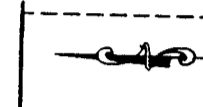
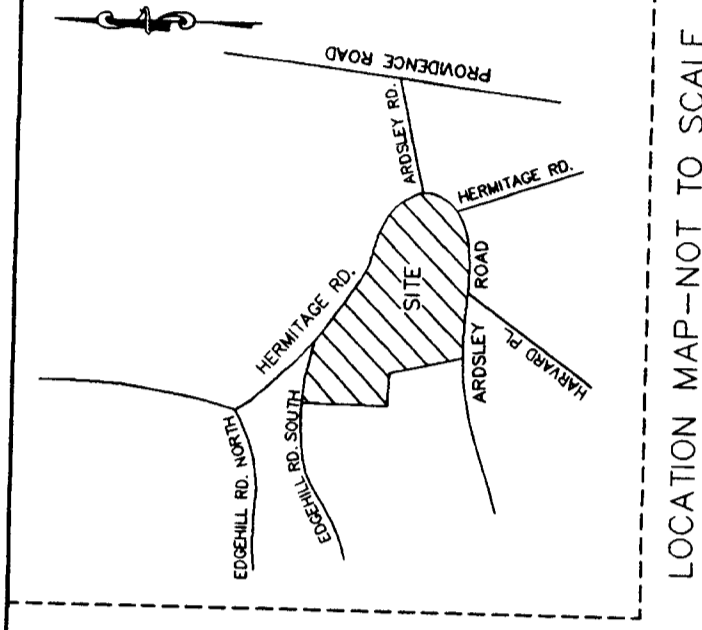


EXISTING ZONING: "Institutional CD"
 PROPOSED ZONING: "Institutional CD"
 SITE AREA: 4.44 ACRES
 P.L. MAP NUMBER 155-043-25
 EXISTING GROSS FLOOR AREA = 30,908 SQ. FT.
 PERMITTED GROSS FLOOR AREA = 30,908 SQ. FT.

VARIANCES TO BE RECOGNIZED:
 1. EXISTING PARKING 12 OUTSIDE 10 IN BASEMENT
 REQUIRING PARKING IN
 PROPOSED PARKING 41 OUTSIDE 10 IN BASEMENT



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

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 VARIANCE HAS BEEN APPROVED TO REDUCE
 BUFFER TO ACCOMMODATE EXISTING CONDITION

Development Standards
 (July 17, 2009)

General Provisions

Subject to the provisions set forth above under the Buffer Area Notes and the Off-Street Parking Note, all development shall conform to the minimum standards for the Institutional Zoning District Classification and the following standards are established by these Development Standards or otherwise are derived from the Zoning Board of Adjustment.

Presentation of Existing Building

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:

- symposium, institute or seminar for the education and development of governmental leaders and executives;
- community events to be held no more frequently than once monthly;
- meetings (including wedding and wedding reception);
- receiving event;
- meetings of the Lynwood Park Neighborhood Association;
- meetings of the Lynwood Foundation with neighborhood;
- all other uses which are of a similar nature to those listed above.

Other uses substantially similar in character to items (a) thru (f) above and which are in conformance with applicable zoning laws may be made provided that the applicant shall submit to the Zoning Board of Adjustment a site plan showing the proposed use and the applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. No more than 200 persons, not on an annual basis, shall be permitted to be on the property for any one occasion. The maximum number of persons shall be limited to 200 persons at any time, excluding staff performing ongoing staff performance.

Subject to the provisions of the Ordinance approved by the Charlotte Zoning Board of Adjustment on November 11, 1998, Buffer Areas will be maintained on the Site in accordance with Section 12.2.02 of the Ordinance.

Landscaping and Screening

- Screening shall conform with the standards and development specifications set forth in the Ordinance.
- The landscaping and screening shall be installed in accordance with the standards and development specifications set forth in the Ordinance, subject to change based on final plan.
- All trees in the setback, except those which are protected by the Ordinance, shall be preserved and as many trees as possible on the remainder of the Site will be preserved.

Off-Street Parking

As authorized by the Ordinance approved by the Charlotte Zoning Board of Adjustment on November 11, 1998, 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 which is not described in the Ordinance. Signs, including signs for the "Duke Mansion", located at the entrance and exit drives, shall conform to the standards and development specifications set forth in the Ordinance.

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, driveway access to the Site shall be provided on one (1) side of the Site which shall be located with the site boundary line.

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 function sponsored by the Lynwood Foundation.

Architectural Controls

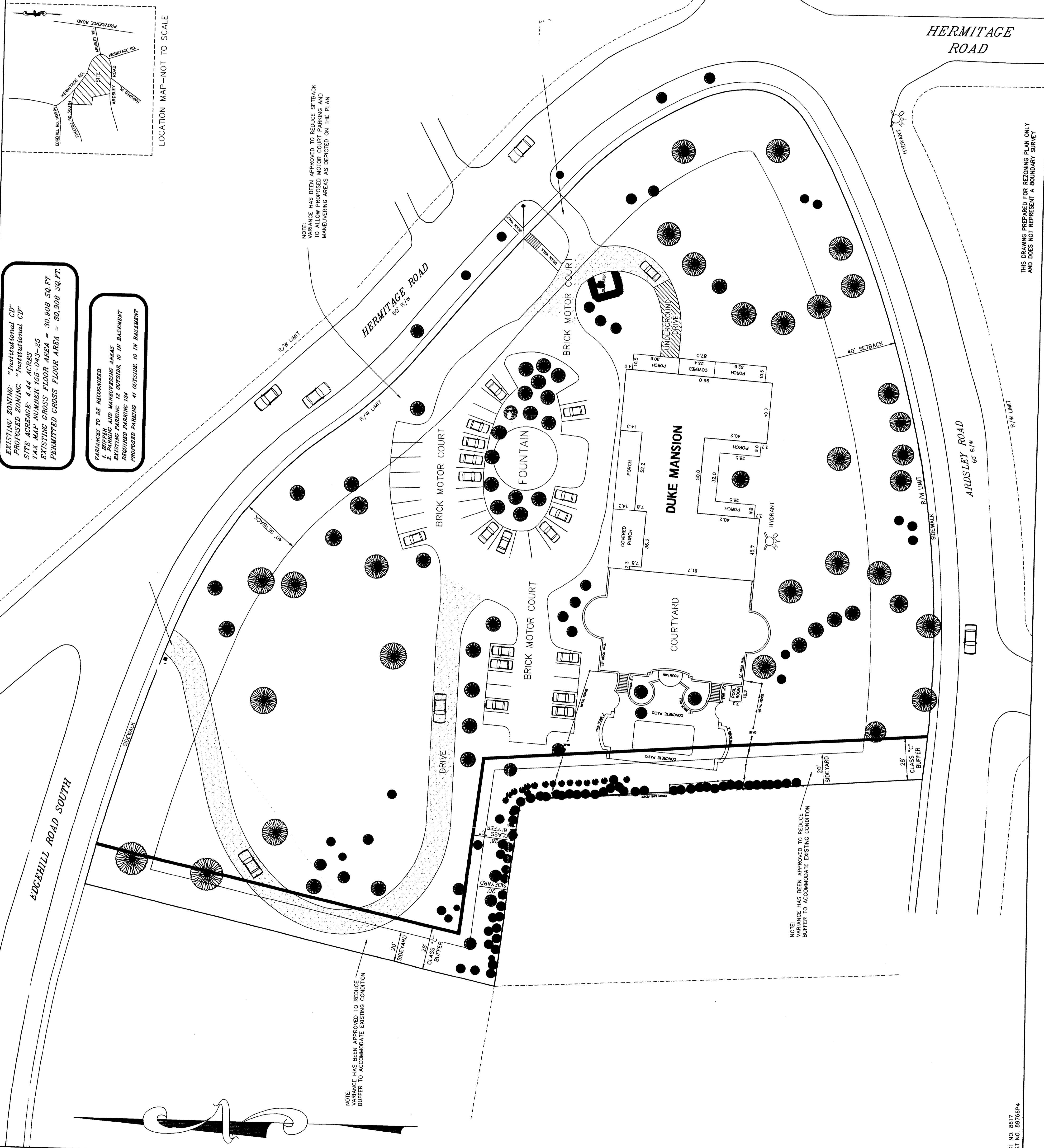
- All mechanical equipment including roof top equipment will be screened from view.
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Amendments to Rezoning Plan

Subject to any enforceable covenants and restrictions of record, future amendments to this Rezoning Plan and the accompanying Development Standards may be made by the Zoning Board of Adjustment in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Plan

If this Rezoning Plan is approved, all conditions applicable to development of the Site shall be in accordance with the Rezoning Plan and the accompanying Development Standards and the Rezoning Plan will, unless amended in the manner provided in the Ordinance, be binding on all subsequent owners of the Site and their respective heirs, assigns, partners, representatives, successors in interest or assigns.



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

DUKE MANSION REZONING PLAN PETITION NO. 2009-071 FOR PUBLIC HEARING

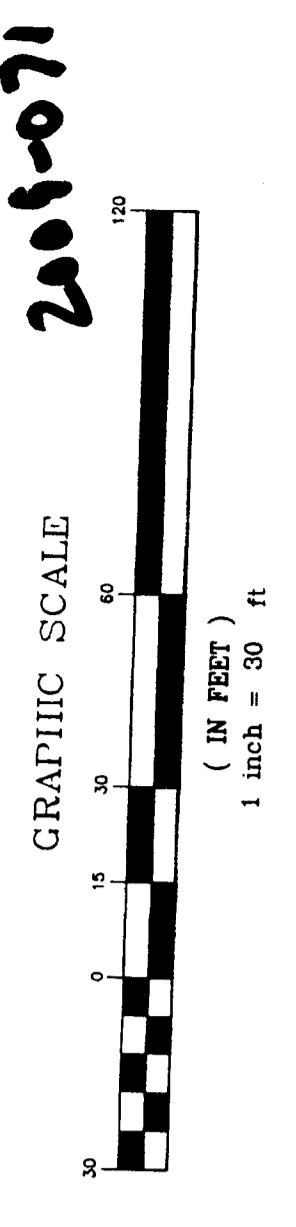
APPROVED BY
CITY COUNCIL
 2009



SURVEY AND MAP PREPARED BY:
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 P.O. BOX 1244
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Timothy L. Smith
 10-6-2009



2009-071