

## Legislation Text

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File #: 15-11315, Version: 1

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### 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