



400 S. SUMMIT AVENUE
CHARLOTTE, NC 28208

Project Name: Cornelius Mixed-Use
Parcel Numbers: 00521221, 00521218, 00521215, 00521217, 00521216, 00521213, 00521222, 00521250, 000521223, 00521210 (portion of)
Total Site Area: 2.33± AC
Existing Zoning: TC (Town Center) & NR (Neighborhood Residential)
Proposed Zoning: CZ(TC)

Project Summary:

The Cornelius Mixed-Use project is a proposed multi-family residential and commercial development located on the southeast corner at the intersection of Catawba Avenue and Meridian Street in downtown Cornelius, NC.

This proposed development contemplates the assemblage of ten (10) parcels that combine for a total site area of approximately 2.33± acres. Existing site conditions reflect existing improvements including commercial buildings, single-family residential structures, and surface parking. Approximately 40% of the site with existing drainage patterns indicating stormwater runoff traverses east across the site before entering an existing drainage swale on adjacent parcel number 00521210.

This conditional zoning petition requests to amend the existing TC and NR districts to CZ(TC) to allow for a mixed-use project including multi-family residential and commercial uses. Additionally, this petition requests a 6-story building height as measured at the Catawba Avenue and Meridian Street frontages. This 6-story building will consist of ground-level commercial uses along Catawba Avenue with 5-stories of residential above as indicated on the Conditional Site Plan (sheet RZ-1). Due to site topography, an additional residential level will be provided along the southern and eastern property boundaries; the building step-down location is noted on the Conditional Site Plan. This conditional zoning also requests a maximum non-residential (commercial) area of 7,300 sq. ft. and 263 multi-family units. Parking will be provided at the ratios set for in the Land Development Code, with the exception that there are no parking maximums for non-residential uses. Structured parking will be provided with access from Meridian Street and via the Cain Center driveway as shown on the Conditional Site Plan. As described in the Land Development Code, the site will observe a ten (10) foot build-to-range along Catawba Avenue and Meridian Street. A minimum of 50% of the principal façade is required to be within the build-to-range. Pedestrian plazas or arcades can be utilized for portions of the building that are unable to achieve the minimum 50% build-to-range requirement.

A public pedestrian plaza/alley will be provided along Catawba Street; this improved open space is noted as "Catawba Court" on the Conditional Site Plan. Residential amenities will be provided in the

form of a pool courtyard located along the eastern side of the site. Additionally, a 2nd-story roof top garden will be located above the ground-level retail at the corner of Catawba Avenue and Meridian Street; this elevated, improved open space will serve both the residential use and commercial space below.

A paved surface adjacent to the Meridian Street parking deck entry will be allocated for residential roll-out trash and recycling services. For commercial uses, a solid waste enclosure will be located on the Cain Center property within a shared access easement; this enclosure will be constructed of masonry materials. Additionally, electrical transformers serving the project will be located on Cain Center property in an easement. Enhanced landscape screening shall be provided to shield views of the solid waste enclosure and electrical transformers from the Cain Center Park. Lastly, enhanced landscape screening will be provided along the southern property boundary adjacent to the existing single-family residential use. This enhanced landscape screening area will conform to the standards set forth in the Land Development Code for Type A-3 landscape buffers.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MM JR', with a stylized flourish at the end.

Mark Miller, Highline Partners