



TOWN OF CORNELIUS

Planning Department

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

Staff Only:

Date Rec'd: _____

Rec'd by: _____

Case #: REZ-07-16

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> <u>1250</u>
• Preliminary Plat (Major Sub):	<input type="checkbox"/>	_____	• Special Use Permit (SUP)	<input type="checkbox"/>
• Final Plat (Major Sub):	<input type="checkbox"/>	_____	• Major Architectural Variation	<input type="checkbox"/>
• Construction Documents:	<input type="checkbox"/>	_____	• Minor Architectural Variation	<input type="checkbox"/>
• General Rezoning	<input type="checkbox"/>	_____	• Other: _____	<input type="checkbox"/>
Fee Total:				_____

2. Project Information

Date of Application: 06-27-2016 Name of Project: Kunkleman Condos

Location: 19800 Kunkleman Drive Property Size (acres): 4.54 # of Units/Lots: 48 UNITS

Current Zoning: VC (Village Center) Proposed Zoning: NR

Current Land Use: Vacant Proposed Land Use: Multi-family Residential

Tax Parcel Number(s): 00114201

3. Contact Information

JMR Properties, LLC
Owner, Applicant, or Developer

11106 Treynorth Drive Suite #B
Address

Cornelius, NC 28031
City, State Zip

704-892-2500
Telephone

Jamie Radewicz 7/5/16
Signature Print Name Date

Email - jamie@champtire.com

Jay Henson (HensonFoley)
Agent(s) (Engineer, Architect, Etc.)

8712 Lindholm Drive Suite 202A
Address

Huntersville, NC 28078
City, State Zip

704-875-1615 704-875-0959
Telephone Fax

Jay A. Henson Jay Henson 7/5/16
Signature Print Name Date

Email - jay@hensonfoley.com

4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:

<input checked="" type="checkbox"/> Signed "Original" application	<input checked="" type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
<input checked="" type="checkbox"/> Project Fee(s) – See Fee Schedule	<input type="checkbox"/> Official hard copy of architectural elevations (at least one copy), which may include multiple pages. Must be drawn to scale by a registered architect, and include all primary and accessory buildings (including all building sides), and any other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height (NOT APPLICABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
<input type="checkbox"/> Written Summary/Description of Request can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code	<input checked="" type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
<input type="checkbox"/> Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.	<input type="checkbox"/> Digital Files of all items listed above
<input type="checkbox"/> Site/sketch plan (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots	