

**BASIC INFORMATION ABOUT THE AREA**  
**Information Updated as of: 5/14/19**  
**Date Original Petition Received: 2/22/19**  
**Ordinance Adoption Date: / Effective Date:**

1. Name of Area:	The Kings Grant Homeowner Association Property
2. Name of Owner:	Kings Grant Homeowners Association, Inc. (Petition signed Harold Stephen Bell, President)
3. General Location/Adjacent Neighborhoods/Addresses/Directions to Property:	<u>General Location:</u> Northern side of the City, along northern side of Burnside Place, south of I-295 <u>Adjacent Neighborhoods:</u> Kings Grant (to the south), Farmers Rd and Eddies Lane (to the northeast); <u>Address:</u> 6230 Burnside Place (per petition). <u>Directions:</u> Go north on Ramsey St. Turn west on Shawcroft Road into Kings Grant. Turn north on Burnside Place.
4. Tax Identification Numbers (PIN):	Area includes one tax parcel (PIN: 0531-50-7205).
5. Fire Department To Be Affected:	The parcel is in the Westarea Fire District, but it is coded in Tax District 0082. This means it is served by the City Fire Department.
6. Is the Area Contiguous?	Yes.
7. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
8. Type of Annexation:	Petition-initiated contiguous area
9. Background:	The owner has started construction on a pavilion building on the site. It is about 90 percent complete.
10. Reason the Annexation was Proposed:	The owner would like for the pavilion building to be inside the City.
11. Number of Acres in Area:	5.13 acres +/-
12. Type of Development in Area:	The owner has installed some play equipment in the area. The owner is now constructing a pavilion type of building in the area.
13. Present Conditions:	<ul style="list-style-type: none"> <li>a. <u>Present Land Use:</u> community park</li> <li>b. <u>Present Number of Housing Units:</u> 0</li> <li>c. <u>Present Demographics:</u> Total Population=0</li> <li>d. <u>Present Streets:</u> None</li> <li>e. <u>Water and Sewer Service:</u> According to a GIS layer of water lines, a PWC water line (with a fire hydrant) is in Burnside Place along the southern edge of the site. According to a GIS layer of sewer lines, a sewer line passes through the area. (Source: GIS layer of PWC utilities.)</li> <li>f. <u>Electrical:</u> PWC electrical lines and street lights run along Burnside Place.</li> <li>g. <u>Current Real Property Tax Value:</u> There is one tax parcel in the area. According to the County Tax Dept, this parcel is not in the farm program, and it is exempt from taxes. The <b>Taxable Value</b> of this parcel is \$0. (According to Co. Tax Dept., the <b>Total Assessed Value</b> of this parcel is \$0. Land=\$0. Building=\$0; Extra Feature=\$0)</li> <li>h. <u>Current Personal Property Tax Value:</u> \$0</li> </ul>
14. Factors Likely to Affect Future of Area:	<ul style="list-style-type: none"> <li>a. <u>Plans of Owner:</u> The owners plans to complete the pavilion building.</li> <li>b. <u>Development Controls</u> <ul style="list-style-type: none"> <li>1. <u>Land Use Plans</u> <ul style="list-style-type: none"> <li>a. <u>2010 Plan</u>-Low Density Residential (City GIS)</li> <li>b. <u>2030 Plan</u>- Urban Area (City GIS)</li> <li>c. <u>North Fayetteville Land Use Plan-2003</u>-Low Density Residential</li> </ul> </li> <li>2. <u>Zoning</u> <ul style="list-style-type: none"> <li>a. <u>Current Zoning in County:</u> PND (County GIS)</li> <li>b. <u>Expected Zoning After Annexation:</u> SF-10 (Fayetteville Zoning Commission recommended approval on 4/9/19)</li> </ul> </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></li> </ul> </li> </ul>

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	<p>a. <u>In Simmons Noise Contours?</u> No (2018 JLUS Report)</p> <p>b. <u>In Simmons Accident Potential Zones?</u>-No (2018 JLUS Report)</p> <p>c. <u>Red-Cockaded Woodpecker Impacts</u>-Not yet known.</p> <p>6. <u>Status of Plan Approval</u>-Not yet submitted to TRC. Building plans were originally submitted to County; have now been received by City.</p>
15. Expected Future Conditions:	<p>a. <u>Future Land Use:</u> Parks/Rec/Open Space</p> <p>b. <u>Future Numb of Housing Units:</u> (At Build-Out) Total=0 (0 HU x .9167% occupancy rate*= 0 occupied HU) * Based on 2010 Census data for Fayetteville</p> <p>c. <u>Future Demographics:</u> (At Build-Out) Total Pop=0 (0 occupied HU x 2.45 avg household size*=0 population) *Based on 2010 Census data for Fayetteville</p> <p>d. <u>Future Streets:</u> No new public streets are expected within the area.</p> <p>e. <u>Water and Sewer Service:</u> Not known</p> <p>f. <u>Electric Service</u>-PWC electrical is available if requested.</p> <p>g. <u>Future Real Property Tax Value:</u> It is assumed property will keep its exempt status.</p> <p>h. <u>Future Personal Property Tax Value:</u> None expected.</p> <p>i. <u>Future Total Value</u>-None expected.</p>