



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: 03/25/2021 Name of Project: Cornelius Mixed-Use Building

Location: 19615 Bethel Church Road Property Size (acres): 0.46 AC # of Units/Lots: _____

Current Zoning: VC Proposed Zoning: CZ

Current Land Use: Commercial Proposed Land Use: Mixed Use

Tax Parcel Number(s): 00512303

3. Contact Information	
<u>Skadoosh Properties, LLC</u> Owner, Applicant, or Developer <u>17714 Mesa Range Drive</u> Address <u>Cornelius NC 28031</u> City, State Zip <u>704-659-0273</u> Telephone _____ Fax <i>Justin A. Ckezepis</i> Justin A. Ckezepis Signature Print Name Date <u>3/25/2021</u> Email - <u>jc@ckezeplaw.com</u>	<u>HensonFoley Design</u> Agent(s) (Engineer, Architect, Etc.) <u>8712 Lindholm Drive Suite 202A</u> Address <u>Huntersville NC 28078</u> City, State Zip <u>704-875-1615</u> Telephone _____ Fax <i>Jay P. Henson</i> Jay Henson 03-25-2021 Signature Print Name Date Email - <u>jay@hensonfoley.com</u>

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 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. <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 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 checked="" type="checkbox"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW. <input checked="" 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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Written Summary
March 25th , 2021

The parcel is an existing parking lot within an existing parking lot easement. The purpose of this rezoning is to development a 6 story building outside of the parking lot easement on this parcel. The first 4 floors will be office/commercial and the top 2 floors will be residences. There will be approximately 16 underground parking spaces beneath the building and all existing parking will remain.

Sincerely,

Jay Henson, ASLA
HensonFoley