

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

As amended to reflect addition of ball fields tract, requested zoning and purpose of petition

FY2004 Petition No.:	2004-055
Original Date Filed::	2/23/04
Revised Date Filed:	08/30/2004
Received By:	Charlotte Waldron

OWNERSHIP INFORMATION:

Property Owner: The McAlpines, LLC

Owner's Address: P.O. Box 2439 City, State, Zip: Matthews, NC 28106

Date Property Acquired 1986 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): The McAlpines Office Park on
Monroe Road

Tax Parcel Number(s): 189-201-26, 189-201-27, 189-293-52, 189-243-01, 189-293-54, 189-293-55, 189-293-56,
189-293-57, 189-293-53, 189-293-62 and 189-293-63

Current Land Use: Day Care Center, Undeveloped, Office and Ball Fields

Size (Sq. Ft. or Acres): Approximately 76.4 Gross Acres

ZONING REQUEST:

Existing Zoning: I-1 Proposed Zoning: B-1(CD), O-1(CD) and B-2(CD)

Purpose of Zoning Change:

This downzoning request seeks to eliminate the industrial uses currently permitted under the existing I-1 (Light Industrial) zoning for the McAlpines Business Park and proposes, instead, a mixed-use development with a combination of office and retail uses, a hospice facility and "gathering hall" (for the existing historic barn on the Site) on undeveloped portions of the park. The existing office uses and the existing daycare use within the Business Park will remain.

Jeff Brown/Laura Simmons

Name of Agent
Kennedy Covington Lobdell & Hickman, L.L.P.
214 North Tryon Street, 47th Floor
Charlotte, NC 28284

Agent's Address (City, State, Zip)

704.331.7471/704-331-5784 704.353.3171

Telephone Number Fax Number

jbrown@kennedycovington.com/
llsimmons@kennedycovington.com

E-Mail Address

Signature of Property Owner if other than Petitioner

Daniel Levine

Names of Petitioners

P.O. Box 2439
Matthews, NC 28106

Address of Petitioners (City, State, Zip)

704.366.7981 704.366.1878

Telephone Number Fax Number

dlevine@levineproperties.com

E-Mail Address

SEE FILE

Signature