

**BASIC INFORMATION ABOUT THE AREA**

**Information Corrected as of: 9/11/21**

**Date Petition Received: 3/30/21**

**Ordinance Adoption Date: / Effective Date:**

1. Name of Area:	The Proposed Coventry Woods Subdivision
2. Name of Owner:	William E. Clark [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. Area is along the southern side of McCloskey Road. McCloskey Road runs westward from Ramsey Street, just north of the South River EMC facility. <u>Adjacent Neighborhoods:</u> Fairfield Farm, The Cottages at Ramsey, Longhill Pointe. <u>Address:</u> Not yet assigned. <u>Directions:</u> Go north on Ramsey St. Turn west on McCloskey Road. Area begins at the end of the South River EMC property.
4. Tax Identification Numbers (PIN):	Area consists of the southern part of one large tax parcel (PIN: 0531-87-1221; REIN: 0531871221000) which straddles McCloskey Road. 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:	The owner, Mr. William E. Clark, would like to develop this land for future residential. Mr. Clark 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 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 40.692 acres. County tax records show 0 deeded acres and 40.78 calculated acres. City's Legal Description and Legal Description Map show 40.69 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:	a. <u>Present Land Use:</u> Undeveloped 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> According to PWC staff, water and sewer lines are available near the parcel. f. <u>Electrical:</u> PWC does not expect to provide electrical services. g. <u>Current Real Property Tax Value:</u> According to the County Tax Dept, the whole parcel, consisting of 78.5 acres, is in the farm program. The taxable value is \$16,246. Staff has adjusted this value down to reflect that only 40.69 acres are requested for annexation. The adjusted <b>Taxable Value</b> is \$8,448. h. <u>Current Personal Property Tax Value:</u> \$0
14. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> According to preliminary plans, the new subdivision will have 112 lots and 112 housing units. However, the current city boundary cuts through the southern part. A total of 10 lots appear to be on land already inside the City. <b>Staff has deducted these 10 lots from the total, giving a revised lot and unit count of 102.</b> Staff has assumed that street construction will run from July 1, 2022 to December 31, 2023. For the 102 housing units, staff has assumed that construction will start on January 1, 2023, and it will be completed by September 30, 2025.

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	<p>b. <u>Development Controls</u></p> <ol style="list-style-type: none"> <li>1. <u>Land Use Plans</u>-adoption date is in parentheses <ol style="list-style-type: none"> <li>a. <u>2010 Plan</u> (1996)-Low Density Residential (90%), Open Space (7%), Commercial (3 %) [City GIS]</li> <li>b. <u>North Fayetteville LUP</u> (2003)-Same as 2010 Plan</li> <li>c. <u>2030 Plan</u> (2009)-Urban Fringe Area (51%), Urban Area (49%) [City GIS]</li> <li>d. <u>Fayetteville Future Land Use Plan</u> (2020)-Parks &amp; Open Space (100%) [City GIS]</li> </ol> </li> <li>2. <u>Zoning</u> <ol style="list-style-type: none"> <li>a. <u>Current Zoning in County</u>: PND [County GIS]</li> <li>b. <u>Requested Zoning After Annexation</u>:SF-10 (Fayetteville Zoning Commission recommended approval on June 8.) (Corrected on 9/11/21.)</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 Simmons Noise Contours?</u> No (2018 JLUS Report-Map 6.7)</li> <li>b. <u>In Simmons Accident Potential Zones?</u>-No (2018 JLUS Report-Map 6.10)</li> <li>c. <u>Red-Cockaded Woodpecker Impacts</u>-Not yet known</li> </ol> </li> <li>6. <u>Status of Plan Approval</u>-Preliminary plans already submitted.</li> </ol>
b. Expected Future Conditions:	<ol style="list-style-type: none"> <li>a. <u>Future Land Use</u>: Single-Family Residential Development</li> <li>b. <u>Future Numb of Housing Units</u>: (At Build-Out) Total=102 units (102 HU x .9167% occupancy rate*=94 occupied HU) * Based on 2010 Census data for Fayetteville</li> <li>c. <u>Future Demographics</u>: (At Build-Out) Total Pop=230 (94 occupied HU x 2.45 avg household size*=230 population) *Based on 2010 Census data for Fayetteville</li> <li>d. <u>Future Streets</u>: (At Build-Out) About 1.04 miles of public streets are expected within the area.</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 not expected to use PWC electrical.</li> <li>g. <u>Future Real Property Tax Value</u>: \$28,560,000. (Note: Staff asked MKR for estimates of expected value for a SF unit. Here are estimates provided by MKR: Land=\$60,000; Building=\$200,000; and Extra Features=\$20,000. The total is \$280,000.) Staff projected future value of all 102 units at build-out as \$28,560,000 (102 x \$280,000.)</li> <li>h. <u>Future Personal Property Tax Value</u>: \$1,020,000 (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.)</li> <li>i. <u>Future Total Value</u>-\$29,580,000 (\$28,560,000 + \$1,020,000)</li> </ol>