

Legislation Text

File #: 15-15902, Version: 1

Public Hearing on River District Phase 1 Area Voluntary Annexation

Action:

Conduct a public hearing on the River District Phase 1 Area voluntary annexation petition.

Staff Resource(s):

Taiwo Jaiyeoba, City Manager's Office
Holly Cramer, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council action on annexation requests.
- A petition has been received from the owner of this 167.31-acre property.
- The property is owned by PTC-R, LLC; Crescent River District, LLC; Aubrey and Rodney Elam; Tamara Mazzucco; Moses Maurice Lehfeld; Alain Jebara; Bupsong and Chong Suk Choe; Chong Cha Kim; and Crescent Communities II, LLC.
- The property is zoned MX-2, mixed-use district and MUDD-O, mixed-use development district, optional.
- 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.
- The property is located within Charlotte's extraterritorial jurisdiction and shares a boundary with current city limits.
- The intent of the annexation is to enable the development of 107 single family units, 860 multi-family units, 388,000 square feet of commercial uses, and 1,219,000 square feet of non-retail commercial uses.
- In compliance with North Carolina General Statute 166A-19.24. *Remote meetings during certain declarations of emergency*, written comments on the public hearing topic will be accepted by the City Clerk's Office through June 29, 2021, at 11:59 p.m. Any additional comments received will be provided to City Council.
- On August 9, 2021, City Council will be asked to adopt an annexation ordinance to extend the corporate limits to include these properties and assign them to the adjacent City Council District 3.

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