

Legislation Text

File #: 15-14665, Version: 1

Set Public Hearing on Watermark at Mallard Creek Area Voluntary Annexation

Action:

Adopt a resolution setting the public hearing for January 25, 2021, for the Watermark at Mallard Creek 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 does not share 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 14.893 acre "Watermark at Mallard Creek" site is located along the east and west side of Odell School Road and south of Mallard Creek Road.
 - The property is currently vacant.
 - The petitioner has plans to develop a residential community. The residential uses include 276 multi-family units with a standalone clubhouse, fitness center, and pool area.
 - The property is zoned CC which allows for commercial developments as well as residential uses.
 - The property is located near City Council District 4.
 - Petitioned area consists of six parcels, parcel identification numbers 029-201-24, 029-664-05, 029-664-04, 029-171-21, 029-171-03, 029-664-06.

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