

CITY OF HIGH POINT

AGENDA ITEM



Title: Appeal of the CHP Driveway Ordinance

From: Family Dollar Store

Meeting Date: 9/18/2015

Public Hearing: N/A

**Advertising Date /
Advertised By:**

Attachments: Map
Petitioner's Real Estate Agenda

PURPOSE:

Request received from Premier Builders and Development Company, Inc. on behalf of Family Dollar Store, appealing the City of High Point's Driveway Ordinance to close an existing driveway on Westchester Drive at the former Burger King property.

BACKGROUND:

Family Dollar Store is proposing to build a new store at the site of the former Burger King on Westchester Drive. This will be a \$1.2 million investment. When the old Burger King building is demolished, new driveway regulations will be triggered. The City's Driveway Ordinance requires the entrance to Westchester Drive be closed.

STAFF COMMENTS:

Per the driveway ordinance, Westchester Drive from N. Main Street to English Road, is designated a Major Thoroughfare having specific requirements. No driveways are allowed within 250 feet of any intersection, as measured from the intersection of the projected right of way lines. Corner lots much have a minimum of 305 feet of frontage along the major thoroughfare before access can be permitted to the major thoroughfare.

The available frontage for this site along Westchester is less than 130 feet. The frontage is less than half of what is needed to meet the major thoroughfare provisions of the ordinance and it cannot be addressed by some administrative leniency from the Transportation Department. This location is also within the influence area of the traffic signal at Ward Avenue. While there are many existing situations like this, the ordinance is to improve traffic safety and intersection performance. Allowing any access along this frontage so close to the intersection would not only compromise this but would establish precedent at other locations where we have steadfastly held our ground on this issue.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

REAL ESTATE AGENDA

1. Business Name:

Winning Link Property Resources

2. Property Description:

Lot #46-47 & 77-78 PB13-66 Westchester D BM13-66

3. Project Request:

Winning Link Property Resources is requesting approval that the driveway to the premises remains accessible from Westchester Drive.

4. Design Professional:

Stimmel Associates, Family Dollar

5. General Contractor:

D.H. Griffin of Greensboro, NC

6. Purpose of Request:

Other Approvals: Approval request for exterior variance

- With demolition of the old Burger King building, the new regulations are triggered. However, if the building were to remain and be renovated rather than demolished the new regulations would not apply.
- New regulations define the entrance to Westchester Dr. be closed post-demolition of old building however transfer trucks and vehicles cannot access the drive on Ward St.

7. Benefits of Request:

- Community improvement regarding the vitality of a new improved business compared to a non-operational, deteriorating Burger King also includes the benefits of:
 - a. ~\$800,000 new construction cost at each location
 - b. New tax level improvement
 - c. Less traffic than a Burger King: On average nationally, Burger King has roughly 766 visitors daily while the average Family Dollar store has about 286 customers per day. (Information via Family Dollar corporate real estate management division) <http://corporate.familydollar.com/pages/realestatemanagementdivision.aspx> and Burger King About Us, Statista Statistics Portal <http://www.statista.com/statistics/222987/burger-king-restaurants-worldwide-by-geographical-region/>
 - d. A complete new structure including a long-term lease is being constructed.

REAL ESTATE AGENDA

8. **Scope of the Project:** A new Family Dollar will be built as part of an adjacent relocation. Included is a fifteen-year agreement that requires the existing driveway to Westchester Dr. to remain in effect to allow for inventory delivery by transfer trucks.

9. **History of Project:**

<http://taxweb.co.guilford.nc.us/CamaPublicAccess/PropertySummary.aspx?REID=0185434&YearFor=2016>

Instruction: Provide a brief overview of any relevant history including previous Board approval dates and amounts. Examples of items to be included are:

- Project Initiation Date: November 2015
- Date of Original Construction of Building: 1972
- Date of Last Renovation to the Building: 1994
- Any other relevant history to the project that should be noted:

Current Tax Value: \$653,000

Current Year Payment: \$9,207.30

Base BK Building Value: \$236,368

10. **Term of Land Lease/Purchase/Sale/Donation and Amount of Land Lease/Purchase/Sale/Donation:**

- **Who:** Land: Diamond Dirt LLC
Lease: Family Dollar
- **What:** 15 year lease agreement
- **Where:** 1911 Westchester Dr.
- **When:** Start: Upon certificate of occupancy
End: 15 years post certificate of occupancy
- **How much:** ~ \$87,000 yearly
- **Property Descriptions:** Please see attached site plan

11. **Project Budget:**

REAL ESTATE AGENDA

Project Initiations

	<u>Estimated</u>
Construction Cost:	\$ 800,000
Architectural and Engineering Fees:	\$ 50,000
Miscellaneous Project Costs:	\$ 10,000
Land	\$ 300,000
Contingency:	<u>\$ 25,000</u>
Total Project Budget:	\$1,1850,000

12. Funding Source(s) for Project:

- Private Equity
- New Bridge Bank

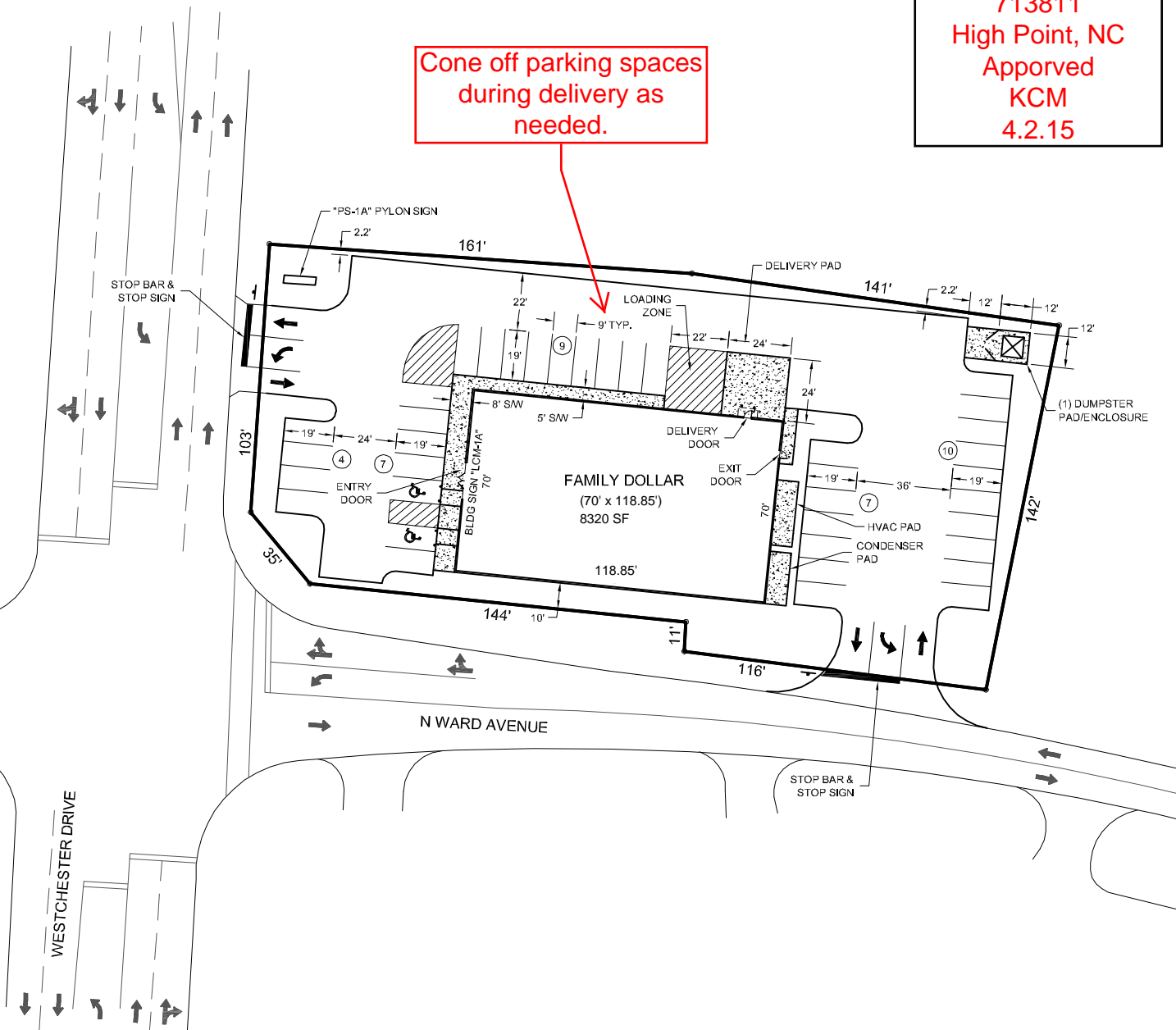
13. Local Project References:

- a. Family Dollar Main St. (Across from GTCC)
- b. Walgreens South Main St and Fairfield

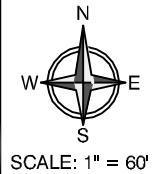
14. Signatures: President Certification: I attest the information noted above is accurate.

President Signature and Date

Preparer Name, Title, and Contact Number (if applicable)



FAMILY DOLLAR
APPROVAL STAMP



High Point, NC
Westchester Drive
and Ward Avenue

SITE PLAN

Site Data Summary

Existing Zoning: HB

Area Summary:

Total Site Area: 39,334 SF (0.90 Ac)
Building: 8,330 SF
Asphalt Paving: 20,989 SF
Concrete: 2,296 SF
Green Area: 7,719 SF

Parking Summary:

Required: 28 Sp. (Ratio:1/300 GFA)
Provided: 37 Spaces
Space Size: 9 x 19

Building Setbacks:

Front: 0'
Side: 0'
Rear: 20'

Landscape Requirements / Notes:

Notes:

If Risk Class 0-2, No Bollards will
be placed in Front of the store.

Date Prepared: 12/13/2014

Rev #1: 03/17/2015

Rev #2: 03/27/2015

Drawn By:

AD

Prepared For:



Developer:

**Premier Builders
and Development
Company Inc.**
103 S. Central Ave
Landis, NC 28088