



# TOWN OF CORNELIUS

## Planning Department

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

### Staff Only:

Date Rec'd: 7-6-17  
Rec'd by: Wayne  
Case #: \_\_\_\_\_

## LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input checked="" type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> <u>1,250</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: <u>Vested Rights</u>	<input type="checkbox"/> <u>250</u>
			Fee Total: <u>1,500</u> <del>1,250</del>	

2. Project Information 6/27/17

Date of Application: 4/13/17 Name of Project: Catawba at Knox

Location: NE Quad W. Catawba / One Norman Blvd. Property Size (acres): 11.061 # of Units/Lots: \_\_\_\_\_

Current Zoning: He Proposed Zoning: He CZ CZ

Current Land Use: Vacant Proposed Land Use: Non-residential (He uses)

Tax Parcel Number(s): 001.145.22; 001.145.09

3. Contact Information CHARTER CORNELIUS, LP

40 CHARTER REALTY + DEVELOPMENT CORP

Owner, Applicant, or Developer

75 Holly Hill Lane Suite 305

Address

Cornelius CT 28030

City, State Zip

203-689-7000 203-689-7777

Telephone Fax

[Signature] Paul S Braams

Signature Print Name Date

Email - psb@clartweb.com 3/30/17

Cole Jenest & Stone, P.A.

Agent(s) (Engineer, Architect, Etc.)

200 S. Tryon St., Ste. 1400

Address

Charlotte, NC 28202

City, State Zip

704.376.1555 704.376.7851

Telephone Fax

Signature Print Name Date

Email - \_\_\_\_\_

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

- Signed "Original" application
- Project Fee(s) - See Fee Schedule
- 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
- Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.
- 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
- Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
- 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).
- Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
- Digital Files of all items listed above

*per 13.5*

*per 13.5*

*per 13.5*



June 28, 2017

**Via Hand Delivery**

Mr. Wayne Herron  
Planning Director  
Town of Cornelius  
21445 Catawba Avenue  
Cornelius, NC 28031

RE: Written Summary of Request; Conditional Zoning Application for Catawba at Knox (the "Application"); Tax Parcels 001-145-22, 001-145-09, 20101 West Catawba Avenue, Cornelius, North Carolina (the "Property"); Charter Cornelius, LP ("Owner")

Dear Wayne:

Enclosed is a Land Development Application Form, along with a check in the amount of \$1,250.00, for CZ rezoning of the Property and a check in the amount of \$250.00 for the Vested Rights application. This letter will serve as the Owner's written summary of the request for approval of the Application in connection with the Property.

The written summary of the request is as follows: The Property comprises two (2) tracts as shown on the survey attached to the Application. The uses requested are those uses permitted in the HC Zoning District of the Town of Cornelius. The total acreage of the Property is approximately 11.067 acres as shown on the Plan that is a part of the Application. The total proposed non-residential square footage shown on the Plan is 48,225.

The Property Survey, Plan and Architectural Elevations have been submitted to you. Digital files have been emailed directly to you. Please let me know if you have any questions concerning the enclosed Application or the matters set forth herein. Thank you for your assistance.

Very truly yours,

Irvin Law, PLLC



By: \_\_\_\_\_  
Susan K. Irvin