

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.:	<u>2005-026</u>
Date Filed:	<u>11/22/04</u>
Received By:	<u>ETS</u>

OWNERSHIP INFORMATION:

Property Owner: Crosland-521 Commons LLC

Owner's Address: 125 Scaleybark Road, Charlotte, North Carolina 28209

Date Property Acquired: 2002 Tax Parcel Number(s): 22353101

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 16151 Lancaster Highway- southeasterly

corner of the intersection of Old Highway 521 (Lancaster Highway) and Johnston Road (new Highway 521)

Size (Sq. Ft. or Acres): Approximately 6.6 acres

Current Land Use: Office/Commercial Mixed Use Development

ZONING REQUEST:

Existing Zoning: NS Proposed Zoning: S.P.A. - NS Site Plan Amendment

Purpose of Zoning Change: The current zoning plan allows 71,500 square feet of floor area on the Site, of which no more than 10,000 square feet can be devoted to commercial-retail uses. The purpose of the requested Site Plan Amendment is to allow for a redistribution of the office and commercial portions of the development such that the allowable floor area can be utilized for up to 50,000 square feet of commercial uses and up to 21,500 square feet of office uses. The redistribution of the office and commercial segments will not result in an increase in the total floor area permitted on the Site.

Jeff Brown/ Laura Simmons
Name of Agent
Kennedy Covington Lobdell & Hickman, LLP
214 North Tryon Street, 47th Floor
Charlotte, North Carolina 28202

Agent's Address (City, State, Zip)
704- 331-7471/331-5784 704- 353-3171/ 353-3684
Telephone Number Fax Number

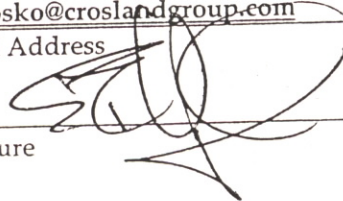
jbrown@kennedycovington.com
llsimmons@kennedycovington.com
E-Mail Address

Signature of Property Owner if other than Petitioner

Crosland Commercial, a division of The Crosland Group, Inc.
Names of Petitioners
Attention: Mr. Eric Vargosko, Vice-President
125 Scaleybark Road
Charlotte, North Carolina 28209

Address of Petitioners (City, State, Zip)
(704) 561-5305 (704) 523-6140
Telephone Number Fax Number

evargosko@croslandgroup.com
E-Mail Address


Signature