

MANDATORY REFERRAL | REPORT NO. 19-25
Proposal to lease property on Steelcroft Pkwy Road

PROJECT PROPOSAL AND LOCATION:

Potential land lease from RGOP 5, LLC of approximately 1.76 acres of land in Mecklenburg County, Parcel 21906109, as preliminarily shown on Exhibit A. The boundaries of the land include Steelcroft Pkwy to the north, Hoover Creek Blvd to the west, and Steel Creek Rd to the southeast. The land currently is vacant. The Mecklenburg County ABC Board proposes to operate an ABC Store on the site. The property is zoned for commercial use. The site is part of a larger development, RiverGate Park.

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.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Steele Creek Area Plan (2012) recommends Office/Retail land uses for this site and surrounding area.

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 the project will be part of a larger private retail development, RiverGate Park and will complement the overall retail project.

ESTIMATED PROJECT COMPLETION DATE:

The contract to lease will likely be signed in the fourth quarter of 2019. The lease has been approved by the Board and will be funded by location generated revenue as well as the Board's working capital.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed request and has the following comments:

Conclusions:

- Since the site is currently proposed to be developed under the existing CC zoning, the use currently is permitted. However, over time this site may be impacted by the proposed NCDOT Steele Creek Road (NC 160) widening project.
- Retail land uses are compatible at this site.

Adopted Goals and Policies:

- The site is within a mixed-use activity center, as per the Centers, Corridors and Wedges Growth Framework and includes a mix of office, retail and residential uses.

CMPC PLANNING COMMITTEE REVIEW:

At their October 15th meeting, the Planning Committee reviewed the proposed request and had no comments.

LOCATION MAP



