



Legislation Details (With Text)

File #:	15-20658	Version:	1	Name:	
Type:	Consent Item	Status:	Approved		
File created:	6/15/2023	In control:	City Council Business Meeting		
On agenda:	7/10/2023	Final action:	7/10/2023		
Title:	Set a Public Hearing on Rapid Commerce Park Area Voluntary Annexation				
Attachments:	1. Rapid Commerce Park Annexation Map, 2. Resolution for Rapid Commerce Park, 3. Rezoning Petition 2021-284 Approved Site Plan				

Date	Ver.	Action By	Action	Result
7/10/2023	1	City Council Business Meeting	Approve	

Set a Public Hearing on Rapid Commerce Park Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for August 28, 2023, for Rapid Commerce Park Area voluntary annexation petition.

Staff Resource(s):

Alyson Craig, Planning, Design, and Development
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 boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 137.1832-acre “Rapid Commerce Park” site is west of Interstate 485, along the west side of Rhyne Road in western Mecklenburg County.
 - The site is primarily vacant with some single family residential structures that will be removed prior to redevelopment.
 - The petitioner has plans to develop the site with light industrial uses such as warehousing, warehouse distribution, manufacturing, and offices.
 - The property is zoned I-1(CD) (light industrial, conditional). Rezoning petition 2021-284 rezoned the site in January of 2023 to I-1(CD) from I-1(light industrial), I-2(CD) (general industrial, conditional), and R-3 (single family residential). The site’s entitlements under the approved I-1(CD) rezoning site plan allow for up to 1,775,000 square feet of light industrial uses.
 - The property is located immediately adjacent to City Council District 3.
 - The petitioned area consists of twelve parcels; parcel identification numbers: 053-261-05, 053-261-16, 053-251-15, 053-251-13, 053-251-14, 053-011-31, 053-011-33, 053-011-34, 053-011-35, 053-011-36, 053-011-37, and 053-011-45.

Consistency with City Council Policies

- The annexation is consistent with voluntary annexation policy approved by City Council on March 24, 2003; more specifically this annexation:

- 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;
- Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits.

Attachment(s)

Map

Resolution

Rezoning Petition 2021-284 Approved Site Plan