

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX25-03)****Information Updated as of: 19 August 2025****Date Resolution Found Sufficient: 15 August 2025****Ordinance Adoption Effective Date: TBD (Ideally 25 August 2025)**

1. Name of Area:	City Property – AX25-03; 430 Carvers Falls Road (PIN: 0540-18-4339)
2. Name of Owner(s):	City of Fayetteville
3. General Location/ Adjacent Neighborhoods	The property is south of Carvers Falls Road, west of Ramsey Street, and near Lamar Road. It is addressed as 430 Carvers Falls Road.
4. Tax Identification Numbers (PIN):	PIN: 0540-18-4339 REID: 0540184339000
5. TRC – Staff Review –	A preliminary review has been submitted and accomplished, and the applicant has received verbal feedback. TRC was applied for on 4/15/2025, with the meeting being held on 8/20/2025.
6. Initial Zoning: P25-20 – LI	The parcel is currently zoned PND in the County; the initial zoning will take place after the annexation.
7. Fire Department To Be Affected:	<u>Westarea Fire Department</u> If annexed, emergency response service will be provided through contract by the Westarea Fire Department.
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
11. Background:	<b><i>History:</i></b> In 2013 PWC built an electric substation on this property, prior to that, this property had been vacant since at least the early 1980s. <b><i>Surrounding Area:</i></b> The site is surrounded primarily by low density residential and vacant parcels and is in a low traffic area.
12. Reason the Annexation was Proposed:	PWC would like to build a solar farm on the site. According to Fayetteville City Council Policy 150.2, connection to sewer service is not required.
13. Number of Acres:	40.45 ±
14. Type of Development in Area:	<b>North:</b> PND & RR – Vacant <b>South:</b> PND, RR & PNDCU – Vacant & Low Density Residential <b>East:</b> PND – Vacant/Wooded <b>West:</b> PND & RR – Vacant
15. Present Conditions:	a. <u>Present Land Use:</u> Electric Substation and Vacant and heavily wooded b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> 0 d. <u>Present Streets:</u> N/A e. <u>Water and Sewer Service:</u> N/A f. <u>Electrical:</u> N/A g. <u>Current Real Property Tax Value:</u> \$935,050.
16. Factors Likely to Affect the	a. <u>Plans of Owner:</u> Solar Farm. b. <u>Development Controls</u>

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Future of the Area:	<ol style="list-style-type: none"><li>1. <u>Land Use Plans</u><ol style="list-style-type: none"><li>a. <u>Future Land Use Plan</u>: City 2040 Plan – Low Density Residential</li></ol></li><li>2. <u>Zoning</u><ol style="list-style-type: none"><li>a. <u>Current Zoning in County</u>: PND – Planned Nationhood Development</li><li>b. <u>Expected Zoning After Annexation</u>: To be determined</li></ol></li><li>3. <u>Plan Approval</u>: Shall be required for review and approval</li><li>c. <u>Fayetteville Airport Impact</u>:<ol style="list-style-type: none"><li>1. <u>In the Fay Airport Impact Zones?</u> No</li><li>2. <u>In the Fay Airport Overlay District?</u> NO</li></ol></li><li>d. <u>Military Base Impacts</u><ol style="list-style-type: none"><li>1. <u>In Simmons Noise Contours?</u> NO</li><li>2. <u>In the Simmons Accident Potential Zones?</u> No</li><li>3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known.</li></ol></li><li>e. <u>Environmental Factors</u><ol style="list-style-type: none"><li>1. <u>Watershed</u>: None</li><li>2. <u>Flood Zones</u>- None</li></ol></li><li>f. <u>Endangered/Threatened Species</u>- Unknown<ol style="list-style-type: none"><li>1. <u>Wetlands</u>- None</li></ol></li></ol>
17. Expected Future Conditions:	<ol style="list-style-type: none"><li>a. <u>Future Land Use</u>: Industrial/Employment Center – Light Industrial (LI) Zoning</li><li>b. <u>Future Number of Housing Units</u>: None</li><li>c. <u>Future Demographics</u>: None</li><li>d. <u>Future Streets</u>: Unknown</li><li>e. <u>Water and Sewer Service</u>: PWC</li><li>f. <u>Electric Service</u>: PWC</li></ol>