

BASIC INFORMATION ABOUT ANNEXATION AREA (AX22-007)**Information Updated as of: 7/18/2022****Date Petition Found Sufficient: 6/8/2022****Assumed Ordinance Adoption Effective Date: August 22, 2022**

1. Name of Area:	Next Chapter Neighborhood – AX22-007
2. Name of Owner(s):	Fayetteville Memorial Cemetery, Corey Breece, President and Draughon Holdings, LLC, Kelvin Draughon, Member
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> Southeast side of Ivan Street and Gillespie Street, and the northwest end of Bridgewood Drive <u>Address:</u> a portion of 2881 Gillespie Street, no address on Bridgewood
4. Tax Identification Numbers (PIN):	Area includes two tax parcels (PIN: portion of 435-15-6869 and 0435-15-5175)
5. TRC – Staff Review	Reviewed the preliminary plan on June 8, 2022 Finals plans shall be required for review and approval
6. Initial Zoning: P22-26 – Staff and the Zoning Commission recommends Approval	The property is zoned R10 and M(P) CU – Zoning Requested MR5/CZ
7. Fire Department To Be Affected:	Fire Station 10
8. Is the Area Contiguous?	No
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Non Contiguous area
11. Background:	The owner plans to build 243 homes on one parcel, the homes will be rented and not sold
12. Reason the Annexation was Proposed:	The owner would like to use PWC sewer and water. Policy 150.2 requires annexation to use PWC sewer. This area is served by PWC.
13. Number of Acres in Area:	50.12 +/-
14. Type of Development in Area:	Parcel is currently vacant. The surrounding area is residential, commercial and industrial. The property is within the vicinity of the Airport and within the Airport Overlay District
15. Present Conditions:	a. <u>Present Land Use:</u> Vacant b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> Total Population = 0 d. <u>Present Streets:</u> None e. <u>Water and Sewer Service:</u> None f. <u>Electrical:</u> None g. <u>Current Real Property Tax Value:</u> Approximately \$400,680
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> The developer plans to construct single family residential homes that will be rented not sold, they will be located on one parcel b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan:</u> County 2021 Plan – Airport Oriented Uses, Airport Overlay District – Low density residential, 2023 Airport LUP – Industrial Uses 2. <u>Zoning</u> a. <u>Current Zoning in County:</u> R10 and M(P)/CU b. <u>Expected Zoning After Annexation:</u> MR5/CZ 3. <u>Plan Approval:</u> An overall site plan has been submitted c. <u>Fayetteville Airport Impact:</u> 1. <u>In Fay Airport Impact Zones?</u> Yes (Zone 6) 2. <u>In Fay Airport Overlay District?</u> Yes

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	3. <u>Comments:</u> The Airport Director, Toney Coleman, indicates that he is opposed to a residential development at this location. 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 Basin</u> - NA 2. <u>Flood Zones</u>-NA f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector 1. <u>Wetlands</u>- NA
17. Expected Future Conditions:	a. <u>Future Land Use:</u> Single Family Homes for Rent b. <u>Future Number of Housing Units:</u> 243 – Max. 300 c. <u>Future Demographics:</u> 600 +/- d. <u>Future Streets:</u> Yes e. <u>Water and Sewer Service:</u> PWC f. <u>Electric Service:</u> PWC