TOWN OF CORNELIUS
Planning Department

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

Land Development Application Form Case #: DJe 14-15

1. Application Type

Subdivision:	✓	Fee
Major Subdivision Plat		
Sketch Plan/Plat	☐	____
Preliminary Plat	☐	____
Construction Documents	☐	____
Minor Subdivision Plat	☐	____
Rezoning:		
Standard Rezoning	☐	____
Conditional Zoning	☐	____
Parallel Conditional District	☐	____
Conditional District Amendment	☐	____

Site Plan:	✓	Fee
Major Site Plan	☐	____
Minor Site Plan	☐	____
Conditional Use Permit	☑	500
Conditional Use Amendment	☐	____
Construction Documents	☐	____
Vested Rights	☐	____
Vested Rights Amendment	☐	____
Uniform Sign Plan:	☐	____
Text Amendment:	☐	____
Other: ____	☐	____

Fee Total 500

2. Project Information

Date of Application 9.24.2015 Name of Project LAKE NORMAN CHRYSLER JEEP DODGE Phase # NA

Location 20700 TORRENCE CHAPEL RD Property Size (acres) 3.09 # of Units (residential) NA

Current Zoning ~~BX~~ HC CC 10/9/15 Proposed Zoning ~~BX~~ HC CC 10/9/15

Current Land Use COMMERCIAL Proposed Land Use COMMERCIAL

Tax Parcel Number(s) 00114404

3. Contact Information

SPECTRUM BUILDING CO, INC.
Developer

517 ALCOVE RD., SUITE 201, MOORESVILLE, NC 28117
Developer Address City, State Zip

704-660-1044 704-660-1077 CCAPUTO@SPECTRUMBLD.COM
Telephone Fax Email

Signature Charles Caputo Print Name 9/30/15 Date

DUANE STRONG
Agent (Registered Engineer, Designer, Surveyor, etc.)

126 N. MAIN ST.
Address

MOORESVILLE, NC 28115
City, State Zip

704-664-1311
Telephone Fax

Signature DUANE STRONG Print Name 9.24.15 Date

Email DUANE@CADANGASSOCIATESARCH.COM

MMR HOLDINGS
Property Owner

8270 GREENSBORO DR #950
Address

MCLEAN, VA 22102
City, State Zip

MMR Holdings, L.L.C., a North Carolina limited liability company By CARS MMR L.L.C., a Delaware limited liability company, its managing member By Capital Automotive Real Estate Services, Inc., a Delaware corporation, its Company manager

Telephone Fax

Signature Catherine L. Potter SVP & Secretary Print Name 9-30-15 Date

Email -

4. Description of Project
Briefly explain the nature of this request.

- CONSTRUCTION OF NEW 21'-4" x 55'-0" x 20'-0" HIGH BUILDING ADDITION TO HOUSE WHEEL ALIGNMENT EQUIPMENT
- EXISTING SERVICE BAYS TO BE AIR CONDITIONED REQUIRING REMOVAL OF OLD AIR HANDLING UNITS AND INSTALLATION OF NEW INCLUDING SCREENING OF EQUIPMENT

Reasons for Conditional Use Permit (if applicable):

- BUILDING ADDITION
- SCREENING OF NEW AIR HANDLING UNITS
-
-

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

[1] **Signed "original" application** – *must include signatures of all project partners, applicants and property owners*

[1] **Project Fee** – *see fee schedule*

[X] **Traffic Impact Analysis (TIA) or Traffic Memo prepared by a certified Traffic Engineer** *(staff will determine when a full TIA should be required based on specific characteristics of the site and existing traffic patterns)*

[1] **Two (2) full-sized sets of plans (hard copy) drawn to scale** – *shall include at a minimum, general locations of buildings, lots, streets, parking, grading (original and proposed), landscaping and screening, open space and watershed/stormwater calculations on plans (if applicable), and associated stormwater measures and general locations of proposed utilities and lighting*

[1] **Two (2) full sets of illustrative elevations** – *drawn to scale for all buildings and on all sides, and all retaining walls, garden walls, fences, gazebo's, trellis's or other items over 4-feet tall, also include floor plans.*

[1] **Digital files of all items** *(Application, survey, elevations, copy of site/sketch plan, floor plan, stormwater concept plan(staff recommends submittal to Mecklenburg County through EPM), and preliminary landscaping plan)*

Office Use Only:

Received by: Joan J. Pauly Date: 9/30/2015

Board Review Dates:

Pre-Development: _____ TRC: _____ ARB: _____

Comm. Mtg (CZ's Only): _____ Planning Board: _____ Town Board: _____

RECEIVED
SEP 30 2015