

Legislation Details (With Text)

File #:	15-11315	Version:	1	Name:	
Type:	Consent Item	Status:		Approved	
File created:	6/27/2019	In control:		City Council Business Meeting	
On agenda:	9/23/2019	Final action:		9/23/2019	
Title:	Set Public Hearing on Rocky River Road and I-485 Voluntary Annexation				
Attachments:	1. RockyRiverRd_I485 Mixed Use Area, 2. Resolution to set date of Public Hearing - Rocky River Road and I-485				

Date	Ver.	Action By	Action	Result
9/23/2019	1	City Council Business Meeting	Approve	Pass

Set Public Hearing on Rocky River Road and I-485 Voluntary Annexation

Action:

Adopt a resolution setting the public hearing for October 28, 2019, for the Rocky River and I-485 voluntary annexation petition.

Staff Resource(s):

Taiwo Jaiyeoba, Planning, Design and Development
Katrina Young, 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 is across a major highway that shares 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 77.31-acre site is located east of Interstate 485 Highway and southwest of Caldwell Road in western Mecklenburg County.
 - The property is currently vacant.
 - The petitioner has plans to construct a pedestrian-friendly, mixed-use center with 102 single family residential dwelling units, 275 multi-family units, 131,000 square feet of retail, a hotel with 120 rooms, and a 50,000-square foot movie theater on the site.
 - The property is zoned (CC) Commercial Center Development District, which allows for large-scale development.
 - The property is located immediately adjacent to Council District 4.
 - The petitioned area consists of three parcels: parcel identification numbers 105-361-01, 105-361-05, and 105-361-06.

Consistency with City Council Policies

- The annexation is consistent with voluntary annexation policy approved by 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;
 - Per policy, voluntary annexations that encompass unincorporated areas by new city limits

may be approved if either of the following conditions exist:

- A petitioner for a voluntary annexation would experience a significant hardship if the annexation were not approved; or
 - Under the facts of a particular voluntary annexation petition, the city's interests are served by varying the application of one of more of these policies.
- This voluntary annexation is being recommended because the city's interests will be served by annexing the petitioned property.

Public Hearing Date

The resolution sets Monday, October 28, 2019, for the public hearing.

Attachment(s)

Map

Resolution