

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-25

Introducer/Sponsor(s): TEU Committee

Date of Introduction: January 9, 2024

Committee(s) of Reference: NCSPHS, TEU

Date of Analysis: January 11, 2024

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 92 – Uniform Community Development Districts – to revise the boundaries of the Acree Community Development District (CDD) to expand its territory by the addition of approximately 77.56 acres.

Background Information: The Acree Community Development District was established by City Council Ordinance 2022-852-E and is generally located west of New Kings Road, east of US 301, south of Acree Road (also known as Thomas Road), and north of Plummer Road. It currently consists of approximately 490.31 acres and was created to provide for the construction, ownership and maintenance entity for the roadways of the CDD via special assessments on the property owners. The expansion will incorporate two parcels of land on the eastern side of the district between New Kings Road and a CSX railroad track which are planned for development of 200 multi-family homes for which the CDD will construct appropriate roadways at an estimated cost of \$10,777,328. According to the Planning Department’s report, the petitioner on behalf of the CDD indicates that the district has obtained the written consent of one hundred percent of the owners of the lands comprising the expansion parcels.

Policy Impact Area: Community Development District expansion

Fiscal Impact: None to the City.

Analyst: Clements