



# 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 #: Rez 09-17

## LAND DEVELOPMENT APPLICATION FORM

**1. Application Type**

	<input checked="" type="checkbox"/>	<u>Fee</u>	<input checked="" type="checkbox"/>	<u>Fee</u>
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> \$ <u>1250</u>
• 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: \_\_\_\_\_

**2. Project Information**

Date of Application: 10/19/17 Name of Project: Queen St Subdivision

Location: QUEEN STREET Property Size (acres): 1.05 # of Units/Lots: MO 35

Current Zoning: NMX LKN-CA MO Proposed Zoning: CZ

Current Land Use: VACANT Proposed Land Use: SINGLE FAMILY LOT

Tax Parcel Number(s): 00318205 + Part of 00318227

**3. Contact Information**

Owner, Applicant, or Developer: Oakbrooke, Inc

Address: 128 Sackel Ln

City, State Zip: Mooresville NC 28115

Telephone: 704-728-2654 Fax: \_\_\_\_\_

Signature: [Signature] Print Name: John Ogburn Date: 10/19/17

Email: john@oakbrookeinc.com

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Agent(s) (Engineer, Architect, Etc.): JONATHAN CARTER - BLUESTONE LAND MANAGEMENT

Address: 115 AUTUMN FOIST AVENUE

City, State Zip: STATESVILLE, NC 28677

Telephone: 704 (41) - 2863 Fax: \_\_\_\_\_

Signature: [Signature] Print Name: JONATHAN CARTER Date: 10/19/17

Email: Jonathan.carter@bluestonelandmanagement.com

**4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:**

- 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
- Official hard copy of architectural elevations** (at least one copy), which may include multiple pages. Must be drawn to scale by a registered architect, and include all primary and accessory buildings (including all building sides), and any other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height (NOT APPLICABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
- 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