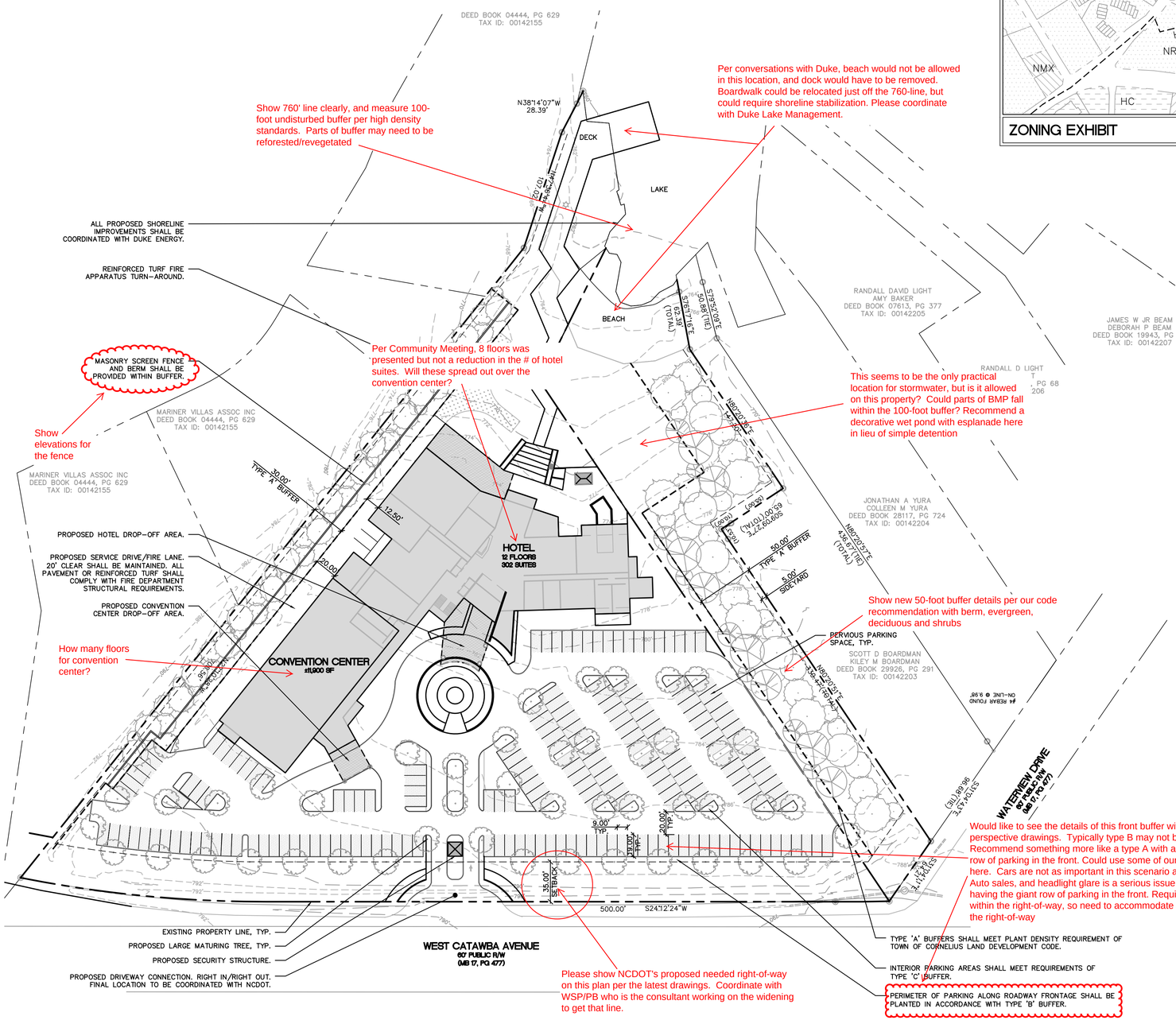



Show 760' line clearly, and measure 100-foot undisturbed buffer per high density standards. Parts of buffer may need to be reforested/revegetated

Per conversations with Duke, beach would not be allowed in this location, and dock would have to be removed. Boardwalk could be relocated just off the 760-line, but could require shoreline stabilization. Please coordinate with Duke Lake Management.

Per Community Meeting, 8 floors was presented but not a reduction in the # of hotel suites. Will these spread out over the convention center?

This seems to be the only practical location for stormwater, but is it allowed on this property? Could parts of BMP fall within the 100-foot buffer? Recommend a decorative wet pond with esplanade here in lieu of simple detention

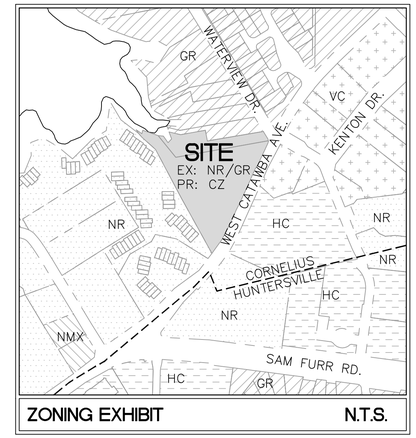
Show elevations for the fence

How many floors for convention center?

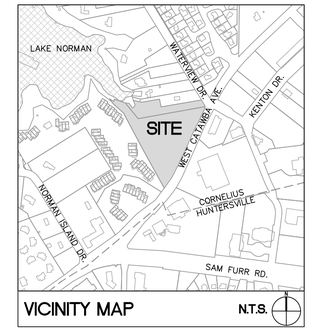
Show new 50-foot buffer details per our code recommendation with berm, evergreen, deciduous and shrubs

Would like to see the details of this front buffer with elevations and perspective drawings. Typically type B may not be enough. Recommend something more like a type A with a berm to screen the row of parking in the front. Could use some of our new proposed buffers here. Cars are not as important in this scenario as they would be for Auto sales, and headlight glare is a serious issue. May consider not having the giant row of parking in the front. Required buffer CANNOT be within the right-of-way, so need to accommodate 20 to 30-feet outside of the right-of-way

Please show NCDOT's proposed needed right-of-way on this plan per the latest drawings. Coordinate with WSP/PB who is the consultant working on the widening to get that line.




ZONING EXHIBIT N.T.S.




VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**

ALTA/ASCM LAND TITLE SURVEY ISSUE DATE DECEMBER 17, 2015. PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD STATESVILLE ROAD, STE A, CORNELIUS, NC 28031. (704) 765-5134.

## LEGEND

SYMBOL

- PROPOSED BUILDING FOOTPRINT
- PROPOSED PERMEABLE PAVING
- PROPOSED CURB
- PROPOSED TREE
- PROPOSED REINFORCED TURF
- PROPOSED MASONRY SCREEN FENCE

## REZONING SUMMARY

| | |
|---|---|
| PETITIONER: | SREERAMULU & PRASUNAMBA NARA<br>2001 N.W. 98TH AVENUE<br>SUNRISE, FL 33322 |
| PROPERTY OWNER: | SREERAMULU & PRASUNAMBA NARA<br>2001 N.W. 98TH AVENUE<br>SUNRISE, FL 33322 |
| TAX PARCEL #S: | 00142201, 00142202 |
| REZONING SITE AREA: | 6.158 AC (268,264 SF) |
| TOTAL EXISTING BUA: | ±14,013 SF (5.2%) |
| TOTAL PROPOSED BUA: | ±122,484 SF (45.7%) |
| EXISTING ZONING: | NR - NEIGHBORHOOD RESIDENTIAL |
| PROPOSED ZONING: | CZ - ROBBINS PARK HOTEL |
| EXISTING USE: | RESIDENTIAL/VACANT |
| PROPOSED USE: | HOTEL/CONVENTION CENTER |
| TOTAL HOTEL SUITES: | 302 |
| TOTAL CONVENTION CENTER SPACE: | ±11,900 SF |
| MINIMUM SETBACK: | 35' FROM EXISTING R/W |
| MINIMUM SIDE YARD: | 5' |
| MINIMUM REAR YARD: | 10' |
| TOTAL ON-SITE PARKING: | 197 SPACES |

This is a building setback. Must be 25' from new ROW

100' from 760' contour

What standard is used for this?

*NOTE: SITE SHALL COMPLY WITH ALL APPLICABLE POST CONSTRUCTION CONTROLS AND CRITICAL WATERSHED REGULATIONS.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# MILLINGEN ARCHITECTS

43 OLD HOPE RD
KINGSTON, JAMAICA

# ROBBINS PARK HOTEL

16801 WEST CATAWBA AVENUE
CORNELIUS, NORTH CAROLINA
28031

# CONDITIONAL REZONING PLAN

**Project No.**
4489

**Issued**
06/24/16

**Revised**

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

SCALE: 1"=50'
0 25 50 100

# RZ-100


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## DEVELOPMENT STANDARDS

June 24, 2016

1. Definition of Development Plan. The Site, known as Robbins Park Hotel, will be governed by these development standards, which are part of the ~~Major Site Plan, Major Subdivision~~, Conditional Rezoning ~~and Vested site plan~~ identified as REZ 06-16 (The "Development Plan"), submitted by the Applicant named herein and the applicable provisions of the Cornelius Land Development Code in effect on June 24, 2016 (the "LDC"). Unless otherwise shown on the Development Plan, the regulations established under the Ordinance shall govern development of the Site.

2. The Site. These development standards are associated with the rezoning petition REZ 06-16, filed by Sreeramulu Nara and Prasunamba Nara ("Applicant") to accommodate development of the property owned by Sreeramulu Nara and Prasunamba Nara identified as Tax Parcels 00142201 and 00142202 located on West Catawba Avenue and Waterview Drive (the "Site").

3. Subdivision. The Site is one development and will be developed as a hotel as depicted on the Development Plan. However, recombination, condominiumization, reconfiguration or reduction of parcels may occur in accordance with the regulations of the LDC. Exact locations of improvements shall be determined during the construction drawing phase of development.

4. Building Parcels. The size of the building parcel and footprint may vary and the Ordinance may require modifications to proposed building footprint once final building design work is complete. The development depicted in the Development Plan is schematic in nature and intended to describe the general arrangement of the building. Accordingly, the configurations, placements, and sizes of the building footprint and lot, as well as the location of streets shown on the Development Plan, are schematic in nature and, subject to the provisions set forth herein, may be altered or modified during design development and construction phases established on the Development Plan and subject to the standards of the Ordinance. Parking layouts and locations of off street parking spaces may also be modified to accommodate final building location.

5. Modifications. Applicant may voluntarily agree to apply for future amendments to the Development Plan in a manner consistent with the LDC as it changes from time to time. Such modifications to the LDC shall in no way impact the Applicant's vested rights established per the LDC once the Development Plan is approved. Applicant, or it's designated successor in interest of the specific right to amend the Development Plan as set forth herein, may request an amendment to this Development Plan without the written consent of any other owners of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner or otherwise materially impairs any other property rights of such owner. Minor adjustments to curbs and curb cuts may be made administratively to accommodate emergency, sanitation and delivery vehicles during the construction drawing phase of development except in the instance of a major amendment.

6. Phasing. The site may be phased. Phasing information shown on the Development Plan is estimated and may occur outside the dates shown on the Development Plan and either in the order indicated on the Development Plan or in another configuration, order or sequence with the approval of the Planning Director. Utilities and infrastructure will be delivered to each individual parcel as each is developed. Grading of the Property shall be completed per phase of the development. Any service or loading areas incorporated at the construction plan review stage of permitting shall be designed in accordance with the LDC to properly screen such areas and accommodate the required stacking and maneuvering space.

7. Permitted Uses and Standards. The Site may be devoted to the uses set forth on the Development Plan, including hotel, retail, restaurant, office, conference, amenities and any other incidental or accessory uses associated therewith which are permitted under the Ordinance or shown on the Development Plan. Building height, access, landscaping, lighting, buffers, setbacks, parking, open space and other design elements are permitted as shown on the Development Plan. To the extent the Development Plan does not comply in every respect with the requirements of the Ordinance, it is an Innovative Development.

8. High Density Option. The high density option as shown on the Development Plan is approved by the Cornelius Town Board upon approval of the Development Plan.

9. Vested Rights. Applicant has requested vested rights approval pursuant to Section 12.10 of the LDC and G.S.160A-385.1 of the North Carolina General Statutes. The approved Development Plan is vested for a period of five (5) years from the date of the approval of the Development Plan by the Cornelius Town Board.


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N

**RZ-200**


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