

**AGENDA REQUEST FORM**

**FOR: Council Meeting of February 18, 2020**

---

**FROM: Council Member Kyle Smith**

---

**ORDINANCE OR RESOLUTION TITLE AND SUBJECT:**


AN ORDINANCE TO APPROVE THE ANNEXATION PETITION OF FAYETTEVILLE HOUSING PARTNERS AND ANNEX 30.04 ACRES LOCATED AT 1210 NORTH 54<sup>TH</sup> STREET

---

**APPROVED FOR AGENDA:**

  
\_\_\_\_\_  
City Council Member Kyle Smith

2/10/2020  
Date

  
\_\_\_\_\_  
Asst. City Attorney Blake Pennington  
(as to form)

2/11/2020  
Date



**MEETING OF FEBRUARY 18, 2020**

**TO:** Mayor; Fayetteville City Council

**THRU:** Susan Norton, Chief of Staff  
Garner Stoll, Development Services Director

**FROM:** Jonathan Curth, Development Review Manager

**DATE:** February 10, 2020

**SUBJECT:** **ANX 20-6981: Annexation (1210 N. 54<sup>TH</sup> ST./FAYETTEVILLE HOUSING PARTNERS, 398):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1210 N. 54<sup>TH</sup> ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 30.04 acres. The request is to annex the property into the City of Fayetteville.

---

**RECOMMENDATION:**

The Planning Commission and staff recommend approval of an ordinance to annex the subject property, as shown in the attached Exhibits 'A' and 'B'.

**BACKGROUND:**

The subject property is in west Fayetteville, on the north side of Wedington Drive, and between 51<sup>st</sup> and 54<sup>th</sup> Avenues. Although an approximately 9-acre portion of the overall property currently lays within incorporated Fayetteville, a larger 30-acre portion is in unincorporated Washington County. The property remains largely undeveloped, with several agricultural buildings and row crops representing the current land use through the non-profit, Cobblestone Farms. Although largely level, the northern extents of the property include areas of increasing slope as it nears the Hamestring Creek riparian corridor.

*Request:* The request is to annex the subject property in to the City of Fayetteville. The applicant has stated that the annexation is needed so that a portion of the property can be developed and the remainder left in agricultural or open space use. An order of annexation was signed by the Washington County Judge on January 2, 2020.

*Land Use Plan Analysis:* Please see the attached Planning Commission staff report

**DISCUSSION:**

On February 10, 2020, the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 9-0-0. Public comment was made from a nearby resident with concerns about drainage. Additionally, representation from the Fayetteville Housing Authority spoke in support of the proposal.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

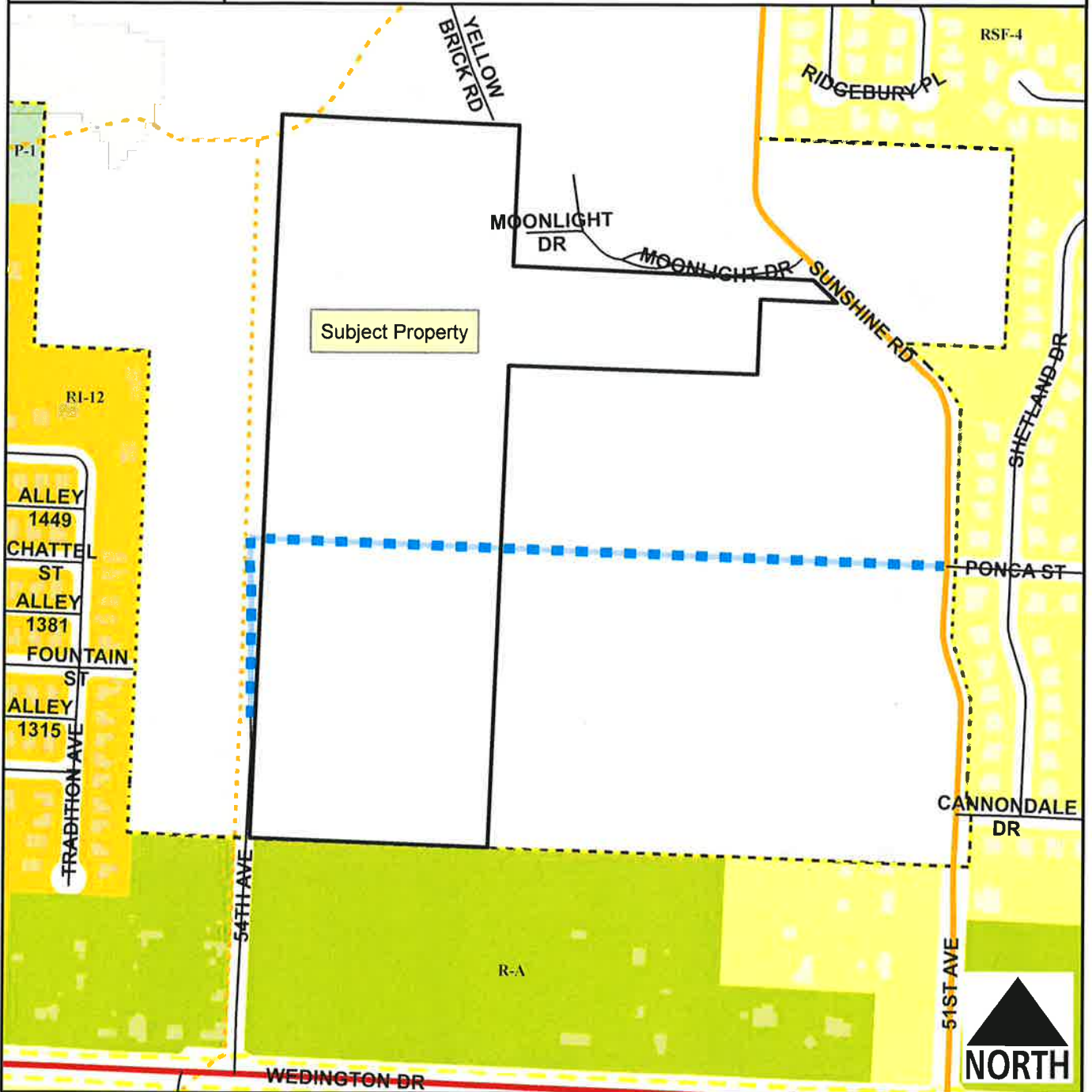
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

ANX20-6981

# FAYETTEVILLE HOUSING

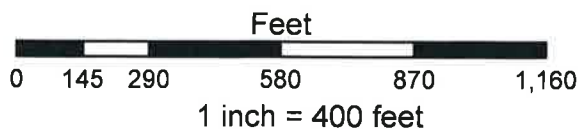
20-6981  
EXHIBIT 'A'

Close Up View



### Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



- Residential-Agricultural
- RSF-4
- RI-12
- P-1

**20-6981**  
**EXHIBIT 'B'**

THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11;  
THENCE ALONG THE NORTH LINE THEREOF S87°36'11"E 661.20 FEET TO THE NORTHEAST CORNER OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11;  
THENCE ALONG THE EAST LINE THEREOF S02°18'45"W 1318.98 FEET TO THE NORTHEAST CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 11;  
THENCE ALONG THE EAST LINE THEREOF S02°18'18"W 659.91 FEET;  
THENCE LEAVING SAID EAST LINE N87°40'33"W 661.03 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 11;  
THENCE ALONG SAID WEST LINE N02°18'18"E 659.91 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11;  
THENCE ALONG THE WEST LINE THEREOF N02°18'18"E 1319.82 FEET TO THE POINT OF BEGINNING, CONTAINING 30.04 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



**TO:** Fayetteville Planning Commission

**FROM:** Jonathan Curth, Development Review Manager

**MEETING DATE:** February 10, 2020 (Updated with Planning Commission Results)

**SUBJECT:** **ANX 20-6981: Annexation (1210 N. 54<sup>TH</sup> ST./FAYETTEVILLE HOUSING PARTNERS, 398):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1210 N. 54<sup>TH</sup> ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 30.04 acres. The request is to annex the property into the City of Fayetteville.

**RECOMMENDATION:**

Staff recommends forwarding **ANX 20-6981** to the City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

"I move to forward **ANX 20-6981** to the City Council with a recommendation of approval."

**BACKGROUND:**

The subject property is in west Fayetteville, on the north side of Wedington Drive, and between 51<sup>st</sup> and 54<sup>th</sup> Avenues. Although an approximately 9-acre portion of the overall property currently lays within incorporated Fayetteville, a larger 30-acre portion is in unincorporated Washington County. The property remains largely undeveloped, with several agricultural buildings and row crops representing the current land use through the non-profit, Cobblestone Farms. Although largely level, the northern extents of the property include areas of increasing slope as it nears the Hamestring Creek riparian corridor. Surrounding land uses and zoning is depicted in *Table 1*.

**Table 1**  
**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
North	Single-family Residential	AG/SF Res 1 (Unincorporated Washington County)
South	Single-family Residential	R-A, Residential Agricultural
East	Undeveloped	AG/SF Res 1 (Unincorporated Washington County)
West	Single-family Residential; Outdoor Materials Storage	AG/SF Res 1 (Unincorporated Washington County)

*Request:* The request is to annex the subject property in to the City of Fayetteville. The applicant has stated that the annexation is needed so that a portion of the property can be developed and the remainder left in agricultural or open space use. An order of annexation was signed by the Washington County Judge on January 2, 2020.

*Public Comment:* Staff has received public inquiries regarding this request and its associated rezoning (RZN 20-6982). Although initially concerned, nearby property owners have expressed support or ambivalence once understanding the scope of the proposal.

## INFRASTRUCTURE:

- Streets:** The subject parcel has direct access to West Wedington Drive, North Sunshine Road, North 54<sup>th</sup> Avenue, and West Yellow Brick Road. Per the 2040 Master Street Plan, Wedington Drive is a fully-improved Regional Link, High Activity, Sunshine is a Neighborhood Link, and 54<sup>th</sup> Street was downgraded from a Collector Street (Neighborhood Link) to a Residential Link. Additionally, a street stub-out from West Yellow Brick Road abuts the property's northern boundary. A planned residential link is proposed in the 2040 Master Plan to bisect this property east-west and connect with Ponca Street to the east. Any drainage or street improvements required would be determined at the time of development proposal.
- Water:** While public water is available to the overall site through an existing 8-inch water main on Sunshine and Yellow Brick, and one 18-inch main on Wedington, parcels 001-11744-000 and 001-11744-001, do not have direct access. These are the parcels on which Cobblestone Farms currently lay.
- Sewer:** Similarly, while public sanitary sewer is available to the overall site through 8-inch mains on 54<sup>th</sup> and Sunshine, and a 6-inch main on Wedington, parcels 001-11744-000 and 001-11744-001, do not have direct access.
- Drainage:** No portion of the site lies within the Hilltop-Hillside Overlay District. Although no FEMA-designated floodplain nor City-designated protected stream are found on the property, there are hydric soils along the southern extents of the site.
- Fire:** The property will be protected by Station 7, located at 835 North Ruppel Road, which is approximately 1.4 miles from the subject property. The anticipated response time would be approximately 5.2 minutes. This is within the response time goal of six minutes for an engine and eight minutes for a ladder truck.
- Police:** The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Plan designates the properties within the proposed rezone as **Residential Neighborhood Area**. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family, and rowhouses. Development is encouraged to be highly-connected, with compact blocks, grid street pattern and reduced setbacks. Low-intensity non-residential uses are encouraged at appropriate locations, such as on corners and connecting corridors.

## FINDINGS OF THE STAFF

### CITY PLAN 2040 (Res. 35-20)

#### 12.3 Annexation Guiding Policies

#### **Boundaries**

- 12.3.5.a Annex existing islands and peninsulas and do not annex areas that create an island or peninsula

**Finding:** Following nearby annexations in 1994 and 2001 that subsequently developed as the Sage Meadows and Heritage Village subdivisions, the subject property and other unincorporated areas near it became a peninsula of Washington County land bordered by Fayetteville's corporate limits on three sides. While incorporation of the subject property will annex a portion of this peninsula, the situation may also be aggravated as many of the remaining, adjacent unincorporated properties will be bordered on three sides by the City of Fayetteville where they were previously bordered on one or two sides. The proposed new city limit boundaries could cause confusion for service providers and residents because of the atypical configuration.

12.3.5.b The proposed annexation area must be adjacent, or contiguous, to city limits.

**Finding:** The proposed annexation area is adjacent and contiguous to Fayetteville's City Limits in west Fayetteville.

12.3.5.c Areas should either include or exclude entire subdivisions or neighborhoods, not divide.

**Finding:** The proposed annexation is for an area containing no subdivisions. Development is limited to buildings and activity associated with agricultural land use.

12.3.5.d Boundaries for annexed areas should follow natural corridors.

**Finding:** The proposed annexation boundaries follow the property lines of the subject property. To the south, the annexation boundary aligns with existing, incorporated land along Wedington Drive. To the west and east it abuts unincorporated land, and to the northeast, Sunshine Road right-of-way. The northern extents of the property adjoin the established Amber Jane Estates subdivision in unincorporated Washington County.

12.3.5.e The provision of services should be concurrent with development.

**Finding:** The property is adjacent to City water and sewer, and the site is within acceptable response times of the Fayetteville Fire Department. Connection to water and sewer service would be the responsibility of the property owner.

#### **ENVIRONMENTALLY SENSITIVE AREAS**

12.3.5.f Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

**Finding:** The property is largely undeveloped except for a farm and its accessory structures. While portions of the property have significant mature tree growth, the majority is clear. Furthermore, no portion of the property is designated as floodplain, Hillside-Hilltop Overlay District, or Streamside Protection Zone. A portion of the northwestern corner of the property, totaling approximately 1.25 acres, is within the Enduring Green Network. Although not currently determined, hydric soils on the property may indicate



wetlands. A wetlands determination may be required at the time of development.

#### EMERGENCY AND PUBLIC SERVICES

12.3.5.g Public services must be able to be provided efficiently in newly annexed areas.

**Finding: Fire:** The Fayetteville Fire Department response time to this location is approximately five minutes from the current closest station (835 N. Ruppel Road). The Fire Department response time goal is six minutes for an engine and eight minutes for a ladder truck.

**Police:** To date, the Fayetteville Police Department has not expressed any concerns with this request.

12.3.5.h Annexed areas should receive the same level of service of areas already in the city limits.

**Finding:** The subject property would receive the same services, including trash service, police protection, fire protection, sewer, water, recycling and yard waste pick-up, and zoning protection as nearby property within the City.

12.3.5.i The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units, and response time.

**Finding:** These factors were taken into consideration in the responses and recommendations included in this report.

#### INFRASTRUCTURE AND UTILITIES

12.3.5.j Areas currently served by utilities and other public services should be annexed.

**Finding:** Fire and police protection are currently provided to the portion of the property that is within incorporated Fayetteville. Additionally, given the nature of the City's automatic response agreements with outlying areas, the Fayetteville Fire Department is currently the de facto first responder. The overall property currently has access to City water and sanitary sewer, but extensions will likely be required to serve the larger property currently outside the City limits.

12.3.5.k Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.

**Finding: Engineering:** Between the existing utilities located along Wedington Drive to the south, 54<sup>th</sup> Avenue to the west, Sunshine Drive to the northeast, and Yellow Brick Road to the north, Engineering does not anticipate a need to upgrade utilities to accommodate development of the property.

**Planning:** The proposed annexation will not immediately lead to increased density on the subject property or increased traffic congestion in the area. If developed under the zoning requirements of the concurrently-requested RI-U and CS zoning districts there will be a marked increase in both density and traffic. Given adjacency to Wedington Drive and existing traffic accident data, Planning staff does not anticipate that increased traffic from this site will pose a traffic danger.

12.3.5.l Phased annexation should be initiated by the City within active annexation areas based on planned service extensions or availability of services.

**Finding:** Not applicable; the proposed annexation is not part of a phased annexation initiated by the City.

#### INTERGOVERNMENTAL RELATIONS

12.3.5.m Promote long-range planning with adjacent jurisdictions.

**Finding:** Not applicable; the extent of the proposed rezoning is not within or adjacent to the planning areas of other municipalities in Washington County. Additionally, the property would not require access through other jurisdictions nor would it be served by their services.

12.3.5.n Establish agreements to address regional concerns, such as water, stormwater, and sewer.

**Finding:** Not applicable; The subject property and all of those around it are served by either Fayetteville water, sewer, or both. Those currently not served by Fayetteville water and sewer utilize water wells or septic systems.

#### ADMINISTRATION OF ANNEXATIONS

12.3.5.o Develop a land use plan for annexation initiated by the City.

**Finding:** Not applicable; this annexation is not City-initiated. However, the property is included within the City's Future Land Use Plan.

12.3.5.p Designate zoning districts for the property during the annexation process.

**Finding:** Annexations are automatically zoned R-A, Residential Agricultural. However, the applicant has submitted a concurrent request to rezone a portion of the area under consideration for annexation and the entire area already within Fayetteville. The request is to rezone approximately 2.28 acres along Wedington to CS, Commercial Services, and a larger area north and west of that to RI-U, Residential Intermediate, Urban. The RI-U area will include the balance of the area currently in Fayetteville not proposed as CS, and an additional 15.2 acres of the land under consideration for annexation. The remainder of the property is proposed to remain R-A, Residential Agricultural, for continued farming use.

12.3.5.q An annexation study should be completed on all annexation proposals.

**Finding:** Planning staff has engaged with the Engineering Division along with the Water and Sewer, Fire, and Police Departments to review the proposed annexation. The request was studied to determine if facilities or services are available or needed in association with this request. Responses are included throughout this report.

12.3.5.r Development proposals require a separate review from the annexation proposals.

**Finding:** Future development of the subject property will be required to go through the development review process.

12.3.5.s Residents should be fully informed of annexation activities.

**Finding:** Per §157.03 of the Unified Development Code, property owners and residents within 200 feet of the subject property are notified. Additionally, a legal advertisement has been submitted with the local newspaper prior to the Planning Commission meeting for which this item is scheduled.

12.3.5.t Encourage larger annexations to create acceptable boundaries.

**Finding:** Staff finds that this request is of a moderate size, totaling approximately 30 acres. The request would somewhat reduce a peninsula of unincorporated area, but it would also exacerbate the remoteness of other areas of the peninsula not proposed for annexation. If the Council desires to annex the area, staff would recommend additional area be incorporated to "square-off" the city limits to create a more logical boundary.

12.3.5.u Conduct a fiscal impact assessment on large annexations.

**Finding:** Given the moderate size of the proposed rezoning, a fiscal impact assessment was not conducted for the requested annexation. However, it should be noted that annexing land toward the western extent of the City and developing it can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner. The proposal to rezone the property in a manner that promotes urban form and higher densities somewhat ameliorates this concern.

**RECOMMENDATION:** Planning staff recommends forwarding ANX 20-6981 to the City Council with a recommendation of approval.

---

<b>PLANNING COMMISSION ACTION:</b> Required <u>YES</u>
<b>Date:</b> <u>February 10, 2020</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
<b>Motion:</b> Johnson, to forward to the City Council with a recommendation of approval.
<b>Second:</b> Paxton
<b>Vote:</b> 9-0-0

---

**BUDGET/STAFF IMPACT:**  
None

**Attachments:**

- City Plan 2040, Section 12.3: Annexation
- Request letter
- Order of Annexation
- City Services Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

## 12.3 Annexation

Annexation is the inclusion of previously unincorporated lands within the City limits. Annexation has benefits to the residents of the annexed area as well as to the City. The residents gain access to urban services, such as enhanced police and fire protection and have a voice in city government. The City gains the ability to control development and extend boundaries in a logical manner.

The purpose of this planning element is to take a more active approach toward annexations by identifying potential annexation areas and establishing annexation policies. The annexation policies will guide evaluation of future annexation proposals. The policies are designed to ensure that public services, infrastructure, and utility extension is properly addressed in order to manage growth. The potential annexation areas may become part of the City when these annexation policies are met.

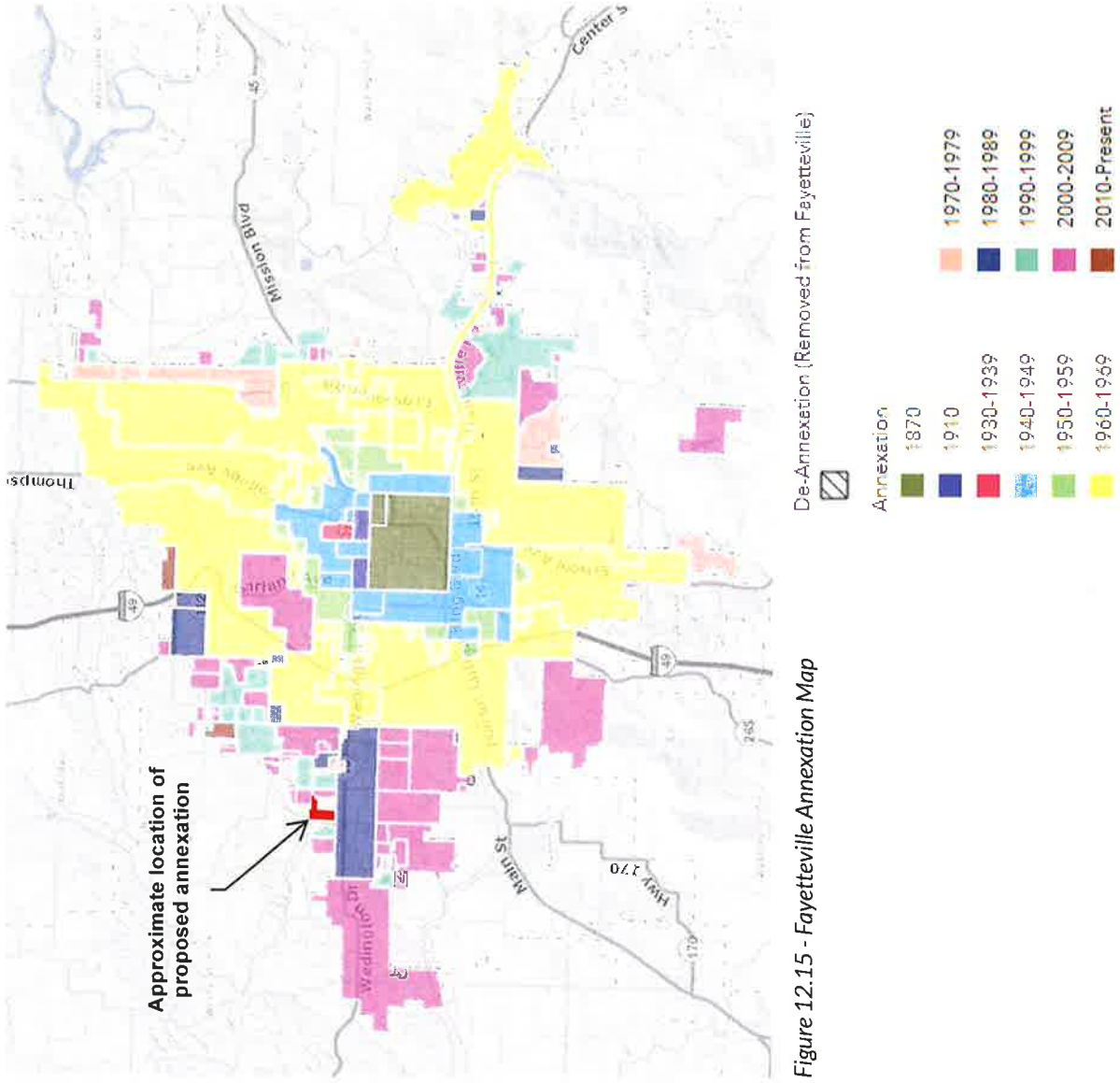


Figure 12.15 - Fayetteville Annexation Map



## Annexation History and Trends

The original town was incorporated in 1870 with approximately 1,100 acres. Since incorporation, the City has made almost 200 annexations, totaling over 34,000 acres. Annexation activity was relatively slow until the 1940's, when over 2,500 acres were annexed within 19 annexations. During the 1950's, almost the same number of annexations took place, however, the total land area annexed was significantly smaller than in the 1940's. By the 1960's, annexation activity increased dramatically, with 42 annexations bringing over 18,000 acres into the city limits. Annexation numbers dropped in 1970 and stayed steady until the 1990's, when the number of annexations tripled from the 1980's. By 2000, the City contained 45 square miles and by 2018 the City contained approximately 55 square miles.

One indicator of the amount of developable land within the City is the number of people per acre. Prior to 1940 there were approximately 5.6 persons per acre. This era represents the time when Fayetteville was still relatively small and consisted primarily of what we would now consider the downtown and surrounding neighborhoods. By 1970, after numerous large annexations in the 1960's, the persons per acre had been reduced to 1.3. The City's population continued to increase dramatically through the 2000's when we maintained just over 2 people per acre from 2000-2010. An annexation referendum in October of 2006 for a large area along Wedington Drive on the west side of town brought in an additional 1,400 acres of low density land for eventual development.

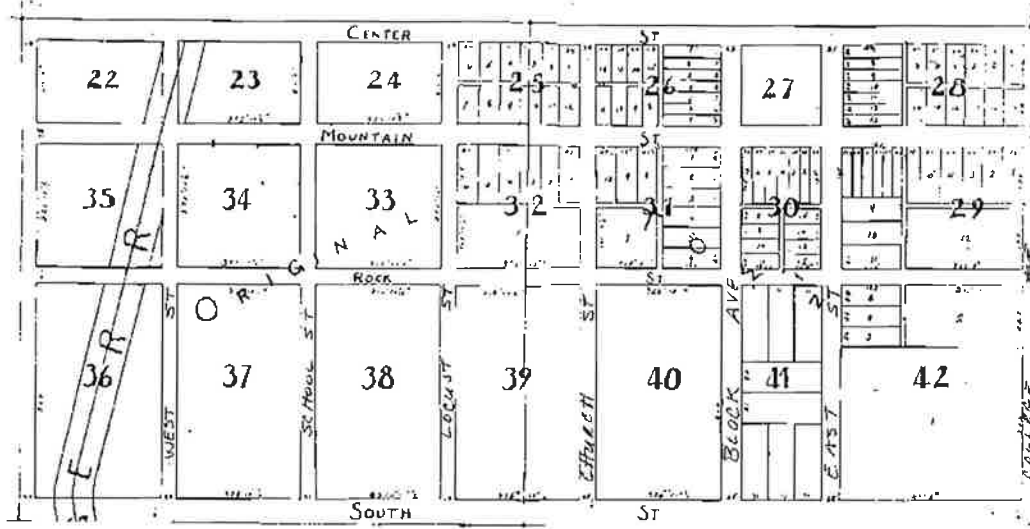


Figure 12.16 - Fayetteville Town Plat



## State Statutes on Annexation

Title 14, Chapter 40 of the state statute discusses annexation. Annexations can be initiated by a municipality or by property owners.

A municipality can annex contiguous lands, lands surrounded by the municipality, unincorporated area that is completely bounded by two or more municipalities. If the municipality has the greater distance of city limits adjoining the area, and land contiguous and in adjacent counties to annex any contiguous lands, the governing body must adopt an ordinance, passed by two-thirds of the governing body and hold an election of the people. Those lands must meet one of the following criteria:

- Platted and held for sale or use as municipal lots;
- Whether platted or not, if the lands are held to be sold as suburban property;
- When the lands furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary;
- When the lands are needed for any proper municipal purposes such as for the extension of needed police regulation; or
- When they are valuable by reason of their adaptability for prospective municipal uses.

Contiguous lands must not be annexed if they meet either of the following criteria:

- Have a fair market value at the time of adoption of the ordinance of lands used only for agricultural or horticultural purposes and the highest and best use of the land is for agricultural or horticultural purposes; or
- Are lands upon which a new community is to be constructed with funds guaranteed in whole or in part by the federal government under Title IV of the Housing and Urban Development Act of 1968 or under Title VII of the Housing and Urban Development Act of 1970.

To annex land surrounded by a municipality, the governing body can propose an ordinance to annex the property. Again, the lands must meet the criteria listed above. A public hearing must be held within 60 days of the proposed ordinance, A majority of the governing body must approve the annexation for it to become effective.



Figure 12.17 - Great Seal of the State of Arkansas



Property owners in areas contiguous and adjacent to the municipality may request annexation. They can apply with a petition of the majority of land owners in the area, if the majority of the total number of owners own more than one-half of the acreage affected.

### **Potential Annexation Areas**

The potential annexation areas should be identified by the City using the following criteria:

- Areas that are already urban in character.
- Areas that can be developed at urban densities.
- Immediate areas are those that are peninsulas or islands, where municipal services have already been extended.
- Vacant lands that are subject to development pressure.
- Areas where urban services are already provided.
- Areas where urban services are needed.

### **Annexation Guiding Policies**

#### **Boundaries**

- Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.
- Proposed annexation area must be adjacent, or contiguous, to city limits.
- Areas should either include or exclude entire subdivisions or neighborhoods, not divide.
- Boundaries for annexed areas should follow natural corridors.
- The provision of services should be concurrent with development.

#### **Environmentally Sensitive Areas**

- Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

#### **Emergency and Public Services**

- Public services must be able to be provided efficiently in newly annexed areas.
- Annexed areas should receive the same level of service of areas already in the city limits.
- The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units and response time.





## Infrastructure and Utilities

- Areas currently served by utilities and other public services should be annexed.
- Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.
- Phased annexation should be initiated by the City within the active annexation areas based on planned service extensions or availability of services.

## Intergovernmental Relations

- Promote long-range planning with adjacent jurisdictions.
- Establish agreements to address regional concerns, such as water, stormwater and sewer.

## Administration of Annexations

- Develop a land use plan for annexation initiated by the City.
- Designate zoning districts for property during the annexation process.
- An annexation study should be completed on all annexation proposals.
- Development proposals require a separate review from the annexation proposals.
- Residents should be fully informed of annexation activities.
- Encourage larger annexations to create acceptable boundaries.
- Conduct a fiscal impact assessment on large annexations.



ANX 20-6981

**Request  
Letter**

January 2, 2020

City of Fayetteville  
Planning Staff  
125 W. Mountain Street  
Fayetteville, AR 72701

RE: Wedington Rezoning  
CTA Job No. 19112400

To whom it may concern,

This submittal is for the annexation of approximately 30 acres along Wedington Dr. There is currently approximately 10 acres of property within the city limits and this will bring the rest into the city. The property is adjacent to existing city limits on the south and west sides. No island or enclave will be created with this annexation.

The intent for land use on the affected property is further explained in the submittal letter for the proposed zoning of the property. Should you have any questions or concerns feel free to contact us.

Thanks,



Taylor Lindley, P.E.  
Project Manager

ANX 20-6981  
**Order of  
De-annexation**

FILED  
2020 JAN -2 AM 8:52  
CLERK OF COURT  
WASHINGTON CO  
ARKANSAS

**IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS**

**IN THE MATTER OF ANNEXING TO THE  
CITY OF FAYETTEVILLE, ARKANSAS,  
CERTAIN TERRITORY CONTIGUOUS  
TO SAID CITY OF FAYETTEVILLE, ARKANSAS**

**CC NO. 2019-43**

**ORDER CONCERNING ANNEXATION**

On this regular day of a regular term of the County Court of Washington County, Arkansas, there is presented to the Court by the New Heights Church, the petition of the real estate owner desiring the annexation of territory to the City of Fayetteville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A § 14-40-609. This Court being fully advised of the facts and the law does hereby find as follows:

1. The Court finds that the petition and verifications are complete and accurate.
2. The Court further finds that no enclaves will be created by the annexation.
3. The Court finds that the petition contains a schedule of services.
4. The Court finds that the territory consists of lands that:
  - a. whether platted or not, are held to be sold as suburban property;
  - b. represent the actual growth of the municipality beyond its legal boundary; and
  - c. are needed for proper municipal purposes such as the extension of need police regulations.

Therefore, the Court hereby ORDERS that the petition and this Order be delivered to the City of Fayetteville, Arkansas.

DocuSigned by:  
*Joseph Wood*

34F19482757444F...

JOSEPH K. WOOD, COUNTY JUDGE

DATED: January 2, 2020 | 8:48 AM CST

# Fayetteville, AR



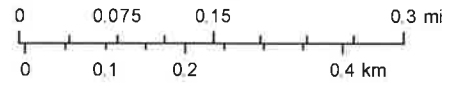
2/5/2020, 1:12:15 PM

Sewer Pressurized Main

1:9,028

- Hydrant
- Water Main
  - Unknown Diameter
  - 1" - 8"
  - 10" - 20"
  - 24" - 42"

- 2" - 8"
- 10" - 18"
- 20" - 36"
- Sewer Main
  - Unknown
  - Up to 8"
  - 8" to 12"
  - 12" and Up



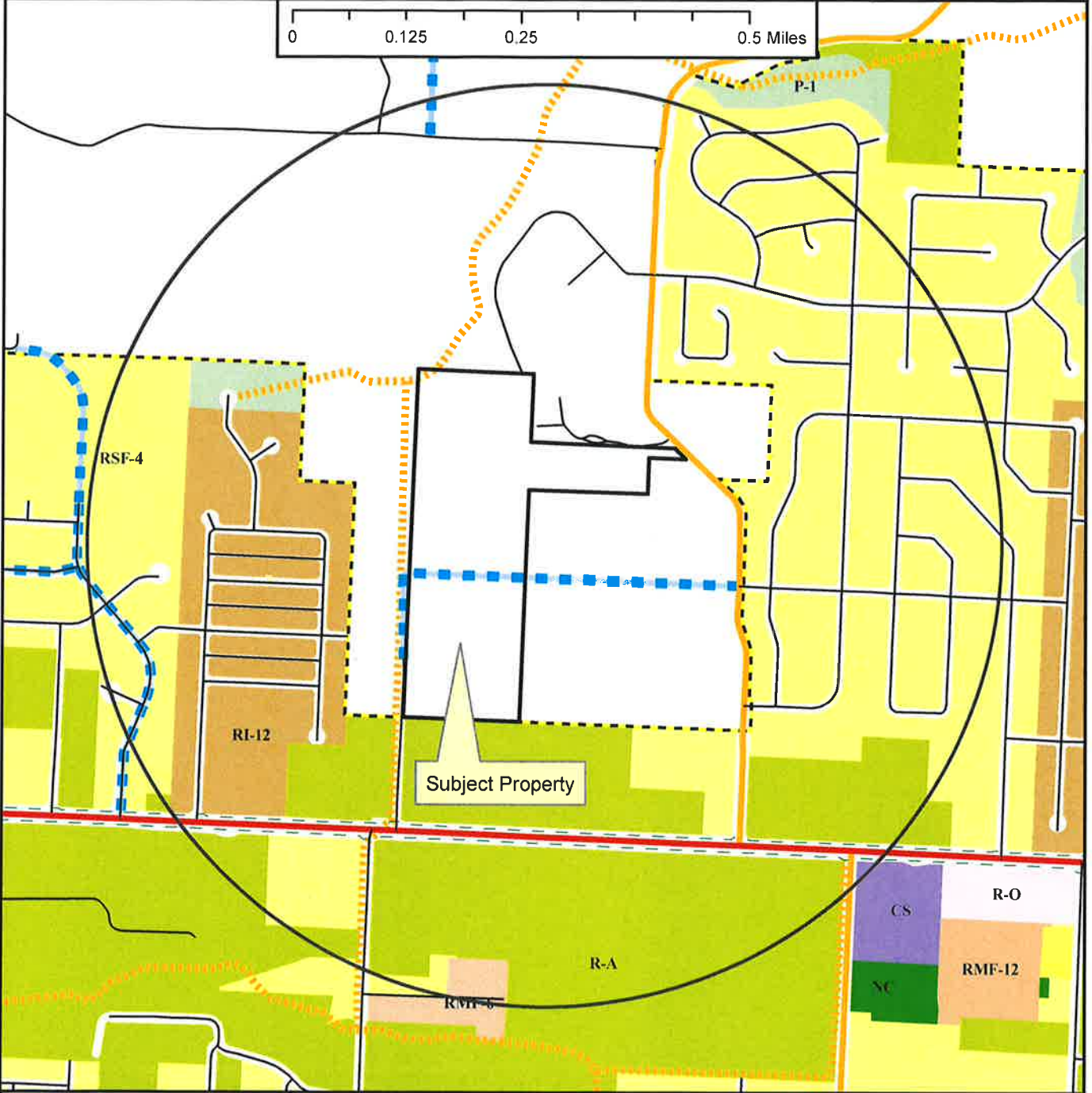
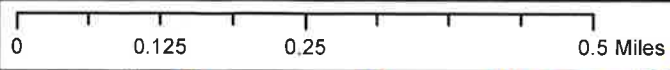
The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user, and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.



ANX20-6981

# FAYETTEVILLE HOUSING

One Mile View



Subject Property

## Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)

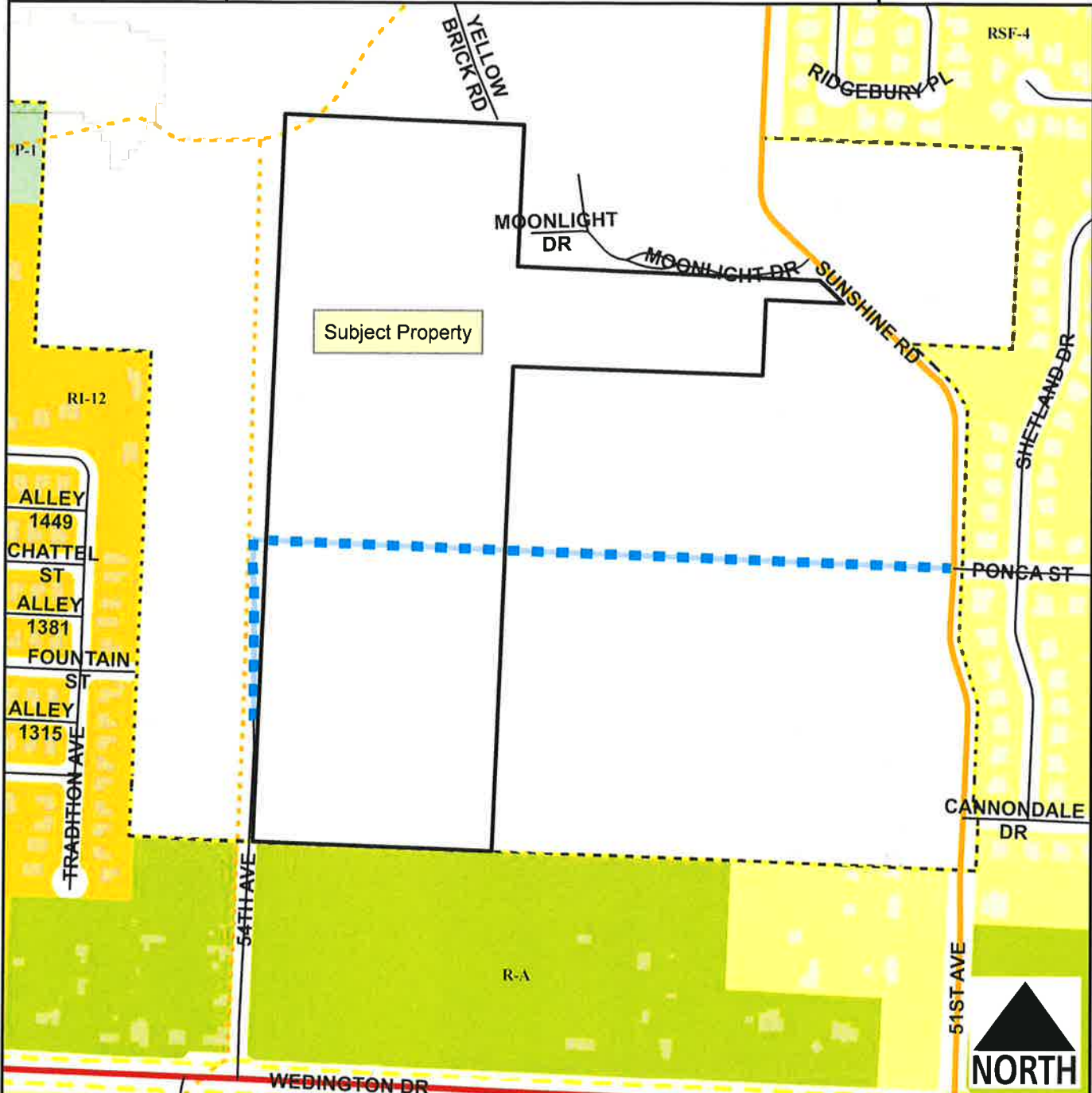


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
  - NS-G
  - RI-U
  - RI-12
  - NS-L
  - Residential Agriculture
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
  - RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
  - I-1 Heavy Commercial and Light Industrial
- EXTRACTION**
  - E-1
- COMMERCIAL**
  - Residential Office
  - C-1
  - C-2
  - C-3
- FORM BASED DISTRICTS**
  - Downtown Core
  - Urban Thoroughfare
  - Walk Street Center
  - Downtown General
  - Community Services
  - Neighborhood Services
  - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
  - Commercial, Industrial, Residential
- INSTITUTIONAL**
  - I-1

ANX20-6981

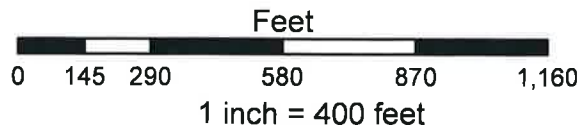
# FAYETTEVILLE HOUSING

Close Up View



### Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



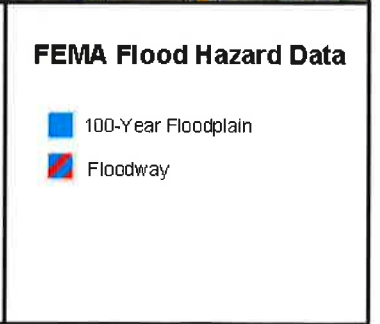
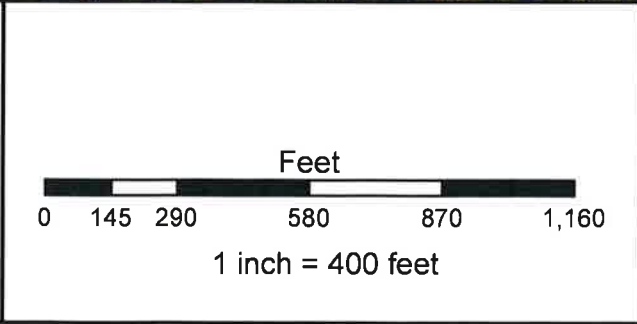
- Residential-Agricultural
- RSF-4
- RI-12
- P-1



ANX20-6981

Current Land Use

# FAYETTEVILLE HOUSING PARTNERS

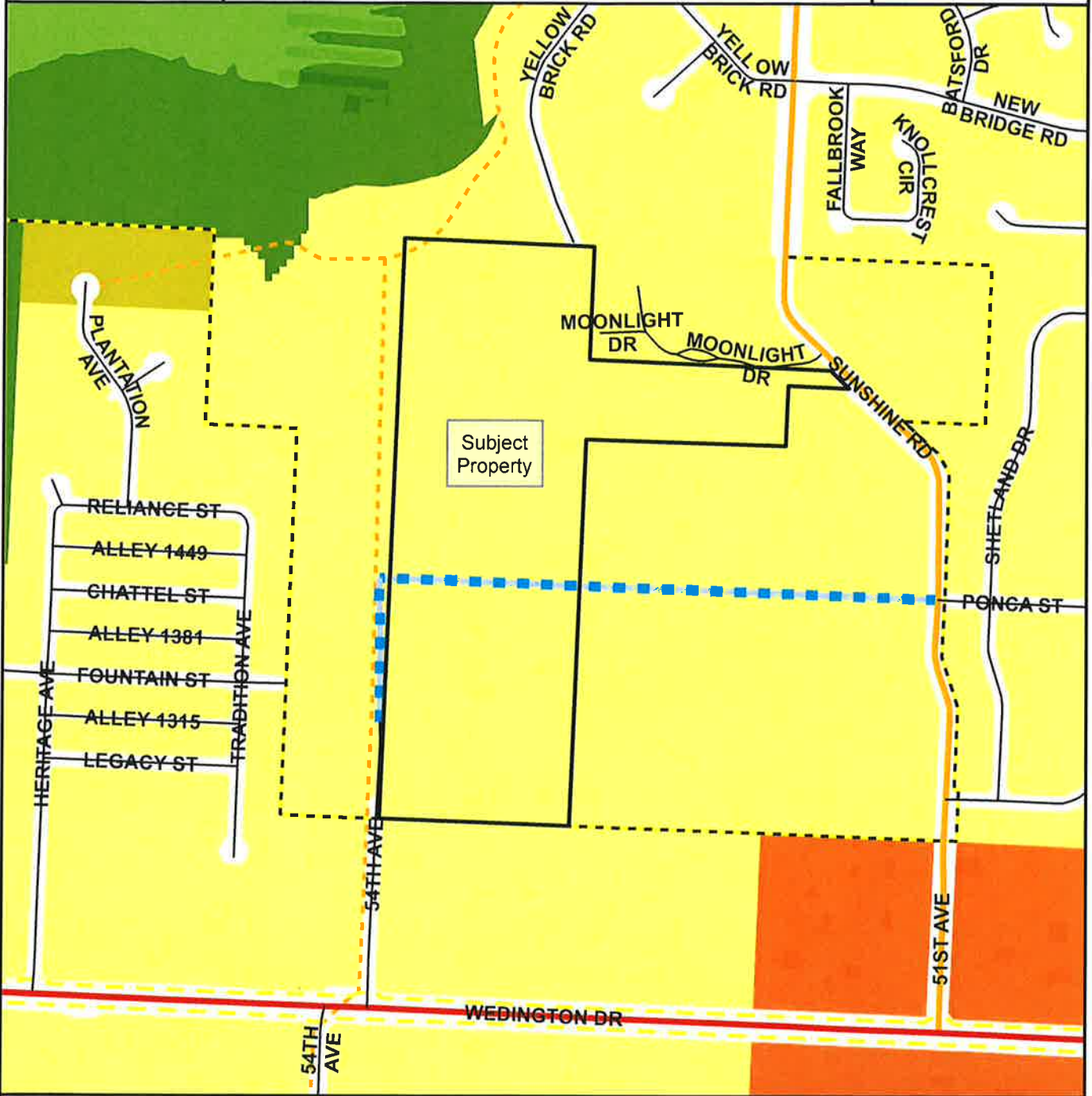




ANX20-6981

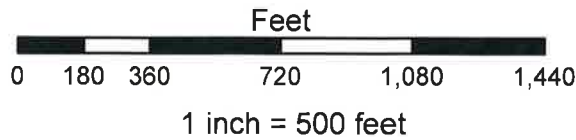
# FAYETTEVILLE HOUSING

Future Land Use



## Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



## Future Land Use 2040

- Natural Area
- Rural Area
- Residential Neighborhood Area
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks