

BASIC INFORMATION ABOUT THE AREA

Information Updated as of: 8/2/21

Date Petition Received: 3/30/21

Ordinance Adoption Date: / Effective Date:

1. Name of Area:	The Proposed Greystone South Subdivision
2. Name of Owner:	Broadwell Land Company [Note: Moorman, Kizer & Reitzel, Inc. (MKR) submitted the petition on behalf of owner.]
3. General Location/Adjacent Neighborhoods/Addresses/Directions to Property:	<u>General Location:</u> Northern side of the City, north of I-295/Ramsey St. Interchange. Along the southern edge of the Greystone Farms neighborhood. <u>Adjacent Neighborhoods:</u> Greystone Farms. <u>Address:</u> Not yet assigned. <u>Directions:</u> Go north on Ramsey St. Turn into Greystone Farms at the Summerchase Drive entrance. Turn right on Touchstone Drive. Turn right on Hornbuckle Drive. Turn right on Kimberwicke Drive. Area requested for annexation is at the end of Kimberwicke Drive.
4. Tax Identification Numbers (PIN):	Area consists of one tax parcel (PIN: 0541-12-0180; REIN: 0541120180000). See Legal Description Map.
5. Fire Department To Be Affected:	The parcel is in the Westarea Fire District (Tax District 0081.) The nearest Westarea station is Station 15 at 6989 Ramsey Street.
6. Is the Area Contiguous?	Yes. See Vicinity Map.
7. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
8. Type of Annexation:	Petition-initiated contiguous area
9. Background:	Broadwell Land Company developed the adjoining Greystone Farms subdivision, and Broadwell would like to develop the land requested for annexation as residential. 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 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:	Petition specified 29.897 acres. County tax records show 29.88 deeded acres and 29.72 calculated acres. City's Legal Description and Legal Description Map show 29.89 acres, more or less.
12. Type of Development in Area:	The land in the area is presently undeveloped. Trees have been cut.
13. Present Conditions:	<ul style="list-style-type: none">a. <u>Present Land Use:</u> Undevelopedb. <u>Present Number of Housing Units:</u> 0c. <u>Present Demographics:</u> Total Population=0d. <u>Present Streets:</u> Nonee. <u>Water and Sewer Service:</u> According to PWC staff, water and sewer lines are available near the parcel.f. <u>Electrical:</u> PWC currently provides electrical service to the adjacent Greystone Farms, and expects to serve this new development.g. <u>Current Real Property Tax Value:</u> According to the County Tax Dept, the Total Appraised Value of this parcel is \$719,830 (Land=\$719,830, Building=\$0, Misc Improvements=\$0). This parcel is not in the farm program. The Taxable Value is \$719,830.h. <u>Current Personal Property Tax Value:</u> \$0
14. Factors Likely to Affect Future of Area:	<ul style="list-style-type: none">a. <u>Plans of Owner:</u> The owner plans to prepare the land for future development as single-family residential. Currently, 59 residential lots are proposed. Staff has assumed that street construction will start on April 1, 2022, and streets will be completed by September 30, 2022. For the 59 housing units, staff has assumed that construction will start on October 1, 2022, and it will be completed by March 31, 2026.b. <u>Development Controls</u><ul style="list-style-type: none">1. <u>Land Use Plans-adoption date is in parentheses</u><ul style="list-style-type: none">a. <u>2010 Plan</u> (1996)-Low Density Residential (98%), Open Space (2%) [City GIS]

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	<ul style="list-style-type: none"> b. <u>North Fayetteville LUP (2003)</u>-Same as 2010 Plan c. <u>2030 Plan (2009)</u>-Urban Area (96%), Conservation Area (4%) [City GIS] d. <u>Fayetteville Future Land Use Plan (2020)</u>-Community Center (70%), Low Density Residential (26%), Parks & Open Space (4%) [City GIS] <p>2. <u>Zoning</u></p> <ul style="list-style-type: none"> a. <u>Current Zoning in County:</u> R15 [County GIS] b. <u>Requested Zoning After Annexation:</u> SF-10 (Fayetteville Zoning Commission did not approve on June 8, so applicant appealed.) <p>3. <u>In Fay Airport Impact Zone?</u>-No</p> <p>4. <u>In Fay Airport Overlay District?</u>-No</p> <p>5. <u>Military Base Considerations-</u></p> <ul style="list-style-type: none"> a. <u>In Simmons Noise Contours?</u> No (2018 JLUS Report-Map 6.7) b. <u>In Simmons Accident Potential Zones?</u>-No (2018 JLUS Report-Map 6.10) c. <u>Red-Cockaded Woodpecker Impacts</u>-Not yet known 6. <u>Status of Plan Approval</u>-Preliminary plans already submitted.
15. Expected Future Conditions:	<ul style="list-style-type: none"> a. <u>Future Land Use:</u> Single-Family Residential Development b. <u>Future Numb of Housing Units:</u> (At Build-Out) Total=59 units (59 HU x .9167% occupancy rate*=54 occupied HU) * Based on 2010 Census data for Fayetteville c. <u>Future Demographics:</u> (At Build-Out) Total Pop=132 (54 occupied HU x 2.45 avg household size*=132 population) *Based on 2010 Census data for Fayetteville d. <u>Future Streets:</u> (At Build-Out) About .76 miles of public streets are expected within the area. e. <u>Water and Sewer Service:</u> Developer is expected to use PWC water and sewer. f. <u>Electric Service</u>-Developer is expected to use PWC electrical. g. <u>Future Real Property Tax Value:</u> \$33,925,000 (Note: Staff asked MKR for estimates of expected value for a SF unit. Here are estimates provided by MKR: Land=\$105,000; Building=\$455,000; and Extra Features=\$15,000. The total is \$575,000.) Staff projected future value of all 59 units at build-out as \$33,925,000 (59 x \$575,000.) h. <u>Future Personal Property Tax Value:</u> \$590,000 (Assumes \$10,000 per housing unit at build-out. This is based on each household having one \$10,000 car. This is a very conservative estimate.) i. <u>Future Total Value</u>-\$34,515,000 (\$33,925,000 + \$590,000)