



**Town of Cornelius
Architectural Review Board**

**Agenda
October 25, 2019
12:00 PM
Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
- 4. Review And Recommendation On Agenda Items**
 - A. REZ 05-19 Leafspring School
- 5. Old Business**
- 6. New Business**
- 7. Next Meeting**
 - A. Combine November and December Meetings
- 8. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 25, 2019

To: Architectural Review Board

From: Aaron Tucker - Assistant Planning Director

Action Requested:






Jeff Bazow of Bazow Holdings Cornelius, LLC is seeking to develop a daycare facility on the property located at 18100 Statesville Road. The preschool building will be approximately 15,000 sf. and an adjacent building of 10,000 sf for use as an afterschool. The school is suited to accommodate approximately 160 children for preschool and an additional 200 for after school care. These facilities are a mix of all day childcare, part-time care, and afterschool - only care.

The Board reviewed the architecture for this project at the October 4th meeting and asked the applicant to revise the plans based on the Board's discussion.

Manager's Recommendation:

Review and provide feedback on the proposed elevations.

ATTACHMENTS:

Name:	Description:	Type:
 18100_Statesville_Rd_Property.jpg	Property Map	Cover Memo
 00681_C-SP_-_RENDER.pdf	Site Plan	Cover Memo
 1st_Submittal_Elevations.pdf	1st Submittal Elevations	Cover Memo
 Revised_Color_Elevations.pdf	Revised Color Elevations	Cover Memo
 Revised_BW_Floorplan_and_Elevations.pdf	Revised Floor Plan and B/W Elevations	Cover Memo

Statesville Rd

Washam Potts Rd



0 30 60 120 Feet

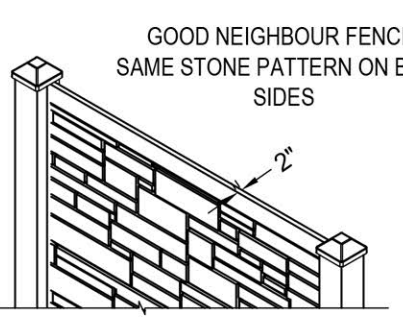


IMAGE EXAMPLE OF SIMTEK WALL SYSTEM. COLOR TO BE NEUTRAL TONES

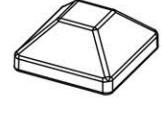
USE OF SIMTEK WALL SYSTEM FOR DUMPSTER SCREENING



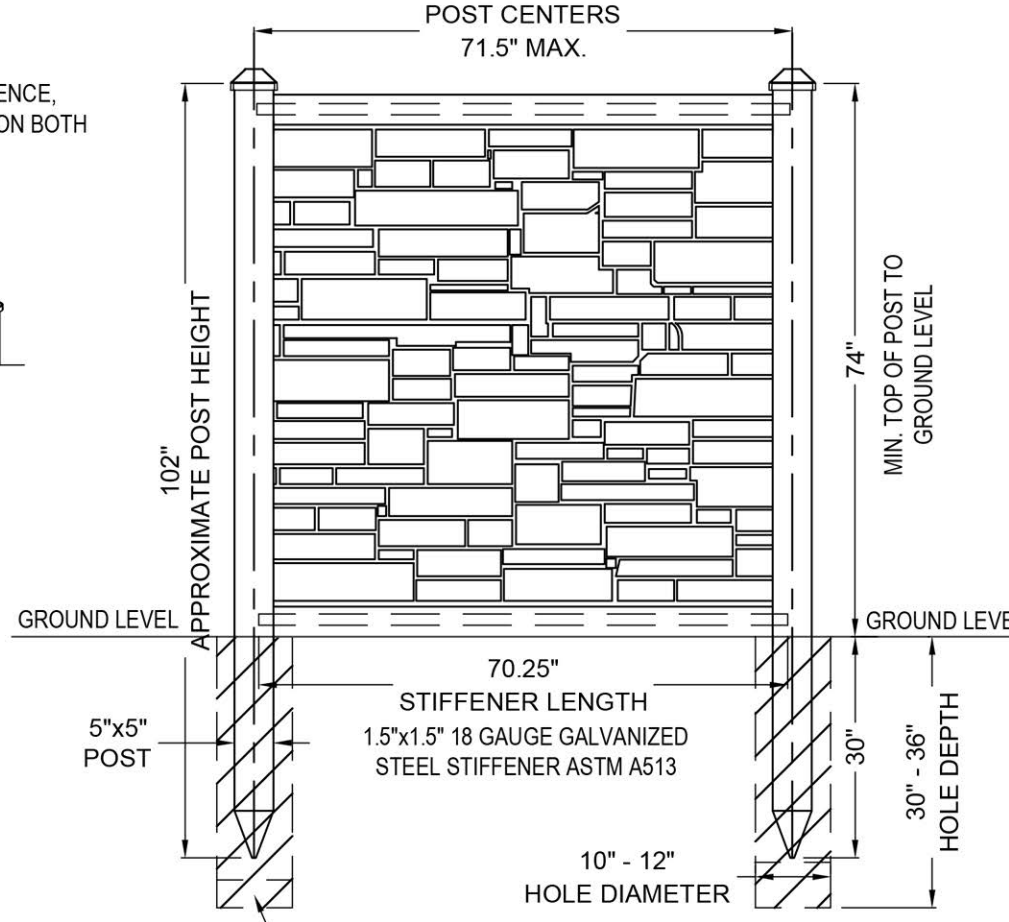
SIM TEK FENCE
1330 WEST 400 NORTH
OREM, UT 84057
TOLL FREE: 1-866-648-9336
PHONE: (801) 655-5236
FAX: (801) 655-5240
www.simtekfence.com



ISOMETRIC VIEW



CAPS



ELEVATION VIEW

MADE WITH LINEAR LOW DENSITY POLYETHYLENE
PLASTIC (LLDPE)
ACTUAL PANEL DIMENSIONS: 72"H x 69.75"W
PANEL WEIGHT 56LBS
TOLERANCES ARE ± 5"

NOTES:

1. US PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4312-002.

SIMTEK FENCE

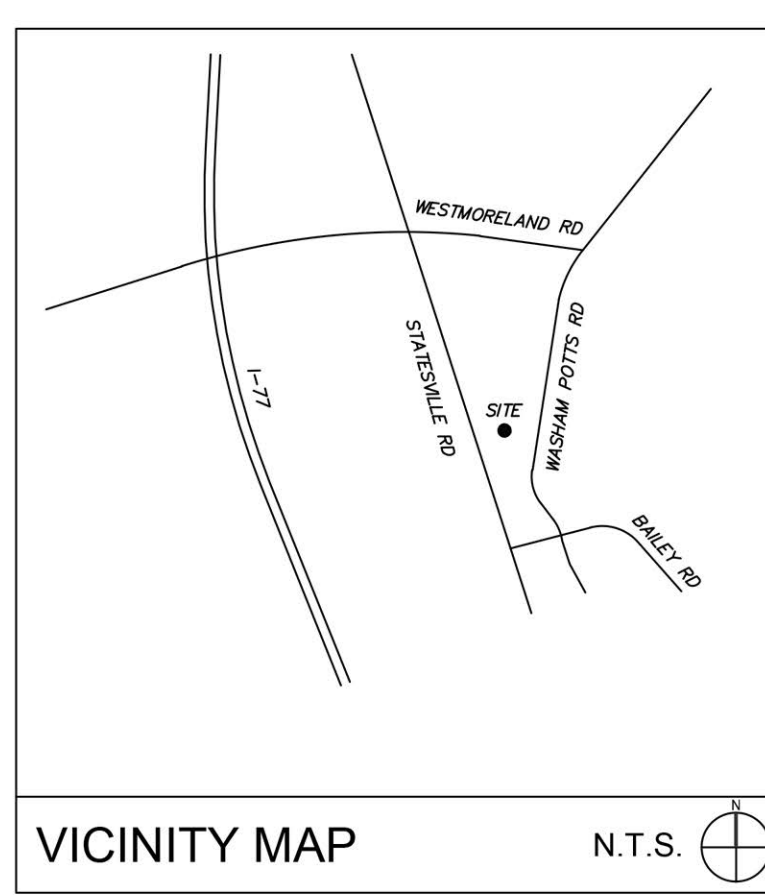
MODEL FP72X72 - FENCE PANEL 6' H X 6' W - NTS

4312-002

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REVISION DATE 05/08/2014

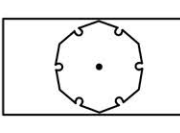
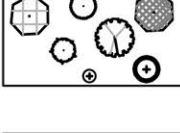

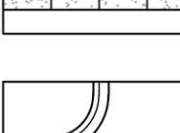

CADdetails.com



VICINITY MAP

N.T.S.

LEGEND

SYMBOL	DETAIL
	PROPOSED TREE
	PROPOSED SHRUBS
	EXISTING TREE
	PROPOSED SIDEWALK
	PROPOSED ACCESSIBLE SPACE

ZONING SUMMARY:

OWNER: JEFF BAZOW
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883
ZONING DESIGNATION: C2 JURISDICTION: TOWN OF CORNELIUS
PARCEL SIZE: 4.137 ACRES
PROJECT AREA: 4.137 ACRES
PARCEL NUMBER: 00508119
SETBACK AND YARD REQUIREMENTS
FRONT: 30' FRONT SETBACK
SIDE: NONE
REAR: 30' REAR SETBACK
SCREENING REQUIRED
FRONT: 15' WIDE PARKING SCREEN
SIDE: 10' WIDE PARKING SCREEN
REAR: 15' WIDE PARKING SCREEN
BUFFERS REQUIRED
FRONT: 15' WIDE LANDSCAPE BUFFER
SIDE: 30' RESIDENTIAL BUFFER
REAR: 15' WIDE LANDSCAPE BUFFER
IMPERVIOUS COVERAGE - TOTAL: 85,200
BUILDING COVERAGE: 28,191 SF
PAVING COVERAGE: 38,990 SF
APPROXIMATE PLAYGROUND COVERAGE: 22,000 (BASED ON LEAFSPRING MATTHEWS)
(SYNTHETIC RUBBER PLAYGROUND MATERIAL)
PARKING SUMMARY MAXIMUM 4 SPACES/1,000 SF - MINIMUM 2 SPACES/1,000 SF
REQUIRED: MAX. 92 SPACES, MIN. 48 SPACES (TOTAL BUILDING AREA OF 23,000 SF)
PROVIDED BY: REGULAR: 77, ACCESSIBLE: 4 INC. VAN SPACE, COMPACT: 0
LOADING SPACES: NA
BICYCLE PARKING SUMMARY (TOWN OF CORNELIUS)
SHORT TERM: 4
LONG TERM: NA

DEVELOPMENT STANDARDS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY BAZOW HOLDINGS CORNELIUS, LLC FOR AN APPROXIMATELY 4.1 ACRE SITE LOCATED AT 18100 STATESVILLE RD CORNELIUS, NC 28031. TAX PARCEL ID: 00508119.
2. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF CORNELIUS UNIFIED DEVELOPMENT ORDINANCE.
3. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO PROVISIONS WITHIN THE ORDINANCE.
4. SCREENING, LANDSCAPING AND BUFFERS: SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
5. TRANSPORTATION AND PARKING: VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS PORTS ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
6. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE AND AS DEPICTED ON THE PLANS.
7. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
8. SIGNS: ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE. SIGNS WILL BE INSTALLED AT BOTH ENTRANCE DRIVES.
9. STORM WATER: THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE MECKLENBURG COUNTY STORMWATER ORDINANCE.
10. BINDING EFFECT OF THE REZONING APPLICATION: IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL REMAIN IN EFFECT IN THE MANNER PROVIDED UNDER THE ORDINANCE. BE BINDING UPON AND ENDURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIR, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
11. PETITIONER WILL MAKE REASONABLE EFFORT TO PRESERVE THE LARGE EXISTING TREE DIRECTLY ADJACENT TO PROPOSED PRESCHOOL, HOWEVER, BASED ON INITIAL STUDY OF PROPOSED SLOPE EXTENSION, THE SITE MAY REQUIRE SIGNIFICANT GRADING TO ACCOMMODATE CONNECTION TO SEWER. ALL INTERNAL TREE REQUIREMENTS (60' TREE COVER VOLUMES) BE ADHERED VIA STANDARD SIZE (1.5\"/>



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



landscape architecture | planning | civil engineering

REVISIONS

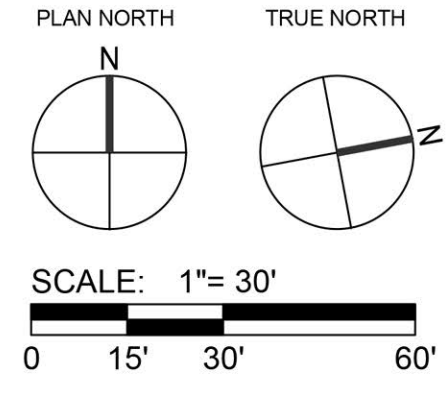
NO.	DATE	DESCRIPTION
1	09.09.19	PER STAFF COMMENTS

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stamp / seal:



Leafspring Cornelius
After school & Pre-school
Child Care Facility
18100 Statesville Road
Cornelius, NC 28031



DATE: 09/09/19	MPIC: CCB
DRAWN BY: LWH	CHECKED BY: CCB
PROJECT NUMBER: 00681.00	
SCALE: 1"=30'	
TITLE: CONCEPTUAL SITE PLAN	

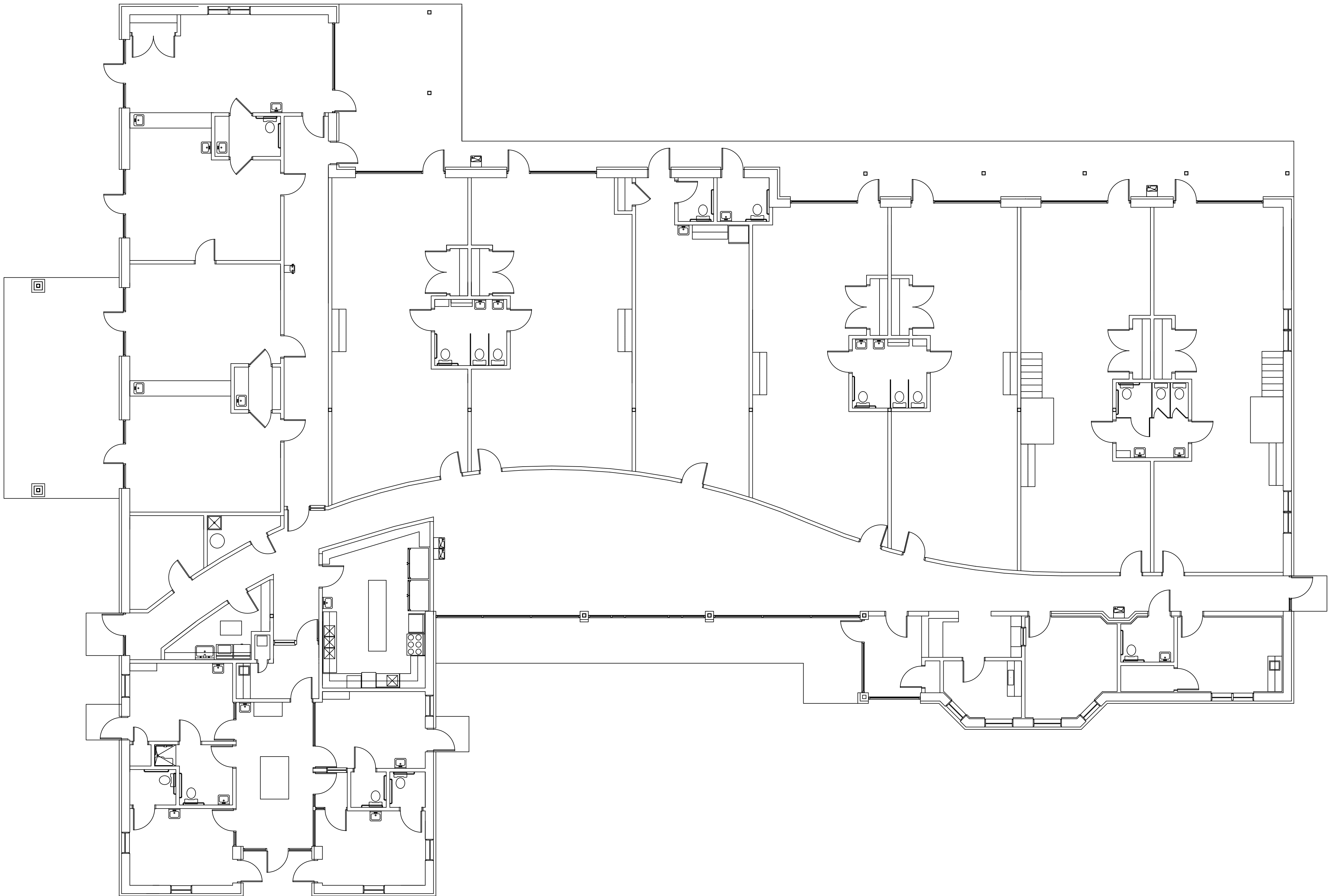
SHEET NO:
RZ-1



BRICK (SIMILAR BASED ON AVAILABILITY)



SPLIT FACE CMU (SIMILAR BASED ON AVAILABILITY)



1 Preschool Building Floor Plan
1/8"=1'-0"



PRESCHOOL PHOTO 1



PRESCHOOL PHOTO 2



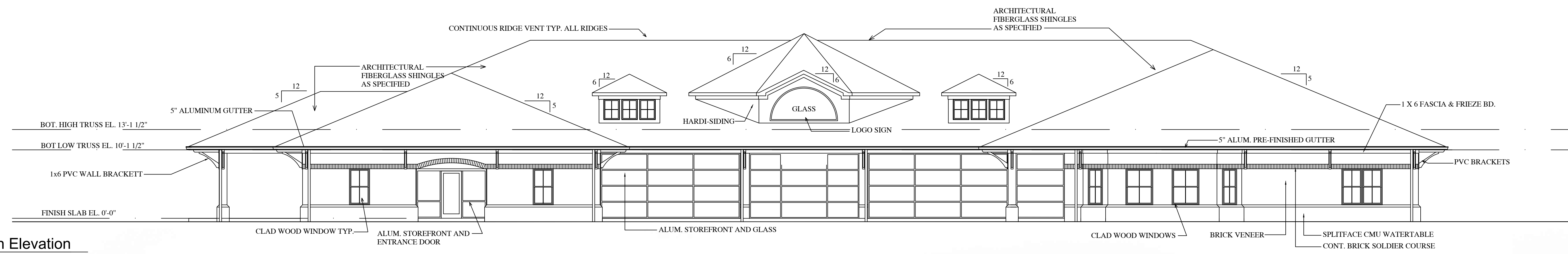
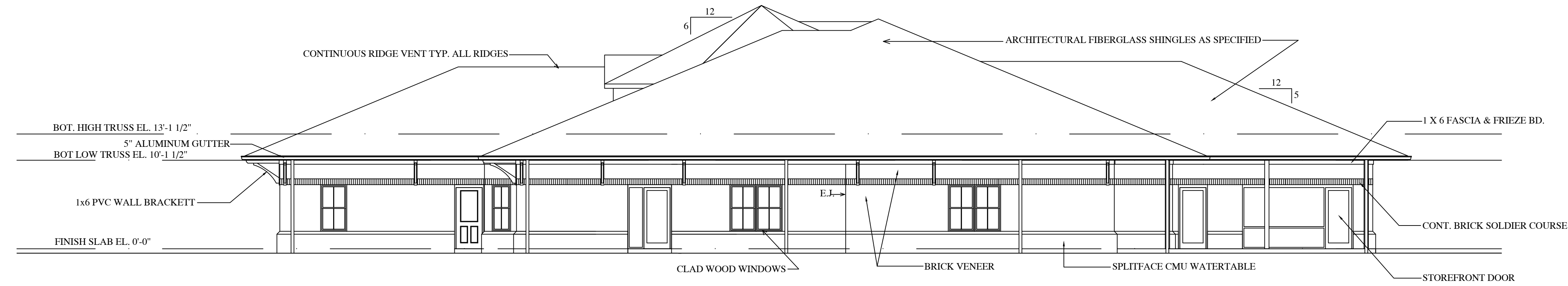
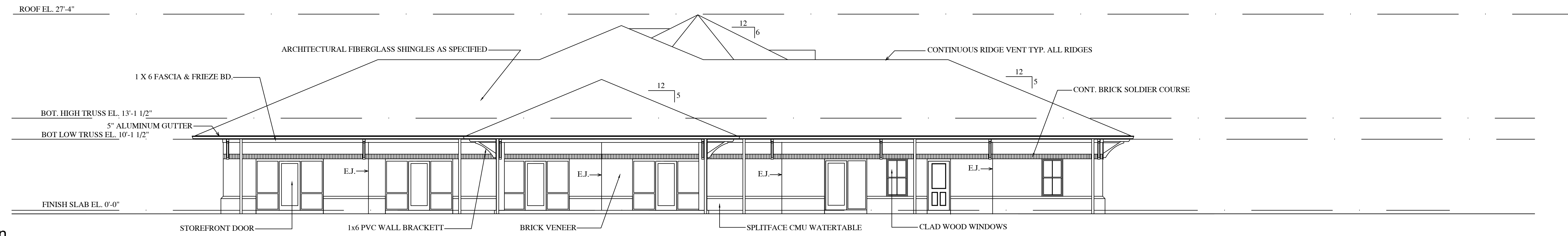
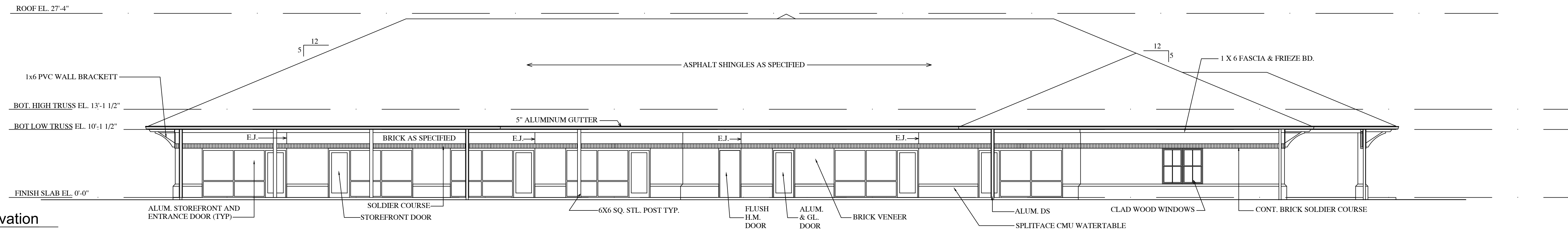
PRESCHOOL PHOTO 3

REVISIONS	
NO.	DATE

LeafSpring School at Cornelius

18100 Statesville Road
Cornelius, NC 28031

Project No: _____
Scale: _____
Date Drawn: 9/5/19
Sheet Title



REVISIONS

NO.	DATE

LeafSpring School at Cornelius

18100 Statesville Road
Cornelius, NC 28031

Project No:

Scale:

Date Drawn: 9/5/19

Sheet Title



VILLAGE PHOTO 1



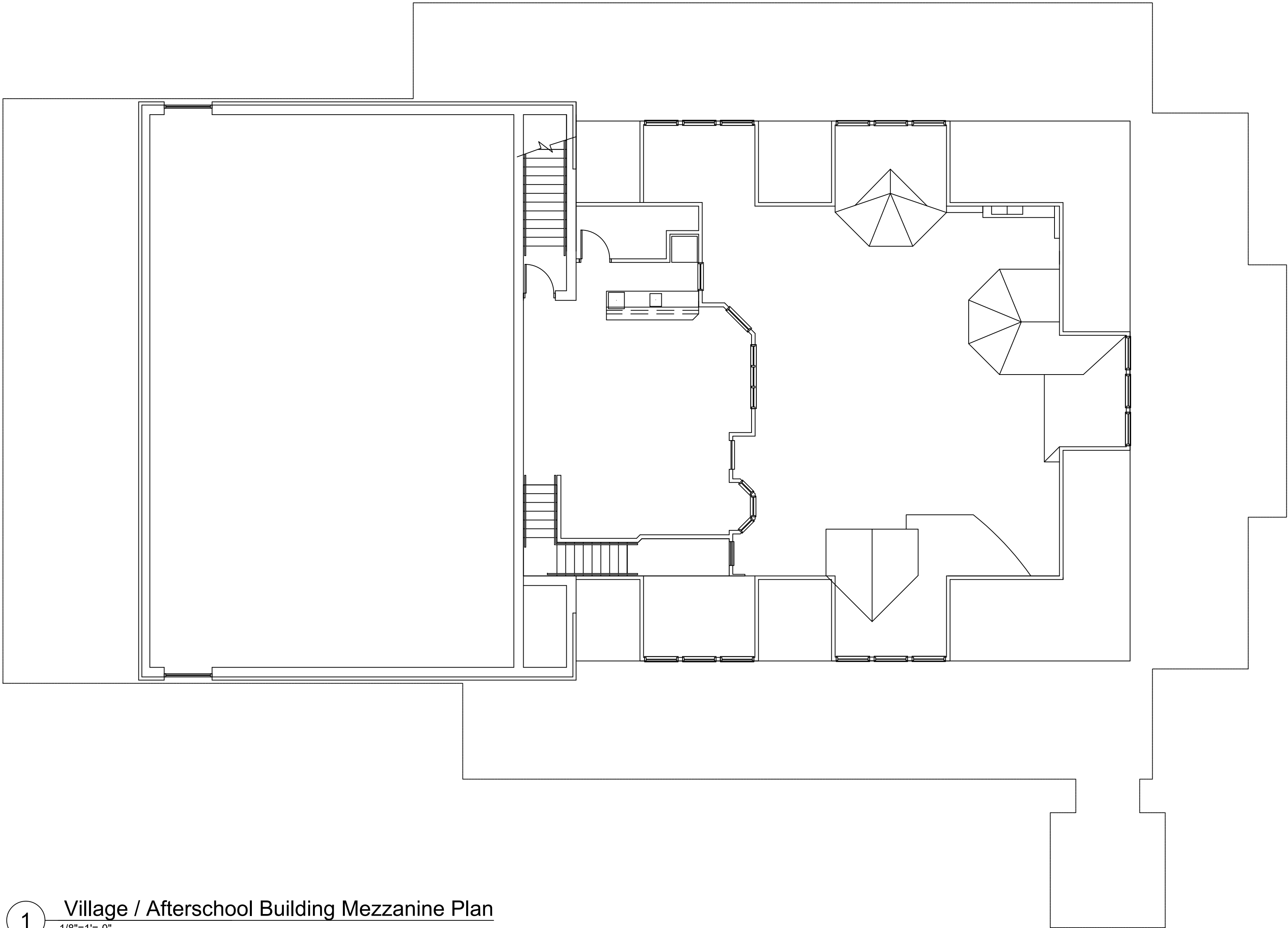
VILLAGE PHOTO 2



VILLAGE PHOTO 3

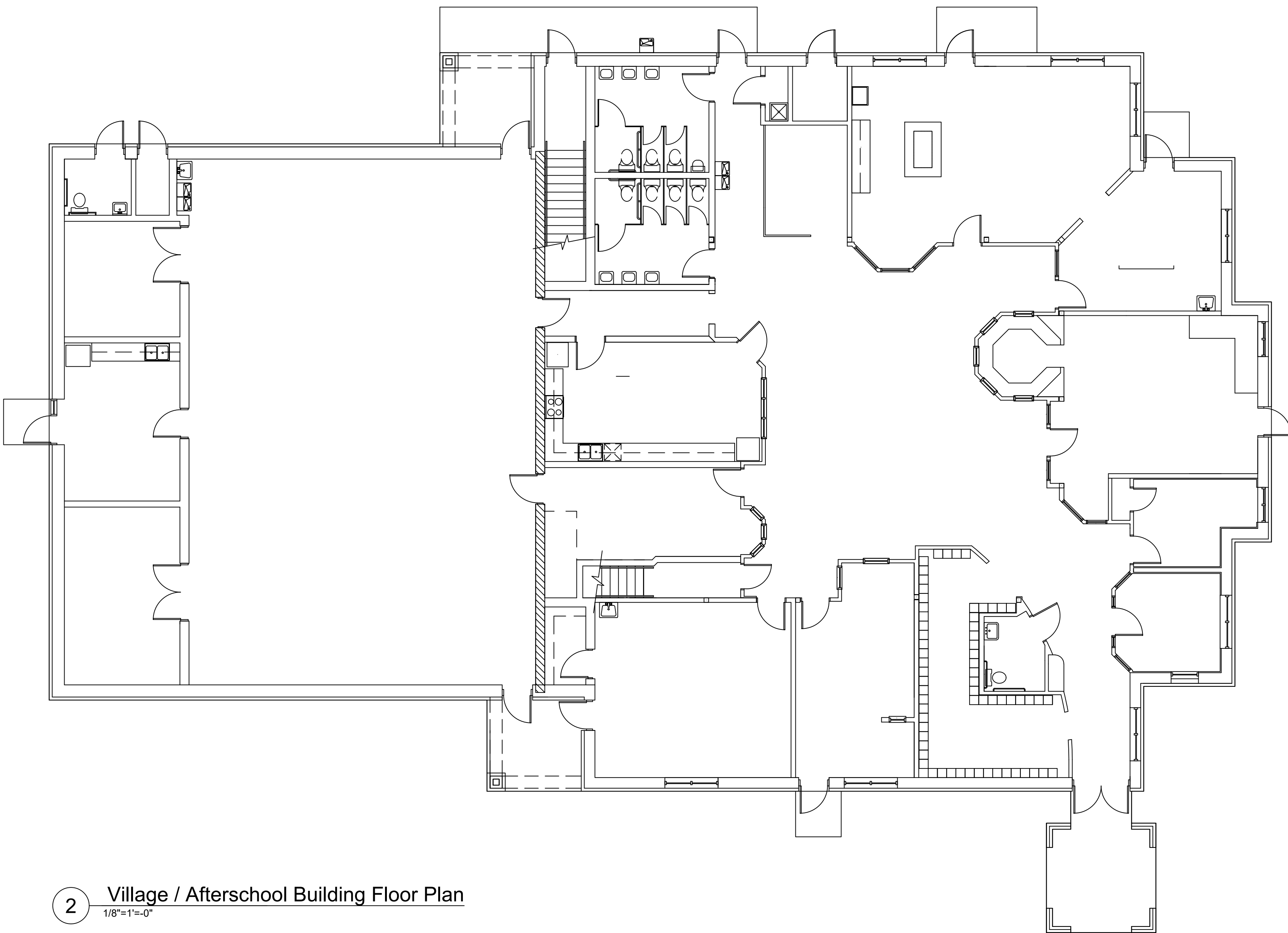


VILLAGE PHOTO 4



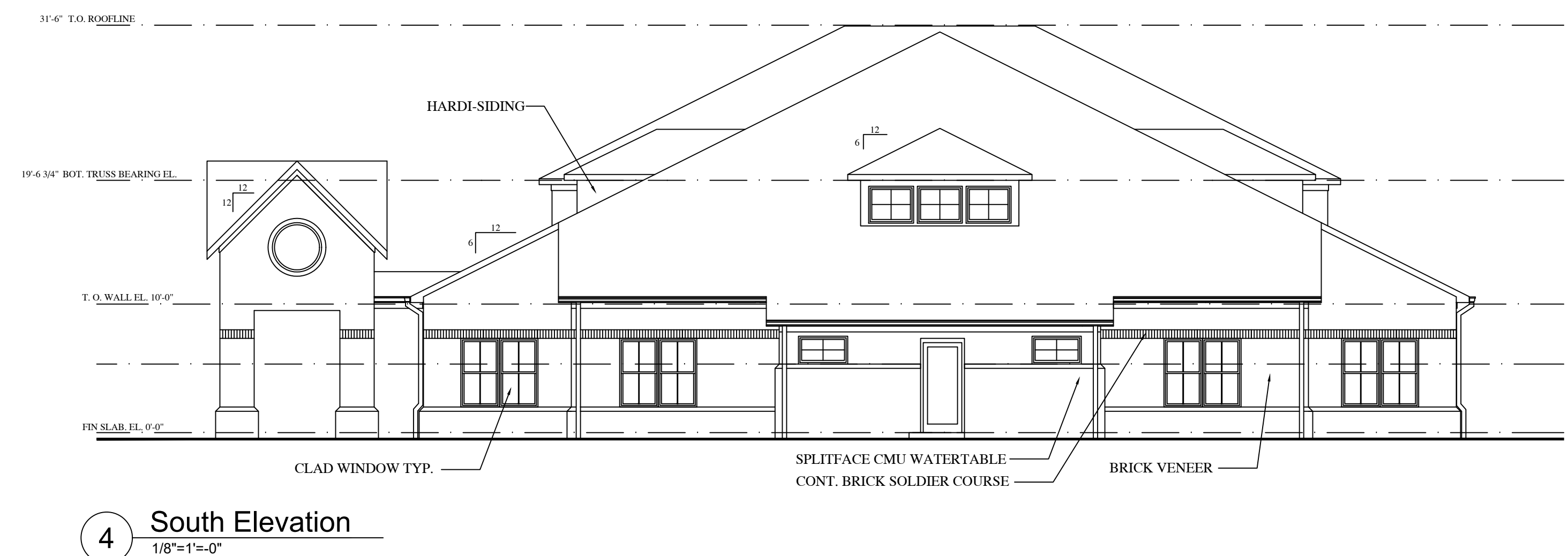
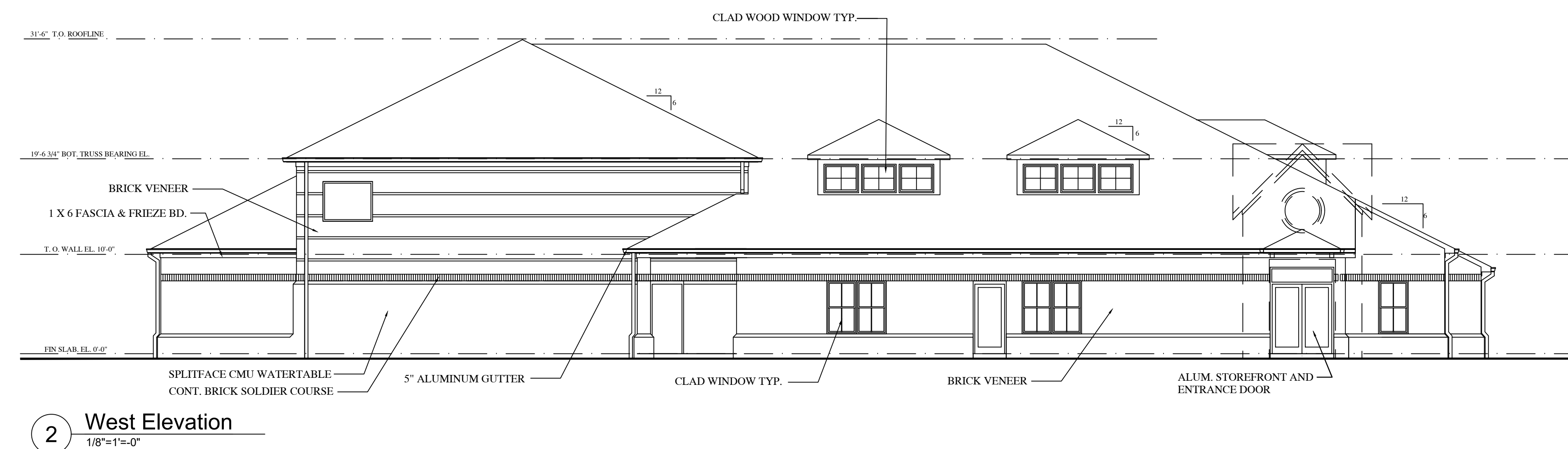
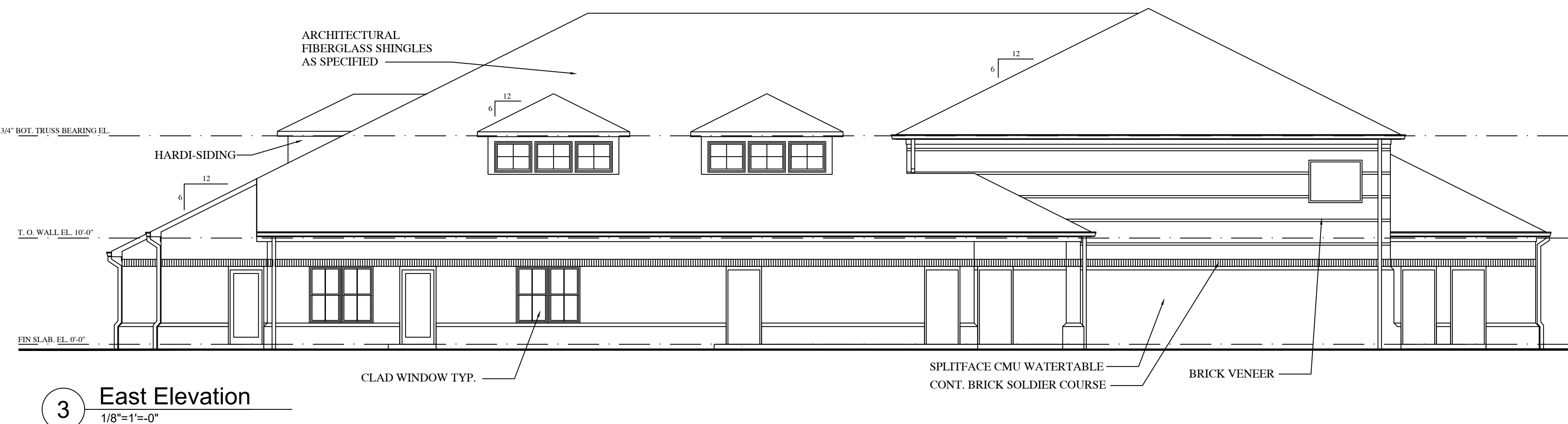
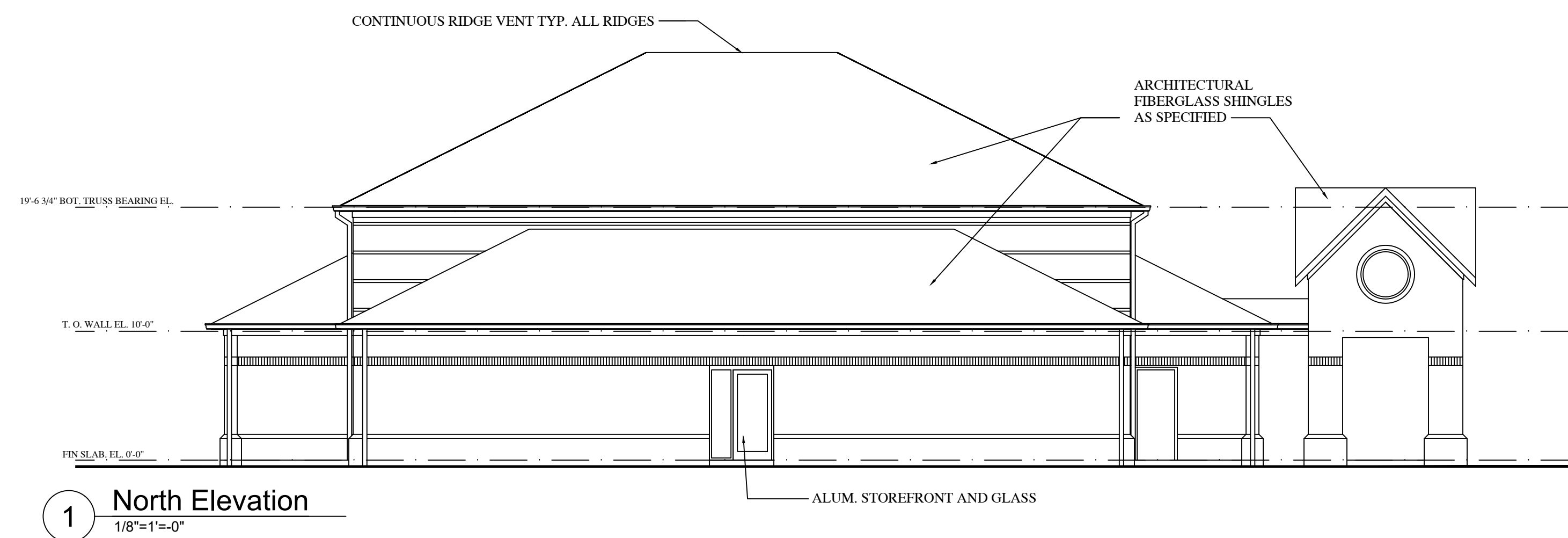
1 Village / Afterschool Building Mezzanine Plan

1/8"=1'-0"



2 Village / Afterschool Building Floor Plan

1/8"=1'-0"

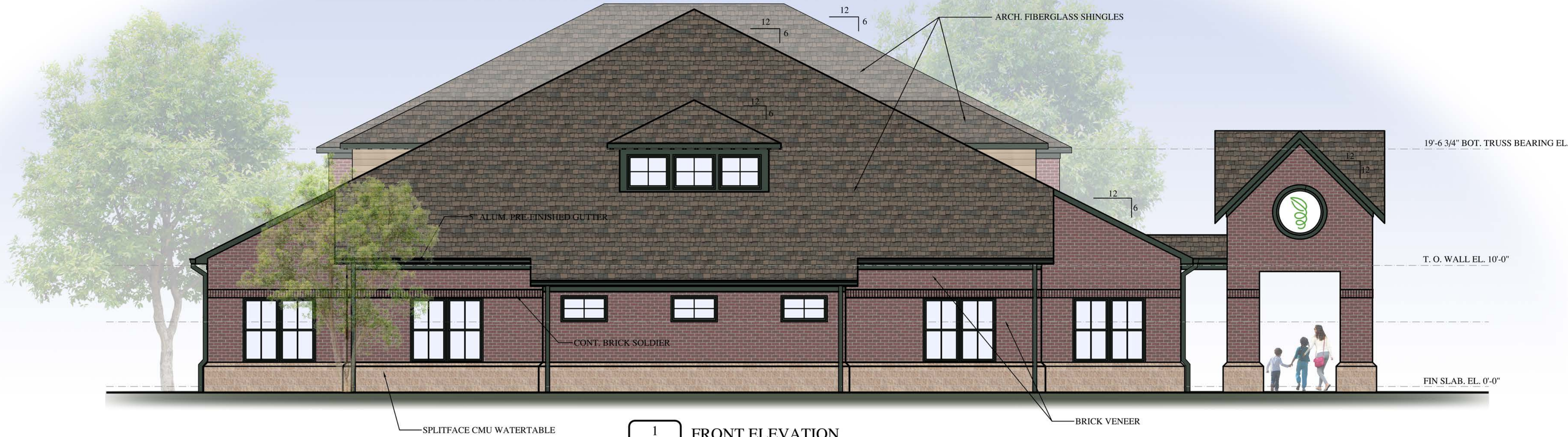


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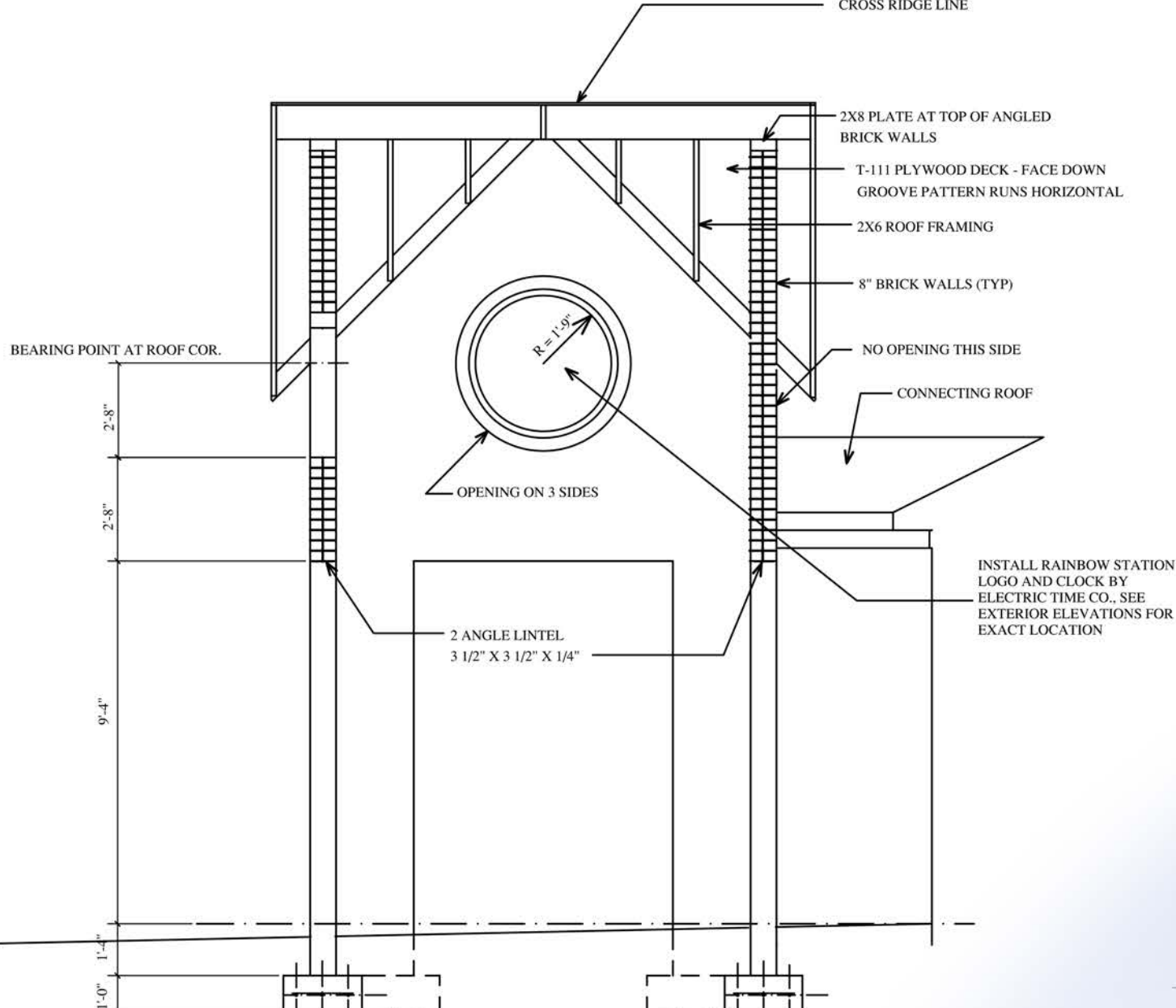
LeafSpring School at Cornelius

18100 Statesville Road
Cornelius, NC 28031

Project No:
Scale:
Date Drawn: 9/5/19
Sheet Title



1 FRONT ELEVATION
A-2 3/16" = 1'-0"



3 TOWER SECTION
A-2 1/4" = 1'-0"

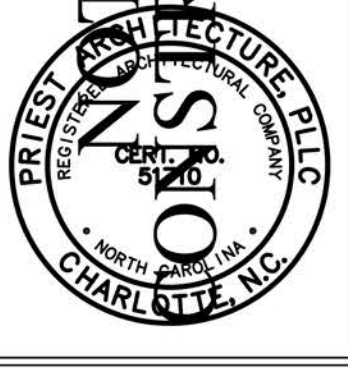
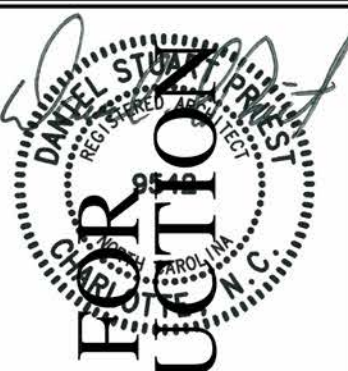


2 BACK ELEVATION
A-2 3/16" = 1'-0"

NOTE:

1. ALL DOWNSPOUTS SHALL BE CONNECTED TO THE STORM WATER SYSTEM, SEE ALSO CIVIL DRAWINGS.
2. PROVIDE CONTROL JOINTS IN MASONRY PER INDUSTRY STANDARDS.
3. PROVIDE FIREBLOCKING INSTALLED AT MAXIMUM INTERVALS OF 20' WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS OF COMBUSTIBLE CONSTRUCTION. THERE SHALL BE NO CONCEALED SPACE EXCEEDING 100 SQ. FT BETWEEN BLOCKING.

PRIEST ARCHITECTURE
PROJECT ARCHITECTURE PLLC
1204 THE PLAZA • UNIT #2 • CHARLOTTE, NC 28205
PHONE: 704-379-1810 FAX: 704-379-1910 MOBILE: 980-253-8600
EMAIL: PRIESTARCHITECT@BELLSOUTH.NET



REVISIONS	
NO.	DATE

LEAFSPRING SCHOOL AT CORNELIUS
VILLAGE
18100 STATESVILLE ROAD
CORNELIUS, NORTH CAROLINA 28031

Project No: 1931B
Scale:
Date Drawn:
Sheet Title

EXTERIOR ELEVATIONS

A-2



3 SIDE ELEVATION
A-2.1 3/16" = 1'-0"



4 SIDE ELEVATION
A-2.1 3/16" = 1'-0"

NOTE:
1. ALL DOWNSPOUTS SHALL BE CONNECTED TO THE STORM WATER SYSTEM, SEE ALSO CIVIL DRAWINGS.
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3. PROVIDE FIREBLOCKING INSTALLED AT MAXIMUM INTERVALS OF 20' WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS OF COMBUSTIBLE CONSTRUCTION. THERE SHALL BE NO CONCEALED SPACE EXCEEDING 100 SQ. FT BETWEEN BLOCKING.



1 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

2.1 INT. ELEVATION
1/8" = 1'-0"



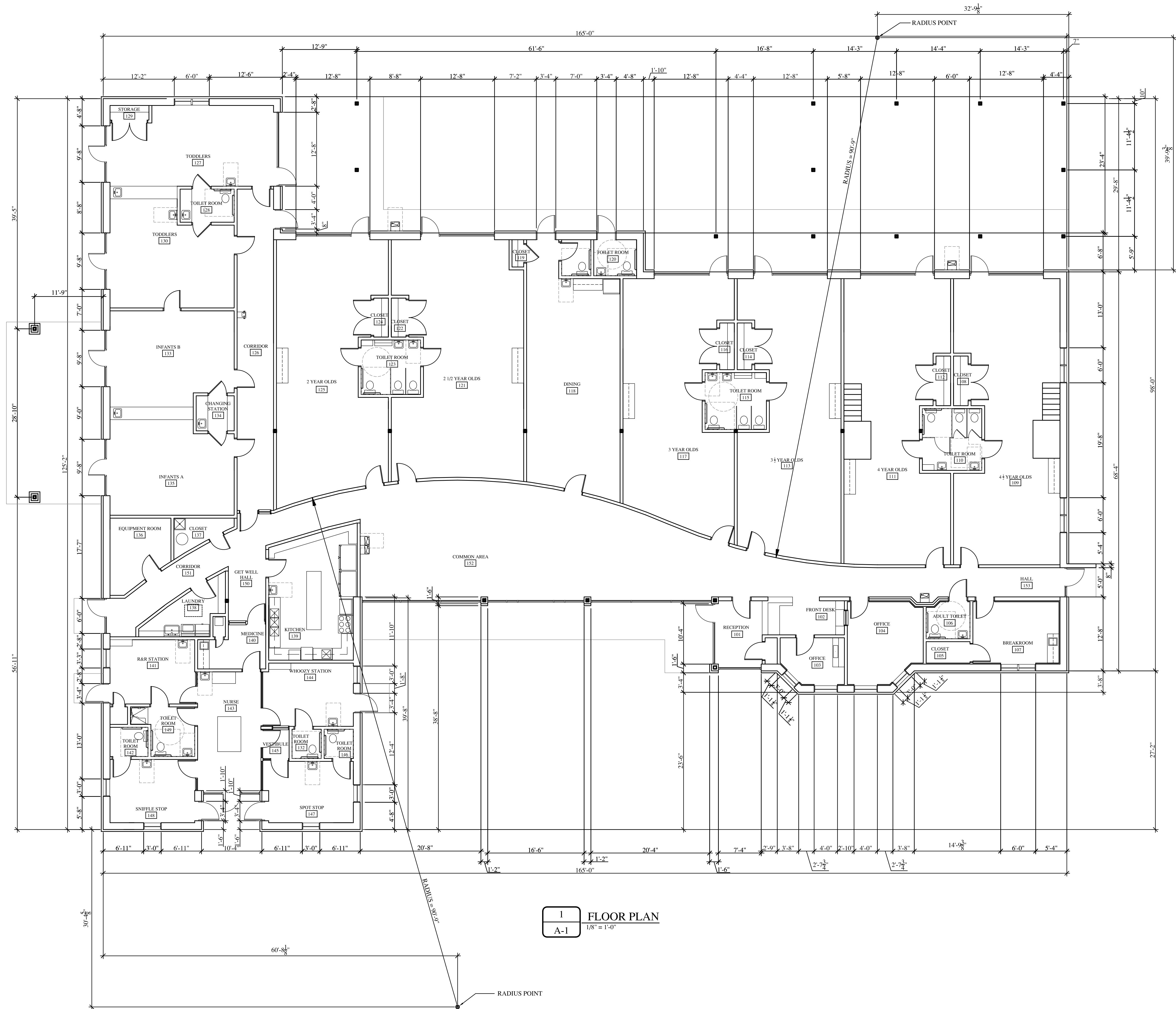
3 FRONT ELEVATION
1/8" = 1'-0"

NOTE:
ALL DOWNSPOUTS SHALL BE CONNECTED TO THE
STORM WATER SYSTEM, SEE ALSO CIVIL DRAWINGS



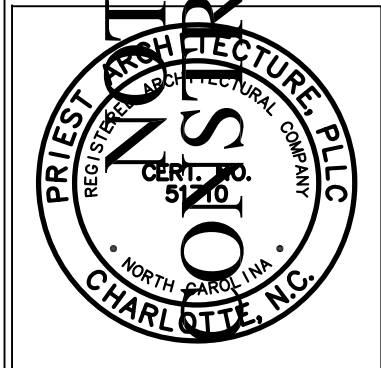
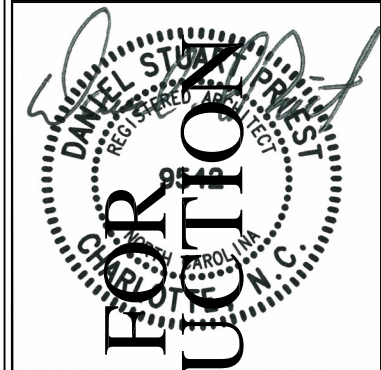
4 BACK ELEVATION
1/8" = 1'-0"

REVISIONS	
NO.	DATE



**PRIEST**
ARCHITECTURE

PRIEST ARCHITECTURE, PLLC
1704 THE PLAZA • UNIT #2 • CHARLOTTE, NC 28205
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LEAFSPRING SCHOOL AT CORNELIUS

PRESCHOOL

18100 STATESVILLE ROAD
CORNELIUS, NORTH CAROLINA 28031

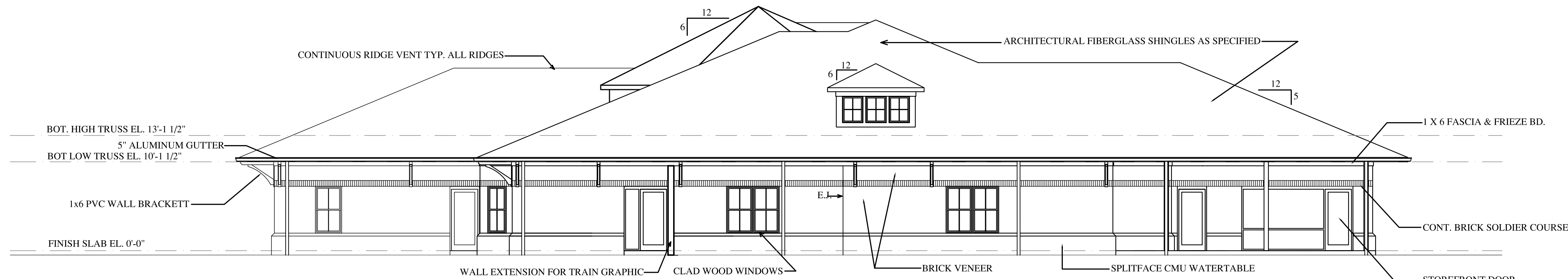
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Scale: _____

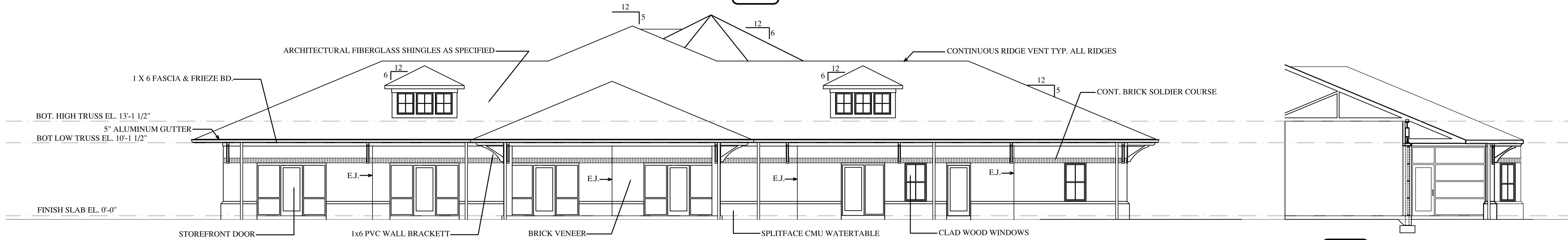
Date Drawn: _____

Sheet Title: FLOOR PLAN

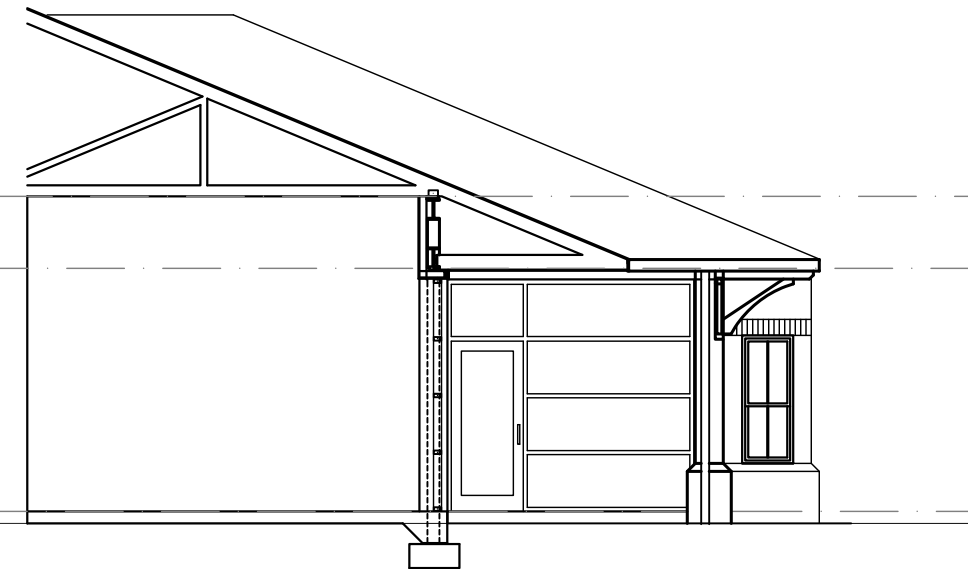
A-1



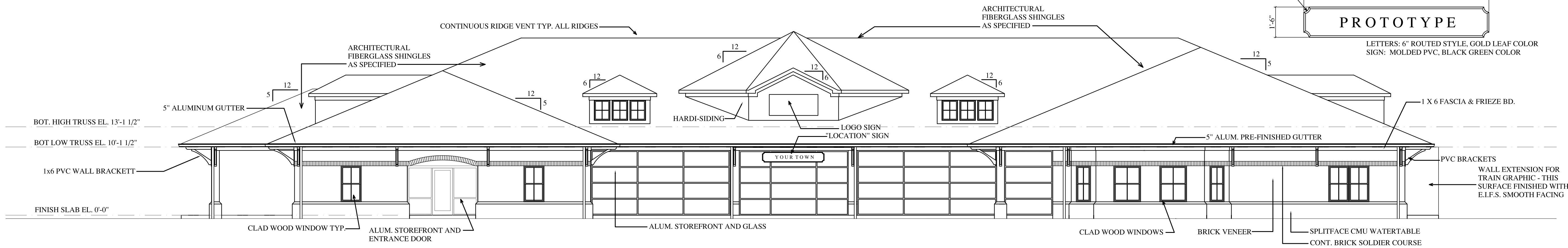
1 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

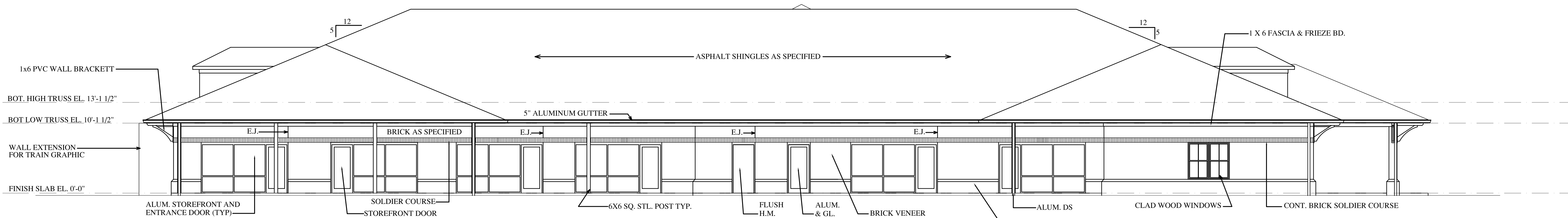
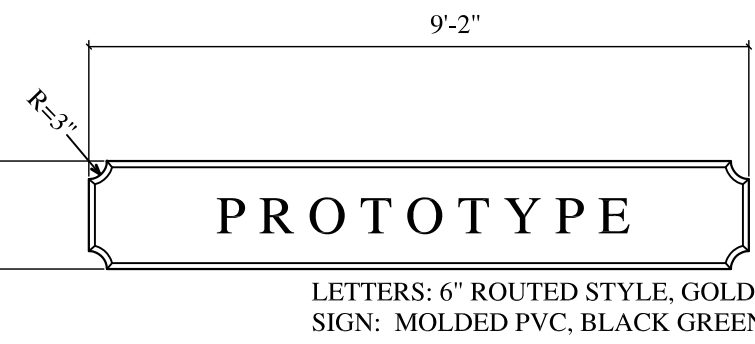


2.1 INT. ELEVATION
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"

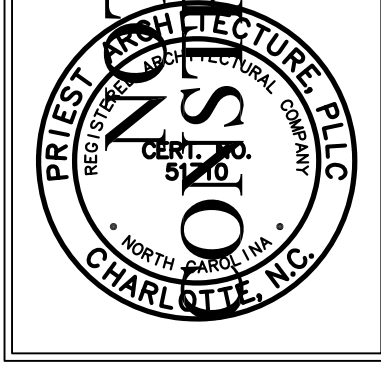
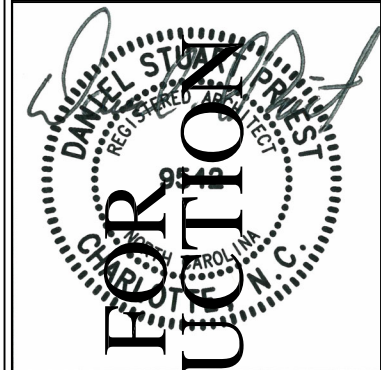
NOTE:
ALL DOWNSPOUTS SHALL BE CONNECTED TO THE
STORM WATER SYSTEM, SEE ALSO CIVIL DRAWINGS



4 BACK ELEVATION
1/8" = 1'-0"

PRIEST
ARCHITECTURE
P.C.

1204 THE PLAZA • UNIT #2 • CHARLOTTE, NC 28205
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EMAIL: PRIESTARCHITECT@BELLSOUTH.NET



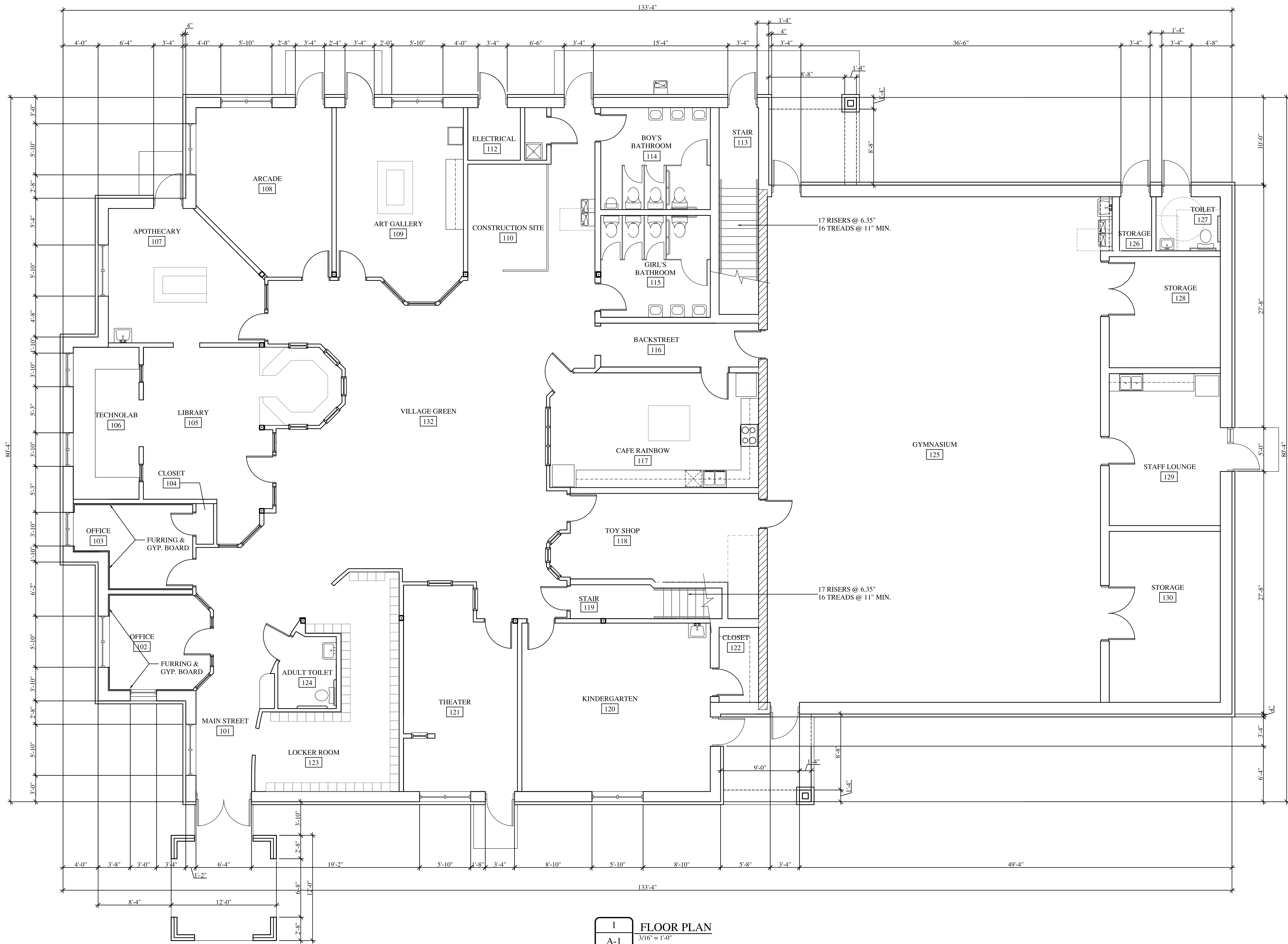
REVISIONS	
NO.	DATE

LEAFSPRING SCHOOL AT CORNELIUS
PRESCHOOL
18100 STATESVILLE ROAD
CORNELIUS, NORTH CAROLINA 28031

Project No:
1931A
Scale:
Date Drawn:
Sheet Title

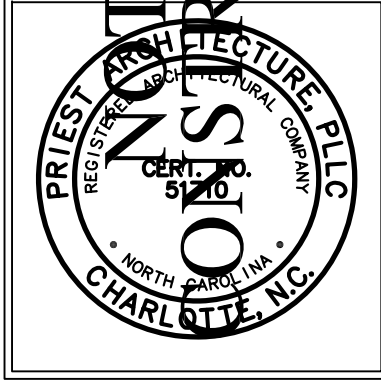
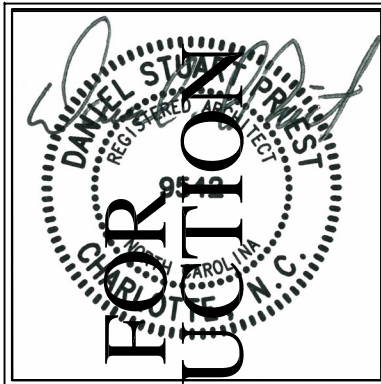
EXTERIOR
ELEVATIONS

A-2



1 FLOOR PLAN
A-1 3/16" = 1'-0"

PRIEST
ARCHITECTURE
PROJECT ARCHITECTURE PLLC
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EMAIL: PRIESTARCHITECT@BELLSOUTH.NET



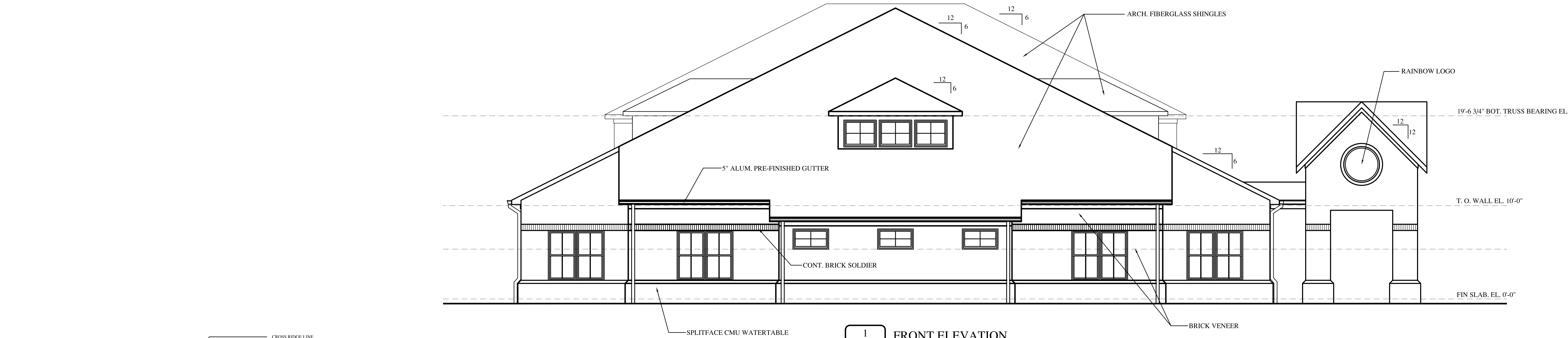
REVISIONS	
NO.	DATE

LEAFSPRING SCHOOL AT CORNELIUS
VILLAGE
18100 STATESVILLE ROAD
CORNELIUS, NORTH CAROLINA 28031

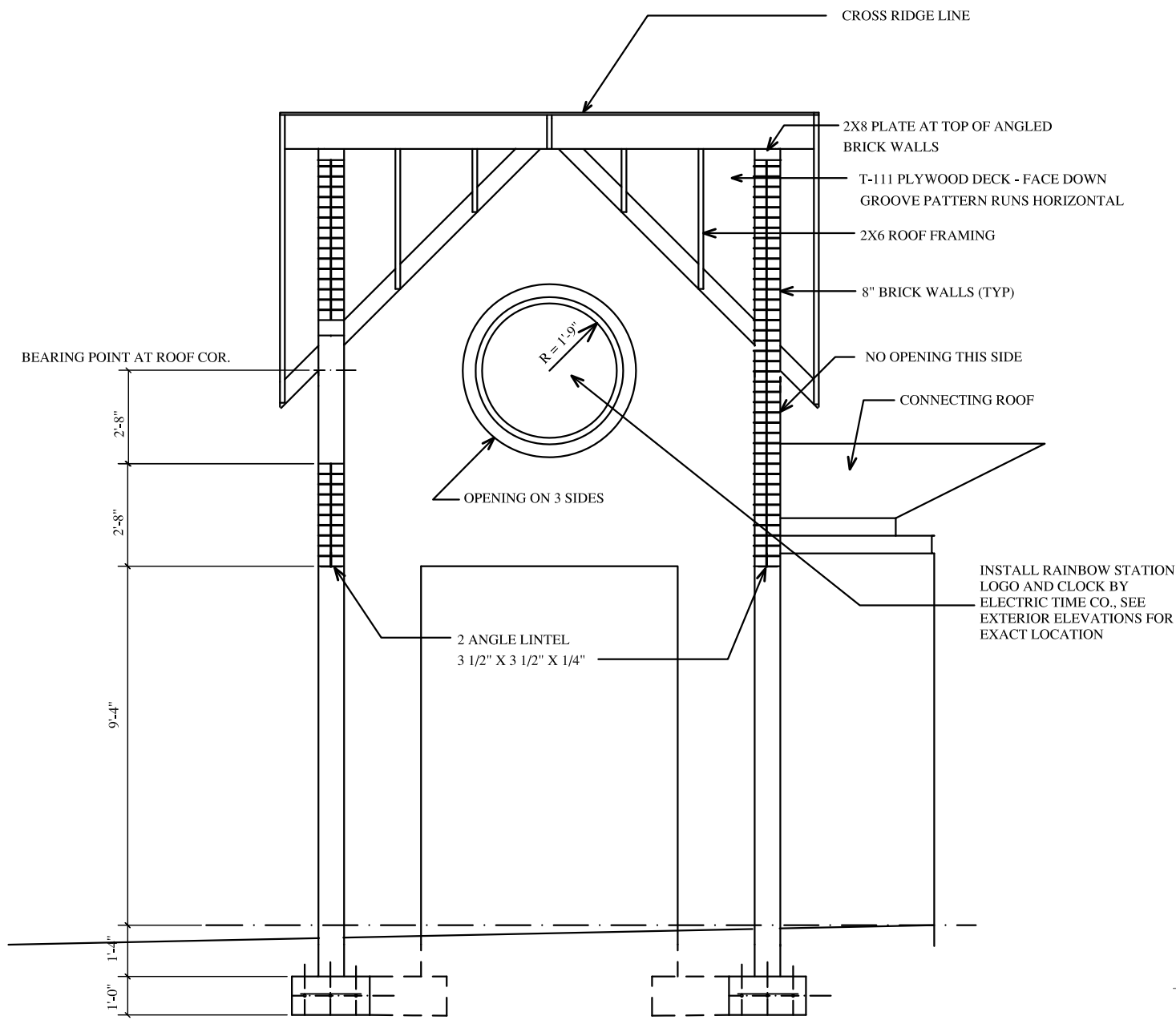
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1931B
Scale:
Date Drawn:
Sheet Title

FLOOR PLAN

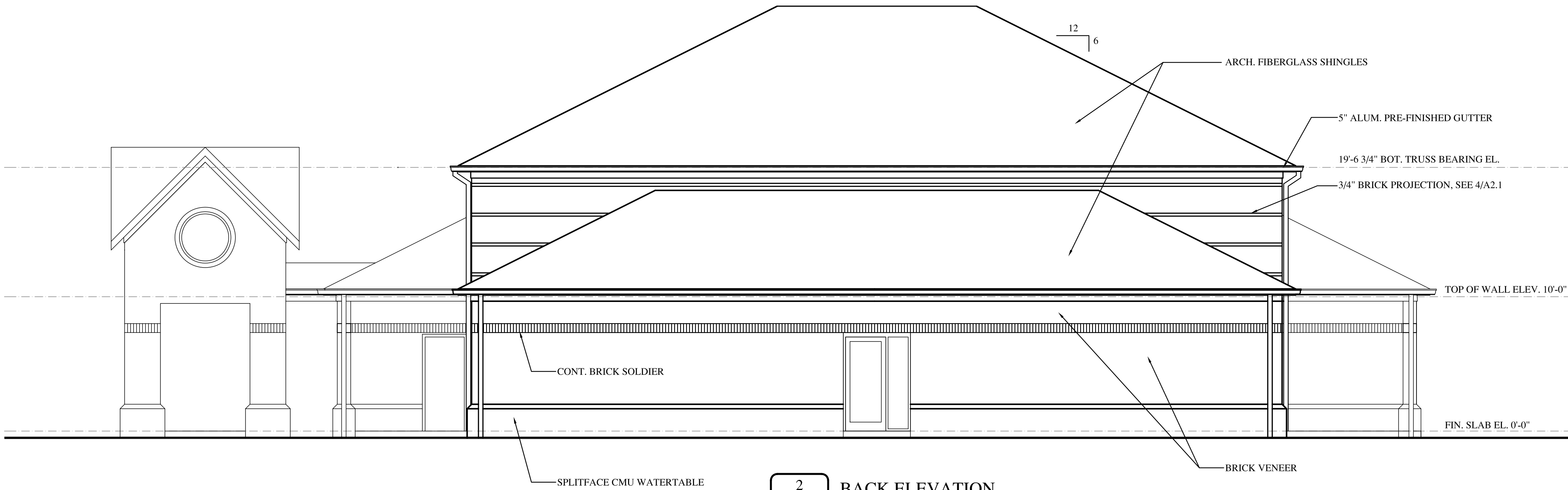
A-1



1 FRONT ELEVATION
A-2 3/16" = 1'-0"



3 TOWER SECTION
A-2 1/4" = 1'-0"



2 BACK ELEVATION
A-2 3/16" = 1'-0"

NOTE:

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PRIEST

ARCHITECTURE

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EMAIL: PRIESTARCHITECT@BELLSOUTH.NET

FOR CONSTRUCTION

PRIEST ARCHITECTURE PLLC
REGISTERED ARCHITECT
SINCE 1988
NORTH CAROLINA
CHARLOTTE, NC

REVISIONS

NO.	DATE

LEAFSPRING SCHOOL AT CORNELIUS

VILLAGE

18100 STATESVILLE ROAD
CORNELIUS, NORTH CAROLINA 28031

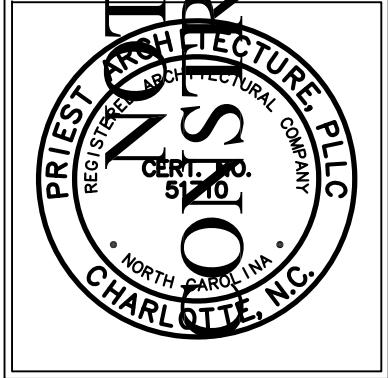
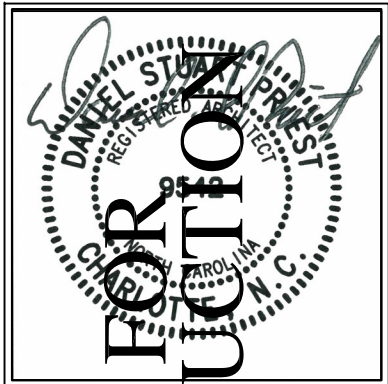
Project No:
1931B

Scale:

Date Drawn:

Sheet Title
EXTERIOR
ELEVATIONS

A-2

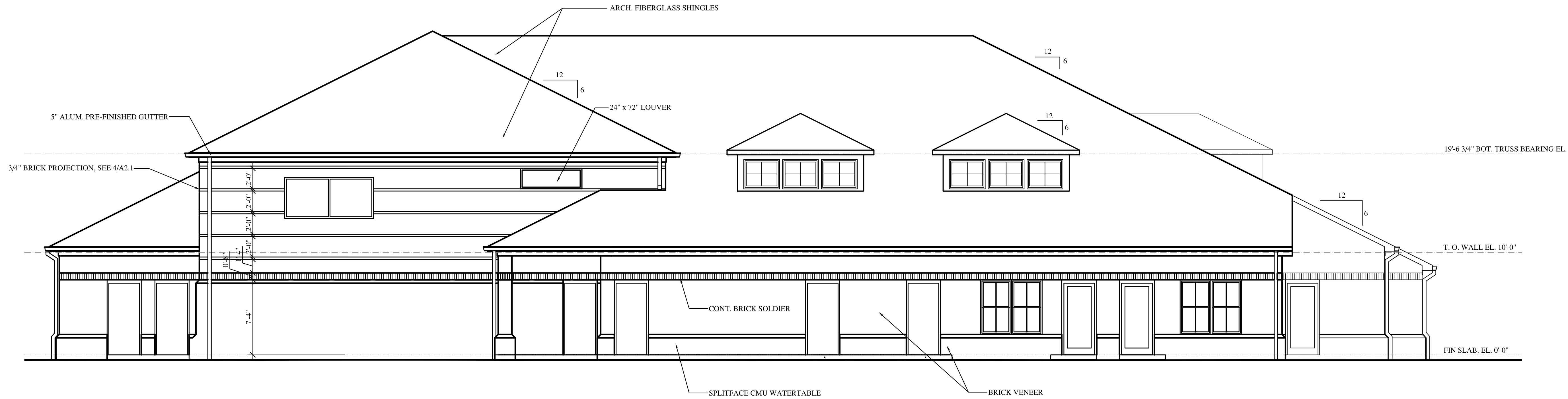


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**EXTERIOR
ELEVATIONS**

A-2.1



3
A-2.1
SIDE ELEVATION
3/16" = 1'-0"



4
A-2.1
SIDE ELEVATION
3/16" = 1'-0"

- NOTE:
1. ALL DOWNSPOUTS SHALL BE CONNECTED TO THE STORM WATER SYSTEM, SEE ALSO CIVIL DRAWINGS.
 2. PROVIDE CONTROL JOINTS IN MASONRY PER INDUSTRY STANDARDS.
 3. PROVIDE FIREBLOCKING INSTALLED AT MAXIMUM INTERVALS OF 20' WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS OF COMBUSTIBLE CONSTRUCTION. THERE SHALL BE NO CONCEALED SPACE EXCEEDING 100 SQ. FT BETWEEN BLOCKING.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 25, 2019

To: Chair and ARB Members

From: Summer Smigelski, Planning Admin.

Action Requested:

Discuss combining the November and December meetings to accommodate for the Holidays.

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
