

[EXTERNAL]FW: Coventry Woods-Request for Information

Cynthia Smith <csmith@mkrinc.com>

Mon 7/19/2021 1:27 PM

To: David Nash <DavidNash@FayettevilleNC.gov>; 'David Nash' <nashdda1@aol.com>

Here is what I have gotten from the developer. Please let me know if you need more information or if this is sufficient.

Cynthia M. Smith



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From: David Nash

Sent: Friday, June 18, 2021 5:02 PM

To: 'csmith@mkrinc.com' <csmith@mkrinc.com>

Cc: Taurus Freeman <TFreeman@ci.fay.nc.us>

Subject: Coventry Woods-Request for Information

Hello Ms. Smith (Moorman, Kizer & Reitzel, Inc),

I am writing to ask for some additional information about the Coventry Woods area requested for annexation. This information will be useful to our City departments as they try to anticipate service demands and costs, assuming that the area is annexed. This information should also be helpful as we project revenue for the area.

Coventry Woods-Southern Side of McCloskey Road

See attached map named "Subdivision-2020-11-12-4-Grading & Drainage." (I think this map was submitted through the TRC process.)

Number of Lots and Housing Units - According to the attached map, there are a total of 112 lots in the proposed Coventry Woods development. Although part or all of 14 of these lots are already inside the City (Lots 84-88 and Lots 96-104), at this point, we will assume that the area requested for annexation consists of all 112 lots.

Assuming that one housing unit will be built per lot, we think the annex area will have 112 housing units when it is built-out.

If possible, please provide the following information as soon as possible. We realize that this information will be subject to change in the future. However, at this point, this information will be very helpful to City staff as we formulate a recommendation to City Council.

Site Preparation (eg, Clearing, Grading, Installation of Utilities) - Timetable

- Expected Start Date for Site Preparation (e.g., Month and Year) **Unknown, dependent upon when permits are completed**

- Expected Completion Date for Site Preparation (e.g., Month and Year) the project will be phased and depending on time of year the work occurs, and how the work is split across phases (such as clearing, grubbing and grading the entire project area as part of the 1st phase to balance), I would estimate 8 months to 6 months per phase

Streets - Timetable for Construction

- Expected Start Date for Street Construction (e.g., Month and Year) Unknown.
- Expected Completion Date for Street Construction (e.g., Month and Year) Unknown.
- Expected Total Number of Linear Feet of Street To Be Built 5512 lf
- Will The Streets Be Public or Private? Public

Housing Units - Timetable for Construction

- Expected Start Date for First Housing Units (e.g., Month and Year) TBD
- After First Housing Units Are Started, Expected Number of Housing Units Per Month to be Started 4
- Assumed Number of Months It Takes to Complete a Housing Unit, Once It Is Started (We currently assume six months.) 6 months
- Expected Completion Date for Housing Units (e.g., Month and Year) 2.5 years after starting

Housing Units - Expected Value per Unit (Based on How You Think the County Tax Appraisers Will Value Each Unit, Once It Is Completed)

- Expected Land Value per Unit \$60,000
- Expected Building Value per Unit \$200,000
- Expected Extra Feature Value per Unit \$20,000
- Expected Total Value per Unit \$350,000

Thank you very much for any information you can provide. If you have any questions, feel free to get back in touch.

David Nash

David M. Nash, AICP - Senior Planner

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