

**BASIC INFORMATION ABOUT THE AREA**  
**Information Updated as of: October 10, 2018**  
**Date Original Petition Received: 8/14/18**  
**Ordinance Adoption Date:                   / Effective Date:**

1. Name of Area:	The Broadwell Property
2. Name of Owner:	Broadwell Land Company (Petition signed by Dohn B. Broadwell, Jr., President)
3. General Location/Adjacent Neighborhoods/Addresses/Directions to Property:	<u>General Location:</u> Northern side of the City, along western side of Ramsey Street, south of Elliot Bridge Road and Elliot Farm Road. <u>Adjacent Neighborhoods:</u> Brettonwood Hills (to south), Longleaf (to west); <u>Address:</u> None assigned yet. <u>Directions:</u> Current city limits crosses Ramsey Street at Longhill Elementary School. From this point, go about 3.1 miles north on Ramsey Street to the intersection of Elliot Bridge Road.
4. Tax Identification Numbers (PIN):	Area includes nine tax parcels. See Legal Description Map.
5. Fire Department To Be Affected:	Westarea (Tax District 0081)
6. Is the Area Contiguous?	No
7. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
8. Type of Annexation:	Petition-initiated non-contiguous (satellite) area
9. Background:	Broadwell Land Company proposes to develop a mixed-use development project. Broadwell would like to use PWC water and sewer for the future development.
10. Reason the Annexation was Proposed:	Since the area is in the Fayetteville MIA, and since the owner/developer would like to use PWC sewer for the future development, the owner has submitted an annexation petition, per Policy 150.2.
11. Number of Acres in Area:	253.32 acres (per City Engineering Division calculation).
12. Type of Development in Area:	The land in the area is presently undeveloped. However, land clearing has started in what will be Phase 1 of the development.
13. Present Conditions:	<p>a. <u>Present Land Use:</u> Undeveloped</p> <p>b. <u>Present Number of Housing Units:</u> 0 (1 vacant house is on an interior parcel; it is assumed this will be removed when development begins.)</p> <p>c. <u>Present Demographics:</u> Total Population=0</p> <p>d. <u>Present Streets:</u> None</p> <p>e. <u>Water and Sewer Service:</u> A 16" PWC water line in Ramsey Street terminates at a point about 1,725 feet south of Elliot Bridge Road, near Bienville Drive. Water will need to be extended northward to get to the site. The closest PWC fire hydrant is at the intersection of Bienville Drive and Ramsey Street. A PWC sewer line terminates at a point in a creek valley, west of the Springfield Subdivision, about 9,310 feet south of the site. Sewer will need to be extended northward through the creek valley to reach the site. (Source: GIS layer of PWC utilities.)</p> <p>f. <u>Electrical:</u> The area is split between the service territories of Duke Energy and South River EMC. PWC's closest electrical facilities are about two miles from the site.</p> <p>g. <u>Current Real Property Tax Value:</u> According to GIS, there are 9 tax parcels in the area. According to the County Tax Dept, 8 parcels are currently in the farm program; the taxable value of these 8 parcels is \$289,671. The taxable value of the parcel not in the farm program is \$16,200. The <b>Total Taxable Value</b> of all 9 parcels is \$305,871. (According to Co. Tax Dept., the <b>Total Assessed Value</b> of the 9 parcels is \$1,359,235. Land=\$1,357,700. Building=\$1,535; Extra Feature=\$0) Note: Building Value is for an abandoned building on the interior of the site; it is assumed this will be removed before development starts.</p> <p>h. <u>Current Personal Property Tax Value:</u> \$0</p>
14. Factors Likely to Affect	a. <u>Plans of Owner:</u> The owners plan to develop the property in phases.

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Future of Area:	<p>b. <u>Development Controls</u></p> <ol style="list-style-type: none"> <li>1. <u>Land Use Plans</u> <ol style="list-style-type: none"> <li>a. <u>2010 Plan</u>-Most of area is designated Suburban Density Residential. A creek valley is designated as Open Space. (City GIS)</li> <li>b. <u>2030 Plan-Urban Fringe</u> (County Planning Website)</li> <li>c. <u>North Central Cumberland Land Use Plan-(Adopted 8/15/11)</u>-Commercial is designated in NE part of area. Low Density Residential is designated on most of area. A creek valley is designated as Open Space. (County Planning Website)</li> </ol> </li> <li>2. <u>Zoning</u> <ol style="list-style-type: none"> <li>a. <u>Current Zoning in County</u>: Mixed Use/Conditional Zoning (County GIS)</li> <li>b. <u>Expected Zoning After Annexation</u>: Mixed Use/Conditional Zoning (Fayetteville Zoning Commission recommended approval on 9/11/18)</li> </ol> </li> <li>3. <u>In Fay Airport Impact Zone?</u>-No</li> <li>4. <u>In Fay Airport Overlay District?</u>-No</li> <li>5. <u>Military Base Considerations</u>- <ol style="list-style-type: none"> <li>a. <u>In Military Noise Contour?</u> According to RLUAC, a small part of the area is within a military aircraft noise zone (65 decibels) and most of it is included in a military aircraft 1,000-foot flight limit area.</li> <li>b. <u>Red-Cockaded Woodpecker Issues</u>-RLUAC points out that the property falls within a mile of at least two active RCW clusters.</li> <li>c. <u>Joint Land Use Study Recommendations</u>-According to RLUAC, the request involves parcels that are largely identified as suitable for URBAN development on the Joint Land Use Study maps. However there is a stream or floodway extending through several of the lots that is identified as highest suitability for 'natural values' (9 out of 9 points) and high suitability for 'forests' (6 and 7 out of 9 points).</li> </ol> </li> <li>6. <u>Status of Plan Approval</u>-As part of a rezoning case at County, developer has previously received site plan approved from County. Developer has already submitted preliminary drawings to City. Developer has submitted a Development Agreement to City. (Fay Planning Commission recommended approval on 9/25/18.)</li> </ol>
15. Expected Future Conditions:	<ol style="list-style-type: none"> <li>a. <u>Future Land Use</u>: Mixed-Use Development (consisting of 350 units of SF Residential, 350 units of MF Residential, and Commercial in NE corner of area.</li> <li>b. <u>Future Numb of Housing Units</u>: (At Build-Out) Total=700 (700 HU x .9167% occupancy rate*= 642 occupied HU) * Based on 2010 Census data for Fayetteville</li> <li>c. <u>Future Demographics</u>: (At Build-Out) Total Pop=1,573 (642 occupied HU x 2.45 avg household size*=1,573 population) *Based on 2010 Census data for Fayetteville</li> <li>d. <u>Future Streets</u>: (At Build-Out) 19,186 feet of new public streets are expected at build-out; this equals 3.63 miles. (Source: Staff has digitized proposed new streets in GIS.)</li> <li>e. <u>Water and Sewer Service</u>: Developer is expected to use PWC water and sewer.</li> <li>f. <u>Electric Service</u>-Developer is expected to use either Duke Energy or South River EMC.</li> <li>g. <u>Future Real Property Tax Value</u>: As the property is developed, the developed land will come out of the farm program and will be assessed by</li> </ol>

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	the County. At build-out, it is projected that the total taxable value of real property will be \$131,521,672.
	h. <u>Future Personal Property Tax Value:</u> At build-out, it is projected that the total personal property tax value will be \$10,500,000.
	i. <u>Future Total Value-</u> At build-out, it is projected that the total value will be \$142,021,672.