



# TOWN OF CORNELIUS

## Planning Department

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

Staff Only:	
Date Rec'd:	12/20/2019
Rec'd by:	AT
Case #:	REZ 01-20

### LAND DEVELOPMENT APPLICATION FORM

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:				<b># 1,250</b>

2. Project Information

Date of Application: 12-19-19 Name of Project: The Forest at Bailey's Glen Phase 3 v. 2

Location: Banhardt Road Property Size (acres): 13.53 # of Units/Lots: 11

Current Zoning: See attached summary Proposed Zoning: CZ

Current Land Use: single family Proposed Land Use: single family + amenity center

Tax Parcel Number(s): 00754105 + 00754106

3. Contact Information	
<p><u>Bwestream Partners, LLC</u> Owner, Applicant, or Developer</p> <p><u>17522 Sailnew Drive</u> Address</p> <p><u>Cornelius, NC 28031</u> City, State Zip</p> <p><u>704-895-0606</u> <u>704-895-0604</u> Telephone Fax</p> <p><u>Jacob Palillo</u> <u>12-19-19</u> Signature Print Name Date</p> <p>Email: <u>jpalillo@aol.com</u></p>	<p><u>Colegenest Stone, P.A.</u> Agent(s) (Engineer, Architect, Etc.)</p> <p><u>200 S. Tryon, Ste 1400</u> Address</p> <p><u>Charlotte, NC 28202</u> City, State Zip</p> <p><u>704-376-1555</u> - Telephone Fax</p> <p><u>Stephanie Holland</u> <u>12-19-19</u> Signature Print Name Date</p> <p>Email: <u>sholland@colegeneststone.com</u></p>

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 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 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.
<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 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

## CZ Application for The Forest at Bailey's Glen Phase 3v2

### Summary of existing zoning:

1. The property was originally zoned Rural Preservation(RP) by the Town of Cornelius with the ETJ.
2. In March of 2019, an application was filed to rezone the property to Conditional Zoning(CZ) for 13 additional lots and an amenity center.
3. On June 17, 2019, the Cornelius Town Board of Commissioners unanimously voted to zone the property Conditional Zoning(CZ).
4. On August 7, 2019, the Town was provided notice of a civil complaint filed to the North Carolina Superior Court by Mr. Kevin Violette and Violette Farms, LLC regarding the zoning action.