



TOWN OF CORNELIUS

Planning Department

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

LAND DEVELOPMENT APPLICATION FORM

Staff Only:
Date Rec'd: _____
Rec'd by: _____
Case #: _____

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> 1,250
• 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:				1,250

2. Project Information

Date of Application: 05-07-2018 Name of Project: Mulberry Street Townhomes

Location: 19834 Mulberry St Property Size (acres): 0.323 # of Units/Lots: _____

Current Zoning: TC Proposed Zoning: NR-CZ

Current Land Use: Vacant Proposed Land Use: Residential - Townhomes

Tax Parcel Number(s): 00317725

3. Contact Information

Investors Resource Management, LLC
Owner, Applicant, or Developer

18932 Victoria Bay Drive
Address

Cornelius NC 28031
City, State Zip

704-661-9119
Telephone

Scott Hooks Scott Hooks 5/8/2018
Signature Print Name Date

Email - davidtknapp@yahoo.com

Jay Henson
Agent(s) (Engineer, Architect, Etc.)

8712 Lindholm Drive, Suite 202A
Address

Huntersville, NC 28078
City, State Zip

704-875-1615
Telephone

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