Town of Cornelius
Pre-Development Review Committee

Agenda
April 24, 2017
12:00 PM
Town Hall Room 204

1. **Call To Order**
2. **Review And Recommendation**
   A. **Hodge HVAC - NC 115 across from FXI**
   B. **Robbins Park Hotel - Plan Amendment**
3. **Adjournment**

REQUEST FOR BOARD ACTION

Print

Date of Meeting: April 24, 2017

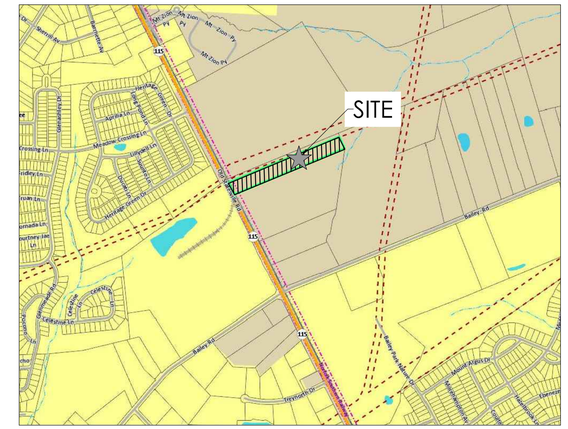
To: Mayor and Board of Commissioners

From:

Action Requested:

Manager's Recommendation:

ATTACHMENTS:		
Name:	Description:	Type:
2017-03-24_Site_Plan_SKETCH.PDF	Site Plan	Backup Material


SITE
Statesville Rd
Mayes Rd
Kelly Rd
Hawthorne Ln
Meadow Lake Dr
Meadow Lake Ln
Meadow Lake Pl
Meadow Lake Ct
Meadow Lake Cir
Meadow Lake Trl

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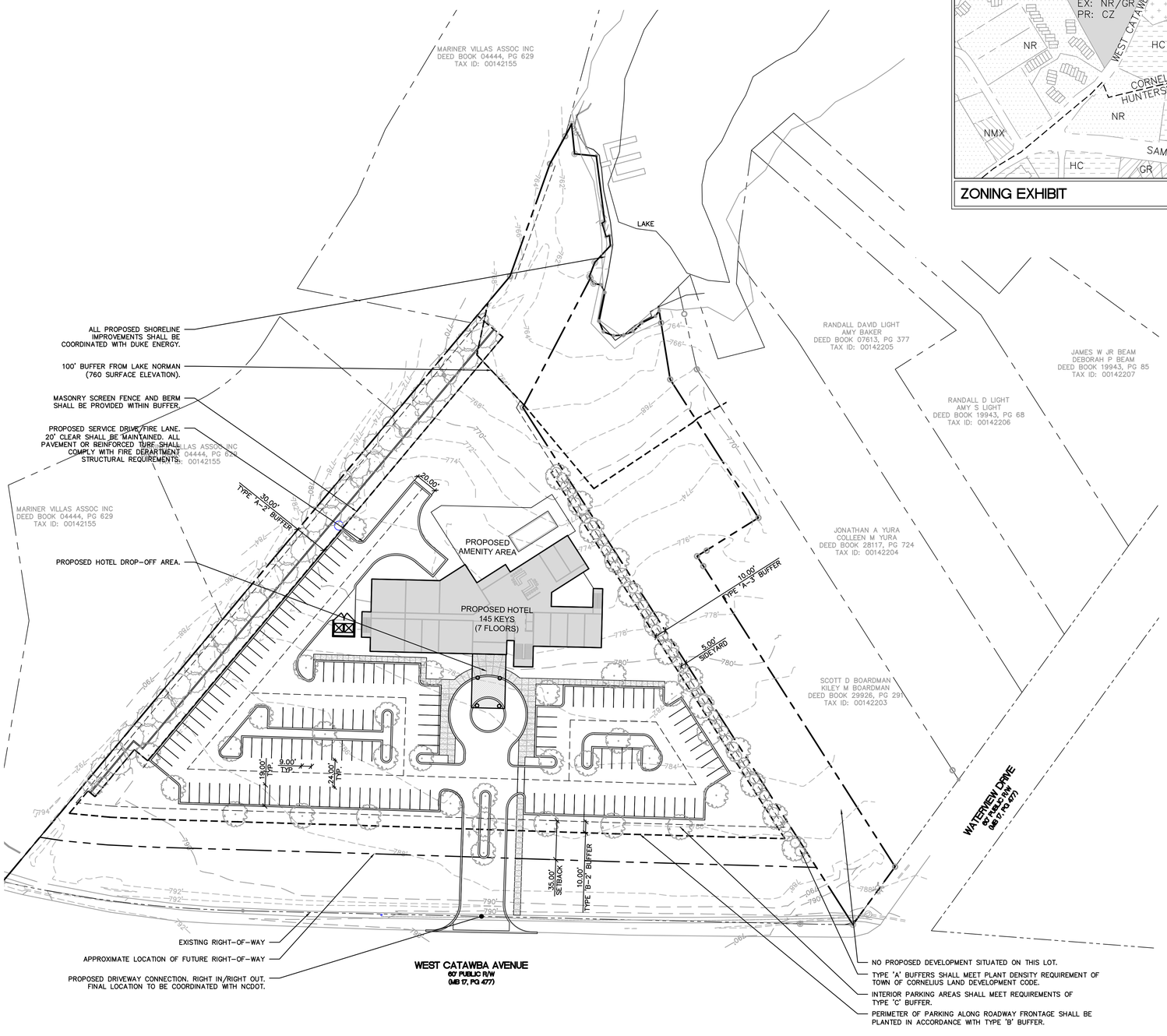
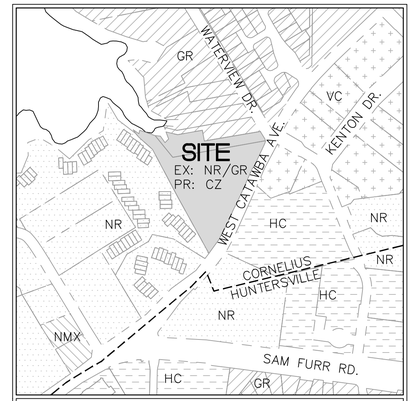
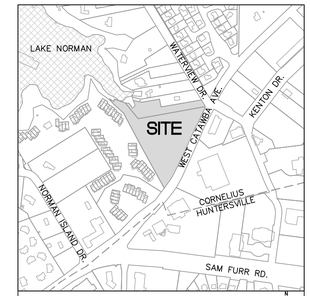
Name:	Description:	Type:
4489_-_Robbins_Park_Hotel_-_CZ_2nd_Submittal_-_0405.pdf	Site Plan	Backup Material





ZONING EXHIBIT N.T.S.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

ALTA/ASCM LAND TITLE SURVEY ISSUE DATE DECEMBER 17, 2015. PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD STATESVILLE ROAD, STE A, CORNELIUS, NC 28031. (704) 765-5134.

LEGEND

SYMBOL	
	PROPOSED BUILDING ENVELOPE
	PROPOSED CURB & GUTTER
	PROPOSED TREE
	PROPOSED MASONRY SCREEN FENCE

REZONING SUMMARY

PETITIONER:	SREERAMULU & PRASUNAMBA NARA 2001 N.W. 98TH AVENUE SUNRISE, FL 33322
PROPERTY OWNER:	SREERAMULU & PRASUNAMBA NARA 2001 N.W. 98TH AVENUE SUNRISE, FL 33322
TAX PARCEL #:	00142201
REZONING SITE AREA:	5.03 AC (219,107 SF)
TOTAL EXISTING BUA TO BE REMOVED:	±14,013 SF (6.4%)
TOTAL PROPOSED BUA:	50% MAXIMUM
EXISTING ZONING:	NR - NEIGHBORHOOD RESIDENTIAL
PROPOSED ZONING:	CZ - ROBBINS PARK HOTEL
EXISTING USE:	RESIDENTIAL/VACANT
PROPOSED USE:	HOTEL
TOTAL HOTEL KEYS:	145
MINIMUM SETBACK:	35' FROM FUTURE R/W
MINIMUM SIDE YARD:	5'
MINIMUM REAR YARD:	10'
TOTAL ON-SITE PARKING:	145 SPACES

*NOTE: SITE SHALL COMPLY WITH ALL APPLICABLE POST CONSTRUCTION CONTROLS AND CRITICAL WATERSHED REGULATIONS.

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Charlotte, North Carolina 28202

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url+ www.colejenestone.com

MILLINGEN ARCHITECTS

43 OLD HOPE RD
KINGSTON, JAMAICA

ROBBINS PARK HOTEL

16801 WEST CATAWBA AVENUE
CORNELIUS, NORTH CAROLINA
28031

CONDITIONAL REZONING PLAN

Project No.
4489

Issued
04/05/17

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

SCALE: 1"=50'
0 25 50 100

N

RZ-100

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DEVELOPMENT STANDARDS

April 5, 2017

1. Definition of Development Plan. The Site, known as Robbins Park Hotel, will be governed by these development standards, which are part of the Major Site Plan, Major Subdivision, Conditional Rezoning and Vested site plan identified as REZ _____ (The "Development Plan"), submitted by the Applicant named herein and the applicable provisions of the Cornelius Land Development Code in effect on June 24, 2016 (the "LDC"). Unless otherwise shown on the Development Plan, the regulations established under the Ordinance shall govern development of the Site.

2. The Site. These development standards are associated with the rezoning petition REZ _____, filed by Sreeramulu Nara and Prasunamba Nara ("Applicant") to accommodate development of the property owned by Sreeramulu Nara and Prasunamba Nara identified as Tax Parcel 00142201 located on West Catawba Avenue and Waterview Drive (the "Site").

3. Subdivision. The Site is one development and will be developed as a hotel as depicted on the Development Plan. However, recombination, condominiumization, reconfiguration or reduction of parcels may occur in accordance with the regulations of the LDC. Exact locations of improvements shall be determined during the construction drawing phase of development.

4. Building Parcels. The size of the building parcel and footprint may vary and the Ordinance may require modifications to proposed building footprint once final building design work is complete. The development depicted in the Development Plan is schematic in nature and intended to describe the general arrangement of the building. Accordingly, the configurations, placements, and sizes of the building footprint and lot, as well as the location of streets shown on the Development Plan, are schematic in nature and, subject to the provisions set forth herein, may be altered or modified during design development and construction phases established on the Development Plan and subject to the standards of the Ordinance. Parking layouts and locations of off street parking spaces may also be modified to accommodate final building location.

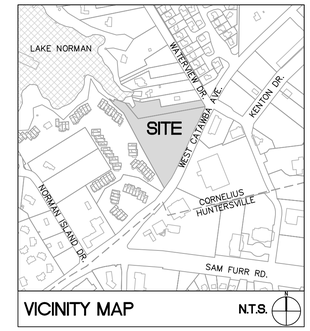
5. Modifications. Applicant may voluntarily agree to apply for future amendments to the Development Plan in a manner consistent with the LDC as it changes from time to time. Such modifications to the LDC shall in no way impact the Applicant's vested rights established per the LDC once the Development Plan is approved. Applicant, or it's designated successor in interest of the specific right to amend the Development Plan as set forth herein, may request an amendment to this Development Plan without the written consent of any other owners 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 or otherwise materially impairs any other property rights of such owner. Minor adjustments to curbs and curb cuts may be made administratively to accommodate emergency, sanitation and delivery vehicles during the construction drawing phase of development except in the instance of a major amendment.

6. Phasing. The site may be phased. Phasing information shown on the Development Plan is estimated and may occur outside the dates shown on the Development Plan and either in the order indicated on the Development Plan or in another configuration, order or sequence with the approval of the Planning Director. Utilities and infrastructure will be delivered to each individual parcel as each is developed. Grading of the Property shall be completed per phase of the development. Any service or loading areas incorporated at the construction plan review stage of permitting shall be designed in accordance with the LDC to properly screen such areas and accommodate the required stacking and maneuvering space.

7. Permitted Uses and Standards. The Site may be devoted to the uses set forth on the Development Plan, including hotel, retail, restaurant, office, conference, amenities and any other incidental or accessory uses associated therewith which are permitted under the Ordinance or shown on the Development Plan. Building height, access, landscaping, lighting, buffers, setbacks, parking, open space and other design elements are permitted as shown on the Development Plan. To the extent the Development Plan does not comply in every respect with the requirements of the Ordinance, it is an Innovative Development.

8. High Density Option. The high density option as shown on the Development Plan is approved by the Cornelius Town Board upon approval of the Development Plan.

9. Vested Rights. Applicant has requested vested rights approval pursuant to Section 12.10 of the LDC and G.S.160A-385.1 of the North Carolina General Statutes. The approved Development Plan is vested for a period of five (5) years from the date of the approval of the Development Plan by the Cornelius Town Board.



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SCALE: 1"=50'

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RZ-200

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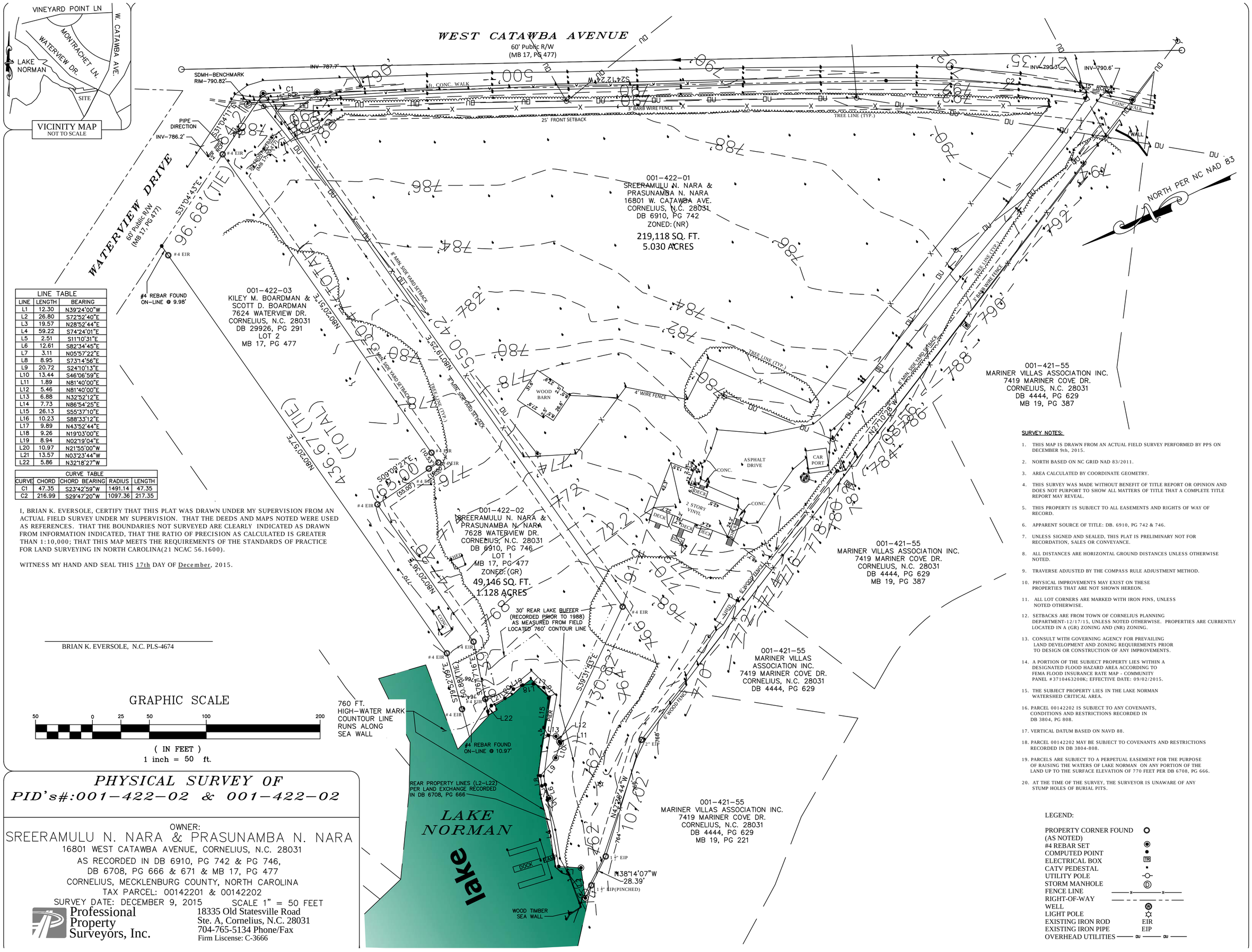

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.30	N39°24'00"W
L2	26.80	S72°52'40"E
L3	19.57	N28°52'44"E
L4	59.22	S74°24'01"E
L5	2.51	S11°10'31"E
L6	12.61	S82°34'45"E
L7	3.11	N05°57'22"E
L8	8.95	S73°14'56"E
L9	20.72	S24°10'13"E
L10	13.44	S46°06'59"E
L11	1.89	N81°40'00"E
L12	5.46	N81°40'00"E
L13	6.88	N32°52'12"E
L14	7.73	N86°54'25"E
L15	26.13	S55°37'10"E
L16	10.23	S88°33'12"E
L17	9.89	N43°52'44"E
L18	9.26	N19°03'00"E
L19	8.94	N02°19'04"E
L20	10.97	N21°55'00"W
L21	13.57	N03°23'44"W
L22	5.86	N32°18'27"W

CURVE TABLE				
CURVE	CHORD	CHORD BEARING	RADIUS	LENGTH
C1	47.35	S23°42'59"W	1491.14	47.35
C2	216.99	S29°47'20"W	1097.36	217.35

I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 17th DAY OF December, 2015.

BRIAN K. EVERSOLE, N.C. PLS-4674

SURVEY NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON DECEMBER 9th, 2015.
2. NORTH BASED ON NC GRID NAD 83/2011.
3. AREA CALCULATED BY COORDINATE GEOMETRY.
4. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
6. APPARENT SOURCE OF TITLE: DB. 6910, PG 742 & 746.
7. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
8. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
9. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
10. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
11. ALL LOT CORNERS ARE MARKED WITH IRON PINS, UNLESS NOTED OTHERWISE.
12. SETBACKS ARE FROM TOWN OF CORNELIUS PLANNING DEPARTMENT-12/17/15, UNLESS NOTED OTHERWISE. PROPERTIES ARE CURRENTLY LOCATED IN A (GR) ZONING AND (NR) ZONING.
13. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
14. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710463200K; EFFECTIVE DATE: 09/02/2015.
15. THE SUBJECT PROPERTY LIES IN THE LAKE NORMAN WATERSHED CRITICAL AREA.
16. PARCEL 00142202 IS SUBJECT TO ANY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DB 3804, PG 808.
17. VERTICAL DATUM BASED ON NAVD 88.
18. PARCEL 00142202 MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED IN DB 3804-808.
19. PARCELS ARE SUBJECT TO A PERPETUAL EASEMENT FOR THE PURPOSE OF RAISING THE WATERS OF LAKE NORMAN ON ANY PORTION OF THE LAND UP TO THE SURFACE ELEVATION OF 770 FEET PER DB 6708, PG 666.
20. AT THE TIME OF THE SURVEY, THE SURVEYOR IS UNAWARE OF ANY STUMP HOLES OF BURIAL PITS.

LEGEND:

PROPERTY CORNER FOUND (AS NOTED)	○
#4 REBAR SET	◉
COMPUTED POINT	•
ELECTRICAL BOX	TR
CATV PEDESTAL	▪
UTILITY POLE	
STORM MANHOLE	Ⓓ
FENCE LINE	—x—x—
RIGHT-OF-WAY	— — — —
WELL	Ⓦ
LIGHT POLE	
EXISTING IRON ROD	EIR
EXISTING IRON PIPE	EIP
OVERHEAD UTILITIES	—OU—OU—

PHYSICAL SURVEY OF
PID's#:001–422–02 & 001–422–02

OWNER:
SREERAMULU N. NARA & PRASUNAMBA N. NARA
16801 WEST CATAWBA AVENUE, CORNELIUS, N.C. 28031
AS RECORDED IN DB 6910, PG 742 & PG 746,
DB 6708, PG 666 & 671 & MB 17, PG 477
CORNELIUS, MECKLENBURG COUNTY, NORTH CAROLINA
TAX PARCEL: 00142201 & 00142202
SURVEY DATE: DECEMBER 9, 2015 SCALE 1" = 50 FEET

Professional Property Surveyors, Inc.
18335 Old Statesville Road
Ste. A, Cornelius, N.C. 28031
704-765-5134 Phone/Fax
Firm Liscense: C-3666