

MANDATORY REFERRAL REPORT NO. 00-21
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ABC Store #25
May 16, 2000

PROJECT LOCATION

1.263 acre outparcel in Callabridge Landing, a proposed shopping center to be located in Mecklenburg County Tax Parcel number 023-261-02 and shown on a preliminary layout (see attachment 1). The shopping center is located in the northeast quadrant of the intersection of Brookshire Freeway and Mount Holly-Huntersville Road.

PROJECT PROPOSAL

The ABC proposes to purchase the site to locate an ABC retail store.

PROJECT JUSTIFICATION

An ABC store is proposed at this location to meet the needs of an area of the County which is currently experiencing significant growth.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The Northwest District Plan (1990) calls for a Community Mixed Use Commercial Center at this location. The proposed store location is also at the center of the study area for the I-485/Brookshire Boulevard Urban Design Plan, which was recommended by the *Westside Strategic Plan* and the *I-485 Interchange Analysis* report. The *Westside Strategic Plan* calls for an urban design plan for a “village/town center mixed-used development.” The urban design plan for the area is developing concept plans and guidelines for such development. The plan will recommend that a village center be developed along the section of Mt. Holly-Huntersville where this store is proposed to be located. With this in mind, the site design for this store should be compatible with the urban design guidelines that will be recommended for this area, including:

- *Building should be designed to encourage and complement pedestrian activity. Building entrances should connect directly to a sidewalk along a public or internal street or to an open space. The use of blank walls should be minimal. Front doors of buildings should be recessed and clearly visible from the street.*
- *Surface parking should be placed behind buildings, whenever possible.*
- *To reduce the visual impact of parking areas, the creation of smaller expanses of parking lots, which include landscaping, should be constructed.*

PROJECT IMPACT

The project site is currently undeveloped and is an outparcel on a larger site that is zoned B-1 SCD (rezoning case 88-67(c)). Development of the site will be subject to subdivision approval for the Callabridge Landing development, which is contingent upon submittal, review and approval of a preliminary site plan. The ABC store would provide a service to the residential development that is occurring in this area.

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PROJECT COST

An offer for the land has been made at \$325,000. Building costs are estimated at \$700,000.

STAFF RECOMMENDATION

Staff recommends approval of the proposal. Site developers should consult with Planning staff working on the I-485/Brookshire Boulevard regarding land use and design recommendations for the area to come up with a site plan for the store site that will be compatible with the area plan. (See site design recommendations above.)

PLANNING COMMITTEE RECOMMENDATION

The Mandatory Referral was recommended for approval by the Planning Commission.