

## Legislation Text

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File #: 15-20658, Version: 1

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### 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