



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

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

2. Project Information

Date of Application: 8/15/19 Name of Project: TBD - Infill Townhomes on Washam Potts
 Location: 10212 Washam Potts Road Property Size (acres): 6.82 # of Units/Lots: 27
 Current Zoning: NR 1 Proposed Zoning: CZ
 Current Land Use: single family home Proposed Land Use: single family attached homes (townhomes)
 Tax Parcel Number(s): 00509313

3. Contact Information

<p><u>Blue Heel Development, LLC</u> Owner, Applicant, or Developer <u>9606 Bailey Road, Suite 265</u> Address <u>Cornelius, NC 28031</u> City, State Zip <u>704-634-5140</u> Telephone Signature: <u>[Signature]</u> Print Name: <u>Matt Gallagher</u> Date: <u>8/15/19</u> Email - <u>matt@blueheeldevelopment.com</u></p>	<p><u>Henson Foley</u> Agent(s) (Engineer, Architect, Etc.) <u>8712 Lindholm Dr #202A</u> Address <u>Huntersville, NC 28078</u> City, State Zip <u>704-875-1615</u> <u>704-875-0959</u> Telephone Fax Signature: <u>[Signature]</u> Print Name: <u>Jay Henson</u> Date: <u>09/25/2019</u> Email - <u>jay@hensonfoley.com</u></p>
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4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

<p><input checked="" type="checkbox"/> Signed "Original" application</p> <p><input checked="" type="checkbox"/> Project Fee(s) – See Fee Schedule</p> <p><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</p> <p><input checked="" type="checkbox"/> Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.</p> <p><input checked="" 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</p>	<p><input checked="" type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above</p> <p><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).</p> <p><input checked="" type="checkbox"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW.</p> <p><input type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples</p> <p><input checked="" type="checkbox"/> Digital Files of all items listed above</p>
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Written Summary
August 28, 2019

The existing parcel is vacant. This project proposes 27 townhome units each with 4 bedrooms and 3 baths. There will be 2 parking spaces per unit for a total of 54 parking spaces.

Sincerely,

Jay Henson, ASLA
HensonFoley