

MANDATORY REFERRAL REPORT NO. 02-01
MECKLENBURG COUNTY ABC BOARD
ABC LIQUOR STORE NUMBER 24 – CALLABRIDGE LANDING SHOPPING CENTER

PROJECT PROPOSAL AND LOCATION: The ABC intends to acquire and develop a portion of PID 02326102, which is in the vicinity of Hwy 16 and Mt. Holly-Huntersville Road in the Coulwood area. The subject property will be a 1.451-acre out-parcel (“out-parcel #7”), located on the southwest side of the shopping center, which will be occupying the remainder of this site.

PROJECT JUSTIFICATION: The proposed project is in response to increased population in this area of the city and anticipated customer demands.

PROJECT IMPACT: The project site is currently undeveloped and is an out-parcel of 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.

RELATIONSHIP TO OTHER PUBLIC OR 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 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” in this area.

The “I-485/Brookshire” plan, being developed for the area, is developing concept plans and guidelines for such development. The plan includes a recommendation for a village center to be developed along the section of Mt. Holly-Huntersville where this store is proposed to be located. Consistent with the plan recommendations, 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.

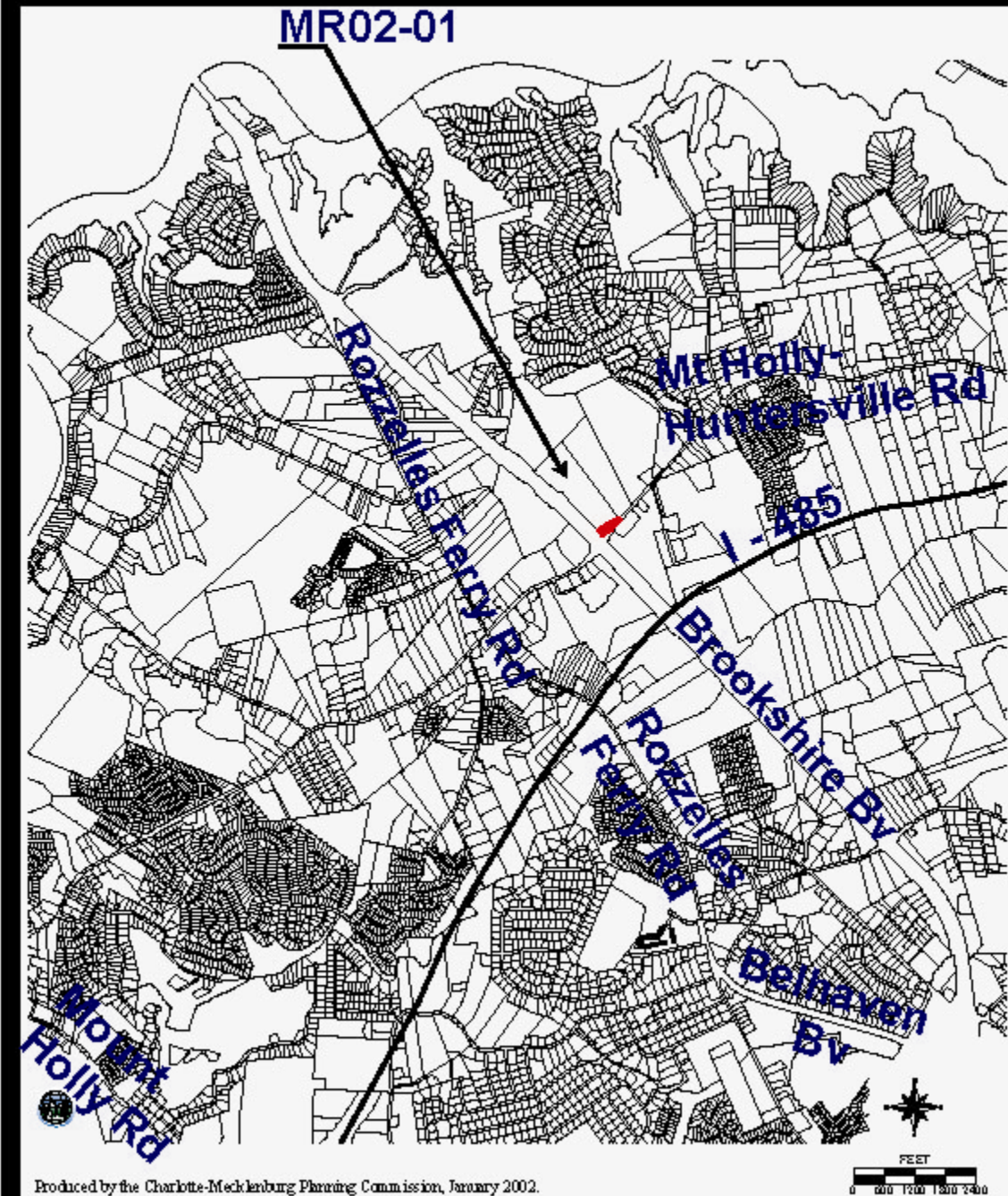
PROJECT COST: Anticipated land costs of \$300,000, building construction costs of \$500,000, and fixtures, furnishings and equipment of \$100,000; with a total \$900,000 project cost.

STAFF RECOMMENDATION: The Joint Use Task Force reviewed this application and had no comments regarding joint use opportunities for this site.

Staff recommends approval of the proposal, subject to the following. Site developers should consult with Planning staff working on the I-485/Brookshire Boulevard study area regarding land use and design recommendations for the area to come up with a site plan for the store that will be compatible with the area plan. (See site design recommendations above.) NOTE: A mandatory referral for this same use at this same location but a different out-parcel was approved by the Planning Committee in May of 2000.

PLANNING COMMITTEE RECOMMENDATION: The Planning Committee approved the request by a 6-1 vote at its January 15, 2002 meeting.

Mandatory Referral: MR02-01



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CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. Initiating Department: Mecklenburg County ABC Board

Date: 12/20/01

Submitted By: Joe Hurley

Department Representative:

II. Project Name: ABC LIQUOR STORE #24

III. Location and Description of Project:
9737 Callabridge Court
Charlotte, NC 28216

IV. Project Justification/Need:
To accommodate expanding community needs.

V. Project Status (check all that apply):

Nothing done but this report	X	<i>Land not yet acquired</i>	
Preliminary plans completed		Land acquisition underway	X
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

VI. Proposed Development Schedule:

<i>Task</i>	<i>Begin</i>	<i>Completed</i>
Planning	12/1/01	3/1/02
Land	3/1/02	4/1/02
Constructio n	6/1/02	12/1/02

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.)

VII. Relation of this proposal to other public projects: (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?)
NONE

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) LAND \$300,000 BLDG. \$500,000 FIXTURES/FURNISHINGS \$100,000 TOTAL OF \$900,000

IX. Assistance Funds: (If state or federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance.) NONE

Please attach tax map indicating properties involved in this proposal

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