



TOWN OF CORNELIUS

Planning Department

PO Box 399 • Cornelius, NC 28031 • Phone: 704-896-2461 • Fax: 704-896-2462

Land Development Application Form

Case #: _____

1. Application Type

Subdivision:	<input checked="" type="checkbox"/>	Fee
Major Subdivision Plat	<input type="checkbox"/>	_____
Sketch Plan/Plat	<input type="checkbox"/>	_____
Preliminary Plat	<input type="checkbox"/>	_____
Construction Documents	<input type="checkbox"/>	_____
Minor Subdivision Plat	<input type="checkbox"/>	_____
Rezoning:		
Standard Rezoning	<input type="checkbox"/>	_____
Conditional Zoning	<input checked="" type="checkbox"/>	<u>\$1,250</u>
Parallel Conditional District	<input type="checkbox"/>	_____
Conditional District Amendment	<input type="checkbox"/>	_____

Site Plan:	<input checked="" type="checkbox"/>	Fee
Major Site Plan	<input type="checkbox"/>	_____
Minor Site Plan	<input type="checkbox"/>	_____
Conditional Use Permit	<input type="checkbox"/>	_____
Conditional Use Amendment	<input type="checkbox"/>	_____
Construction Documents	<input type="checkbox"/>	_____
Vested Rights	<input type="checkbox"/>	_____
Vested Rights Amendment	<input type="checkbox"/>	_____
Uniform Sign Plan:	<input type="checkbox"/>	_____
Text Amendment:	<input type="checkbox"/>	_____
Other: _____	<input type="checkbox"/>	_____

Fee Total \$1,250

2. Project Information

Date of Application 8/26/2015 Name of Project The Forest at Bailey's Glen Phase # 2
 Location Barnhardt Road & Reese Finley Lane Property Size (acres) 110 +/- # of Units (residential) 179
 Current Zoning Rural Preservation (RP) Proposed Zoning RP-CZ
 Current Land Use Vacant/Under Development Proposed Land Use Single Family Residential
 Tax Parcel Number(s) see attached sheet

3. Contact Information

Bluestream Partners, LLC
 Developer
17532 Sailview Drive Cornelius, NC 28031
 Developer Address City, State Zip
704-363-7902 704-896-2978 jpalillo@aol.com
 Telephone Fax **Email**
 _____ Jake Palillo 8/26/2015
 Signature **Print Name** Date

ColeJenest & Stone, PA
 Agent (Registered Engineer, Designer, Surveyor, etc.)
200 S. Tryon Street, Suite 1400
 Address
Charlotte, NC 28202
 City, State Zip
704-971-4538 -
 Telephone Fax
 _____ Jeremia Murphy, PE 8/26/15
 Signature **Print Name** Date
Email - jmurphy@colejeneststone.com

see attached sheet
 Property Owner

 Address

 City, State Zip

 Telephone Fax

 Signature **Print Name** Date
Email - _____

4. Description of Project

Briefly explain the nature of this request.

Amendment to Bailey's Glenn II - Age restricted single-family subdivision preserving the rural nature of the district.

-Original approval: 76 lots on 57.87 ac. = 1.31 DUA

-Requesting addition of 103 lots on 52.5 +/- ac.

-Total proposed project Summary: 179 lots on 110.37 +/- ac. = 1.62 DUA

Reasons for Conditional Use Permit (if applicable):

- _____
- _____
- _____
- _____

Note: *The review process will be delayed if the project submittal is not complete with the following:*

- | | | |
|---|--|---|
| <input type="checkbox"/> Signed " <i>original</i> " application | <input type="checkbox"/> Fee associated with project | <input type="checkbox"/> Traffic Impact Analysis or Tech Memo
<i>denoted in LDC - chap. 13.1</i> |
| <input type="checkbox"/> Site Plans – large format (6)
to scale <i>denoted in LDC - chap. 13.5</i> | <input type="checkbox"/> Illustrative Elevations (6)
to scale | <input type="checkbox"/> Digital Files
<i>(Elevations, Site Plan, Floor Plan)</i> |
| <input type="checkbox"/> Community Meeting Date _____
<i>(CZ only)</i> | | <input type="checkbox"/> Metes & Bounds Description Survey
<i>(CZ only)</i> |

Office Use Only:

Received by: _____

Date: _____

Property Information

Tax Parcel Number(s): 007-152-02, 007-152-10, 007-152-12

Property Owner(s): CAROL C. ALLEY & TED F. ALLEY

Address: PO Box 426 City, State Zip: Cornelius, NC 28031

Telephone: _____ Email: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Print Name(s): _____

Tax Parcel Number(s): 007-152-11

Property Owner(s): MILDRED M. HARRINGTON

Address: 1425 Chippendale Road City, State Zip: Charlotte, NC 28205

Telephone: _____ Email: _____

Signature: _____ Date: _____

Print Name(s): _____

Tax Parcel Number(s): 007-152-09, 007-152-13, 007-152-14, 007-152-15

Property Owner(s): 606 FIELDING ROAD, LLC

Address: 1413 Grovewood Drive City, State Zip: Charlotte, NC 28208

Telephone: _____ Email: _____

Signature: _____ Date: _____

Print Name(s): _____

Tax Parcel Number(s): 007-152-01

Property Owner(s): CEDAR GROVE CIRCLE, LLC

Address: 122 Cedar Grove Circle City, State Zip: Davidson, NC 28036

Telephone: _____ Email: _____

Signature: _____ Date: _____

Print Name(s): _____

Property Information

Tax Parcel Number(s): 007-541-08, 007-541-07, 007-541-02

Property Owner(s): BLUESTREAM PARTNERS, LLC

Address: 17532 Sailview Drive City, State Zip: Cornelius, NC 28031

Telephone: 704-363-7902

Email: jpalillo@aol.com

Signature: _____ Date: _____

Print Name(s): Jake Palillo