

MANDATORY REFERRAL-REPORT NO. 03-18
Proposed sale of ABC property located in Matthews Corner Shopping Center

PROJECT PROPOSAL AND LOCATION:

The ABC Board purchased a 1.09 acre out-parcel, parcel ID number 19331143, in 1999 with the initial intention of constructing an ABC store (Mandatory Referral MR 99-23). The zoning jurisdiction is Matthews and the property is zoned B-1SCD. The property is located across Matthews Township Parkway from Sycamore Commons Shopping Center in Matthews Corner Shopping Center. Matthews Corner Shopping Center was anchored by Hannaford Bros. grocery store prior to its closing. The Board has received an offer from a real estate developer who is interested in developing the property for retail purposes.

PROJECT JUSTIFICATION:

The ABC Board purchased the land in 1999 but has delayed developing the property as demographics and transportation have changed. Current market studies indicate that a site further east on Highway 74 would provide the Board a better opportunity to serve the citizens of Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

ABC has a policy of not land-banking properties for which it has no foreseeable need.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Matthews Land Use Plan (updated and adopted in 2002) recognizes commercial land use for this site. The subject property is within the Highway Overlay and so development must comply with standards outlined in the overlay requirements, including landscaping and no parking between the building and Highway 51. Development of the site under its current zoning must conform to B-1SCD permitted uses, so can't include drive-through restaurants, gas stations, auto repair or similar uses.

PROJECT IMPACT:

None have been identified. The incremental addition of retail allowed on this relatively small site should have negligible negative impacts. The addition of small-scale retail at this location may, in fact, serve to improve the likelihood of the redevelopment of the vacant Hannaford's store.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is within a half mile of the proposed Southeast corridor transit station at Matthews Township Parkway and Krefeld Drive.

ESTIMATED PROJECT COMPLETION DATE:

The land is expected to sell in 6-8 months.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their August 6, 2003 meeting and no joint use opportunities were identified.

Additionally, Planning staff has contacted the Town of Matthews, whose staff reports that they have no need for the property.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the sale, subject to the requirements in the Matthews ordinances. The development of retail at this site would be consistent with the adopted land use plan. The development must be a land use permitted in the B-1SCD district, and must comply with the Highway Overlay and the Matthews Sign Ordinance. As stated by the initial zoning site plan for the subject property (approved June 1, 1992), the out-parcel must be served internally and must not have direct access to Matthews Township Parkway.

Staff also suggests that the redevelopment of the parcel be designed in a manner that is transit supportive, such as provision of direct pedestrian connections to the public sidewalk and to nearby retail, and to promote bicycle use and transit connections. A variety of integrated land uses support transit by providing a greater variety of destinations within the station area.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended sale of this property by a 7-0 vote at their September 16, 2003 meeting.

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