

This drawing and the design shown are the property of Neighboring Concepts, PLLC. The reproduction, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© 2007  
Neighboring Concepts, PLLC

**Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
1230 W. Morehead St., Suite 212  
Charlotte, NC 28208  
Phone: 704-375-1588 Fax: 704-375-3844  
Email: gw@wirthandassociates.com

**APPROVED BY  
CITY COUNCIL**

FEB 17 2014

**WHITEHEAD  
MANOR  
RETREAT  
CENTER**

FILE NO.  
CODE #

PROJECT NUMBER

SUBMITTAL

ISSUE DATE: **SEP 20, 2013**

DRAWN: **ECM** CHECKED: **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

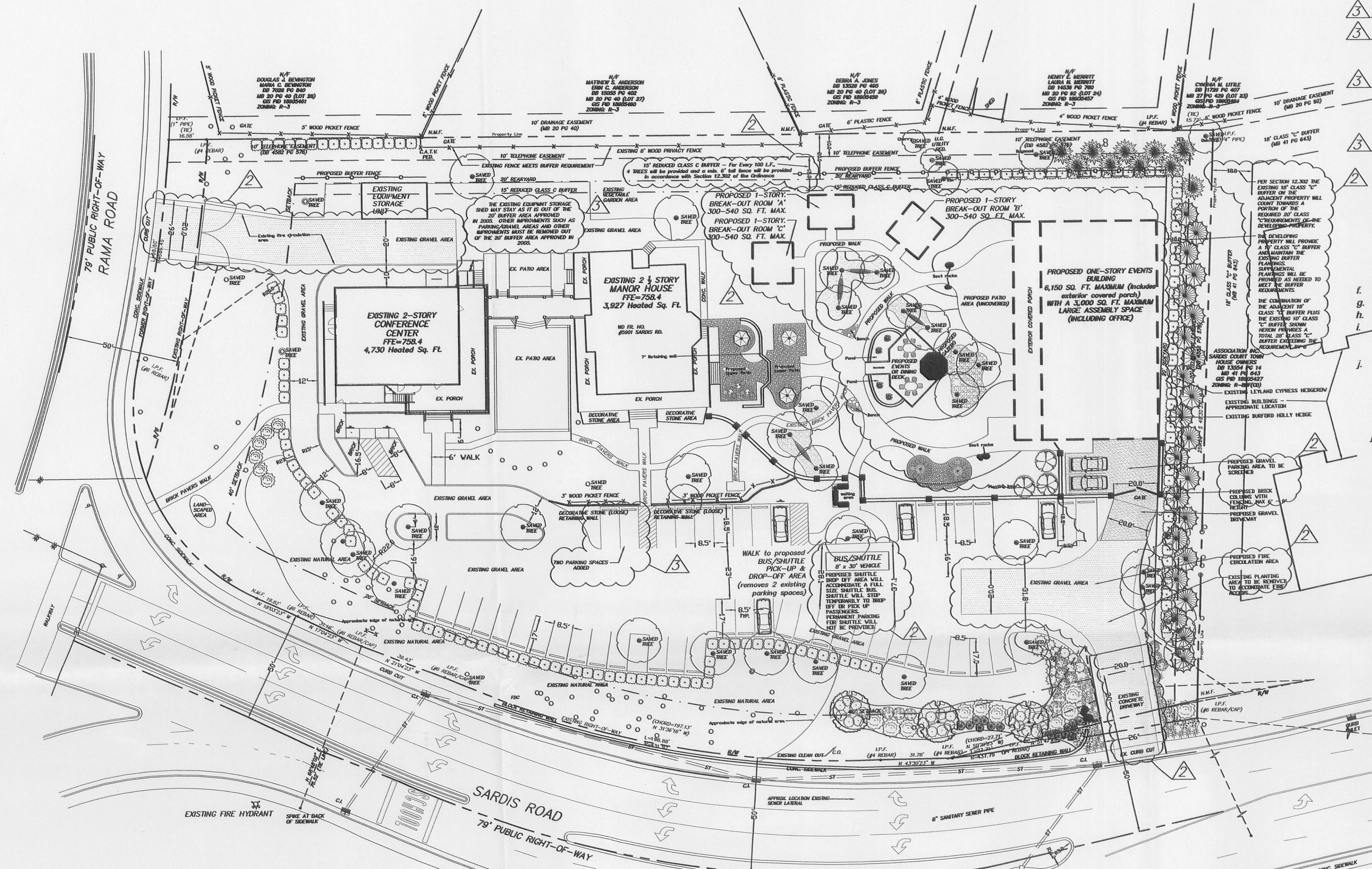
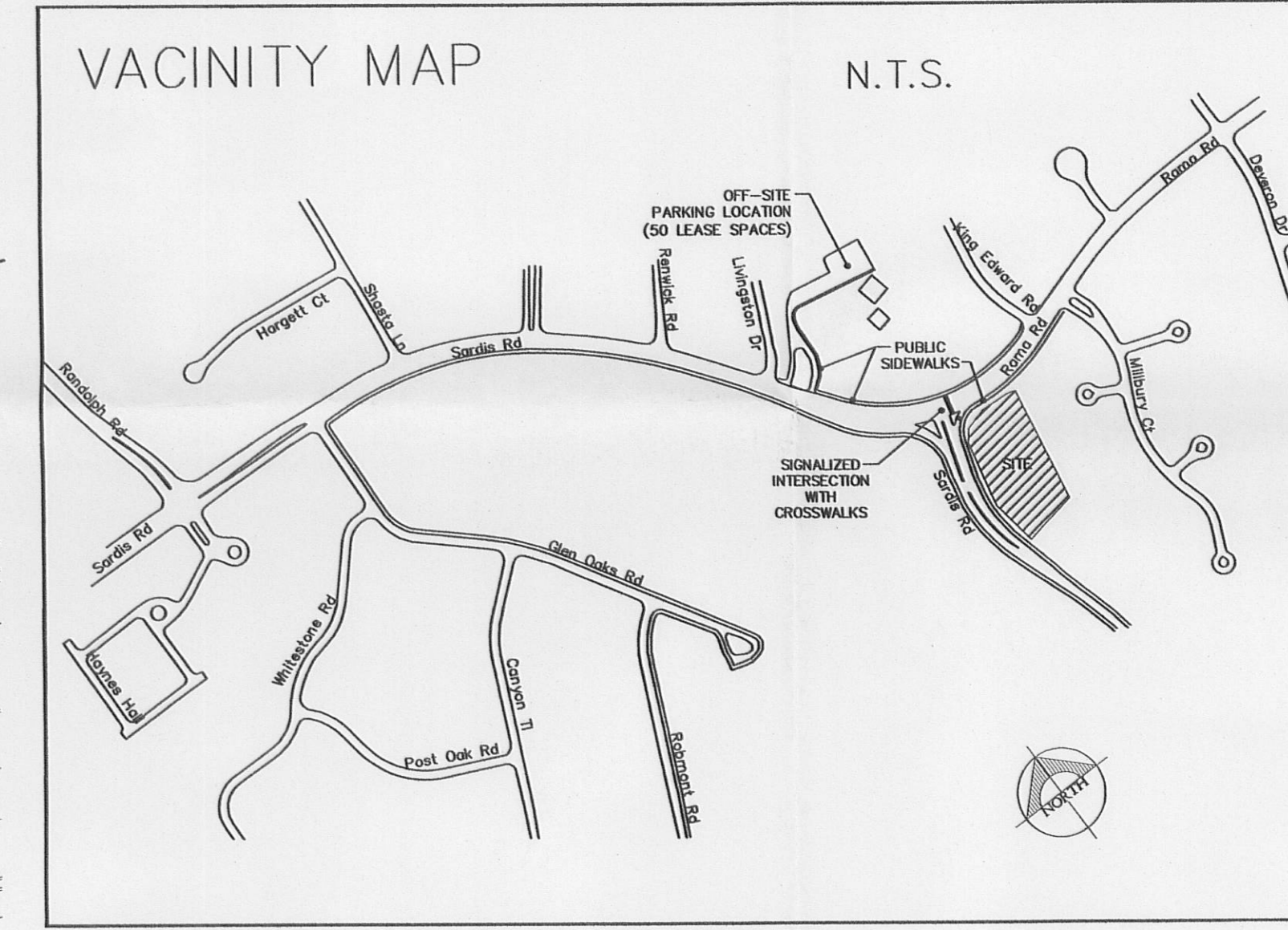
REV. 6 DATE

Title:

**PETITION NO. 2013-099  
REZONING  
PLAN**

**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. 4 SPACES (1 SPACE PER 300 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. 1620 SQ. FT. (15 SF/PERSON = 108 PEOPLE, 1 SP. PER 4 PEOPLE) TOTAL SQ. FT. OFFICE 394 SQ. FT. (1 SPACE PER 300 SQ. FT.) PARKING 29 SPACES
e-3.	PROPOSED 1-STORY EVENTS BUILDING (RESTROOMS, LARGE ASSEMBLY SPACE, OFFICE)	6,150 SQ. FT. TOTAL BLDG. SQ. FT. 8,150 SQ. FT. PARKING (INCLUDING OFFICE SPACE) 50 SPACES (1 SPACE PER 4 PEOPLE)
e-4.	PROPOSED 1-STORY BREAK OUT SPACE A	540 SQ. FT. MAXIMUM
e-5.	PROPOSED 1-STORY BREAK OUT SPACE B	540 SQ. FT. MAXIMUM
e-6.	PROPOSED 1-STORY BREAK OUT SPACE C	300 SQ. FT. MAXIMUM
f.	TOTAL SQUARE FOOTAGE OF CONFERENCE CENTER	10,269 SQ. FT.
g.	FLOOR AREA RATIO	10,058 SQ. FT. / 2.69 ACRES (117,200 SQ. FT.) = 0.88 MAXIMUM OF ONE STORY (PROPOSED BUILDINGS)
h.	HEIGHT	40FT.
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	50 SPACES



**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.

**3. 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 5(a)).
- 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 OFF-SITE 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, DOORMS, 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 CONFIRM 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.

**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 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.

2013-099  
Revised 1/24/14