



TOWN OF CORNELIUS

Planning Department

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

Staff Only:
 Date Rec'd: 12-12-19
 Rec'd by: BR
 Case #: RE2 06-19

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: _____	<input type="checkbox"/> _____
			Fee Total:	<u>\$1,250</u>

2. Project Information

Date of Application: 12-8-19 Name of Project: CHARMORE CENTER

Location: CHAR TOWN DRIVE Property Size (acres): 34.32 # of Units/Lots: _____

Current Zoning: RURAL PRESERVATION Proposed Zoning: Mixed Use Conditional Zoning

Current Land Use: VACANT Proposed Land Use: Mixed Use

Tax Parcel Number(s): 00513122; 00513119; 00513106, 121, 124, 105 + 125

3. Contact Information	The PALACE Investment Group Inc.	The Knox Group
Owner, Applicant, or Developer	<u>GARY T. KNOX</u>	Agent(s) (Engineer, Architect, Etc.)
Address	<u>3557 BONNEVILLE DR</u>	Address
City, State Zip	<u>CHARLOTTE, NC 28205</u>	<u>HUNTERSVILLE, NC 28078</u>
Telephone	<u>704-491-2019</u>	Telephone
Fax	<u>704-283-0210</u>	Fax
Signature	<u>Cornelius Cornelius Benton</u>	Signature
Print Name	<u>Benton</u>	Print Name
Date	<u>12-8-19</u>	Date
Email	<u>CMBenton16@gmail.com</u>	Email

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

- Allow for a live-work relationship with the surrounding areas.
- Provide the community with a new and upscale facility to work, play and shop in.

Project Specifies

The Project will include approximately 20,000-90,000 square feet of Medical Office space that we are targeting the Holston Medical Group to lease out this facility. 5 Acres that will be sold at closing for the Senior Housing Site, the 5 Acres that will be leased out to build the Skilled Care LTC. The Project will have 20,000-40,000 square feet of Retail Shops and Outlet Shops, we will target such stores as, Nike Outlet, Lane Bryant Outlet, Rue21, Under Armour just to name a few. The site will be home to over 52,000 square feet of Entertainment and Restaurants, that will include, Blowing Alley, Sports Bar, Go-Karts, Skating Rink, Laser Tag, Arcade Room, Bouncing, Party Rooms and Food Courts. With a 4 Acres for a beautiful hotel showing from the I-77 Interstate.

Compliance with Existing Plans

The Project team is seeking help from the City of Cornelius to rezone the property back to commercial. The Project will take on the task of redeveloping the Chartown Dr. with hopefully the help of the City. The Project Team goal also will like the City to fund the connection of the Lake Path Dr. with the Greenway for more convenience to the property.

The Project complies with the requirements of the building heights, locations, setbacks, parking, and materials; the landscaping, open space, lighting, colors, entrances, and signage. The Project is scaled to harmonize with the surrounding neighborhood and enhance the iconic view of Cornelius. Transform an underutilized industrial site into a vibrant and engaging center for employment, fun, and beautification of Cornelius.

Project Financial Information

Number of Construction and Full-time Equivalent Jobs Created: Over 300 construction jobs; over 38 full & part time permanent jobs in the Skilled Care Facility; Over ~~14,000~~ ^{1,000} permanent full & part time jobs in the Entertainment Center