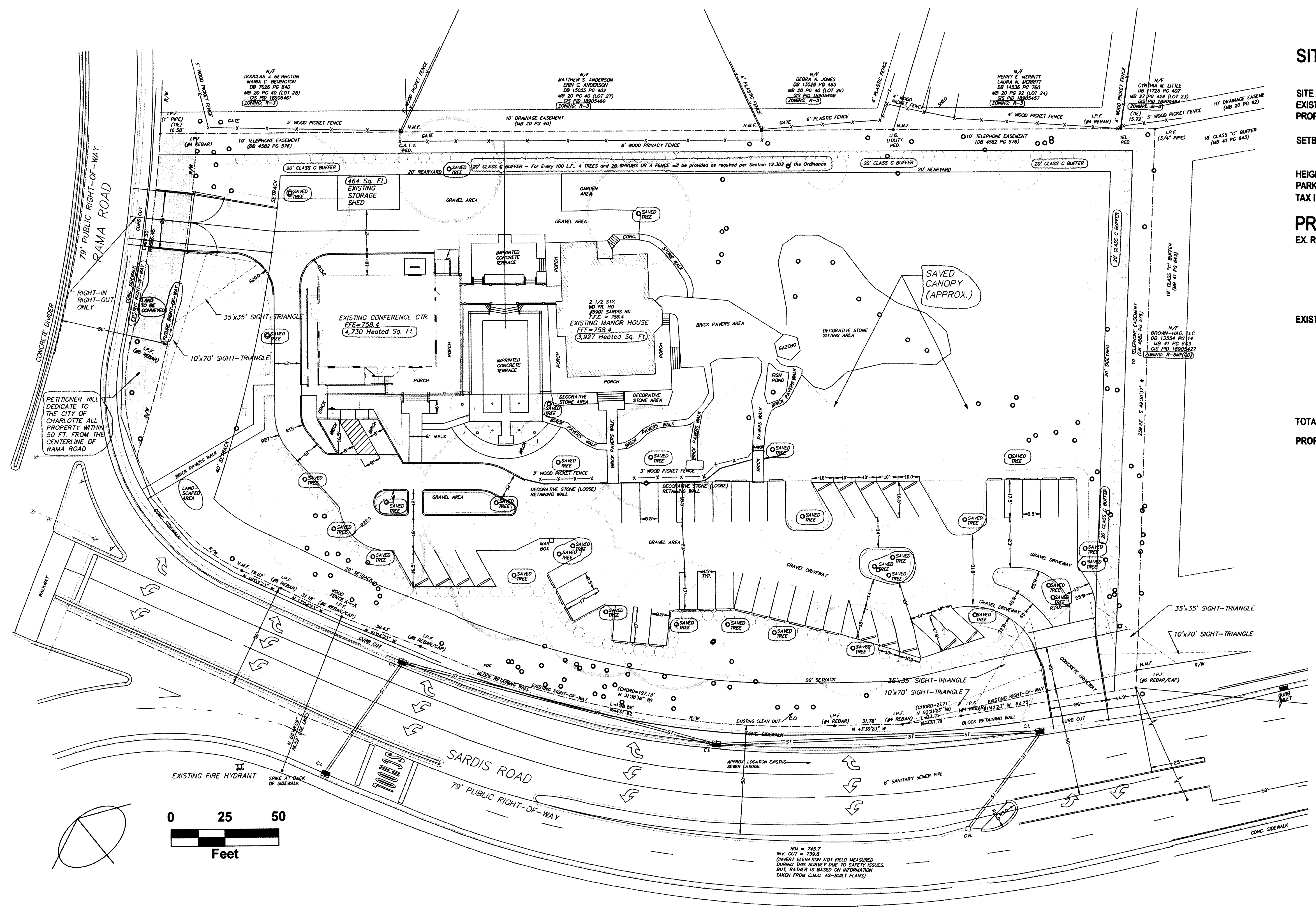
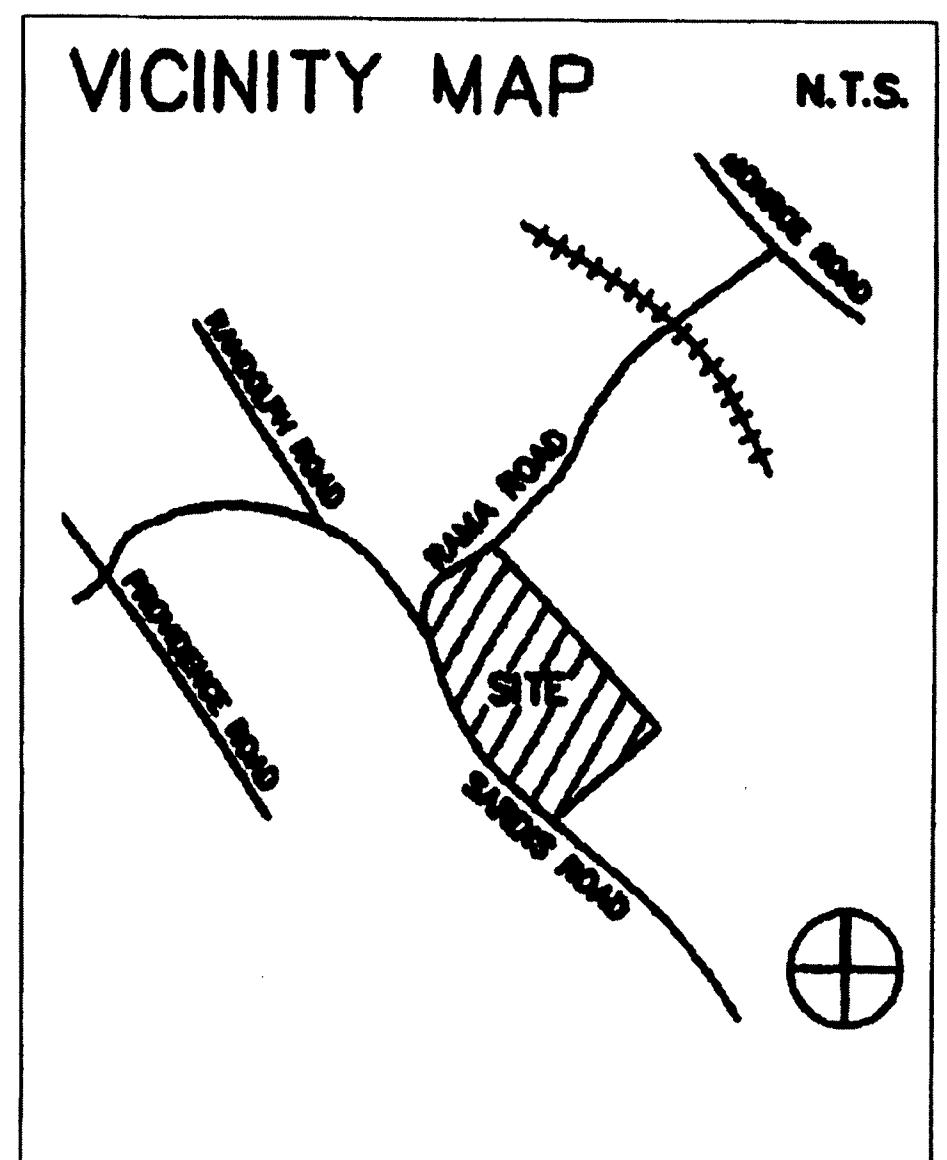
MAY 25 2012

SITE DEVELOPMENT DATA

SITE ACREAGE	2.69 ACRES
EXISTING ZONING	INST. (CD)
PROPOSED ZONING	INST. (CD) SPA (TO REMOVE THE PROHIBITION OF WEDDINGS AND WEDDING RECEPTIONS)
SETBACKS	MIN. SETBACK -40FT. MIN. SIDEYARD -20FT. MIN. REARYARD -20FT. MAXIMUM OF TWO STORIES REQUIRED PARKING 41 SPACES, PROPOSED PARKING 41 SPACES. 18905464
HEIGHT	
PARKING	
TAX ID	

PROPOSED DEVELOPMENT

EX. RESIDENCE	2 OFFICES, 2 BEDROOMS (FACILITATOR), ADMINISTRATION SPACE, LOUNGE, RESTROOMS, BREAKOUT ROOMS,
TOTAL S.F. PARKING	4,059 S.F. 14 SPACES (1 SPACE PER 300 S.F.)
EXISTING RETREAT CENTER	1 OFFICE/ ADMIN. LOUNGE RESTROOMS BREAK OUT ROOMS
TOTAL S.F. OF LARGE ASSEMBLY SPACE PARKING	1620 S.F. (15 S.F. PER PERSON = 106 PEOPLE) 27 SPACES (1SPACE PER 4 PEOPLE)
TOTAL PARKING REQUIRED	41 SPACES
PROPOSED DEVELOPMENT	EXISTING DEVELOPMENT FROM PREVIOUS REZONING PETITION 2005



GENERAL NOTES
THE DEVELOPMENT DEPICTED ON THIS IPLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.

1. PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
2. THE PREPOSED CONFERENCE CENTER WILL BE DESIGNED TO COMPLEMENT THE EXISTING HOUSE. DESIGN ELEMENTS SUCH AS PORCHES, BALCONIES, DORMERS, CLERESTORIES, AND ROOF LINES WILL BE INCORPORATED INTO THE DESIGN. SEE BUILDING ELEVATION. THE BUILDING'S FOOTPRINT AND MASSING WILL BE ADJUSTED TO REDUCE THE IMPACT ON ADJACENT TREES.
3. PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
4. A CLASS C BUFFER WILL BE PROVIDED PER SECTION 12.302. AS NOTED ON THE SITE PLAN.
5. THE PROPOSED USE OF SITE WILL BE FOR THE DEVELOPMENT OF A RETREAT CENTER UTILIZING THE EXISTING LARGE RESIDENTIAL STRUCTURE ON THE SITE WITH THE ADDITION OF A PROPOSED MEETING CENTER CONSTRUCTED IN THE SAME ARCHITECTURAL STYLE AS THE PRESENT STRUCTURE.
6. THE OPERATION OF THE RETREAT CENTER ON THE SITE WILL SCHEDULE ACTIVITIES, SUCH AS CONFERENCES/MEETING, SO AS TO AVOID PEAK TRAFFIC HOURS AND WILL COORDINATE WITH PROVIDENCE DAY SCHOOL TO MITIGATE IMPACTS ON SCHOOL ACTIVITIES.

7. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.

8. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

9. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE. DETACHED SIGNAGE TO BE THREE FEET IN HEIGHT AND 24 SQUARE FEET IN AREA. BUILDING SIGNS MUST BE PROHIBITED.

10. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE AND WILL BE LOCATED SO AS TO MINIMIZE THE NEED TO REMOVE TREES FROM THE SITE. IT IS THE PETITIONER'S INTENT TO LOCATE THE PARKING WITHIN EXISTING GRAVEL ROADBEDS IN SMALL PODS SCATTERED AMONG THE TREES SO AS TO MINIMIZE THE OVERALL IMPACT AND TO PRESERVE AS MANY OF THE LARGE TREES ON THE SITE AS POSSIBLE. THE PETITIONER WILL CONSULT WITH THE URBAN FORESTRY STAFF AS TO THE DETAILS OF THE PARKING LAYOUT AND ITS RELATIONSHIP TO TREES AND THEIR ROOT ZONES. SOME TREES MAY NEED TO BE REMOVED, BUT THE TREES NOTED ON THE SITE PLAN LOCATED AWAY FROM PARKING AND DRIVE ISLES AND BUILDING AREAS WILL BE PRESERVED. PAVED PORTIONS OF OLD DRIVEWAYS THAT ARE NOT TO BE USED WILL BE REMOVED.

11. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARS OF SECT. 12.303 OF THE ZONING ORDINANCE.

~~12. ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTION TO SARDIS RD. ALL DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY 8807.~~

13. DUMPSTERS ARE PROHIBITED. ROLLOUT CONTAINERS SCREENED WITH GATED ENCLOSURE TO BE USED.

14. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.

15. A RIGHT-OF-WAY 50 FEET FROM THE CENTERLINE OF BOTH THOROUGHFARES WILL BE DEDICATED AND CONVEYED TO THE CITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY ON THE SITE.

16. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION. OWNER TO RETAIN ARBORIST/ HORTICULTURIST TO PREPARE A PROTECTION PLAN FOR TREES TO BE SAVED.

17. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TO TIME.

18. OWNER WILL CONSULT WITH THE LANDMARKS COMMISSION STAFF CONCERNING THE ARCHITECTURE OF RETREAT CENTER AND POTENTIAL HISTORIC DESIGNATION OF PROPERTY.