



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: 1-9-2020
 Rec'd by: GRF
 Case #: REZ 02-20

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input type="checkbox"/> _____
• 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>CZ amendment</u>	<input checked="" type="checkbox"/> <u>625</u>
			Fee Total:	_____

2. Project Information

Date of Application: 12/06/2019 Name of Project: BAILEY ROAD FLEX SITE

Location: 11140 BAILEY ROAD Property Size (acres): 6.152 # of Units/Lots: 1

Current Zoning: CZ Proposed Zoning: CZ

Current Land Use: VACANT Proposed Land Use: FLEX SITE

Tax Parcel Number(s): 005-331-02

3. Contact Information

SITETEC INC. (TIM BROOME)
 Owner, Applicant, or Developer
6132 BROOKSHIRE SUITE C
 Address
CHARLOTTE, NC 28216
 City, State Zip
704-394-6969 EXT 203
 Telephone _____ Fax _____
Tim Broome Tim Broome 12-6-19
 Signature Print Name Date
 Email - tim.b@sitetec.com

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

 Address

 City, State Zip

 Telephone _____ Fax _____
Ray A. Henson
 Signature Print Name Date
 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:

<input type="checkbox"/> Signed "Original" application	<input type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
<input type="checkbox"/> Project Fee(s) – See Fee Schedule	<input 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 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.
<input 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 type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
<input 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

RE: REZ 01-20 Bailey Road Flex Site (Bailey RD Executive Park)

Response to Staff Comments

1. Application

Written Summary / Description of Use

02/17/2020

Dear Gary and Aaron:

Gary Fournier, Planner
Aaron Tucker, Planning Director
Town of Cornelius Planning Department

Permitted Uses. The Property may be developed for any uses (including accessory uses) permitted with and without conditions in the BC zoning district, subject to the development standards associated with such uses, including office, flex office, warehouse, distribution, light manufacturing and commercial, retail and services uses up to 58,800 square feet, brewery and all other uses permitted in the BC zoning district. In addition, the Property may specifically include warehouse as a principal use. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of these Development Notes. Drive-up and walk-up automated teller machines are specifically permitted so long as they meet the design requirements of the Ordinance.

Schematic Nature of Rezoning Plan. The lots and proposed improvements shown on the Rezoning Plan are schematic in nature and exact locations, architecture, size, number or quantity and configurations of lots and buildings (including parking garages) may be modified during design, engineering and construction phases of the development so long as such modification is compatible with the approximate layout and location of lots and improvements shown on the Rezoning Plan. In the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner. The development of the Property as generally depicted on the Rezoning Plan may be phased. Each phase or sequence of improvements in the Property will meet all Ordinance requirements. Utilities, infrastructure and grading shall be delivered to each individual Phase as each is developed.

Thank you!

Sincerely,
Tim Broome
Richard Tucker
Sitetec, Inc.
6132 Brookshire Blvd., Suite C
Charlotte, NC 28216

CC:

Jay Henson: Henson Foley: 8712 Lindholm Dr, Suite 202A, Huntersville, NC 28078
Susan Irvin: Irvin Law PLLC: 19726 Zion Ave, Cornelius, NC 28031