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:	✓	Fee
Major Subdivision Plat		
Sketch Plan/Plat	☐	____
Preliminary Plat	☐	____
Construction Documents	☐	____
Minor Subdivision Plat	☐	____
Rezoning:		
Standard Rezoning	☐	____
Conditional Zoning	☑	1,250
Parallel Conditional District	☐	____
Conditional District Amendment	☐	____

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

Fee Total 1,250.00

2. Project Information

Date of Application: 6/24/16 Name of Project: Robbins Park Hotel Phase: ____

Location: W. Catawba Ave. & Waterview Property Size (acres): 6.165 # of Units (residential): ____

Current Zoning: NR / GR Proposed Zoning: CZ

Current Land Use: residential / vacant Proposed Land Use: Hotel

Tax Parcel Number(s): 001-42-201 and 001-42-202

3. Contact Information

Applicant/Developer: Cole Jenest & Stone (for Dr. S. Nara)

Address: 200 S. Tryon Street, Suite 1400 City, State Zip: Charlotte, NC 28202

Telephone: 704.971.4519 Fax: 704.376.7851 Email: jcausey@colejeneststone.com

Signature: ____ Print Name: Joel Causey Date: 6/24/16

Agent (Registered Engineer, Designer, Surveyor, etc.): Cole Jenest & Stone (Joel Causey)

Address: 200 South Tryon St, Suite 1400

City, State Zip: Charlotte, NC 28202

Telephone: 704.971.4519 Fax: 704.376.7851

Signature: ____ Print Name: ____ Date: 6/24/16

Email -

Property Owner: SREERAMULU N. NARA
PRASUNAMBA N. NARA

Address: 2001 NW 98TH AVE

City, State Zip: SUNRISE, FL 33322

Telephone: 954 805 9339 Fax: ____

Signature: ____ Print Name: S Prasunamba Nara Date: 03/14/2016

Email -

SREERAMULU N. NARA
PRASUNAMBA. N NARA

4. Description of Project

Briefly explain the nature of this request.

Applicant proposes to develop Robbins Park Hotel at the intersection of West Catawba and Waterview Drive. The hotel will have 302 guest suites, a convention center and amenities

Reasons for Conditional Use Permit (if applicable):

- _____
- _____
- _____
- _____

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

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

☐ **One (1) official hard copy of property survey and site/sketch plan drawn to scale by a professional engineer or landscape architect** – *survey shall include existing buildings, topography, wetlands, streams, vegetation, and other natural features. Site/Sketch plan shall include general locations of buildings, lots, streets, parking, proposed grading, landscaping and screening, open space, watershed/storm water calculations on plans (if applicable), associated storm water measures (if applicable), and general locations of proposed utilities and lighting .*

☐ **Project Fee(s)** – *see fee schedule. Required fees may include application fee, and additional fees to prepare TIA based on scoping meeting*

☐ **One (1) official hard copy of illustrative elevations & floor plans (exception: single-family residential projects) drawn to scale** - *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.*

☐ **Digital files of all items** *(Application, survey, elevations, copy of site/sketch. plan, floor plans, storm water concept plan, and preliminary landscaping plan*

➢ **PLEASE NOTE:** *Once a complete application is submitted, the Planning Director shall determine the need for a Traffic Impact Analysis (TIA) in accordance with chapter 13 of the LDC. If a TIA is required, a scoping meeting will be held between the Town, applicant(s), and the Town's selected traffic consultant. A fee equal to an estimate of consultant fees submitted by the consultant for preparation of the TIA and any additional services incurred by the consultant shall be paid by the applicant in full to the Town before the Town can release the work to the consultant.*

Office Use Only:

Received by: _____ Date: _____

Review Dates:

Pre-Development: _____ TIA Scoping Meeting: _____ TRC: _____ ARB: _____

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