

**APPLICATION 2018-687 STAFF REPORT
MECKLENBURG ABC BOARD**

Pre Public Hearing Staff Analysis · July 2018



SUMMARY

Location

1625 Windsor Square Drive

Ownership/Applicant

FGLW Properties/ Mecklenburg ABC Board (Represented by John Carmichael)

Zoning

Existing: B-1 (CD) Proposed: B-1 (CD) Change of Conditions

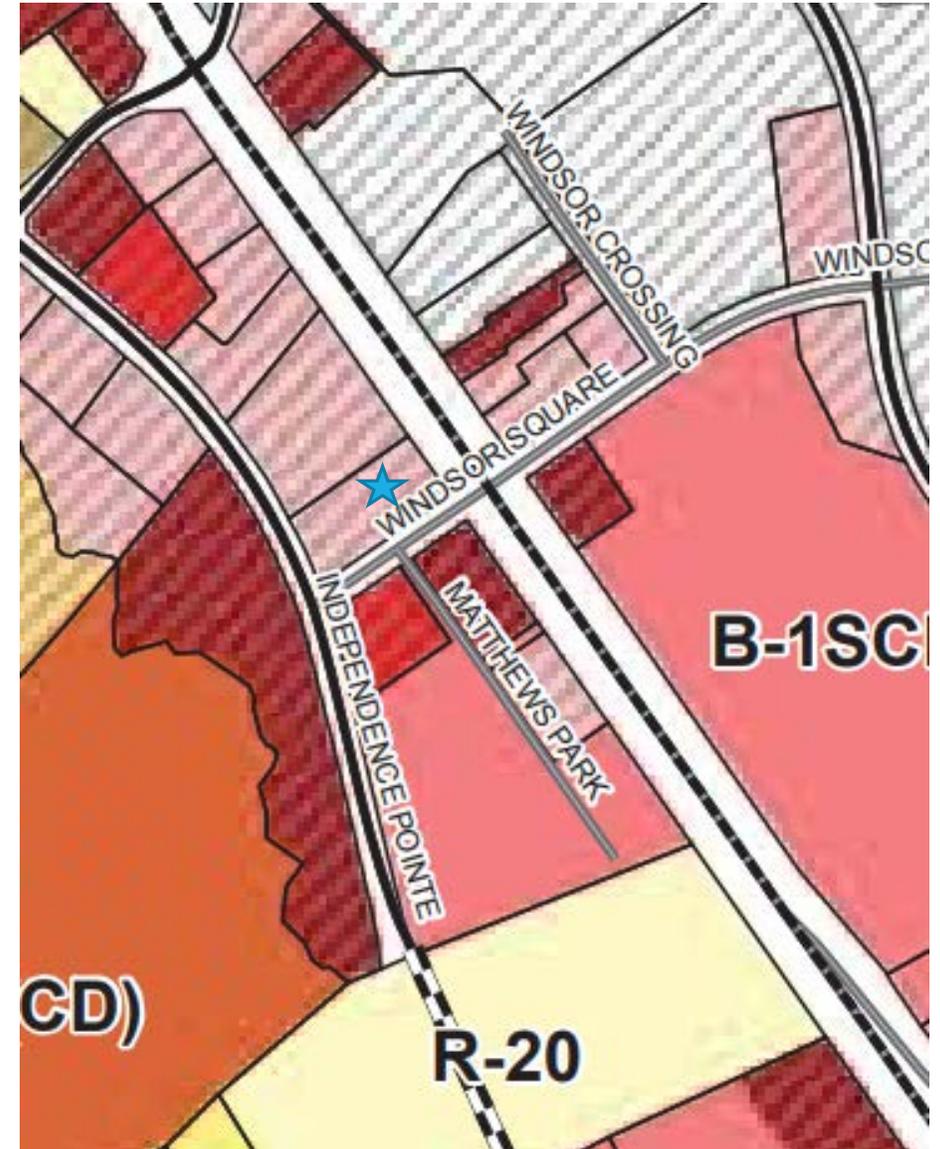
Use

Existing: Vacant Former Restaurant

Proposed: ABC Store

Request Summary

The applicant proposes to modify the zoning conditions at the site to allow for an ABC Store.



PROJECT AREA



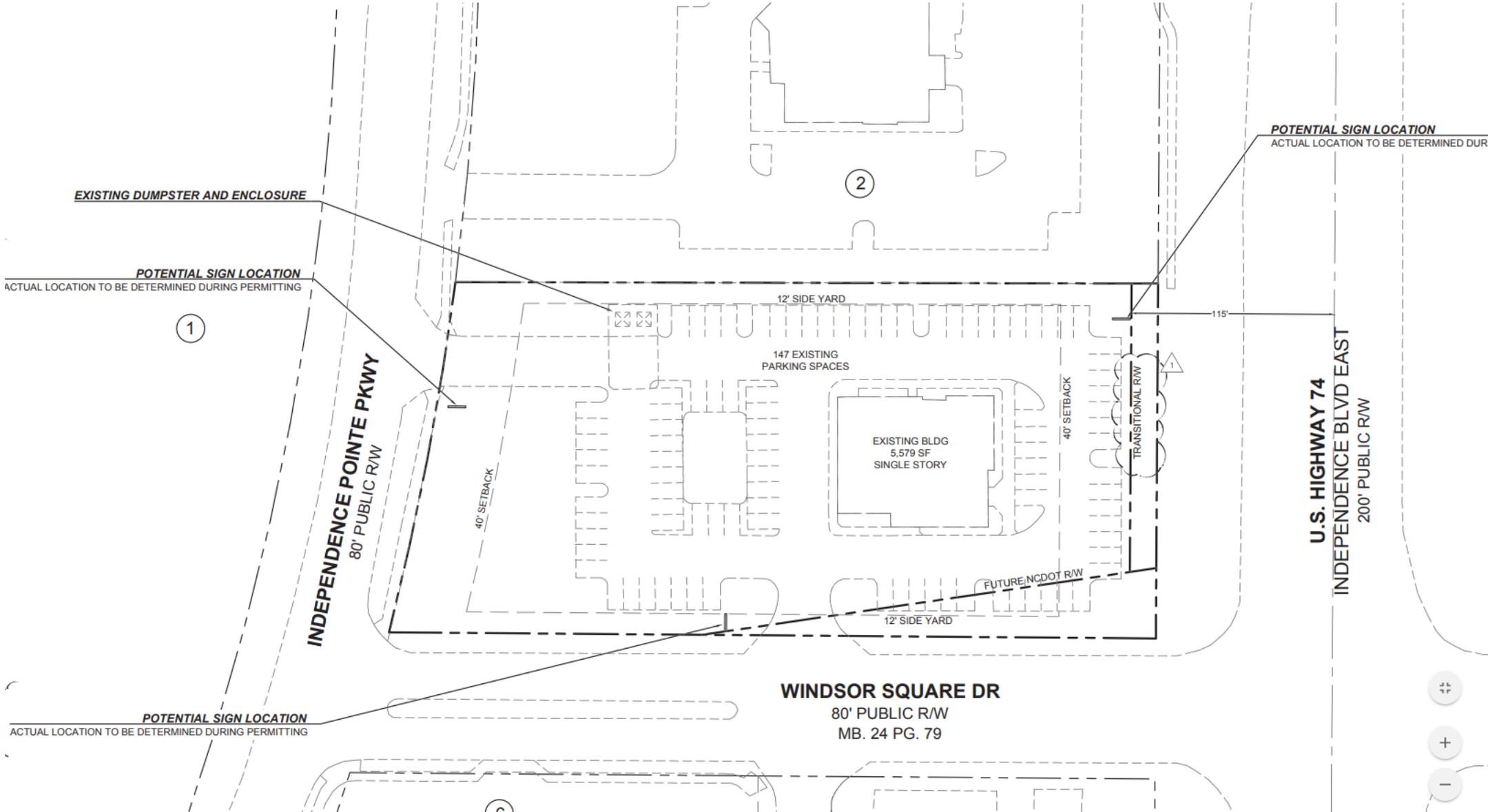
CURRENT CONDITIONS





US 74 WIDENING PLAN

PROPOSED SITE PLAN



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Permitted uses limited to restaurants without drive through service and retail uses (including sales of alcohol).
2. The building may be expanded up to 6,500 square feet in total space. The structure is currently 5,579 square feet
3. The owner may modify the building to move the main entrance to the side or rear of the site.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

Retail uses are appropriate and expected along the US 74 corridor. The conversion from restaurant to ABC Store should yield less overall traffic to the site. Fortunately, the property is already accessed from the collector road system and does not rely on US 74 for direct access.

Due to zoning requirements, new developments must plan for and construct driveways on these alternate roadways and allow driveway closure along US-74 when road construction begins. The Town encourages primary access points to be located along the alternate roadways.

Land uses adjacent to US-74 intersections must deter significant increases in traffic and traffic patterns. Further development of impulse retail/commercial uses is discouraged at these locations. Non-residential, destination-oriented uses are most appropriate uses. Existing retail centers are ideal for redevelopment into mixed use centers.

See also: Independence Pointe Parkway Area; Northeast Parkway Area; US 74 / I-485 Interchange Area.

Consistency

The request is both consistent with nearby uses and with recommendations within the Land Use Plan

INDEPENDENCE BOULEVARD ACTION ITEMS:

1. *Encourage the completion of alternate collector roadways.*
2. *Prohibit development which is solely dependent on access along US-74.*
3. *Require developers to locate primary access driveways along alternate roadways.*
4. *Prohibit expansion of impulse/commercial land uses along US-74.*
5. *Promote non-residential, destination-based land uses along US-74.*
6. *Encourage redevelopment of existing retail centers into mixed use concepts.*

FINANCIAL IMPACT ANALYSIS

Services Impact

Solid waste service is not provided for commercial uses within the Town.

Current Tax Revenue

In 2017, Matthews tax revenue from the property was \$6,600.

Forecasted Tax Revenue

The Mecklenburg ABC Board is a tax exempt government entity. Matthews tax revenue will be reduced by \$6,600 annually as a result of rezoning.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. A note should be added that any façade changes that incorporate a loading dock will incorporate screening.
2. Transitional ROW is incorrectly measured on the site plan. 75' of transitional ROW is required from the edge of current ROW. The 40' front setback is then measured from the additional transitional ROW.
3. A note should be added that the Windsor Square Dr driveway may be relocated with Town/NCDOT approval if closure of existing driveway occurs due to construction.

Police

No concerns

Fire

No Concerns

Public Works

Owner should consider main entrance location along the side or rear of the structure where most parking will be located

Parks and Rec

No concerns