

BASIC INFORMATION ABOUT ANNEXATION AREA (AX24-02)

Information Updated as of: 2/7/2024

Date Petition Found Sufficient: 2/7/2024

Ordinance Adoption Effective Date: 3/25/2024

1. Name of Area:	Cedar Creek Multifamily – AX24-02
2. Name of Owner(s):	Cedar Creek Road LLC (Darrin Collins, Member/Manager)
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> West of Cedar Creek Road between Fields Road and Water Oaks Drive
4. Tax Identification Numbers (PIN):	PIN: 0446-80-4556, 0446-70-9250, 0445-89-2478, 0445-89-4268 REID: 0446804556000, 0446709250000, 0445892478000, 0445894268000
5. TRC – Staff Review –	TRC Courtesy Review conducted on March 20 th , 2024
6. Initial Zoning: P24-12 – MR-5	The parcels are currently zoned Rural Residential (RR) in the County; the applicant is requesting an initial zoning of Mixed Residential 5 (MR-5)
7. Fire Department To Be Affected:	Vander Fire Department If annexed: City of Fayetteville Fire Station #16. Located at 1126 Cedar Creek Road
8. Is the Area Contiguous?	Yes
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Contiguous area
11. Background:	<i>History:</i> In 1988, a part of the land at the intersection of Cedar Creek Road and Water Oaks Drive became part of the City of Fayetteville. The adjacent area along Cedar Creek Road underwent annexation in the same year. The residence at 1666 Cedar Creek Road was constructed before 1968. Another dwelling at 1678 Fields Road was demolished in the late 1990s or early 2000s. Since then, the rest of the land parcels have remained undeveloped. <i>Surrounding Area:</i> To the north of the properties in question lie single-family homes and empty lots. South of the vacant land is an area that remains undeveloped. Towards the west of the subject properties, there are numerous single-family residences on spacious plots. On the eastern side, you'll find a self-storage facility, a car wash, and an automotive sales office.
12. Reason the Annexation was Proposed:	To establish connections to PWC's water and sewer services and enable residential development.
13. Number of Acres in Area:	27.72 ±
14. Type of Development in Area:	North of the subject properties are single-family residences and vacant parcels. The area south of the vacant land remains undeveloped. To the west of the subject properties, there are numerous single-family homes situated on large plots. On the eastern side, there is a self-storage facility, a car wash, and an automotive sales office.
15. Present Conditions:	a. <u>Present Land Use:</u> Predominantly empty with a few residential buildings. b. <u>Present Number of Housing Units:</u> 1 c. <u>Present Demographics:</u> Total Population = N/A d. <u>Present Streets:</u> N/A e. <u>Water and Sewer Service:</u> Public f. <u>Electrical:</u> Public g. <u>Current Real Property Tax Value:</u> Cumulative = Pending Assessment

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16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner</u>: Residential Development b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan</u>: City 2040 Plan – Low-Density Residential (LDR) 2. <u>Zoning</u> a. <u>Current Zoning in County</u>: Rural Residential (RR) b. <u>Expected Zoning After Annexation</u>: Mixed Residential 5 (MR-5) 3. <u>Plan Approval</u>: Shall be required for review and approval c. <u>Fayetteville Airport Impact</u>: 1. <u>In Fay Airport Impact Zones</u>? No 2. <u>In Fay Airport Overlay District</u>? Yes d. <u>Military Base Impacts</u> 1. <u>In Simmons Noise Contours</u>? No 2. <u>In Simmons Accident Potential Zones</u>? No 3. <u>Red-Cockaded Woodpecker Impacts</u>? Not known. e. <u>Environmental Factors</u> 1. <u>Watershed</u>: None 2. <u>Flood Zones</u>: Not located in a 100-year flood area or floodway according to the Cumberland County GIS. f. <u>Endangered/Threatened Species</u>: Unknown 1. <u>Wetlands</u>: There are wetlands where the creek runs along the back of the properties.
17. Expected Future Conditions:	a. <u>Future Land Use</u>: Residential (MR-5) b. <u>Future Number of Housing Units</u>: Unknown c. <u>Future Demographics</u>: Unknown d. <u>Future Streets</u>: Unknown e. <u>Water and Sewer Service</u>: PWC f. <u>Electric Service</u>: PWC