

Legislation Text

File #: 15-22692, Version: 1

Set a Public Hearing on River Point Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for June 10, 2024, for River Point Area voluntary annexation petition.

Staff Resource(s):

Alyson Craig, Planning, Design, & Development
Holly Cramer, Planning, Design, & Development
Emma Knauerhase, Planning, Design, & 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 does not share 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 54.192-acre "River Point" site is located along the west side of Dixie River Road, north of Lynn Parker Lane in western Mecklenburg County.
 - The site is currently vacant.
 - The petitioner has plans to develop the site with 193 single family units.
 - The property is zoned MUDD-O ANDO (mixed-use development district, optional; airport noise disclosure overlay).
 - Rezoning petition 2016-056 rezoned this site in November of 2016 as part of the larger River District master-planned community.
 - The property is located in the vicinity of Council District 3.
 - The petitioned area consists of one parcel; parcel identification number: 113-291-07.

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:
 - Will not adversely affect the city's ability to undertake future annexations;
 - Will not have undue negative impact on city finances or services;
 - Will not result in a situation where unincorporated areas will be encompassed by new city limits.

Attachment(s)

Map
Resolution
Rezoning Petition Approved Site Plan