



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:	7-27-18
Rec'd by:	
Case #:	REZ 03-18

1. Application Type	<input checked="" type="checkbox"/>	Fee	<input checked="" type="checkbox"/>	Fee
• Sketch Plan/Plat (Major Sub):	<input checked="" type="checkbox"/>	_____	• Conditional Zoning (CZ)	1250
• Preliminary Plat (Major Sub):	<input checked="" type="checkbox"/>	_____	• Special Use Permit (SUP)	_____
• Final Plat (Major Sub):	<input checked="" type="checkbox"/>	_____	• Major Architectural Variation	_____
• Construction Documents:	<input checked="" type="checkbox"/>	_____	• Minor Architectural Variation	_____
• General Rezoning	<input type="checkbox"/>	_____	• Other: _____	_____
			Fee Total:	\$1250.00

Per email from David 8-3-2018

2. Project Information

Date of Application: 7/24/18 Name of Project: CAMBRIDGE SQUARE

Location: 18731 W CANTON AVE Property Size (acres): 8.41^{AC} # of Units/Lots: 21

Current Zoning: NMX Proposed Zoning: NMX-CZ

Current Land Use: CHURCH/RURAL Proposed Land Use: RESIDENTIAL / COMMERCIAL

Tax Parcel Number(s): 00186148

CZ per email from David Smith 8-3-18

3. Contact Information

David Smith
Owner, Applicant, or Developer
112 S Tryon Suite 1600
Address
Charlotte, NC 28284
City, State Zip
704-964-8845
Telephone
David Smith
Signature Print Name Date 07/23/2018
Email - David@Barringersmith.com

LANDWORKS DESIGN GROUP (MICHAEL HUBERT)
Agent(s) (Engineer, Architect, Etc.)
7621 LITTLE AVE
Address
CHARLOTTE, NC 28226
City, State Zip
980 505 3421 704-941-1604
Telephone Fax
Michael Hubert MICHAEL HUBERT 7/20/18
Signature Print Name Date
Email - MICHAEL.HUBERT@LANDWORKS-PA.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:

<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 checked="" type="checkbox"/> 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).
<input checked="" 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 type="checkbox"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW. SUBMITTED 7/2/18
<input checked="" 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 checked="" type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
<input checked="" 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	<input type="checkbox"/> Digital Files of all items listed above

Via Email

Mr. Wayne Herron

Planning Director – Town of Cornelius

21445 Catawba Avenue

Cornelius, NC 28031

RE: Written Summary of Request for Cambridge Square

Project Address: 18731 W Catawba Ave, Cornelius, NC 28031

Parcel ID: 00186108

Wayne,

In accordance with the property's current NMX zoning designation, the requested uses include 21 residential lots organized around central open space, the reuse of an existing structure as illustrated on the schematic site plan and a new commercial structure; both old and new commercial buildings will not exceed 9,900 SF each. The subject property consists of one parcel, and the total acreage of the area is +/- 8.41 AC. Please note the associated site plan does reflect the future NCDOT roadway improvements to W Catawba Avenue. To promote walkability within the local business corridor, the residential portion of the site will be linked to W Catawba Ave via a pedestrian pathway.

In association, please find the supporting survey with GIS topo, the schematic site plan, rendered site plan, rendered elevations of the proposed buildings, the land development application, a check in the amount \$1250 and the digital files of the same. Please let me know if you have any questions.

Sincerely,

Michael Hubert