



# TOWN OF CORNELIUS

## Planning Department

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

### LAND DEVELOPMENT APPLICATION FORM

**Staff Only:**

Date Rec'd: \_\_\_\_\_

Rec'd by: \_\_\_\_\_

Case #: \_\_\_\_\_

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> \$1,250
• 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:				\$1,250

**2. Project Information**

Date of Application: 02/12/2018 Name of Project: CD Nantz

Location: 18808 & 18830 WEST CATAWBA AVE. Property Size (acres): 9.02 # of Units/Lots: \_\_\_\_\_

Current Zoning: NMX (NEIGHBORHOOD MIXED USE) Proposed Zoning: CZ

Current Land Use: BUSINESS/COMMERCIAL Proposed Land Use: COMMERCIAL/RETAIL

Tax Parcel Number(s): 00524319, 00524320

3. Contact Information	
CONVIENIENCE DEVELOPMENT PARTNERS, LLC Owner, Applicant, or Developer 15141 HUGH MCAULET RD. Address HUNTERSVILLE, NC 28078 City, State Zip (262)-442-8702 Telephone _____ Fax _____ Signature Print Name Date EVAN WALTON 02/20/2018 Email - EWALTON@CDPARTNERS.NET	FREELAND & KAUFFMAN, INC. Agent(s) (Engineer, Architect, Etc.) 209 WEST STONE AVE. Address GREENVILLE, SC 29609 City, State Zip (864)-672-3421 Telephone Fax _____ Signature Print Name Date CHARLES A. GARCIA 02/20/2018 Email - CGARCIA@FK-INC.COM

**4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:**

**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

**Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist** may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).

**Charlotte Water Capacity Assurance Review Application** Provide copy with application, and send original to CW.

**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