

MANDATORY REFERRAL REPORT NO. 98-10
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
UNIVERSITY CITY BOULEVARD ABC STORE
APRIL, 1998

PROJECT LOCATION

The subject property, tax parcel number 051-122-20 is located at 10032 University City Boulevard (Hwy. 49), near the intersection of Pavilion Boulevard/Back Creek Church Road.

PROJECT PROPOSAL

The Mecklenburg County Alcoholic Beverage Control (ABC) Board is proposing to purchase 1.04 acres of vacant land to construct an ABC store on University City Boulevard to better serve the market in this area.

PROJECT JUSTIFICATION

Currently, the nearest ABC store is approximately nine miles from this site. This general area is developing rapidly with residential and commercial uses. An ABC store at this site would provide convenience to the customer and perhaps increase revenue for the ABC Board.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The subject property is located within the boundaries of the Northeast District Plan. The Plan identifies this area as a location for commercial land uses. The property is currently zoned B-1 and an ABC store is a permitted use in this zoning classification.

Surrounding land uses include a neighborhood convenience center, commercial uses and vacant land. Also, a single family and multi family subdivision is planned for a nearby tract at the intersection of University City Boulevard and Back Creek Church Road.

PROJECT IMPACT

The subject property is located in an area that is rapidly growing. The site is located near the proposed University City Boulevard/I-485 Interchange. The interchange will continue to spur growth in this immediate area. An ABC store at this location will serve the growing population in this area.

PROJECT COST

A proposal of \$465,000 was made to the property owner and the cost to construct a new facility is \$450,000 for a total project cost of \$915,000.

STAFF RECOMMENDATION

Staff supports the sale of this property to purchase this site to construct an ABC store. The current B-1 zoning classification of the parcel where the use is to be located, allows for commercial development and the use is consistent with the land use recommendations made in the Northeast District Plan.

PLANNING COMMITTEE RECOMMENDATION

