



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 #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ):	<input checked="" type="checkbox"/> 1250.00
• 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:				1250.00

2. Project Information

Date of Application: 11/19/18 Name of Project: THE RETREAT AT WEST CATAWBA

Location: 17201 W. CATAWBA AVE Property Size (acres): 9.52 # of Units/Lots: 42 TU, 16, 700 SF COMMERCIAL

Current Zoning: GR/NR Proposed Zoning: CZ

Current Land Use: SINGLE FAM. Proposed Land Use: COMMERCIAL + TOWNHOMES

Tax Parcel Number(s): 00146701, 00146702, 00146703, 00146704

3. Contact Information

<p><u>DEMETER PROPERTIES, LLC</u> Owner, Applicant, or Developer</p> <p><u>19421 LINDEN PARK PKWY</u> Address</p> <p><u>CORNELIUS, NC 28031</u> City, State Zip</p> <p><u>704-897-0855</u> Telephone</p> <p><u>[Signature]</u> <u>11/19/18</u> Signature Print Name Date</p> <p>Email - <u>jstevens@demeter.com</u></p>	<p><u>LANDWORKS DESIGN GROUP, PA</u> Agent(s) (Engineer, Architect, Etc.)</p> <p><u>7621 LITTLE AVE, SUITE 111</u> Address</p> <p><u>CHARLOTTE, NC 28226</u> City, State Zip</p> <p><u>704-841-1604 x701</u> <u>704-841-1604</u> Telephone Fax</p> <p><u>Matthew Langston</u> <u>Moss Lambert</u> <u>11/19/18</u> Signature Print Name Date</p> <p>Email - <u>m.lan@landworks.com</u></p>
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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



Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226

Tel: 704-841-1604
Fax: 704-841-1604

November 19, 2018

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

Dear Wayne:

For our proposed "CZ" Conditional Zoning called The Retreat at West Catawba, located at 17201 West Catawba Avenue in Cornelius, we are requesting up to 42 townhomes (single-family attached) as well as 16,700sf of commercial development distributed over two commercial buildings.

The parcel ID's for the project are 00146701, 00146702, 00146703, and 00146704, and the total acreage is 9.52 ac.

We look forward to your feedback on our site plan as we move forward toward approval. Please let me know if you have any questions.

Sincerely,

Landworks Design Group, P.A.

A handwritten signature in black ink that reads "Matthew D. Langston".

Matt Langston, PLA, ASLA
President