

Legislation Text

File #: 15-16150, Version: 1

Decision on River District Phase 1 Area Voluntary Annexation

Action:

Adopt an annexation ordinance with an effective date of August 9, 2021, to extend the corporate limits to include River District Phase 1 Area properties and assign them to the adjacent City Council District 3.

Staff Resource(s):

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

Explanation

- On June 28, 2021, a public hearing was conducted on the River District Phase 1 Area Voluntary Annexation. No comments from the public were received.
- A petition has been received from the owners 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 Lehfd; Alain Jebara; Bupsong and Chong Suk Choe; Chong Cha Kim; and Crescent Communities II, LLC.
- The property is zoned MX-2, residential 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.

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 (GIS)

Map (Survey)

Annexation Ordinance