

MANDATORY REFERRAL | REPORT NO. 19-03

Proposal to acquire land in East Charlotte for an ABC Store

PROJECT PROPOSAL AND LOCATION:

Purchase from Eastside Connections JV, LLC of approximately 0.839 acres of land in Mecklenburg County, Parcel 16303249, as preliminarily shown in the attached map. The boundaries of the land include Independence Blvd to the NE, Zeus Street to the southeast, and Connection Pint Blvd. to the south. The land currently is vacant. The Mecklenburg County ABC Board proposes to operate an ABC Store on the site. The property is zoned B-2. The site is part of a larger development, MoRA Point.

PROJECT JUSTIFICATION:

In the exercise of the ABC Board's business judgment, this is an appropriate location for an ABC Store. The project falls within the ABC Board's statutory authority.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The purchase falls within the ABC Board's statutory authority and is consistent with its mission to manage the sale of distilled spirits in compliance with laws that govern the sale and use of alcoholic beverages. The proposed use is consistent with the B-2 zoning district, and consistent with encouraging retail uses along the Independence Corridor (see Independence Boulevard Area Plan, 2011).

The site is within the Metropolitan Transit Commission (MTC) adopted Silver Line light rail corridor. The project is currently unfunded but conceptual plans indicate significant impacts to the site upon construction of the alignment.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Independence Boulevard Area Plan* (2011) recommends office and retail uses for this parcel. The policy specifies that existing retail and office uses may remain, however due to parcel depths, increased development intensity is not recommended. Residential land uses are appropriate and should be integrated with the neighborhood and orient away from Independence Boulevard toward the surrounding neighborhood. Development of parcels in this sub area should be oriented such that they do not preclude the extension of the proposed new street to the Long Avenue connections on the south and Glendora Drive on the north.

PROJECT IMPACT:

The ABC Board's proposed use of this site will not have a significant negative impact on traffic or other public infrastructure beyond that which would be created by any retail use, which is permitted on this site under the approved zoning.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The ABC Board understands that its project will be part of a larger private retail development by Selwyn Property Group and will complement the overall retail project. The ABC Board understands that the internal street network and other infrastructure improvements will be constructed by Selwyn Property Group.

The site is within the Metropolitan Transit Commission (MTC) adopted Silver Line light rail corridor. The project is currently unfunded but conceptual plans indicate significant impacts to the site upon construction of the alignment. The applicant is aware of this project and its potential impacts on the subject site.

ESTIMATED PROJECT COMPLETION DATE:

The proposed purchase will close in the first quarter of 2019. The intended opening of the business is estimated to be the first quarter of 2020. The Board intends this location to replace the current store located at Village Lake Dr. The purchase has been approved by the Board and funded.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction over email on February 4th, 2019 and no comments were offered.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposal and has the following comments:

Conclusions:

- Since the site is currently proposed to be developed under the existing B-2 zoning, the use currently is permitted. However, over time this site may be impacted by the proposed Silver Line light rail alignment and access management strategies of NCDOT related to the Independence Boulevard improvement project(s).
- The site should be designed to be integrated in the proposed development along Connection Point Boulevard.

