

Legislation Text

File #: 15-15697, Version: 1

Set Public Hearing on the River District Phase 1 Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for June 28, 2021, on the River District Phase 1 Area voluntary annexation petition.

Staff Resource(s):

Taiwo Jaiyeoba, City Manager's Office
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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 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 167.3-acre "River District Phase 1" site is located along the west and east sides of Dixie River Road, west of Interstate 485, and north of Garrison Road.
 - The property is mostly vacant with some large-lot residential and civic uses.
 - The petitioner has plans to develop a mixture of retail, hotel, office, and residential uses. Commercial retail uses include a grocery store, a restaurant, and other businesses at a total of 388,000 square feet. Other commercial, non-retail uses up to 1,219,000 square feet are proposed to accommodate a hotel and office.
 - The property is zoned MUDD-O which allows for mixed-use development and MX-2 which allows for a mix of residential uses and some additional nonresidential development.
 - The property is located adjacent to Council District 3.
 - The petitioned area consists of eleven parcels, Parcel Identification Numbers 141-131-18, 141-131-19, 141-142-06, 141-142-09, 141-143-01, 141-143-02, 141-143-03, 141-143-07, 141-143-15, 113-201-01, and 113-281-48.

Consistency with City Council Policies

- The annexation is consistent with 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;
 - The annexation of the River District Phase 1 Area would have an immediate impact on City finances due to several one-time expenses. However, such financial investments would see a return after approximately nine years if this property were to be annexed due to recurring revenues rendered from the annexation of this area.
 - The intent of the petitioners is to seek annexation for additional parts of the 1,400-acre River District area through subsequent annexation petitions. Future

annexations have the potential to further offset one-time expenses with additional revenues.

- Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits;
- This voluntary annexation is being recommended because the city's interests will be served by annexing the petitioned property.

Attachment(s)

Map
Resolution