

Legislation Text

File #: 15-22742, Version: 1

Public Hearing and Decision on Oak Lake Townhomes 2 Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Oak Lake Townhomes 2 Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of May 28, 2024, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.**

Staff Resource(s):

Alyson Craig, Planning, Design & Development
Holly Cramer, Planning, Design & Development
Emma Knauerhase, Planning, Design & 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 owners of this 12.95-acre property located along the east side of Oakdale Road and west of I-485 in northwestern Mecklenburg County.
- The property is owned by Oakdale Phase 2 Owner, LP.
- The site is currently developed with four single family homes that will be removed prior to redevelopment. The annexation area is zoned R-8MF(CD) (multi-family residential, conditional).
 - Rezoning petition 2022-170 rezoned this site in May 2023 from R-3 (single family residential).
 - The site’s entitlements under the approved R-8MF(CD) site plan allows for the development of a townhome community.
 - The first phase of this development was annexed in June 2023 as Oak Lake Area Voluntary Annexation.
- The petitioned area consists of four parcels; parcel identification numbers: 033-281-02, 033-281-03, 033-281-04, and 033-281-05.
- The property is located within Charlotte’s extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to support the development of 82 attached dwelling units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments’ resources.
- In reviewing the developer’s proposed uses and service needs, the Charlotte Fire Department noted that the site is currently outside of a four-minute travel time and will be more expeditiously serviced with the completion of Firehouse #46 at Beatties Ford Road and Miranda Road.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent 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 (GIS)

Map (Survey)

Rezoning Petition 2022-170 Approved Site Plan

Annexation Ordinance