

Legislation Text

File #: 15-6244, Version: 1

Voluntary Annexations Public Hearing Date

Action:

- A. Adopt resolutions setting public hearings for October 9, 2017 for the following voluntary annexation petitions:**
- Rocky River MPV,
 - Berewick Commons,
 - Winget Park/Nature Preserve, and
 - Reedy Creek Nature Preserve,
- B. Adopt a resolution setting a public hearing for October 9, 2017 for annexation of the City-owned Byrum/NC160 property.**

Staff Resource(s):

Ed McKinney, Planning
Jonathan Wells, Planning

Explanation

- The City has received two petitions for voluntary annexation of private properties and two petitions for voluntary annexation of public (County-owned) properties.
- In addition, it is proposed to annex a tract of City-owned property.
- Public hearings are required prior to City Council action on annexation requests.
- All of these properties are located within Charlotte's extraterritorial jurisdiction.
- Areas proposed for annexation share boundaries with current city limits.
- Annexation of these areas at this time will allow for more orderly land development review, extension of City services, capital investments, and future annexation processes.
- The 87.555-acre "Rocky River MPV" site is located off Rocky River Road east of I-485 in eastern Mecklenburg County.
 - The property is currently vacant and contains a portion of I-485 state-maintained right-of-way.
 - The petitioner has plans to construct a mixed use development on the site.
 - The property is zoned CC - Commercial Center (Petition 2017-042).
 - The property is located immediately adjacent to City Council District 4.
 - Petitioned area consists of three parcels plus some interstate right-of-way.
- The 17.850-acre "Berewick Commons" site is located off Berewick Commons Parkway in southwestern Mecklenburg County.
 - The property is currently vacant and contains a small portion of street right-of-way.
 - The petitioner has plans for a 107-unit townhome development on the property
 - The property is zoned CC - Commercial Center.

- The property is located immediately adjacent to City Council District 3.
 - Petitioned area consists of three parcels.
- The 108.446-acre “Winget Park/Nature Preserve” site is located off Winget Road in southwestern Mecklenburg County.
 - The property is largely vacant but contains a rural farmhouse.
 - The petitioner has plans to continue to operate the property as a public park and nature preserve.
 - The property is zoned R-3 - Residential and MX-1(Innov) - Mixed Use, Innovative.
 - The property is located immediately adjacent to City Council District 3.
 - Petitioned area consists of four parcels.
- The 96.470-acre “Reedy Creek Nature Preserve” site is located adjacent to Reedy Creek Park off Rocky River Road in eastern Mecklenburg County.
 - The property is currently vacant.
 - The petitioner has plans to continue to operate the property as a public park and nature preserve.
 - The property is zoned R-3 - Residential and MX-1 - Mixed Use.
 - The property is located immediately adjacent to City Council District 4.
 - Petitioned area consists of two parcels.
- The City-owned 44.330-acre “Byrum/NC160” site is located at the Byrum Drive/West Boulevard intersection in western Mecklenburg County.
 - The property is vacant and is located within the Byrum Drive and West Boulevard rights-of-way.
 - The City acquired the property to serve as part of the future airport runway protection zone and will likely not be developed.
 - The property is zoned I-2 - Industrial and I-2(CD) - Industrial, Conditional.
 - The property is located immediately adjacent to City Council District 3.
 - Petitioned area consists of two parcels, segments of three other parcels plus some road right-of-way.

Consistency with City Council Policies

- These annexations are generally consistent with City voluntary annexation policies approved by the City Council on March 24, 2003; more specifically they:
 - Will not adversely affect the City’s ability to undertake future annexations;
 - Will not have undue negative impact on City finances or services; and
 - Will not result in a situation where unincorporated areas will be encompassed by new City limits.

Public Hearing Date

The resolutions set Monday, October 9, 2017 for the public hearings.

Attachment(s)

Maps

Resolutions