

BASIC INFORMATION ABOUT ANNEXATION AREA (AX22-003)

Information Updated as of: 4/29/2022

Date Petition Received: 4/6/2022

Assumed Ordinance Adoption Effective Date: 5/23/2022

1. Name of Area:	Parcel within Kings Grant Subdivision – AX22-003
2. Name of Owner(s):	Tumbleweed Holdings, LLC – Managing Member – Bobby Branch
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> Western side of Shawcroft Road, between Kimsey and Gregg Court (a donut-hole and landlocked parcel within Kings Grant) <u>Adjacent Neighborhoods:</u> Kings Grant <u>Address:</u> none currently
4. Tax Identification Numbers (PIN):	Area includes one tax parcel (PIN: 0530-48-4847000)
5. TRC – Staff Review	TRC staff discussed the annexation and provided comments 4-27-22
6. Initial Zoning: P22-13	The property is zoned PND in the County, the adjacent property is zoned SF15. It is expected that this property will be zoned SF15.
7. Fire Department To Be Affected:	Fayetteville Rural Fire Department, Station 7
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:	The owner plans to build a storm water detention facility for a new low-density residential subdivision of between 140 and 160 homes on the surrounding adjacent properties.
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 and South River Electric. It will be the preference of the developer as to which one will service the new subdivision.
13. Number of Acres in Area:	5.22 acres +/-
14. Type of Development in Area:	Parcel is currently wooded. The surrounding area is residential and wooded. The adjacent parcels that are already located within the City Limits are proposed to be developed into a single-family residential subdivision where the storm water facility will be located on this parcel.
15. Present Conditions:	a. <u>Present Land Use:</u> Wooded 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> Current Taxable Value is \$48,508. h. <u>Current Personal Property Tax Value:</u> \$0
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> The owners plan to use this parcel for a storm water facility for a new low density single-family subdivision. b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan:</u> 2040 - low-density residential 2. <u>Zoning</u> a. <u>Current Zoning in County:</u> PND – Planned Neighborhood Development b. <u>Expected Zoning After Annexation:</u> Single-Family 15 (SF 15)

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	<p>3. <u>Plan Approval</u>: An overall site plan pre application was submitted to TRC in October 2021; however the plans have changed since then.</p> <p>c. <u>Fayetteville Airport Impacts</u></p> <p>1. <u>In Fay Airport Impact Zones</u>? No</p> <p>2. <u>In Fay Airport Overlay District</u>? No</p> <p>d. <u>Military Base Impacts</u></p> <p>1. <u>In Simmons Noise Contours</u>? No</p> <p>2. <u>In Simmons Accident Potential Zones</u>? No</p> <p>3. <u>Red-Cockaded Woodpecker Impacts</u>? Not known.</p> <p>e. <u>Environmental Factors</u></p> <p>1. <u>Watershed Basin</u> - Carvers Creek</p> <p>2. <u>Flood Zones</u>-The site is not in 100 Year or 500 Year Flood Zones.</p> <p>f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector</p> <p>1. <u>Wetlands</u>-There is a creek that runs through the property that does show wetlands on this property.</p>
17. Expected Future Conditions:	<p>a. <u>Future Land Use</u>: Storm water facility</p> <p>b. <u>Future Number of Housing Units</u>: 0</p> <p>c. <u>Future Demographics</u>: 0</p> <p>d. <u>Future Streets</u>: None</p> <p>e. <u>Water and Sewer Service</u>: PWC</p> <p>f. <u>Electric Service</u>: PWC or South River Electric</p>