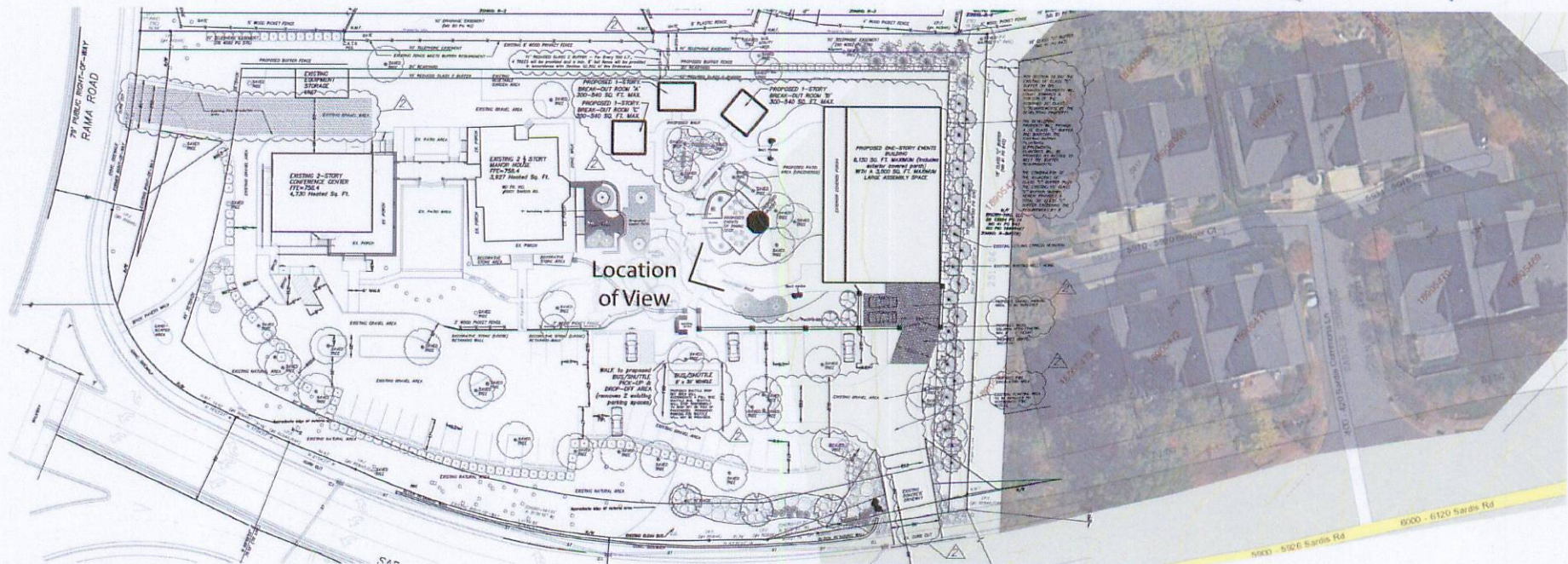
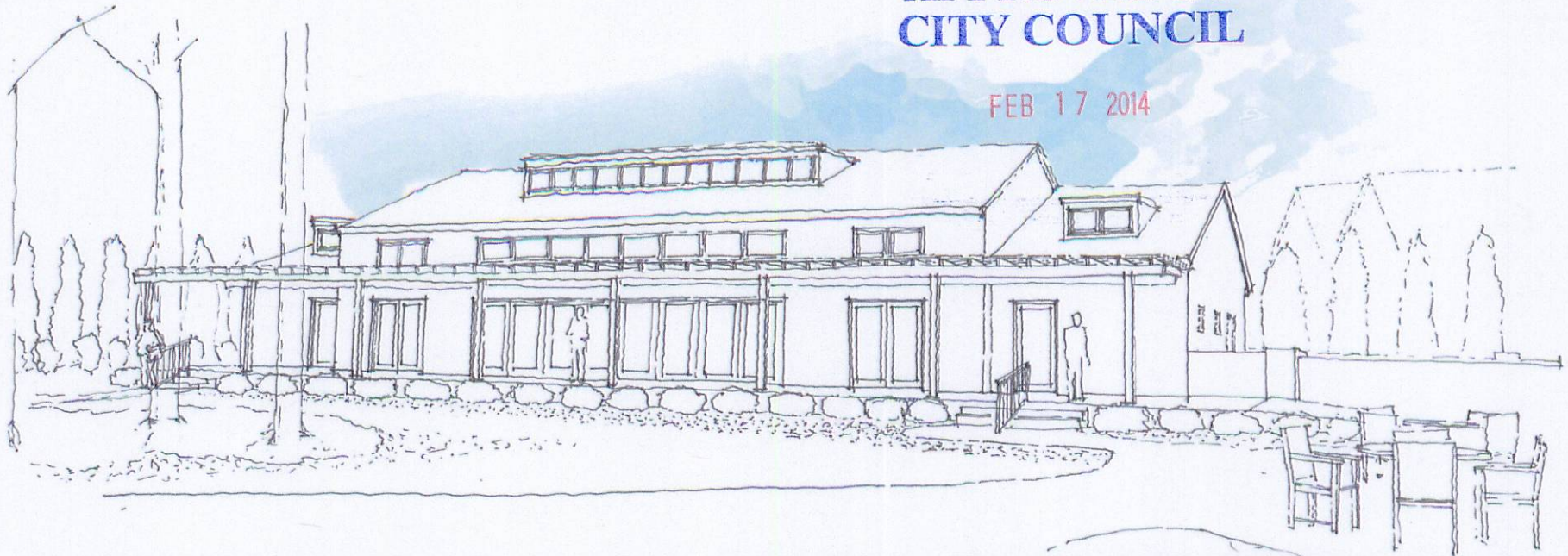


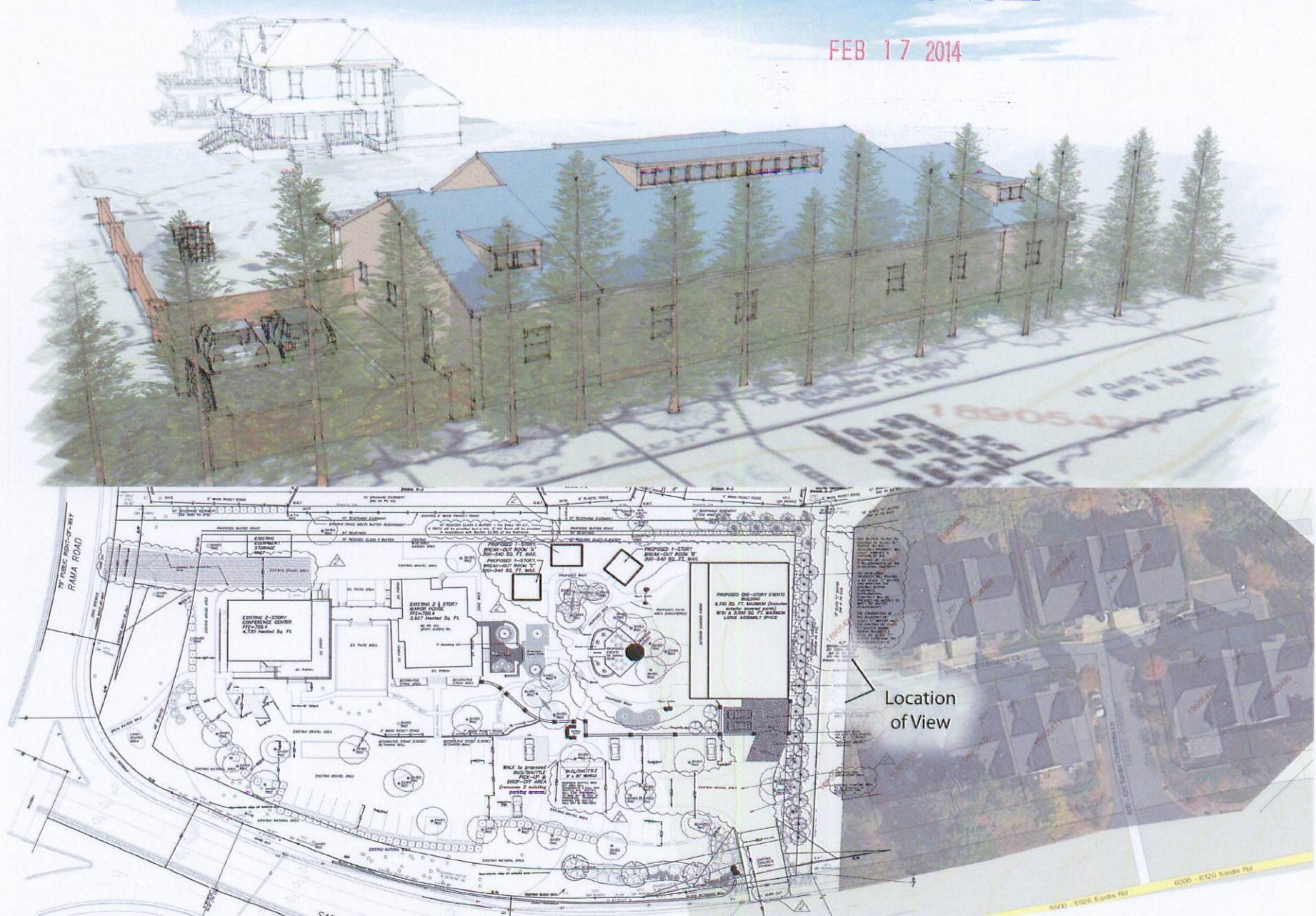
APPROVED BY
CITY COUNCIL

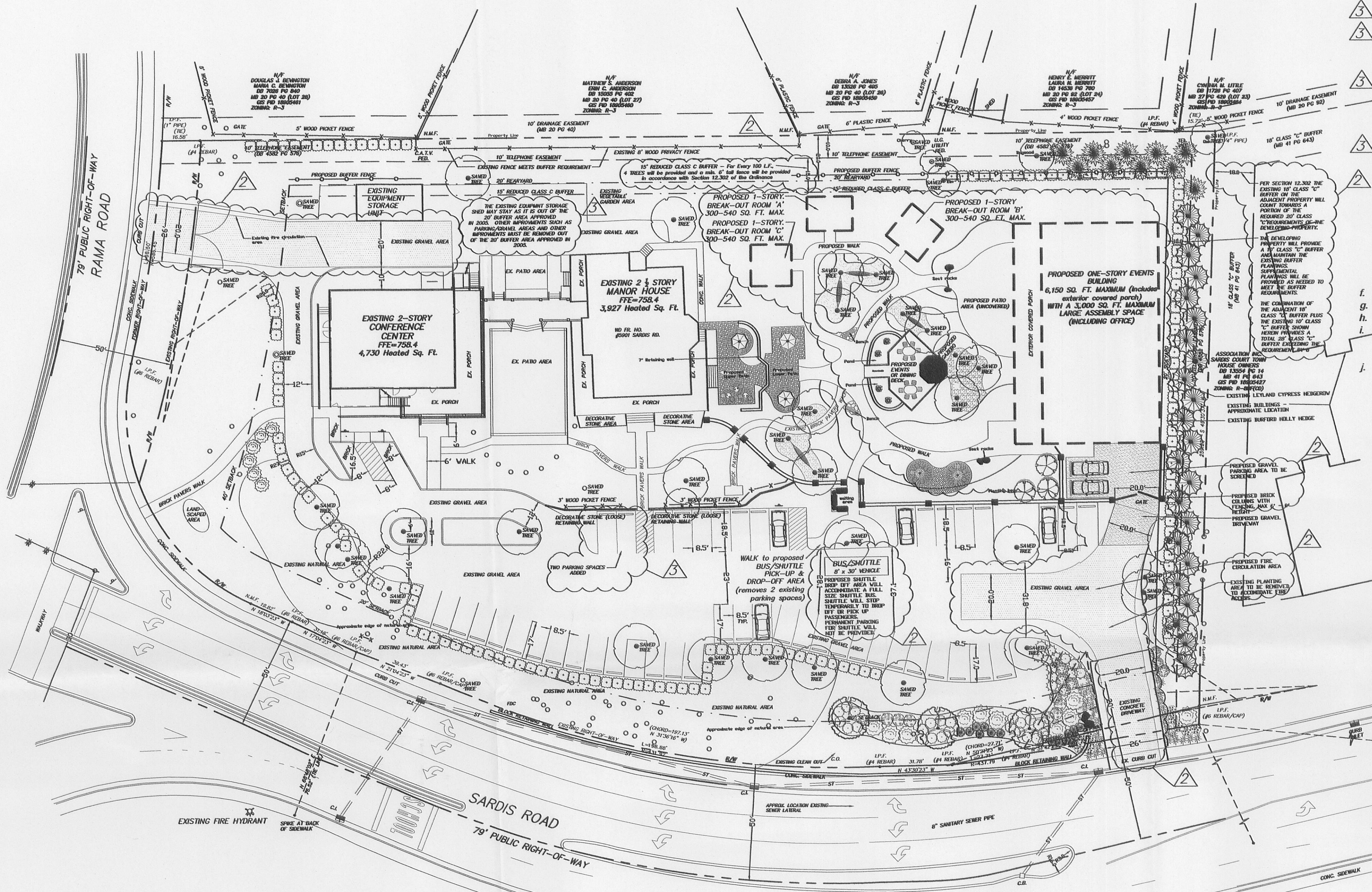
FEB 17 2014



APPROVED BY
CITY COUNCIL

FEB 17 2014





2. GENERAL PROVISIONS

- UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE INSTITUTIONAL ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- THE DEVELOPMENT DEPICTED ON THIS PLAN 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.
- 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. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES
 - THE SITE WILL BE DEVELOPED TO ADD A 1-STORY EVENTS BUILDING AND THREE (3) SMALLER BREAK-OUT ROOMS (AS ALLOWED BY THE USES PERMITTED UNDER SECTION 9.502(3.1) OF THE ORDINANCE) FOR A CONFERENCE CENTER, INCLUDING FACILITIES FOR CORPORATE MEETINGS, TRAINING, RETREATS, WEDDINGS AND WEDDING RECEPTIONS (WITH OFFICE AS ACCESSORY). "BREAK-OUT ROOMS" ARE DEFINED AS SMALLER BUILDINGS UTILIZED TO SUPPORT EVENTS ASSOCIATED WITH THE THREE LARGER BUILDINGS ON THE SITE (SEE NOTE 9.0).
 - THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.
 - THE EXISTING USE OF THE SITE WILL BE PRESERVED. PROPOSED SITE IMPROVEMENTS AND NEW EVENTS BUILDING & BREAK-OUT ROOMS WILL SUPPORT THE EXISTING CONFERENCE CENTER UTILIZING THE EXISTING MANOR HOUSE AND RETREAT CENTER BUILDING.

4. TRANSPORTATION

- PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
- PARKING, BOTH ON-SITE AND OFF-SITE, WILL PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. ON-SITE PARKING 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 ROAD BED IN SMALL PODS SCATTERED AMONG THE TREES SO AS TO MINIMIZE THE OVERALL IMPACT AND TO PRESERVE AS MANY OF THE LARGE TREES 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 AISLES AND BUILDING AREAS WILL BE PRESERVED. PAVED PORTIONS OF OLD DRIVEWAYS THAT ARE NOT TO BE USED WILL BE REMOVED.
- THE OPERATION OF THE CONFERENCE CENTER ON THE SITE WILL SCHEDULE ACTIVITIES, SUCH AS CONFERENCE MEETINGS, SO AS TO AVOID PEAK TRAFFIC HOURS AND WILL COORDINATE WITH PROVIDENCE DAY SCHOOL TO MITIGATE IMPACTS ON SCHOOL ACTIVITIES.
- THE PARKING AGREEMENT FOR OFFSITE PARKING WILL BE FILED IN THE REGISTER OF DEEDS PRIOR TO ISSUANCE OF ANY PERMITS.

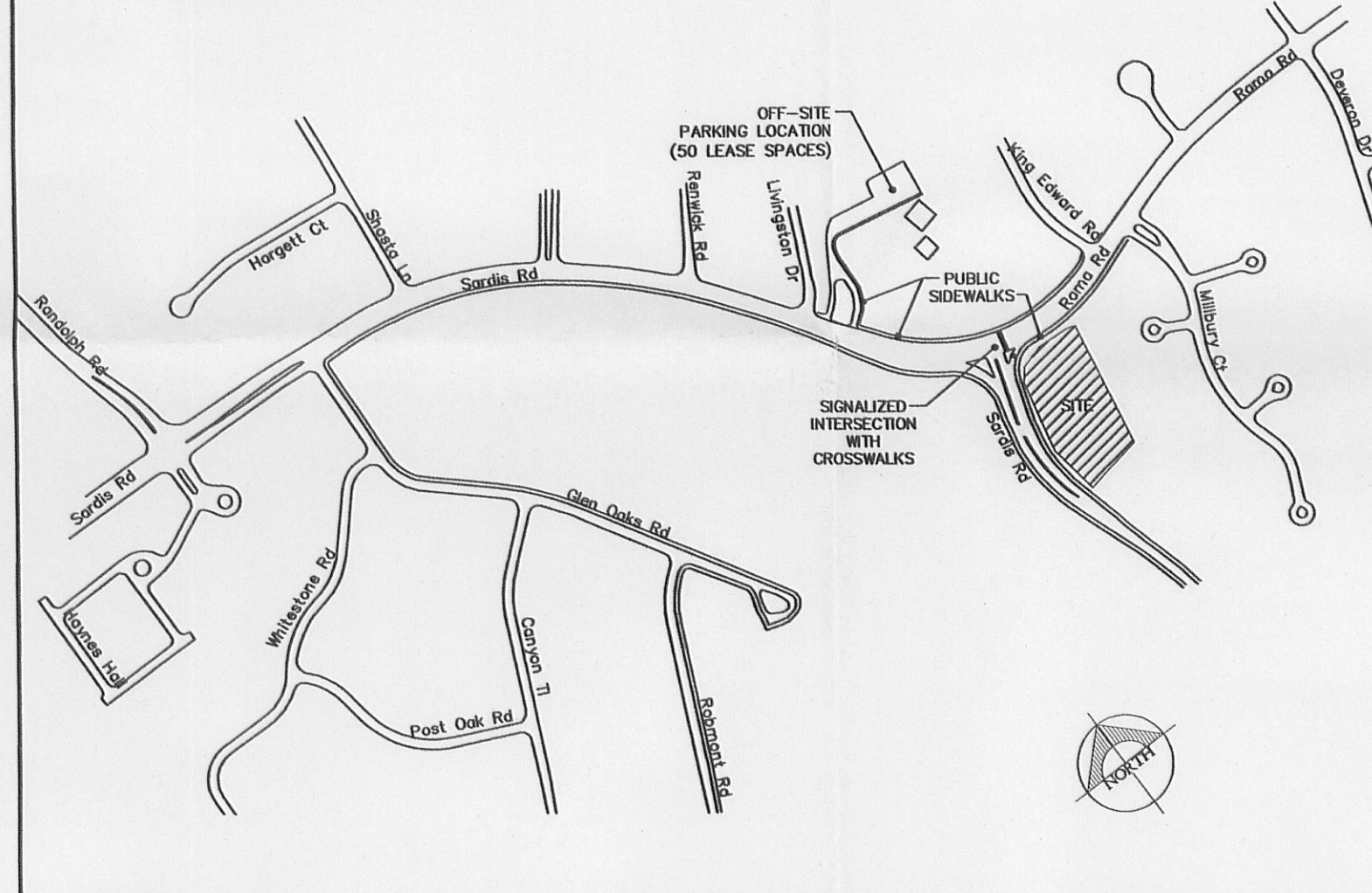
5. ARCHITECTURAL STANDARDS

- THE PETITIONER SHALL ENSURE THAT THE PROPOSED DESIGN AND PLACEMENT OF THE PROPOSED STRUCTURES, ALONG WITH THE BUILDING MATERIALS, WILL SERVE TO ENHANCE THE EXISTING STRUCTURES AND THE OVERALL CHARACTER OF THE SITE. THE PROPOSED EVENTS CENTER AND MEETING SPACES WILL BE DESIGNED TO COMPLEMENT THE EXISTING MANOR HOUSE. DESIGN ELEMENTS SUCH AS PORCHES, BALCONIES, DORMERS, CLERESTORIES, AND ROOF LINES WILL BE INCORPORATED INTO THE DESIGN. THE FOOTPRINT AND MASSING OF THE PROPOSED BUILDINGS MAY BE ADJUSTED TO REDUCE THE IMPACT ON NEARBY TREES.
- OWNER WILL CONSULT WITH THE LANDMARKS COMMISSION STAFF CONCERNING THE POTENTIAL HISTORIC DESIGNATION OF THE PROPERTY AND THE ARCHITECTURE OF THE PROPOSED BUILDINGS FOR THE RETREAT CENTER.
- DUMPSTERS AND ROLL-OUT CONTAINERS SCREENED WITH GATED ENCLOSURES TO BE USED.
- STREETSCAPE AND LANDSCAPING
 - A CLASS C' BUFFER WILL BE PROVIDED PER SECTION 12.302 OUTSIDE THE EXISTING 10' UTILITY EASEMENT AS NOTED ON THE SITE PLAN. THE BUFFER MAY BE REDUCED BY 25% TO 15 FEET IN WIDTH, WITH A MINIMUM SIX FOOT TALL WALL OR FENCE WITHIN THE INNER HALF OF THE BUFFER.
 - 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.
 - BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.
 - SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
 - ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
 - PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

1. DEVELOPMENT DATA TABLE

a.	SITE ACREAGE	2.69 ACRES
b.	TAX ID	18905464
c.	EXISTING ZONING	INST. (CD) SPA
d.	PROPOSED ZONING	INST. (CD) SPA (TO APPROVE ADDITIONAL BUILDINGS AND SITE IMPROVEMENTS)
e.	EXISTING AND PROPOSED USES	
e-1.	EXISTING MANOR HOUSE - 2 OFFICES, ADMINISTRATION SPACE, LOUNGE, RESTROOMS, BREAKOUT ROOMS	3,927 SQ. FT. TOTAL BLDG. SQ. FT.
e-2.	EXISTING CONFERENCE CENTER - 3 OFFICE/ADMINS., LOUNGE, RESTROOMS, LARGE ASSEMBLY SPACE, BREAK OUT ROOMS	4,730 SQ. FT. TOTAL BLDG. SQ. FT.
e-3.	PROPOSED 1-STORY EVENTS BUILDING - RESTROOMS, LARGE ASSEMBLY SPACE, OFFICE	6,150 SQ. FT. TOTAL BLDG. SQ. FT.
e-4.	PROPOSED 1-STORY BREAK-OUT SPACE 'A'	300-540 SQ. FT. MAX.
e-5.	PROPOSED 1-STORY BREAK-OUT SPACE 'B'	300-540 SQ. FT. MAX.
e-6.	PROPOSED 1-STORY BREAK-OUT SPACE 'C'	300-540 SQ. FT. MAX.
f.	TOTAL SQUARE FOOTAGE OF CONFERENCE CENTER	10,658 SQ. FT.
g.	FLOOR AREA RATIO	10,658 SQ. FT. / 2.69 ACRES (117,200 SQ. FT.) = 0.09
h.	HEIGHT	MAXIMUM OF ONE STORY (PROPOSED BUILDINGS)
i.	SETBACKS	MIN. SETBACK 40FT. MIN. SIDEYARD 20FT. MIN. REARYARD 20FT.
j.	PARKING	
j-1.	REQUIRED PARKING	93 SPACES
j-2.	EXISTING ON-SITE PARKING	45 SPACES
j-3.	PROPOSED ON-SITE PARKING	2 SPACES
j-3(a).	TOTAL ON-SITE PARKING	47 SPACES
j-4.	PROPOSED OFF-SITE PARKING	46 SPACES
j-4(a).	OFF-SITE PARKING WITH A FIVE YEAR LEASE AGREEMENT	80 SPACES

VACINITY MAP



7. ENVIRONMENTAL FEATURES

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

8. SIGNAGE

- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE 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.

9. OTHER

- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" 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 TIME TO TIME.
- THE THREE (3) PROPOSED ONE-STORY "BREAK-OUT ROOMS" (LABELED "A", "B", AND "C" ON THIS REZONING PLAN) ARE DESIGNATED TO PROVIDE BREAK-OUT ROOMS FOR EVENTS ASSOCIATED WITH THE EVENTS BUILDING, RETREAT CENTER OR MANOR HOUSE ON THE SITE AND WILL ONLY BE USED BY THE SAME TENANTS OCCUPYING THESE LARGER BUILDINGS. BREAK-OUT ROOMS WILL NOT BE LEASED SEPARATELY FOR DIFFERENT EVENTS.

APPROVED BY
CITY COUNCIL

FEB 17 2014

WHITEHEAD MANOR RETREAT CENTER

FILE NO.

CODE #

PROJECT NUMBER

SUBMITTAL

ISSUE DATE

SEP 20, 2013

DRAWN

CHECKED

ECM

ECM

REV. 1 DATE

NOVEMBER 15, 2013

REV. 2 DATE

DECEMBER 23, 2013

REV. 3 DATE

JANUARY 23, 2014

REV. 4 DATE

REV. 5 DATE

REV. 6 DATE

REV. 7 DATE

REV. 8 DATE

REV. 9 DATE

REV. 10 DATE

REV. 11 DATE

REV. 12 DATE

REV. 13 DATE

REV. 14 DATE

REV. 15 DATE

REV. 16 DATE

REV. 17 DATE

REV. 18 DATE

REV. 19 DATE

REV. 20 DATE

REV. 21 DATE

REV. 22 DATE

REV. 23 DATE

REV. 24 DATE

REV. 25 DATE

REV. 26 DATE

REV. 27 DATE

REV. 28 DATE

REV. 29 DATE

REV. 30 DATE

REV. 31 DATE

REV. 32 DATE

REV. 33 DATE

REV. 34 DATE

REV. 35 DATE

REV. 36 DATE

REV. 37 DATE

REV. 38 DATE

REV. 39 DATE

REV. 40 DATE

REV. 41 DATE

REV. 42 DATE

REV. 43 DATE

REV. 44 DATE

REV. 45 DATE

REV. 46 DATE

REV. 47 DATE

REV. 48 DATE

REV. 49 DATE

REV. 50 DATE

REV. 51 DATE

REV. 52 DATE

REV. 53 DATE

REV. 54 DATE

REV. 55 DATE

REV. 56 DATE

REV. 57 DATE

REV. 58 DATE

REV. 59 DATE

REV. 60 DATE

REV. 61 DATE

REV. 62 DATE

REV. 63 DATE

REV. 64 DATE

REV. 65 DATE

REV. 66 DATE

REV. 67 DATE

REV. 68 DATE

REV. 69 DATE

REV. 70 DATE

REV. 71 DATE

REV. 72 DATE

REV. 73 DATE

REV. 74 DATE

REV. 75 DATE

REV. 76 DATE

REV. 77 DATE

REV. 78 DATE

REV. 79 DATE

REV. 80 DATE

REV. 81 DATE

REV. 82 DATE

REV. 83 DATE

REV. 84 DATE

REV. 85 DATE

REV. 86 DATE

REV. 87 DATE

REV. 88 DATE

REV. 89 DATE

REV. 90 DATE

REV. 91 DATE

REV. 92 DATE

REV. 93 DATE

REV. 94 DATE

REV. 95 DATE

REV. 96 DATE

REV. 97 DATE

REV. 98 DATE

REV. 99 DATE

REV. 100 DATE

REV. 101 DATE

REV. 102 DATE

REV. 103 DATE

REV. 104 DATE

REV. 105 DATE

REV. 106 DATE

REV. 107 DATE

REV. 108 DATE

REV. 109 DATE

REV. 110 DATE

REV. 111 DATE

REV. 112 DATE

REV. 113 DATE

REV. 114 DATE

REV. 115 DATE

REV. 116 DATE

REV. 117 DATE

REV. 118 DATE

REV. 119 DATE

REV. 120 DATE

REV. 121 DATE

REV. 122 DATE

REV. 123 DATE

REV. 124 DATE

REV. 125 DATE

REV. 126 DATE

REV. 127 DATE

REV. 128 DATE

REV. 129 DATE

REV. 130 DATE

REV. 131 DATE

REV. 132 DATE

REV. 133 DATE

REV. 134 DATE

REV. 135 DATE

REV. 136 DATE

REV. 137 DATE

REV. 138 DATE

REV. 139 DATE

REV. 140 DATE

REV. 141 DATE

REV. 142 DATE

REV. 143 DATE

REV. 144 DATE

REV. 145 DATE

REV. 146 DATE

REV. 147 DATE

REV. 148 DATE

REV. 149 DATE

REV. 150 DATE

REV. 151 DATE

REV. 152 DATE

REV. 153 DATE

REV. 154 DATE

REV. 155 DATE

REV. 156 DATE

REV. 157 DATE

REV. 158 DATE

REV. 159 DATE

REV. 160 DATE

REV. 161 DATE

REV. 162 DATE

REV. 163 DATE

REV. 164 DATE

REV. 165 DATE

REV. 166 DATE

REV. 167 DATE

REV. 168 DATE

REV. 169 DATE

REV. 170 DATE