

## Legislation Text

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File #: 15-14022, Version: 1

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### Set Public Hearing on I-485 and Arrowood Road Area Voluntary Annexation

**Action:**

**Adopt a resolution setting the public hearing for October 12, 2020, for the I-485 and Arrowood Road 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 shares 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 236.2 acre "I-485 and Arrowood Road" site is located east of Interstate 485 Highway and north of West Arrowood Road.
  - The property is currently vacant.
  - The petitioner has plans to construct a mixed-use development that includes residential, commercial, office, and industrial uses. The residential uses include 270 multi-family units. Commercial uses include 3,000 square feet of retail, eating, drinking, entertainment establishments, and personal services. Other commercial uses include 2,030,000 square feet of non-retail related use and 140 hotel rooms. The proposed industrial uses would be 2,000,000 square feet with 30,000 square feet of commercial uses.
  - The property is zoned I-1(CD) which allows for light industrial uses and MUDD-O which allows for mixed use development of office, commercial, and residential uses.
  - The property is located adjacent to City Council District 3.
  - Petitioned area consists of two parcels, parcel identification numbers 201-051-06 and 201-051-08.

**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