



Legislation Details (With Text)

| | | | | | |
|----------------------|--|----------------------|---|-------------------------------|--|
| File #: | 15-24250 | Version: | 1 | Name: | |
| Type: | Consent Item | Status: | | Approved | |
| File created: | 3/21/2025 | In control: | | City Council Business Meeting | |
| On agenda: | 4/14/2025 | Final action: | | 4/14/2025 | |
| Title: | Set a Public Hearing on Steele Creek Park Area Voluntary Annexation | | | | |
| Attachments: | 1. Map - Steele Creek Park Area Voluntary Annexation, 2. Resolution - Steele Creek Park Area Voluntary Annexation PH | | | | |

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------------------|---------|--------|
| 4/14/2025 | 1 | City Council Business Meeting | Approve | Pass |

Set a Public Hearing on Steele Creek Park Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 12, 2025, for Steele Creek Park Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development
Emma Knauerhase, 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 8.449-acre “Steele Creek Park” site is located in western Mecklenburg County, south of Hartwell Farm Drive, and along the north side of Sledge Road.
 - The site is currently occupied by two single family homes which will be removed prior to redevelopment.
 - The petitioner has plans to develop 54 units on the site which will be a mix of duplexes and triplexes. The petitioner intends to utilize the alternative residential compact development option of the Unified Development Ordinance.
 - The property is zoned N1-A, Neighborhood 1-A, which allows for which allows for single family residential uses, as well as duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to City Council District 3.
 - The petitioned area consists of four parcels: parcel identification numbers 199-121-09, 199-121-13, 199-121-23, and 199-121-90.

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;

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

Attachment(s)

Map
Resolution