



**TOWN OF CORNELIUS  
Planning Department**

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

**Land Development Application Form**

Case #: RE201-16

1. Application Type		Site Plan:	Fee
<b>Subdivision:</b>	✓	Major Site Plan	_____
Major Subdivision Plat		Minor Site Plan	_____
Sketch Plan/Plat	_____	Conditional Use Permit	_____
Preliminary Plat	_____	Conditional Use Amendment	_____
Construction Documents	_____	Construction Documents	_____
Minor Subdivision Plat	_____	Vested Rights	_____
<b>Rezoning:</b>		Vested Rights Amendment	_____
Standard Rezoning	_____	<b>Uniform Sign Plan:</b>	_____
Conditional Zoning	✓ #1,250	<b>Text Amendment:</b>	_____
Parallel Conditional District	_____	<b>Other:</b>	_____
Conditional District Amendment	_____		
			Fee Total <u>\$1,250</u>

**2. Project Information**

Date of Application 01/11/16 Name of Project Village at Oakhurst (Phase 2) Phase # \_\_\_\_\_

Location 9615 Bailey Road Property Size (acres) ± 3.05 # of Units (residential) N/A

Current Zoning NR, TN Proposed Zoning Conditional Commercial, TBD

Current Land Use Vacant Proposed Land Use Retail, Restaurant, Office

Tax Parcel Number(s) 005-034-02, 005-081-20 (DB. 29980 PG. 554, 29980 PG. 542)

**3. Contact Information**

Mariner Properties, Inc.

Developer 9606 Bailey Road, Suite 250, Cornelius, NC 28031

Developer Address \_\_\_\_\_ City, State Zip \_\_\_\_\_

Telephone (704) 651-3639 Fax \_\_\_\_\_ Email jdouglas@131-main.com

Signature [Signature] Print Name Joe Douglas Date 01/11/16

Mind's Eye Architecture - Mark Mucci

Agent (Registered Engineer, Designer, Surveyor, etc.)

1950 Abbott Street, Suite 605

Address \_\_\_\_\_

Charlotte, NC 28203

City, State Zip \_\_\_\_\_

Telephone (704) 373-3101 Fax (704) 373-3103

Signature [Signature] Print Name MARK D. MUCCI Date 01/08/16

Email - mark.mucci@mindseyearch.net

Oakhurst Properties Two, LLC

Property Owner

9606 Bailey Road, Suite 250

Address \_\_\_\_\_

Cornelius, NC 28031

City, State Zip \_\_\_\_\_

Telephone (704) 651-3639 Fax \_\_\_\_\_

Signature [Signature] Print Name Joe Douglas Date 01/11/16

Email - jdouglas@131-main.com

**4. Description of Project**

Briefly explain the nature of this request.

We are proposing to develop the currently vacant lot found at the corner of Statesville Road and Bailey Road (NE Corner). The vision for this site is to create a mixed-use retail, restaurant and office "village" not unlike the adjacent Oakhurst I, composed of (3) buildings totalling +/- 40,000 SF, and associated outdoor spaces and parking.

Reasons for Conditional Use Permit (if applicable):

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Note: The review process will be delayed if the project submittal is not complete with the following:**

- Signed "original" application** – must include signatures of all project partners, applicants and property owners
- Project Fee** – see fee schedule
- Traffic Impact Analysis (TIA) or Traffic Memo prepared by a certified Traffic Engineer** (staff will determine when a full TIA should be required based on specific characteristics of the site and existing traffic patterns)
- Two (2) full-sized sets of plans (hard copy) drawn to scale** – shall include at a minimum, general locations of buildings, lots, streets, parking, grading (original and proposed), landscaping and screening, open space and watershed/stormwater calculations on plans (if applicable), and associated stormwater measures and general locations of proposed utilities and lighting
- Two (2) full sets of illustrative elevations** - drawn to scale for all buildings and on all sides, and all retaining walls, garden walls, fences, gazebo's, trellis' s or other items over 4-feet tall, also include floor plans.
- Digital files of all items** (Application, survey, elevations, copy of site/sketch plan, floor plan, stormwater concept plan(staff recommends submittal to Mecklenburg County through EPM), and preliminary landscaping plan)

**Office Use Only:**

Received by: JSC/WH Date: Jan. 11, 2016

**Board Review Dates:**

Pre-Development: \_\_\_\_\_ TRC: \_\_\_\_\_ ARB: \_\_\_\_\_

Comm. Mtg (CZ's Only): \_\_\_\_\_ Planning Board: \_\_\_\_\_ Town Board: \_\_\_\_\_

