



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	<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"/> \$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: _____	<input type="checkbox"/> _____
Fee Total:				\$1250

2. Project Information

Date of Application: 8/20/2020 Name of Project: Junker Property Rezoning Plan

Location: 18955 WEST CATAWBA AV Property Size (acres): 12.18 AC # of Units/Lots: _____

Current Zoning: Village Center Proposed Zoning: CZ - Conditional Zoning District

Current Land Use: Commercial/Residential Proposed Land Use: Multi-Family/Commercial

Tax Parcel Number(s): 00147101,00147115,00147116

3. Contact Information

Jake Palillo, (Palillo Holdings, LLC.)
 Owner, Applicant, or Developer
18611 Starcreek Drive
 Address
Cornelius, NC 28031
 City, State Zip
 Telephone _____ Fax _____
 Signature _____ Print Name Jake Palillo Date 8/24/20
 Email - jpalillo@aol.com

ColeJenest & Stone, PA
 Agent(s) (Engineer, Architect, Etc.)
200 S. Tryon Suite 1400
 Address
Charlotte, NC 28202
 City, State Zip
 Telephone 704-971-4538 Fax _____
 Signature _____ Print Name Sean Paone Date 08/21/20
 Email - spaone@colejeneststone.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 type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
<input checked="" 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 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	<input type="checkbox"/> Digital Files of all items listed above



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Charlotte
Raleigh

September 9, 2020

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

Re: Updated Written Summary of Request; Conditional Zoning Application for Junker Property
(Application filed 8/24/20)

Dear Aaron:

The purpose of this letter is to provide a written summary to be submitted with the Land Application Form in connection with the property.

The Property comprises three (3) tracts as shown on the Rezoning Plan which has been submitted as part of the Application. The requested uses shown on the Rezoning Plan are multi-family and commercial. The total acreage of the property is approximately 12.18 acres as shown on the Rezoning Plan. The total proposed residential unit count shown on the Rezoning Plan is 252 units. The total proposed commercial square footage is ±4,865 SF.

Please let me know if you have any further questions concerning the Application.

Thank you for your assistance.

Best regards,

Sean Paone

COLEJENEST & STONE, P.A.

cc: Catherine McElearney