



Legislation Details (With Text)

<b>File #:</b>	15-11645	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	8/22/2019	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	9/23/2019	<b>Final action:</b>		9/23/2019	
<b>Title:</b>	Public Hearing and Decision on Miranda Village Voluntary Annexations				
<b>Attachments:</b>	1. Miranda Village Annexation Map, 2. Ordinance -Miranda Village				

Date	Ver.	Action By	Action	Result
9/23/2019	1	City Council Business Meeting	Open the Public Hearing	Pass
9/23/2019	1	City Council Business Meeting	Close the Public Hearing	Pass
9/23/2019	1	City Council Business Meeting	Approve	Pass

**Public Hearing and Decision on Miranda Village Voluntary Annexations**

**Action:**

- A. Hold a public hearing for the Miranda Village voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of September 23, 2019, to extend the corporate limits to include these properties and assign them to the adjacent City Council District 2.**

**Staff Resource(s):**

Taiwo Jaiyeoba, Planning, Design and Development  
Katrina Young, Planning, Design and Development

**Explanation**

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owner of public owned properties totaling 115.305 acres.
- The property is owned by Denali Ref, LLC.
- The properties are zoned (R-3) Single Family Residential, which allows up to three units per acre.
- Petitioned area consists of parcel identification number 037-411-09.
- The property is located within Charlotte’s extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to enable the development of approximately 304 single family residential dwelling units.

**Consistency with City Council Policies**

- The annexation is consistent with voluntary annexation policy approved by City Council on March 24, 2003.
  - Is consistent with the policy to not adversely affect the city’s ability to undertake future annexations;
  - Is consistent with the policy to not have undue negative impact on city finances or services;
  - Per policy, voluntary annexations that encompass unincorporated areas by new city limits may be approved if either of the following conditions exist:
    - A petitioner for a voluntary annexation would experience a significant hardship if the

- annexation were not approved; or
- Under the facts of a particular voluntary annexation petition, the city's interests are served by varying the application of one of more of these policies.
- This voluntary annexation is being recommended because the city's interests will be served by annexing the petitioned property.

**Attachment(s)**

Map  
Annexation Ordinance