

## Legislation Details (With Text)

<b>File #:</b>	15-14665	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	11/20/2020	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>			
<b>Title:</b>	Set Public Hearing on Watermark at Mallard Creek Area Voluntary Annexation				
<b>Attachments:</b>	1. Watermark at Mallard Creek Area Annexation Map, 2. Resolution for Watermark at Mallard Creek Area Annexation				

Date	Ver.	Action By	Action	Result
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## Set Public Hearing on Watermark at Mallard Creek Area Voluntary Annexation

### Action:

**Adopt a resolution setting the public hearing for January 25, 2021, for the Watermark at Mallard Creek Area voluntary annexation petition.**

### **Staff Resource(s):**

Taiwo Jaiyeoba, City Manager's Office  
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.
- Area proposed for annexation does not share a 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 14.893 acre "Watermark at Mallard Creek" site is located along the east and west side of Odell School Road and south of Mallard Creek Road.
  - The property is currently vacant.
  - The petitioner has plans to develop a residential community. The residential uses include 276 multi-family units with a standalone clubhouse, fitness center, and pool area.
  - The property is zoned CC which allows for commercial developments as well as residential uses.
  - The property is located near City Council District 4.
  - Petitioned area consists of six parcels, parcel identification numbers 029-201-24, 029-664-05, 029-664-04, 029-171-21, 029-171-03, 029-664-06.

### **Consistency with City Council Policies**

- The annexation is consistent with all city voluntary annexation policies approved by the 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;
  - and

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

**Attachment(s)**

Map  
Resolution