
 PROJECT DATE: 08/02/99  
 PROJECT NUMBER: 98005

 ISSUE DATE: 1. 1. 2. 3. 4. 5. 6. 7.  
 REVISED: 1. 18/01/2000 2. 15/03/2000

 SHEET NUMBER: C1  
 OF

**SITE DATA:**
**SITE INFORMATION TAKEN FROM:**

 TREE, TOPOGRAPHY AND BOUNDARY SURVEY BY  
 ANDREW G. ZATENWELL, L-3088, NOVEMBER 26, 1997  
 2010 THE PLAZA, CHARLOTTE, WICKLENBURG COUNTY, NC  
 DESCRIPTION TAKEN FROM MAP BOOK 230 PAGE 206  
 CURRENT ZONING: B-2 CD  
 PROPOSED ZONING: B-2 CD SITE PLAN AMENDMENT

**SITE SUMMARY:**

<b>SITE AREA:</b>	4.065 ACRES
<b>BUILDING AREA:</b>	
MAIN HOUSE	792 SQ. FT.
BASEMENT	EXISTING 2,962 SQ. FT.
MAIN FLOOR	EXISTING 2,414 SQ. FT. (GARDEN ROOM)
SECOND FLOOR	EXISTING 2,418 SQ. FT.
ATTIC	EXISTING 1,209 SQ. FT.
CARRIAGE HOUSE	EXISTING 1,771 SQ. FT.
TWO FLOORS	EXISTING 327 SQ. FT. (ENCLOSED PORCH)
AUXILIARY STRUCTURES	EXISTING 100 SQ. FT.
BAR	EXISTING 256 SQ. FT.
OFFICE	EXISTING 744 SQ. FT.
GREEN HOUSE	NEW 744 SQ. FT.
<b>TOTAL AREA:</b>	11,686 SQ. FT.

**SETBACKS:**

AS SHOWN ON PLAN

**PARKING REQUIREMENTS:**
**PARKING CALCULATIONS:**

9 BEDROOMS - 1 SPACE/BEDROOM	9
MEETING AREAS - INDOOR & OUTDOOR	81.25
335 PEOPLE (MAX. ALLOWED ON SITE) @ 1/4 SEATS	
<b>TOTAL:</b>	90.25 SPACES

NOTE: BASEMENT IS USED FOR MECHANICAL AND EQUIPMENT ACCESS.

**PARKING REQUIRED:**

91 SPACES

**PARKING PROVIDED:**

EXIST. ON SITE: 45

NEW ON SITE: 16

OFF SITE: 58

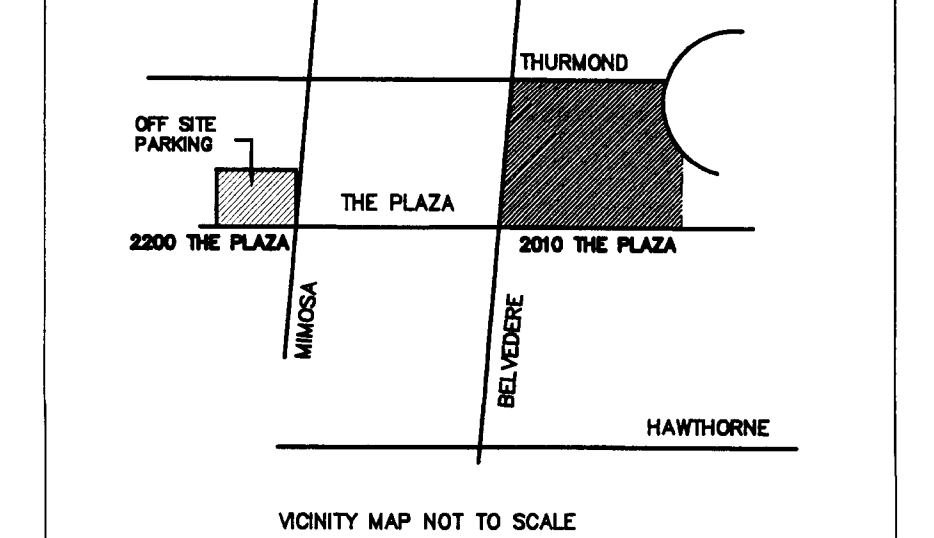
TOTAL: 120

**PARKING SIZES:**

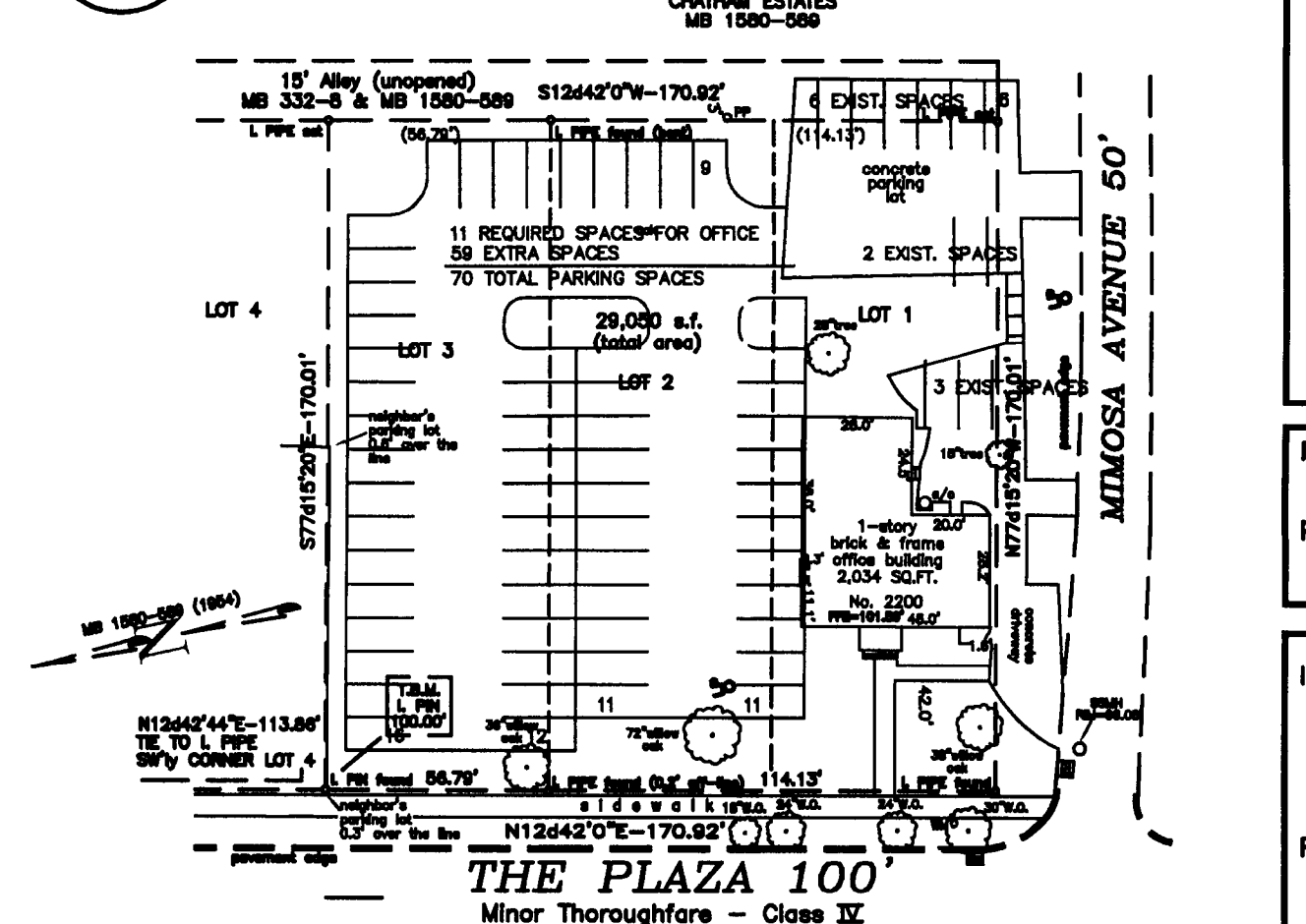
8.5' WIDE X 18.5' DEEP TYP. (SHOWN 17' AT FACE OF CURB)

7.5' WIDE X 17' DEEP (COMPACT)

UNIQUE SOUTHERN ESTATES HAS A LONG TERM LEASE FOR 2200 THE PLAZA FOR ADDITIONAL OFF SITE PARKING


**MAP - OFF SITE PARKING**

SCALE: NTS

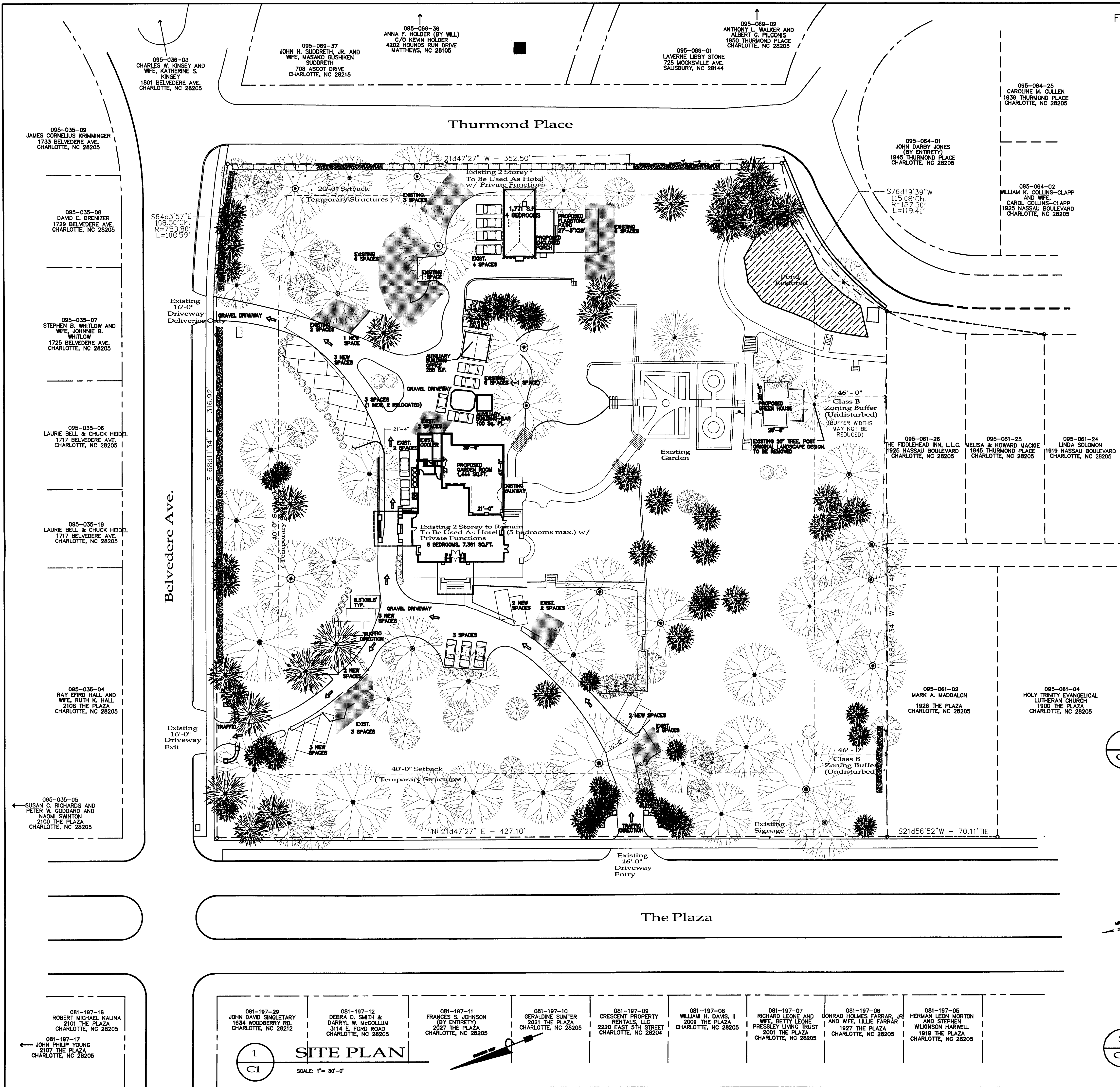

**SITE PLAN - OFF SITE**

SCALE: NTS

APPROVED BY CITY COUNCIL

DATE: Sept. 16, 2000

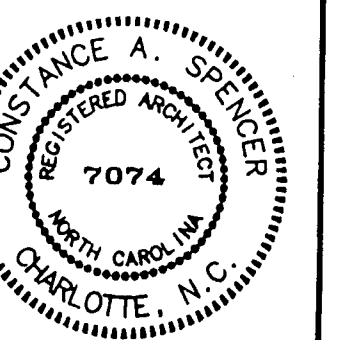
R2 2000-17


**VanLandingham Estate Site Plan Conditions**  
 For public hearing Petition #00-17

- The Main House and grounds will be maintained in accordance with their designation as a National Historic Property, and there will be no subdivision of the subject property.
- The Main House, Carriage House and grounds (collectively the "Site") will be used in the style of a Bed And Breakfast Inn, offering temporary overnight lodging.  
No more than five (5) bedrooms will be allowed in the Main House for public lodging. If a resident manager resides within the Main House, the number of bedrooms available to the public will be limited to four (4).  
No more than four (4) bedrooms will be allowed in the Carriage House.  
No separate exterior doorways for individual guestrooms shall be permitted for the Main House.  
Guests will be limited to a stay of no more than seven (7) consecutive days. The resident owner shall keep a current guest register including names, permanent addresses, dates of occupancy and motor vehicle license numbers of all overnight guests.
- In addition to the uses described above, the Main House, enclosed porch of the Carriage House and the grounds may be used for the following purposes:  
(a) Private events which are catered by the Petitioner from the Main House, which shall include but not be limited to weddings and wedding receptions, dinner parties, corporate meetings and social gatherings, symposia, seminars, birthday parties, family reunions and other special events.  
(b) Social gatherings and other special events sponsored by a not-for-profit or charitable organization.  
(c) Events held for the surrounding neighborhoods and communities provided the Petitioner has obtained the prior written approval of the Plaza-Midwood Neighborhood Association (the "PMNA") Board of Directors.  
(d) Except for one event per calendar year, all events held at the Site will be limited in attendance to 325 guests.
- (a) On-site food preparation in connection with any lodging shall consist only of the preparation of breakfast for registered guests of the Inn and, occasionally, additional meals requested by registered guests. No food preparation will be allowed in any guest room quarters. In addition, food may be prepared and service provided in connection with the events approved under Paragraph (1).  
(b) No food service shall be provided for the public at large and, in no event shall the Site function as a public restaurant. No on-site food preparation for off-

- site food sales or consumption, including off-site catering services will be allowed.
- (a) All events held at the Site will be conducted in accordance with the City Noise Control Ordinance.  
(b) Amplified music will be allowed on the Site, provided the music originates from a sound system, which has been installed and is designated to limit the noise impact for the surrounding properties. This sound system will be maintained and controlled by the Petitioner.  
(c) At no time shall live amplified bands be allowed outside the Main House after June 17, 2000.  
(d) All amplified music on the Site must end by 10:30 PM on weekdays and 11:00 PM on weekends.
- (a) There will be no exterior alterations to the buildings or grounds, except those listed in Paragraph (7) below, and those approved, in advance, by the PMNA Board of Directors.  
(b) Any such alterations will be subject to review and approval by the Historic Landmarks Commission and the Historic Districts Commission.  
(c) Exterior alterations to the buildings or grounds will be limited to construction of a Garden Room addition to the Main House, the enclosure of a porch to the rear of the Carriage House, the construction of a patio to the rear of the Carriage House, and the construction of a Greenhouse adjacent to the formal gardens. All additions shall be constructed and maintained in accordance with the building elevations and patio footprint depicted on the Illustrative Site Plan.
- The Greenhouse shall be used for the cultivation and exhibition of plants under controlled conditions, in the style of a French Chateau and shall not be used for the purposes of lodging or social events. Nothing herein provided is intended to preclude growths at the Site from viewing plants or other contents within the Greenhouse.
- No major interior alterations may be made except any required by the County Health Department for commercial food preparation.
- Temporary structures such as stages and tents will be located at least 40 feet behind the right of way along The Plaza and Belvedere Avenue and 20 feet behind the right of way of Thurmond Place and the southwest property line. All temporary structures shall be erected no sooner than 24 hours prior to events and dismantled no later than 24 hours following events, and in no case shall they be erected or dismantled before 8:00 a.m. or after 9:00 p.m.
- Parking on the Site will be confined to the spaces designated on the Site Plan. A parking attendant shall be provided to direct guests to on- or off-site parking for each event for which more than forty (40) guests are expected. At least two parking attendants shall be provided for each event for which more than seventy-five (75) guests are expected. At least one off-duty police officer shall be provided for each event for which more than 200 guests are expected. In all cases, guests will be instructed not to park on surrounding residential streets, specifically Belvedere Avenue, Thurmond Place and Nassau Boulevard.

- Vegetation along property lines adjacent to residential properties will be maintained in their existing conditions to provide screening. Additional screening will be provided as necessary to conform to requirements of the Charlotte Zoning Ordinance.
- Signage will conform to zoning ordinance requirements, shall be restricted to the name of owner and/or name of Estate and shall be residential in character. The Historic Landmarks Commission and the Historic Districts Commission, or the then applicable governing bodies shall approve any modifications to signs.
- All permanent and temporary exterior lighting will be designed so as to maintain the residential character of the Site and Carriage House.
- The owner or his agent will reside either on the Site or an abutting property.
- Petitioner shall obtain approval for all tree removal from the Site from the City of Charlotte Tree Commission, to the extent applicable, or any other governing bodies having jurisdiction over such trees.
- No administrative changes (pursuant to Zoning Code Section 6.206) shall be applied for regarding this Site Plan, unless and until at least forty-five days prior written notice has been delivered to the PMNA Board of Directors. All property owners within one hundred (100) feet will be notified.


 PROJECT DATE: 07/12/00  
 PROJECT NUMBER: 99030

 ISSUE DATE: 1. 2. 3. 4. 5. 6. 7.  
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