

MANDATORY REFERRAL REPORT NO. 99-01
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Relocate and Expand ABC Store #8

JANUARY 1999

PROJECT LOCATION

The parcel (#191-103-99) is 1.78 acres located at 7210 East Independence Boulevard near the intersection of Village Lake Drive. (See attached map).

PROJECT PROPOSAL

The proposal is to relocate and expand ABC Store #8. The current ABC Store #8 is located on parcel #191-103-04 on the corner of E. Independence Boulevard and Village Lake Drive. CVS Pharmacy is purchasing and moving to parcel #191-103-99 would like to be located on the corner of the intersection, therefore agreeing to subdivide the land and swap .9 acres with the ABC Board. In addition to the relocation, the project proposes an expansion of the ABC store from 3,500 square feet to 6,000 square feet.

PROJECT JUSTIFICATION

The relocation and expansion of ABC Store #8 is to provide more space to accommodate retail and mixed beverage sales. Adding mixed beverage sales in addition to retail sales requires a separate working area in the store, but the current parcel does not allow room for expansion.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Existing land use of the parcel is vacant surrounded by business development. The proposed project is consistent with the East District Plan (1990) which shows the future land use of the parcel as business. Business development is supported by the current zoning (B-2) and is encouraged along transit corridors.

CVS Pharmacy is developing on the corner of East Independence Boulevard and Village Lake Drive. The development will allow the ABC Store to move and expand without paying land acquisition cost by agreeing to swap land with CVS Pharmacy.

PROJECT IMPACT

The relocation and expansion of the ABC Store should not have any additional adverse impacts on the neighborhood since a store currently exist in the area. A slight increase in traffic is likely to occur due to the expansion allowing mixed beverage services and the development of the CVS Pharmacy.

PROJECT COST

Building/Construction/Upfit = \$650,000
Land Value (no cost) = \$405,000

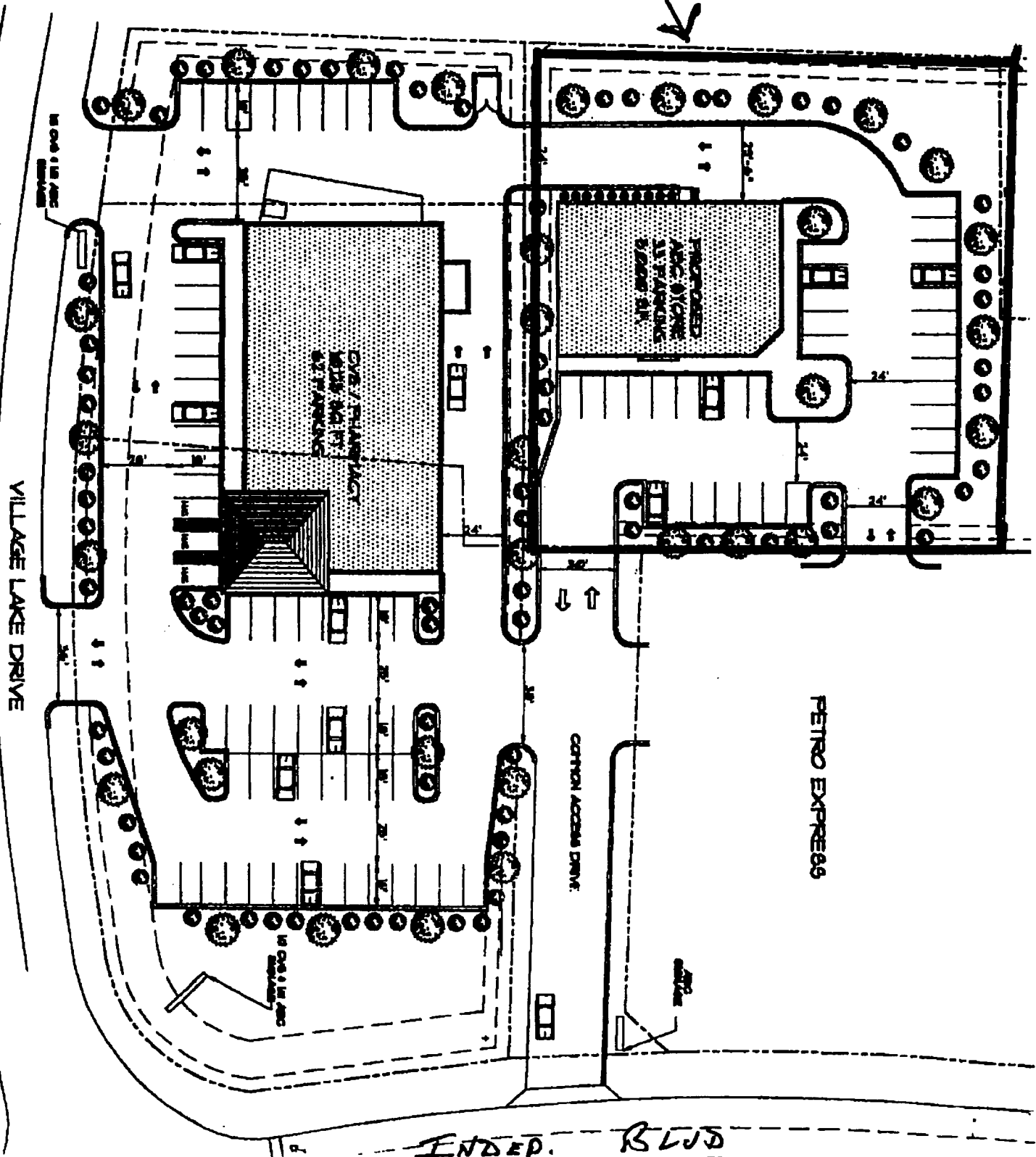
STAFF RECOMMENDATION

Staff recommends the relocation and expansion of ABC Store #8. The proposal is consistent with land use identified in the East District Plan and the current zoning. The expansion of the store is necessary in order to accommodate the increased level of service and should not cause additional negative impacts on the neighborhood.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee recommends the relocation and expansion of ABC Store #8 as requested by the ABC Board.

PROPOSED
ABC STORE
SITE



JAN. -05' 99 (TUE) 11:00
NOV. 23. 1998 7:15PM

MECK. ABC BOARD
TRAMMELL CROW CO.

Mecklenburg, NC, 1997-98 - 191-103-04, Sheet: 1 of

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