

SITE SUMMARY:
 EXISTING SITE ACREAGE: 2.13 AC
 ZONING: TC
 PROPOSED USES: OFFICE/RETAIL/RESIDENTIAL
 OFFICE/RETAIL: 6,000 SF
 RESIDENTIAL: 92 BEDROOMS

MAX PARKING (4/1000 + 1 SPACE/BEDROOM)= 116 SPACES
 PROVIDED ONSITE PARKING: 115 SPACES

OPEN SPACE:
 TOTAL REQ'D (15% OF 2.13AC): 13,917 SF
 TOTAL PROV'D: 24,291 SF (GRAY)

TOTAL IMPROVED REQ'D (13,917/2): 6,958 SF
 TOTAL IMPROVED PROV'D: 7,023 SF (RED)

Johnson Brothers Corporation
 D.B. 32696 Pg. 739
 Parcel ID 0052110

Michael C. O'Hare
 Revocable Living Trust
 D.B. 32942 Pg. 102
 Parcel ID 00521116

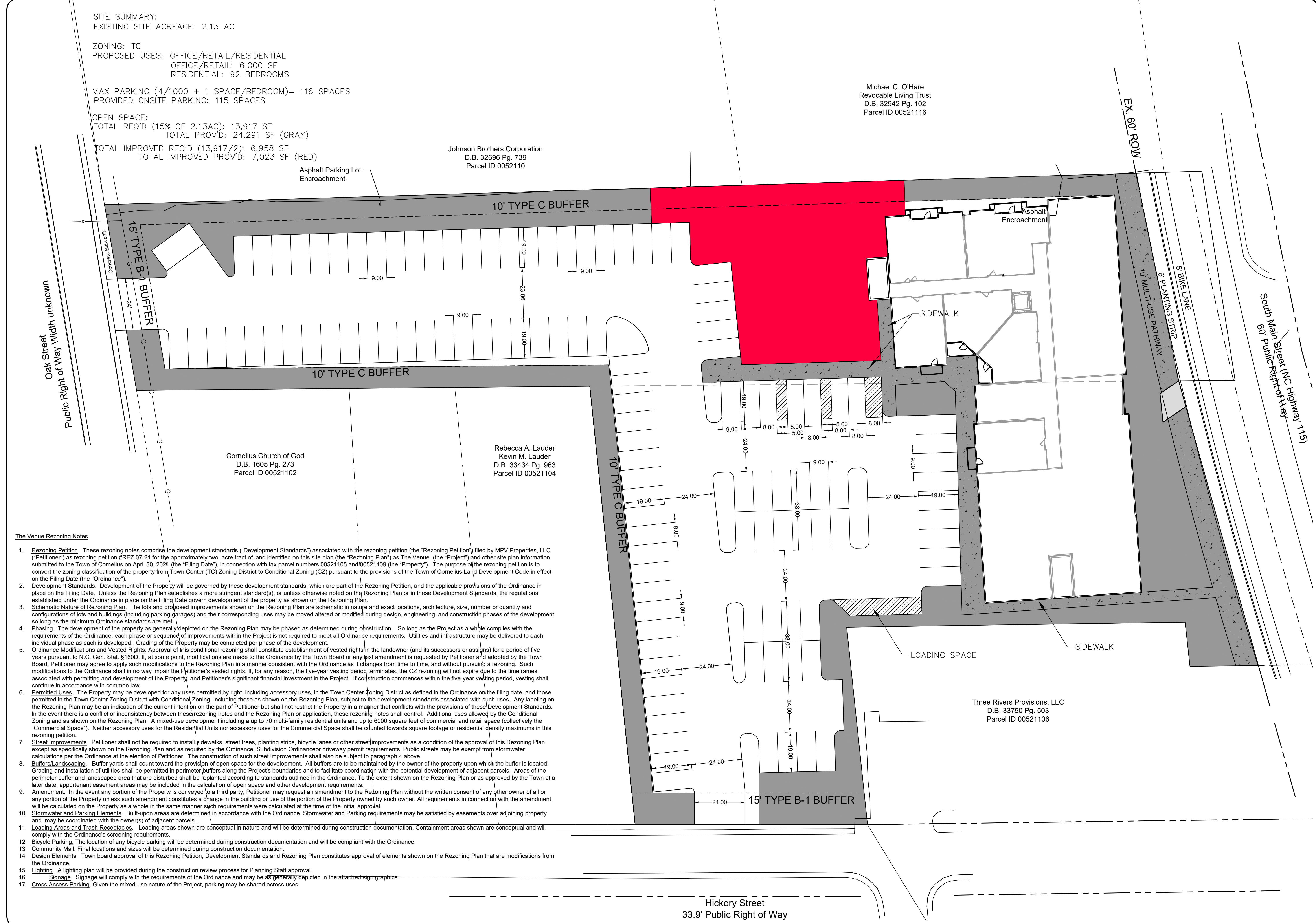
Cornelius Church of God
 D.B. 1605 Pg. 273
 Parcel ID 00521102

Rebecca A. Lauder
 Kevin M. Lauder
 D.B. 33434 Pg. 963
 Parcel ID 00521104

Three Rivers Provisions, LLC
 D.B. 33750 Pg. 503
 Parcel ID 00521106

The Venue Rezoning Notes

- Rezoning Petition.** These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by MPV Properties, LLC ("Petitioner") as rezoning petition #REZ 07-21 for the approximately two-acre tract of land identified on this site plan (the "Rezoning Plan") as The Venue (the "Project") and other site plan information submitted to the Town of Cornelius on April 30, 2021 (the "Filing Date"), in connection with tax parcel numbers 00521105 and 00521109 (the "Property"). The purpose of the rezoning petition is to convert the zoning classification of the property from Town Center (TC) Zoning District to Conditional Zoning (CZ) pursuant to the provisions of the Town of Cornelius Land Development Code in effect on the Filing Date (the "Ordinance").
- Development Standards.** Development of the Property will be governed by these development standards, which are part of the Rezoning Petition, and the applicable provisions of the Ordinance in place on the Filing Date. Unless the Rezoning Plan establishes a more stringent standard(s), or unless otherwise noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance in place on the Filing Date govern development of the property as shown on the Rezoning Plan.
- Schematic Nature of Rezoning Plan.** The lots and proposed improvements shown on the Rezoning Plan are schematic in nature and exact locations, architecture, size, number or quantity and configurations of lots and buildings (including parking garages) and their corresponding uses may be moved, altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met.
- Phasing.** The development of the property as generally depicted on the Rezoning Plan may be phased as determined during construction. So long as the Project as a whole complies with the requirements of the Ordinance, each phase or sequence of improvements within the Project is not required to meet all Ordinance requirements. Utilities and infrastructure may be delivered to each individual phase as each is developed. Grading of the Property may be completed per phase of the development.
- Ordinance Modifications and Vested Rights.** Approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years pursuant to N.C. Gen. Stat. §160D. If, at some point, modifications are made to the Ordinance by the Town Board or any text amendment is requested by Petitioner and adopted by the Town Board, Petitioner may agree to apply such modifications to the Rezoning Plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the Ordinance shall in no way impair the Petitioner's vested rights. If, for any reason, the five-year vesting period terminates, the CZ zoning will not expire due to the timeframes associated with permitting and development of the Property, and Petitioner's significant financial investment in the Project. If construction commences within the five-year vesting period, vesting shall continue in accordance with common law.
- Permitted Uses.** The Property may be developed for any uses permitted by right, including accessory uses, in the Town Center Zoning District as defined in the Ordinance on the filing date, and those permitted in the Town Center Zoning District with Conditional Zoning, including those as shown on the Rezoning Plan, subject to the development standards associated with such uses. Any labeling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of these Development Standards. In the event there is a conflict or inconsistency between these rezoning notes and the Rezoning Plan or application, these rezoning notes shall control. Additional uses allowed by the Conditional Zoning and as shown on the Rezoning Plan: A mixed-use development including a up to 70 multi-family residential units and up to 6000 square feet of commercial and retail space (collectively the "Commercial Space"). Neither accessory uses for the Residential Units nor accessory uses for the Commercial Space shall be counted towards square footage or residential density maximums in this rezoning petition.
- Street Improvements.** Petitioner shall not be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan except as specifically shown on the Rezoning Plan and as required by the Ordinance, Subdivision Ordinance or driveway permit requirements. Public streets may be exempt from stormwater calculations per the Ordinance at the election of Petitioner. The construction of such street improvements shall also be subject to paragraph 4 above.
- Buffers/Landscaping.** Buffer yards shall count toward the provision of open space for the development. All buffers are to be maintained by the owner of the property upon which the buffer is located. Grading and installation of utilities shall be permitted in perimeter buffers along the Project's boundaries and to facilitate coordination with the potential development of adjacent parcels. Areas of the perimeter buffer and landscaped area that are disturbed shall be replanted according to standards outlined in the Ordinance. To the extent shown on the Rezoning Plan or as approved by the Town at a later date, appurtenant easement areas may be included in the calculation of open space and other development requirements.
- Amendment.** In the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner. All requirements in connection with the amendment will be calculated on the Property as a whole in the same manner such requirements were calculated at the time of the initial approval.
- Stormwater and Parking Elements.** Built-upon areas are determined in accordance with the Ordinance. Stormwater and Parking requirements may be satisfied by easements over adjoining property and may be coordinated with the owner(s) of adjacent parcels.
- Loading Areas and Trash Receptacles.** Loading areas shown are conceptual in nature and will be determined during construction documentation. Containment areas shown are conceptual and will comply with the Ordinance's screening requirements.
- Bicycle Parking.** The location of any bicycle parking will be determined during construction documentation and will be compliant with the Ordinance.
- Community Mail.** Final locations and sizes will be determined during construction documentation.
- Design Elements.** Town board approval of this Rezoning Petition, Development Standards and Rezoning Plan constitutes approval of elements shown on the Rezoning Plan that are modifications from the Ordinance.
- Lighting.** A lighting plan will be provided during the construction review process for Planning Staff approval.
- Signage.** Signage will comply with the requirements of the Ordinance and may be as generally depicted in the attached sign graphics.
- Cross Access Parking.** Given the mixed-use nature of the Project, parking may be shared across uses.



DATE	REV.	DESCRIPTION

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CORNELIUS MIXED USE
CORNELIUS, NORTH CAROLINA

SITE PLAN

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