



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	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input type="checkbox"/> 1250
• 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>vested rights</u>	<input checked="" type="checkbox"/> 250
Fee Total:				1500

2. Project Information

Date of Application: 10/2/17 Name of Project: Alexander Farms

Location: NE corner W. Catawba / Westmoreland Property Size (acres): 54.71 # of Units/Lots: 3

Current Zoning: OS: NMX, OS: OS: NR Proposed Zoning: CZ

Current Land Use: vacant Proposed Land Use: See written description

Tax Parcel Number(s): 00511105, 00511106, 00541108

3. Contact Information

Alexander Farms MO, LLC
Owner, Applicant, or Developer

2165 Louisa Dr.
Address

Belleair Beach, FL 33786
City, State Zip

917-647-3872
Telephone

Jesse McMoray
Signature

Jesse McMoray
Print Name

_____ Date

Email - jesse@wdevelopment.net

Cole Jonest Stone
Agent(s) (Engineer, Architect, Etc.)

200 S. Tryon St., Ste. 1400
Address

Charlotte, NC 28202
City, State Zip

704-376-1555
Telephone

[Signature]
Signature

[Print Name]
Print Name

_____ Date

Email - bjenest@colejoneststone.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:

<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

July 17, 2020

Via Hand Delivery

Mr. Aaron Tucker
Planning Director
Town of Cornelius
21445 Catawba Avenue
Cornelius, NC 28031

RE: Updated Written Summary of Request; Conditional Zoning Application for Alexander Farms (the "Application") filed October 2, 2017, as amended; Tax Parcels 005-111-05, 005-111-06, and 00541108 (the "Property"); Alexander Farms MU, LLC ("Petitioner")

Dear Aaron:

The purpose of this letter is to update the summary submitted with the Land Development Application Form in connection with the Property.

The written summary of the request is as follows: The Property comprises three (3) tracts as shown on the Rezoning Plan which has been submitted as a part of the Application. The uses requested are those uses shown on the Rezoning Plan, including commercial uses, independent senior living units and single-family detached homes. The total acreage of the Property is approximately 54.71 acres as shown on the Rezoning Plan. The total proposed non-residential square footage shown on the Rezoning Plan is +/-120,360 commercial and +/- 200,000 senior independent living units. The total proposed residential unit count shown on the Rezoning Plan is 76 single-family detached homes.

The Property Survey, revised Rezoning Plan and updated Architectural Elevations have been submitted to you. Digital files have been emailed directly to you. Please let me know if you have any questions concerning the Application or the matters set forth herein. Thank you for your assistance.

Very truly yours,

Irvin Law Group, PLLC

By: _____
Susan K. Irvin