



# 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**

	<input checked="" type="checkbox"/>	Fee		<input checked="" type="checkbox"/>	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: Feb. 24 Name of Project: The Towns at Feriba Place  
 Location: 19751 Feriba Place Property Size (acres): .47 # of Units/Lots: 9 lots  
 Current Zoning: NR Proposed Zoning: CZ  
 Current Land Use: vacant Proposed Land Use: Single Family - townhomes  
 Tax Parcel Number(s): 00521289

**3. Contact Information**

Matt Gallagher, Gallagher Real Estate Investments  
 Owner, Applicant, or Developer  
19003 Ruffner Drive  
 Address  
Cornelius, NC 28031  
 City, State Zip  
704-634-5140  
 Telephone Fax  
Matt Gallagher 3/5/21  
 Signature Print Name Date  
Matt Gallagher  
 Email - matt@blueheeldevelopment.com

Henson Foley - Jay Henson  
 Agent(s) (Engineer, Architect, Etc.)  
 Address  
 City, State Zip  
704-875-1615  
 Telephone Fax  
Jay Henson  
 Signature Print Name Date  
 Email - jay@hensonfoley.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:**

- 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

## The Towns at Feriba Place rezoning request by Gallagher Real Estate Investments

### Feriba Place an Infill Development and Affordable Housing Opportunity for Cornelius

An Infill development that adds 9 homes to Cornelius' Market rate and Affordable for sale inventory that is also a Walkable Housing Option near Downtown Cornelius

#### Walking distances:

- .15 miles to the new Cain Center
- .25 miles to Cornelius Elementary
- .25 miles to Cornelius Town Hall and Police Station
- .15 -.35 miles from Catawba Ave and grocery anchored retail shopping (and employment bases)
- .33 miles to CATS station
- .50 miles to the Antiquity Greenway

#### The Rezoning Proposal:

- 9 single family townhome lots
- 7 Market Rate for sale townhomes with a voluntary contribution of 2 additional lots that will be Affordable (as defined by being affordable for the individual or household that makes 80% (\$48k+/-) of the median area income (\$60k+/-).
- All townhomes will Front Feriba Place. Feriba Place is an existing right of way with water and sewer available.
- The Townhomes will be located directly across from 5 Quadplex buildings so this is an opportunity to step down in density from 20 multi-family units to 9 townhomes to the single family homes on Meridian.
- 3 bedroom, 2.5 bathroom, 1 car garage brand new townhomes that can help fill a need for housing for people that work in Cornelius but currently live outside of the community
- Anticipated size of townhomes will be approximately 1400-1650 square feet