

City of Fayetteville Staff Review Form

2015-0444

Legistar File ID

10/20/2015

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jeremy Pate

10/2/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ANX 15-5181: ANNEXATION (1620 S. ED EDWARDS RD./SALSBURY, 610): Submitted by CURTIS HOGUE for property located at 1620 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 0.83 acres. The request is for the property to be annexed into the City of Fayetteville and it is recommended that the property be zoned RSF-2, SINGLE-FAMILY RESIDENTIAL/2 UNITS PER ACRE.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:

MEETING OF OCTOBER 20, 2015

TO: Fayetteville City Council
FROM: Quin Thompson, Current Planner
THRU: Andrew Garner, City Planning Director
DATE: October 2, 2015

SUBJECT: ANX 15-5181: ANNEXATION (1620 S. ED EDWARDS RD./SALSBURY, 610):
Submitted by CURTIS HOGUE for property located at 1620 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 0.83 acres. The request is for the property to be annexed into the City of Fayetteville and it is recommended that the property be zoned RSF-2, SINGLE-FAMILY RESIDENTIAL/2 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission recommends approval of an ordinance to annex the property and assign a zoning of RSF-2, SINGLE-FAMILY RESIDENTIAL/2 UNITS PER ACRE. Staff did not support the annexation request, finding the expansion of the City limits extends the public services offered by the City (Fire, Police, trash and recycling, sanitary sewer) without significant benefit to the City.

BACKGROUND:

The subject property is located at 1620 S. Ed Edwards Road and contains approximately 0.83 acres (36,155 Square Feet) within unincorporated Washington County and immediately adjacent to the City of Fayetteville limits. The property is developed with a single-family home built in 1977 which is served by City of Fayetteville water. The reason stated for the annexation at this time is so that the property can be connected to public sewer.

The applicant's original request was for the property to be zoned R-A, Residential Agricultural, but the applicant has indicated that the Planning Commission recommended RSF-2 zone is acceptable.

Land Use Plan Analysis:

City Plan 2030 Future Land Use Plan designates this site as Residential Neighborhood Area. This designation supports a wide spectrum of residential uses and encourages density in all housing types.

DISCUSSION:

On September 28, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval by a vote of 6-1-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

CC Ordinance

Exhibit A

Exhibit B

Planning Commission Staff Report



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew, Garner, City Planning Director

FROM: Quin Thompson, Current Planner
Corey Granderson, Staff Engineer

MEETING: ~~September 28, 2015~~ **UPDATED ON 10/01/2015**

SUBJECT: ANX 15-5181: ANNEXATION (1620 S. ED EDWARDS RD./SALSBUURY, 610):
Submitted by CURTIS HOGUE for property located at 1620 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 0.83 acres. The request is for the property to be annexed into the City of Fayetteville with a zoning of R-A, RESIDENTIAL AGRICULTURE.

RECOMMENDATION:

Staff recommends the requested annexation be denied based on the findings included within this report.

BACKGROUND:

The subject property is located at 1620 S. Ed Edwards Road and contains approximately 0.83 acres (36,155 Square Feet) within unincorporated Washington County and immediately adjacent to the City of Fayetteville limits. The property is developed with a single-family home built in 1977 which is served by City of Fayetteville water. The home uses a septic system for waste water. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Single-Family Residential	RSF-4, single-family residential
South	Single-Family Residential	Unincorporated Washington County
East	Undeveloped/agricultural	Unincorporated Washington County
West	Single-Family Residential	Unincorporated Washington County

Request: The request is to annex the property into the City of Fayetteville. The applicant has stated that the annexation is needed so that the property can be connected to City sewer. The order of annexation was signed by the county judge on July 6, 2015.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

- Streets:** The subject parcel has access to Ed Edwards Road. Ed Edwards is an unimproved 2 lane road with existing drainage ditches along each side, and culverts at driveways. The approximate width of the road along the property frontage is 20 feet.
- Water:** A 4" diameter public water main is available along the frontage of the subject parcel on the east side of Ed Edwards Road.
- Sewer:** An 8" diameter public sewer main is available to the subject parcel. The sewer main is currently located on the west side of Ed Edwards Road, opposite the northwest corner of the property. Based on the size of existing mains, there should be adequate capacity for the current use of the property. If additional capacity is necessary for water or sewer to serve the property, it shall be the responsibility of the property owner, at the time of development.
- Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. This parcel does not lie within the 100-yr floodplain, nor would it be located within streamside protection areas, or the Hillside/Hilltop Overlay District if it were to be annexed.
- Fire:** This development will be protected by Ladder 3 located at 1050 S. Happy Hollow. It is 3.3 miles from the station with an anticipated response time of 6 minutes to the beginning of the development. The Fayetteville Fire Department response time goal for all development is 6 minutes or less. The Fire Department does not feel this development will affect our calls for service or our response times.
- Police:** The Fayetteville Police Department does not anticipate the proposed annexation at 1620 Ed Edwards Road will substantially affect traffic congestion and/or call load.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as **Residential Neighborhood Area**.* These areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses.

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends denial of ANX 15-5181, finding that the proposed annexation is not justified, being a small parcel creating a peninsula that extends City service obligations for several divisions, including Fire, Police, Water, Sewer, and Trash and Recycling without benefit to the City.

Should the City Council choose to annex the property, staff would recommend that the property be rezoned from R-A, Residential-Agricultural to RSF-2, Residential Single-Family/2 units per

PLANNING COMMISSION ACTION:	Required	<u>YES</u>
Date: <u>September 28, 2015</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded
Motion: CHESSER	Second: SELBY	Vote: 6-1-0, COOK VOTED 'NO'
CITY COUNCIL ACTION:	Required	<u>YES</u>
Date: <u>October 2, 2015</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied

acre, a zone compatible with the single-family land use pattern in the area. The RSF-2 zoning is the lowest density zoning that would bring the existing property into zoning conformance.

MOTION TO FORWARD TO COUNCIL WITH A RECOMMENDATION FOR APPROVAL AND THT THE PROPERTY BE REZONED TO RSF-2, RESIDENTIAL SINGLE-FAMILY/2 UNITS PER ACRE.

CITY PLAN 2030 (Res. 116-11)
12.3.5 Annexation Guiding Policies

BOUNDARIES

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

Finding: The requested annexation will create a small peninsula (surrounded on three sides by properties within Washington County).

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

Finding: The proposed annexation area is adjacent and contiguous to the southern City Limits in east 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 one single-family residence on 0.83 acres and is not within a subdivision or established neighborhood.

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

Finding: Proposed boundaries follow property lines of the subject lot.

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

Finding: The property is adjacent to City services and is one parcel developed with a residence. Connection to 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 already developed with a residence and is not an environmentally sensitive area that needs protection.

EMERGENCY AND PUBLIC SERVICES

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

Finding: Fayetteville Fire Department response time to this location is six minutes from the current closest station (1050 S. Happy Hollow Road). The Fire Department response time goal is six minutes or less.

Police: The Police Department does not anticipate significant impact on police services if this single-family lot is annexed.

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

Finding: At an estimated response time of six minutes, Fire Department service is at the upper limit of acceptable response time. There are nearby areas in the City that have similar response times. The subject property would receive the same level of 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 in this area, but not to this address. Sewer lines are available nearby. The residence is served by City of Fayetteville water.

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: Utilities are adequate and do not need to be upgraded as a result of this annexation.

Public Works: The proposed annexation and any future development will increase the loading on the existing infrastructure systems slightly, however the land area is small and the requested zoning would not allow future development without being rezoned.

Planning: The proposed annexation will not lead to increased density on the subject property or increased traffic congestion in the area.

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

Finding: 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: N/ A

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

Finding: N/ A

ADMINISTRATION OF ANNEXATIONS

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

Finding: N/A. This annexation has not been initiated by the City, however this 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. If the property is annexed, staff recommends rezoning it to RSF-2, compatible with the low density residential development pattern in the area, and making the existing parcel and home compliant with zoning code.

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

Finding: Planning staff has asked the Engineering Division, Fire Department and Police Department to study this annexation request to determine if facilities and services are available to serve this request. Responses are included.

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: Adjoining neighbors have been notified of the annexation request. A legal ad and display have both been submitted with a 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 small size, being just one single family lot of less than one acre. The request would create an uneven boundary and a small peninsula.

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

Finding: N/ A

BUDGET/STAFF IMPACT:

None

Attachments:

- City Plan 2030, section 12.3: Annexation
- Request Letter
- Order of Annexation
- Aerial Image
- City Services Exhibit
- Fire Comments
- Police Comments
- One Mile Map, Close-Up Map, Current Land Use Map, Future Land Use Map

12.3 ANNEXATION

12.3.1 Purpose

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 can become part of the City when annexation policies are met.

12.3.2 History and Trends

The original town was incorporated in 1870 with approximately 1200 acres. Since incorporation, the City has made 189 annexations, totaling 34,654.67 acres. Annexation activity was relatively slow until the 1940s, when over 2,500 acres were annexed with 10 annexations. During the 1950s, almost the same number of annexations took place, however, the total land area annexed was significantly smaller than in the 1940s. By the 1960s, 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 1990s, when the number of annexations tripled from the 1980s. In 2000, the City contained 45 square miles, and in 2005, the City contained 50 square miles.

**TABLE 12.3.1
ANNEXATION HISTORY
Fayetteville (1870 - 2006)**

Time Period	Number of Annexations	Total Acres
1870	Original Town	1,202.48
1910	1	160.57
1932	1	83.60
1940 - 1949	10	2,572.05
1952 - 1958	9	1,194.66
1960 - 1969	42	18,250.55
1970 - 1978	12	1,347.14
1980 - 1988	9	1,591.87
1990 - 1999	27	2,106.70
2000 - 2005	61	3,559
2006 - 2010	18	3,719.09
Total	182	35,857.15

Source: City of Fayetteville, GIS, Dec. 2010

**TABLE 12.3.2
SEVEN LARGEST ANNEXATIONS
Fayetteville (1870-2006)**

Ordinance Number	Acres	Year
889	1,765	1946
1258	1,489.24	1961
1274	2,138.61	1961
1479	1,267.69	1966
1556	11,376.66	1967
2857	1,286.45	1982
4888	2,017	2006

Source: City of Fayetteville, GIS, Dec. 2010



**TABLE 12.3.3
POPULATION VS. LAND AREA
Fayetteville (1940-2000)**

Year	Population		Land Area		Persons Per Acre
	Persons	Percent Change	Acres	Percent Change	
1940	8,212	-	1,446.65	-	5.6
1960	17,017	107.2%	4,018.70	177.79%	4.2
1960	20,274	19.1%	5,213.36	29.73%	3.9
1970	30,729	61.7%	23,463.91	350.1%	1.3
1980	36,608	19.1%	24,811.05	5.74%	1.5
1990	42,247	15.0%	26,402.92	6.42%	1.6
2000	58,047	37.9%	26,756.46	7.98%	2.2
2006	67,020	15.5%	32,103.47	20.0%	2.1
2010	73,580	10.0%	35,454.00	10.0%	2.1

Source: City of Fayetteville, GIS, June 2006

Approximately 60 percent of the total annexations can be attributed to seven single annexations. Each of these annexations included more than 1,000 acres. Four of those six annexation occurred during the 1960s. The most significant annexation was in 1967 that added over 11,000 acres to the City limits. Until 1960, the number of persons per acre remained relatively high, but decreased between 1940 and 1960. The significant drop in persons per acre from 3.9 in 1960 to 1.3 in 1970 is reflective of the significant land area annexed during this time. The trend of decreasing persons per acre reversed in 1980 and increased over the next two and half decades. By 2000, the persons per acre was 2.2, however, this trend has again reversed, due to several large annexations, resulting in approximately 33% increase in land area since 2000.

12.3.3 State Statutes on Annexation

Arkansas Statutes

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.

Property owners in areas contiguous and adjacent to a 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.

12.3.4 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.

12.3.5 Annexation Guiding Policies

Boundaries

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

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.

Emergency and Public Services

- 12.3.5.g Public services must be able to be provided efficiently in newly annexed areas.
- 12.3.5.h Annexed areas should receive the same level of service of areas already in the city limits.
- 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.

Infrastructure and Utilities

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

Intergovernmental Relations

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

Administration of Annexations

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



MEMORANDUM

TO: Quin Thompson

FROM: Captain Jamie Fields 

DATE: September 8, 2015

SUBJECT: ANX 15-5181 Annexation at 1620 Ed Edwards Road

The Fayetteville Police Department does not anticipate the proposed annexation at 1620 Ed Edwards Road will substantially affect traffic congestion and/or call load.



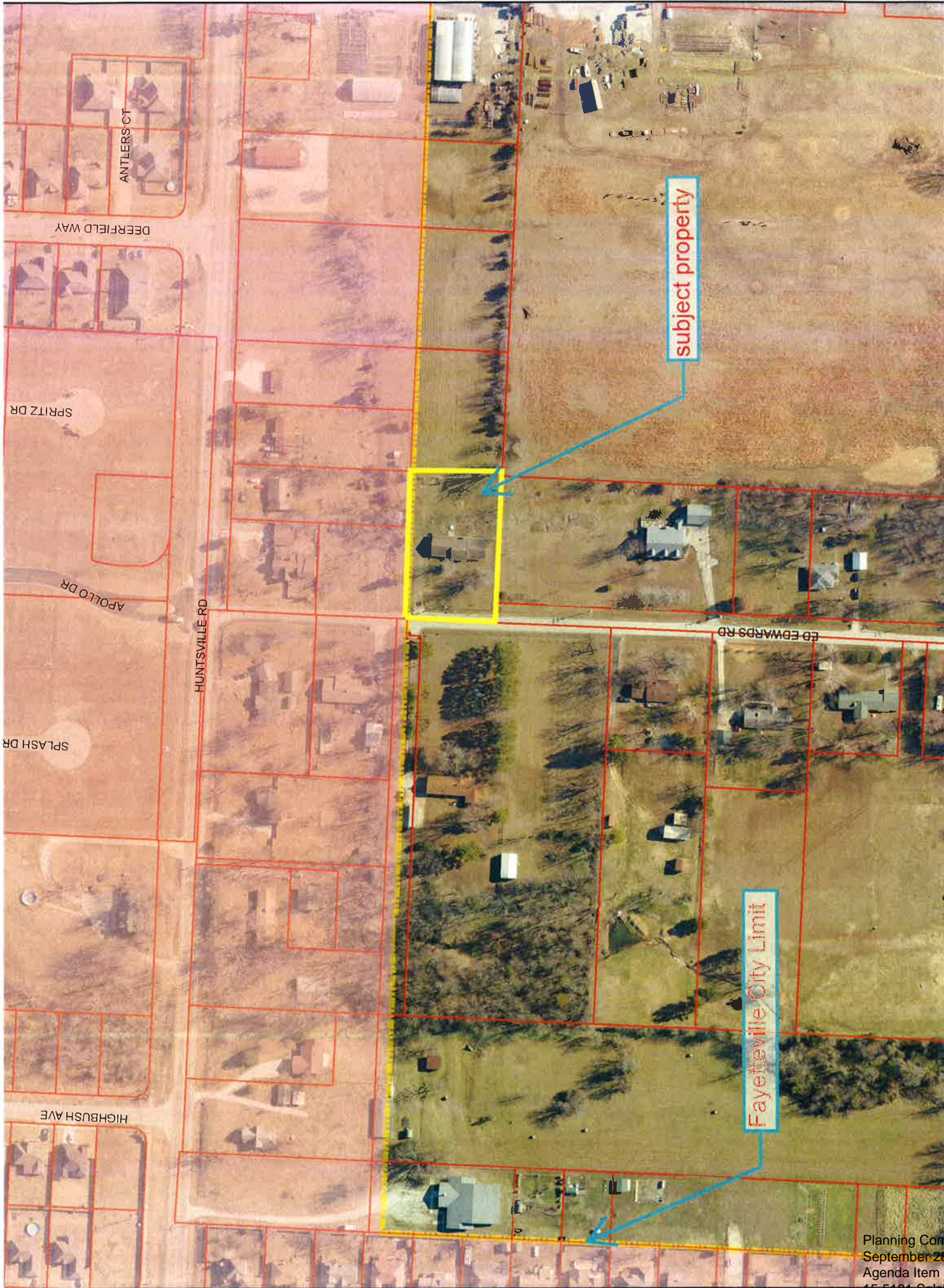
Annexation Review

To: Quin Thompson
From: Captain Jeremy Ashley
Date: September 1, 2015
Re: ANX 15-5181

This development will be protected by Ladder 3 located at 1050 S. Happy Hollow. It is 3.3 miles from the station with an anticipated response time of 6 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

If you have any questions please feel free to contact me.

Fayetteville Fire Department



subject property

Fayetteville City Limit





City of Fayetteville
water main

subject property

City of Fayetteville
sewer main



40 20 0 40 Feet

APPLICANT'S REQUEST LETTER
ANX 15-5181

**CONSISTENCY OF PROPOSED ANNEXATION WITH CITY OF FAYETTEVILLE'S
ANNEXATION GUIDING POLICIES**

Edna Salsbury's real property is contiguous with the Fayetteville city limits. Because of the location of the real property, an annexation of the real property would not divide the neighborhood as now situated. It is believed that once the annexation takes place, all public services would be efficiently provided to the annexed area. Because of the location of the Salsbury property and its proximity to existing City of Fayetteville utilities, it is believed that there would be no requirement for upgrading the existing utilities on account of the annexation.

IN THE CIRCUIT COURT OF WASHINGTON COUNTY, ARKANSAS

IN THE MATTER OF THE PETITION OF
CERTAIN REAL PROPERTY FOR
ANNEXATION TO THE CITY OF
FAYETTEVILLE, WASHINGTON COUNTY,
ARKANSAS

CASE NO. CC-2015-3

2015 JUL -6 AM 9:09

FILED

ORDER OF ANNEXATION

Now on this 6th day of July, 2015, the Petition for Annexation of Property contiguous to the City of Fayetteville, filed by Edna J. Salsbury, Bryce Salsbury and Gerald Salsbury (collectively "Petitioners"), comes on for hearing and the same is submitted to the Court upon said Petition, proof of publication of notice, testimony before the Court, and other evidence presented, from all of which the Court finds:

1. That the Petition for Annexation of Property Contiguous to the City of Fayetteville was duly filed in the office of the County Clerk of Washington County, Arkansas, and that an Order was made fixing the time and place for a hearing on said Petition at this date and time in the County Court of Washington County, Arkansas.

2. That legal notice of the hearing was given as required by law and such notice of the hearing was published once a week for three consecutive weeks in the Northwest Arkansas Democrat Gazette, a newspaper published in Washington County, Arkansas. Proof of publication has been made and filed with the Clerk of this Court.

3. That the Petitioners are the owners of the property to be annexed.

4. That the owners of the proposed annexed area shall derive substantial benefit from the annexation.

5. That the area to be annexed is part of the growth area of Fayetteville, Arkansas and the extension of the corporate boundaries is a realization of the natural growth of the City of Fayetteville.

5. That the lands to be annexed are contiguous to and adjoin the City of Fayetteville.

7. That the City Council of the City of Fayetteville, Arkansas, shall, according to Arkansas Code Annotated § 14-40-605, accept the annexation by ordinance.

8. That the legal description of the lands to be annexed is that property situated in Washington County, Arkansas, to wit:

Part of the Northeast Quarter of the Southwest Quarter of Section 20, Township 16 North, Range 29 West, described as beginning at a corner post of a fence, which is 240 feet East and 447 feet South of the Northwest corner of said 40 acre tract, and running thence West 240 feet, thence North 147 feet, more or less, to the present city limit line of the City of Fayetteville, Arkansas, thence East with the present city limit line of said city 240 feet to a fence; thence South 147 feet, more or less, along a fence line to the point of beginning.

9. That the lands to be annexed have been accurately described and an accurate map thereof made and filed with this Court and the prayer of the Petitioners is right and proper.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the above-described lands be and hereby are, annexed to and hereby made a part of the City of Fayetteville, Washington County, Arkansas.

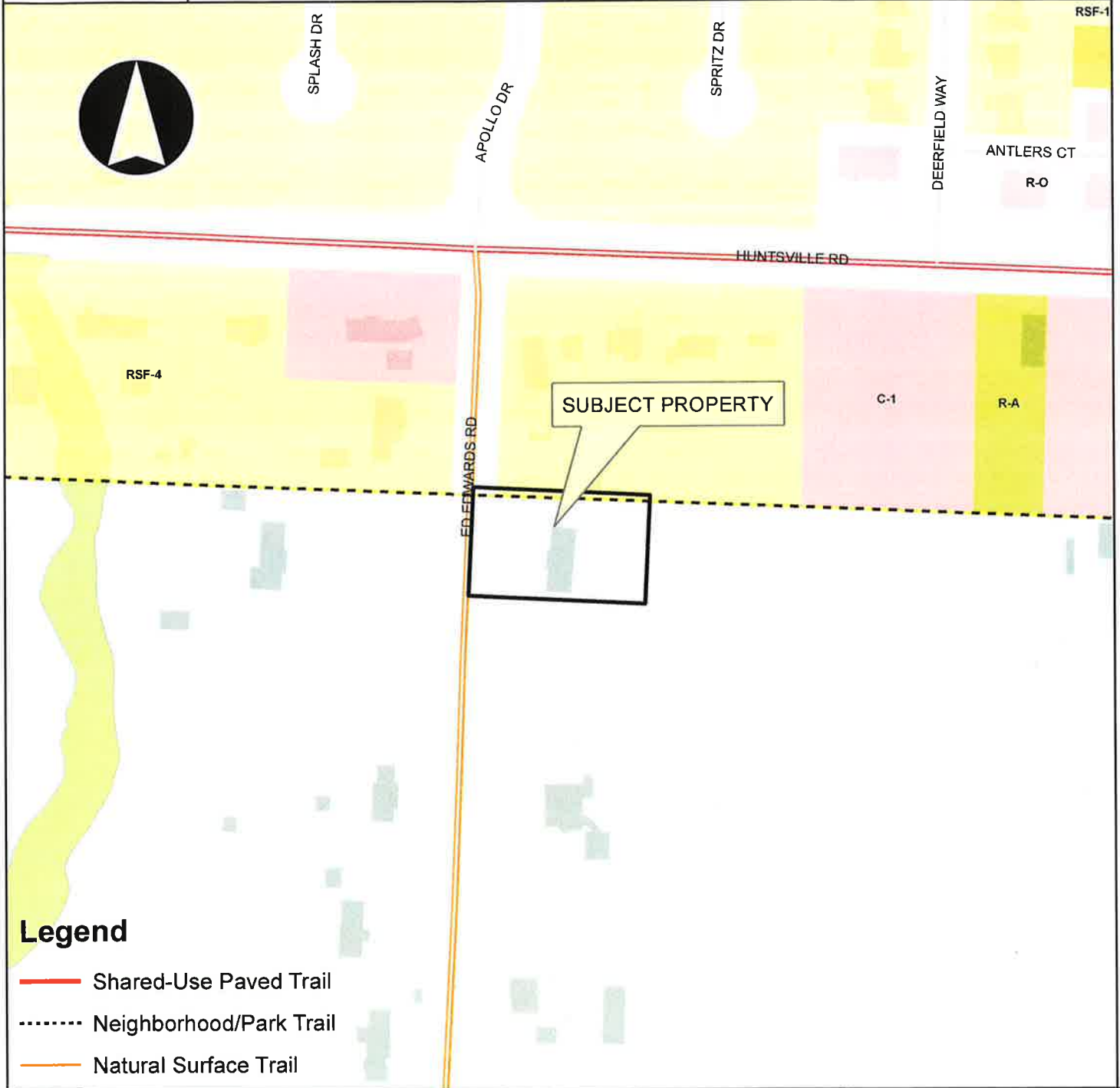

MARILYN EDWARDS,
COUNTY JUDGE

Prepared By:
Curtis E. Hogue, ABA #80061
Hall, Estill, Hardwick, Gable, Golden &
Nelson, P.C.
75 N. East Avenue, Suite 402
Fayetteville, AR 72701-5388
Telephone (479) 973-5200
Facsimile (479) 973-0520

ANX15-5181

SALSBURY

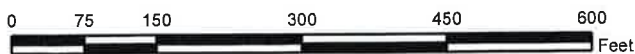
Close Up View



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

- Overview ANX15-5181
- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



15-5181
EXHIBIT 'B'

That the legal description of the lands to be annexed is that property situated in Washington County, Arkansas, to wit:

Part of the Northeast Quarter of the Southwest Quarter of Section 20, Township 16 North, Range 29 West, described as beginning at a corner post of a fence, which is 240 feet East and 447 feet South of the Northwest corner of said 40 acre tract, and running thence West 240 feet, thence North 147 feet, more or less, to the present city limit line of the City of Fayetteville, Arkansas, thence East with the present city limit line of said city 240 feet to a fence; thence South 147 feet, more or less, along a fence line to the point of beginning.

ANX15-5181

SALSBURY

Current Land Use



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

- Overview ANX15-5181
- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



ANX15-5181

SALSBURY

Future Land Use



SPLASH DR

APOLLO DR

SPRITZ DR

DEERFIELD WAY

ANTLERS CT

HUNTSVILLE RD

ED EDWARDS RD

SUBJECT PROPERTY

Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

- ANX15-5181
- Fayetteville City Limits
- Planning Area

FUTURE LAND USE 2030

CLASS

- Natural Area
- Rural Area
- Residential Neighborhood Area

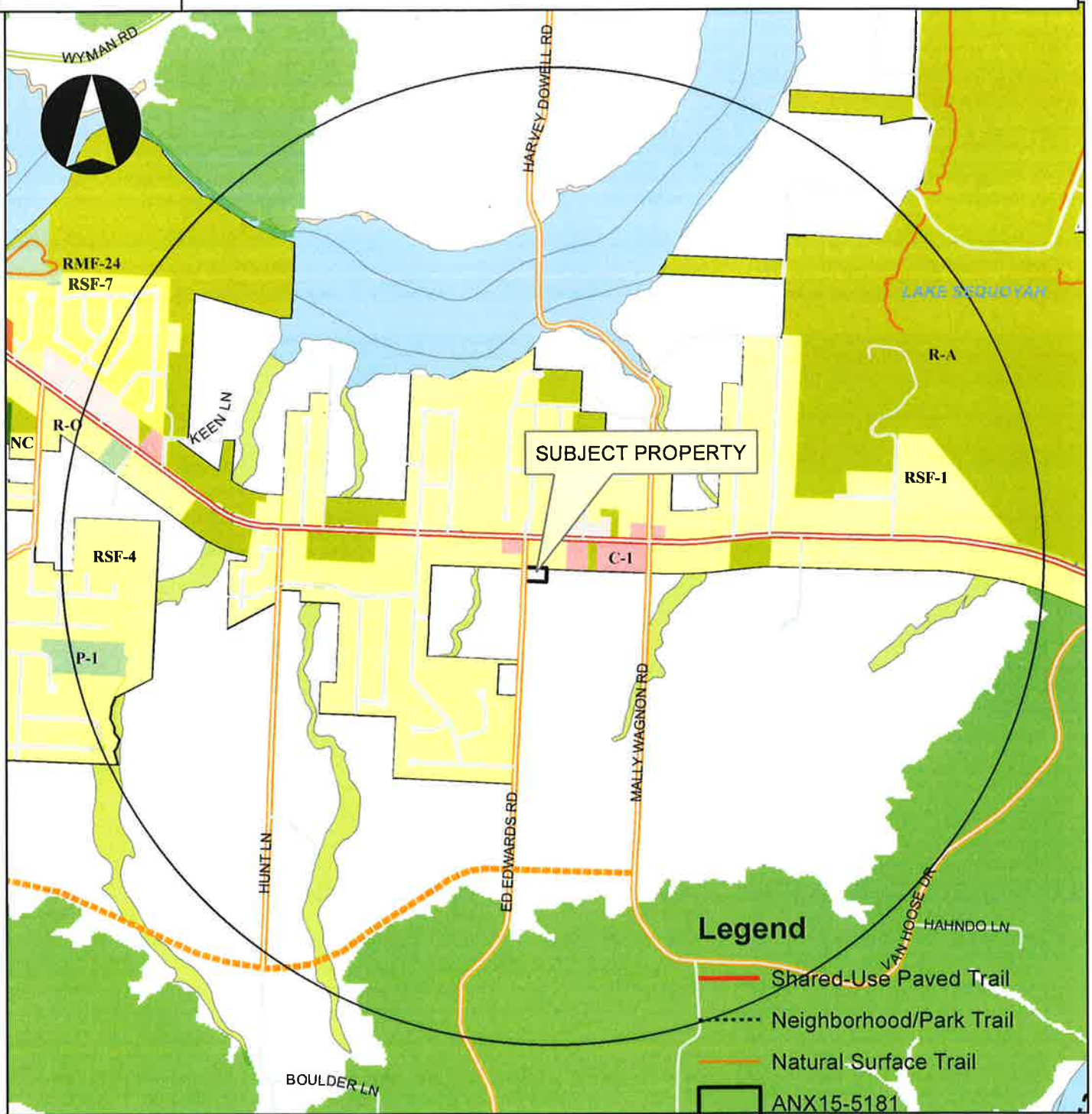
- City Neighborhood Area
- Urban Center Area
- Industrial
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW



ANX15-5181

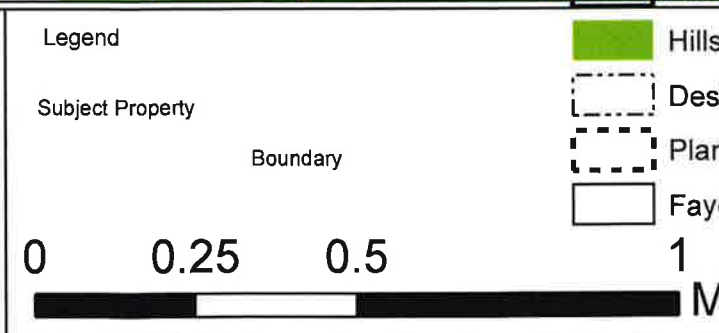
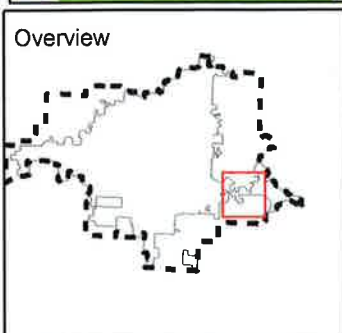
SALSBURY

One Mile View



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- ANX15-5181



- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville