



Legislation Details (With Text)

<b>File #:</b>	15-15697	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	4/30/2021	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	5/24/2021	<b>Final action:</b>			
<b>Title:</b>	Set Public Hearing on River District Phase 1 Area Voluntary Annexation				
<b>Attachments:</b>	1. Map River District Phase 1 Area Annexation, 2. Resolution for River District Phase 1 Area Annexation				

Date	Ver.	Action By	Action	Result
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**Set Public Hearing on the River District Phase 1 Area Voluntary Annexation**

**Action:**

**Adopt a resolution setting a public hearing for June 28, 2021, on the River District Phase 1 Area voluntary annexation petition.**

**Staff Resource(s):**

Taiwo Jaiyeoba, City Manager’s Office  
Holly Cramer, Planning, Design, and Development

**Explanation**

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte’s extraterritorial jurisdiction.
- The area proposed for annexation shares a boundary with current city limits.
- Annexation of this area will allow for more orderly land development review, extension of city services, capital investments, and future annexation processes.
- The 167.3-acre “River District Phase 1” site is located along the west and east sides of Dixie River Road, west of Interstate 485, and north of Garrison Road.
  - The property is mostly vacant with some large-lot residential and civic uses.
  - The petitioner has plans to develop a mixture of retail, hotel, office, and residential uses. Commercial retail uses include a grocery store, a restaurant, and other businesses at a total of 388,000 square feet. Other commercial, non-retail uses up to 1,219,000 square feet are proposed to accommodate a hotel and office.
  - The property is zoned MUDD-O which allows for mixed-use development and MX-2 which allows for a mix of residential uses and some additional nonresidential development.
  - The property is located adjacent to Council District 3.
  - The petitioned area consists of eleven parcels, Parcel Identification Numbers 141-131-18, 141-131-19, 141-142-06, 141-142-09, 141-143-01, 141-143-02, 141-143-03, 141-143-07, 141-143-15, 113-201-01, and 113-281-48.

**Consistency with City Council Policies**

- The annexation is consistent with city voluntary annexation policies approved by the 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;
  - The annexation of the River District Phase 1 Area would have an immediate impact on City finances due to several one-time expenses. However, such financial investments would see a return after approximately nine years if this property were to be annexed due to recurring revenues rendered from the annexation of this area.
  - The intent of the petitioners is to seek annexation for additional parts of the 1,400-acre River District area through subsequent annexation petitions. Future annexations have the potential to further offset one-time expenses with additional revenues.
- Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits;
- This voluntary annexation is being recommended because the city's interests will be served by annexing the petitioned property.

**Attachment(s)**

Map  
Resolution