

Legislation Details (With Text)

File #:	15-16625	Version:	1	Name:	
Type:	Consent Item	Status:		Approved	
File created:	10/14/2021	In control:		City Council Business Meeting	
On agenda:	11/8/2021	Final action:		11/8/2021	
Title:	Set Public Hearing on the Hampton Woods Area Voluntary Annexation				
Attachments:	1. Resolution for Hampton Woods Area Annexation, 2. Hampton Woods Area Annexation Map				
Date	Ver.	Action By	Action		Result
11/8/2021	1	City Council Business Meeting	Approve		

Set Public Hearing on the Hampton Woods Area Voluntary Annexation

Action:

Adopt a resolution setting the public hearing for December 13, 2021, for the Hampton Woods 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.
- The 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 13.611-acre "Hampton Woods" site is located along the west side of Interstate 485, the north side of Rocky River Road, and southeast of Caldwell Road.
 - The property is currently vacant.
 - The petitioner has plans to develop 27 single-family residential units on the site.
 - The property is zoned R-3, which allows for single-family residential uses.
 - The property is located adjacent to Council District 4.
 - The petitioned area consists of a portion of one parcel; parcel identification number (PID): 105-381-02. Most of this parcel is already located within City Limits; this annexation area would bring the rest of the parcel into City limits.

Consistent with City Council Policies

- The annexation is consistent with the following 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
- The annexation is inconsistent with the policy to not create unincorporated areas will be encompassed by new City limits; however, the petitioner is unable to acquire PID 105-181-62, and the parcel is unable to be developed due to environmental constraints.

- This annexation petition is recommended for approval because despite encompassing PID 105-181-62 with new City limits, the proposed annexation will have a positive impact on City resources and aid the future development of the area.

Attachment(s)

Map
Resolution