



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"/> \$1,250.00
• 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:				\$1,250.00

2. Project Information

Date of Application: July 22, 2019 Name of Project: Leafspring Schools

Location: 18100 Statesville Rd Property Size (acres): 4.1 AC # of Units/Lots: 1 Lot

Current Zoning: (NR) Neighborhood Residential Proposed Zoning: Conditional Zoning (CZ)

Current Land Use: Residential Proposed Land Use: Daycare/ After School Programming

Tax Parcel Number(s): 00508119

3. Contact Information

Jeff Bazow/ Bazow Holdings Cornelius, LLC
 Owner, Applicant, or Developer
8314 Society St
 Address
Charlotte, NC 28277
 City, State Zip
919-930-0466
 Telephone
 _____ Fax

 Signature Print Name Date
Jeff Bazow 7/22/19
 Email - jbazow@gmail.com

Collin Brock, RLA/ Bloc Design, PLLC
 Agent(s) (Engineer, Architect, Etc.)
2923 S. Tryon St Ste. 320
 Address
Charlotte, NC 28203
 City, State Zip
704-231-1911
 Telephone Fax

 Signature Print Name Date
Collin Brock 7/22/19
 Email - cbrock@bloc-nc.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 checked="" type="checkbox"/> Signed "Original" application <input checked="" type="checkbox"/> Project Fee(s) – See Fee Schedule <input checked="" 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"/> 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"/> 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 checked="" type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above <input checked="" 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"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW. <input type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples <input checked="" type="checkbox"/> Digital Files of all items listed above
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Mr. Wayne Herron
Planning Director
Town of Cornelius
21445 Catawba Ave
Cornelius, NC 28031

Re: LeafSpring School Cornelius Rezoning Application – Written Summary

Dear Wayne,

Please find our enclosed application form and rezoning fee payment of \$1,250.00 for the aforementioned project. This letter serves as the Owner's written summary for the request for approval for the Conditional Zoning of the current property from Neighborhood Residential zoning for the use of a daycare facility.

The property is located at 18100 Statesville Road in Cornelius. The current site contains a single family home which is no longer occupied. The parcel is a single parcel (PIN# 00508119) of 4.1 acres. It is bound on both sides by Statesville Road and Washam Potts Road.

The petitioner is seeking to develop a high-quality daycare facility on the property which consists of a pre-school building of approximately 15,000 sf and an adjacent building of 10,000 sf for use as a Pre-K and afterschool programming. The school is suited to accommodate approximately 160 children for preschool and an additional 200 children for after school care for an approximate maximum capacity of 350 to 400 students and faculty. This is comprised of a mix of all-day childcare, part time care, and afterschool-only care. As indicated on the plans, the rear of the property will contain an ample playground area that will be programmed for all age groups and separated appropriately by ages internally. The playground area will be contained utilizing an aesthetic opaque fence comprising likely of aluminum framing with composite deck slats at a height of approximately 6'. Fire lane access will be provided as required to access the rear of the building. Buffers have been shown according to the code requirements.

The site is specifically oriented to preserve the cluster of large trees (mostly oaks) to enhance the aesthetic and natural shade opportunities, as well as preserve the trees which appear to be in strong health. The site contains the volume of parking that is at or above the adequate levels needed per the other similar locations in Matthews/Stallings and Ballantyne. Per the comments by Wayne, the applicant is indicating the cross-connecting driveway to the parcel to the south for future coordination of installation.

The Site Plan, Plan Rendering, and Architectural Elevations have been submitted via email on Monday July 22, 2019. Please let us know if you have any questions or require any additional information to initiate the process. We all look forward to working with you and your staff, as well as all involved parties of the process.

Regards,

Bloc Design, PLLC

A handwritten signature in black ink, appearing to read "Collin Brock". The signature is fluid and cursive, with a large initial "C" and "B".

Collin Brock, RLA
Managing Partner

cc: Larry Lockhart, Jr., PE – Bloc Design
David S. Klausman, PE, CMCSI – Bloc Design