

**COMPREHENSIVE LAND USE PLAN  
2010 UPDATE  
CITY OF SPRINGDALE, ARKANSAS**

The **COMPREHENSIVE LAND USE PLAN** is the City's official **guide** for future development of the City. It translates values into a scheme that describes, how, why, when and where to build, rebuild or preserve the community.

The **COMPREHENSIVE LAND USE PLAN** covers a period greater than one year but does not have a definite time limit. In the past the Land Use Plan was considered to be a snapshot or frozen image of what the City would look like twenty, thirty or forty years later, but there was little guidance as to how to get there. This Comprehensive Land Use Plan **expresses current goals and policies** that will shape the future, rather than show a rigid image of the future itself.

The **COMPREHENSIVE LAND USE PLAN** covers the entire city and its established planning area. Arkansas Statutes §14-56-413 allows the City to designate the area within the territorial jurisdiction for which it will prepare plans, ordinances and regulations.

The **COMPREHENSIVE LAND USE PLAN** is a statement of policy that covers such community desires as quality of life, character, and rate of grow and indicates how these desires are to be achieved.

The **COMPREHENSIVE LAND USE PLAN** is not a zoning ordinance, subdivision regulation, official map, budget or capital improvement program. It is a **guide** to the preparation and the carrying out of the components of the planning process.

The **COMPREHENSIVE LAND USE PLAN** is a **guide** to decision making by the Planning Commission, the City Council and the Mayor. As the Planning Commission and the City Council work with the **PLAN** in making development decisions, their most difficult problem is measuring individual desires against private rights and adopted common purposes. The citizens of Springdale should remember that they too became joined together under the City's common purposes by choosing Springdale as a place to live.

Springdale's elected officials have the responsibility of governing the city—in accord with common purposes established through the democratic process. Their decisions must be fair and equitable to the private property owner but they must also be made in full regard to the protection and achievement of the City's common purpose.

There are times when private decisions will interact with economic and social conditions to cause unexpected development that changes the development trends in an area. Adjustments in the plan should be noted and made to include this new influence upon development. Such adjustments should be expected and are an important part of the continuing planning process because they help strengthen the Plan and extend its time of usefulness.

## USING THE PLAN

The **COMPREHENSIVE LAND USE PLAN** is used most frequently by public officials and developers but anyone can use it in making development decisions. Following is a suggested procedure for using planning information:

1. First, determine if the property involved lies within the city limits or the Planning Area Boundary of the City of Springdale. If the property is found to be outside the corporate limits of the City but within the Planning Area Boundary, a plan for large scale developments over one acre and a plat for any subdivision of land into three or more lots must be submitted to the Planning Commission for their review and approval.
2. Note the types of uses indicated for the property on the Comprehensive Land Use Plan map.
3. Read the Goals and Policies for the appropriate land use category to determine if any proposed activity or use would be in conflict. If there is a conflict in the use proposed the matter should be discussed with Planning Staff and the Planning Commission before any serious plans for development are made.
4. Check on the Master Street Plan the street surrounding the property to see how they are identified and what right-of-way and classification is required.
5. Check with Planning Staff to determine the zoning for the property being considered. If the proposed development is compatible with the zoning, a building permit can be issued following completion of the appropriate review process. If the zoning is not compatible a rezoning application can be obtained from the Planning office.

## DEVELOPMENT GOALS AND POLICIES

The primary goal for the City of Springdale is to achieve orderly development in a rational and productive manner that organizes and directs the social, economic, political and physical forces within the City.

### GENERAL LAND USE

**GOAL:** Encourage land uses that are compatible and result in a balanced and efficient overall development pattern.

**Objective:** Encourage development of a full range of properly located and well-designed community commercial facilities and residential areas.

*Policy:* Land uses should be arranged to minimize situations in which development on certain properties detracts from the enjoyment and value of surrounding and nearby properties.

*Policy:* Mixing of incompatible uses on individual parcels in close proximity should be avoided. Mixed use developments, where practical, should be planned and coordinated so as to seek harmony in the physical appearance of the development and to appropriately coordinate a blend of uses in a compatible manner.

*Policy:* Land use compatibility and potential adverse impacts to other land use types should be considered in the City's development review and approval process (including factors such as noise, excessive light, traffic, etc.)

*Policy:* The City's land use pattern should focus new development and significant redevelopment where adequate public services and utility capacity are already in place or projected for improvement, including streets, water, and wastewater and drainage infrastructures.

*Policy:* Encourage community and/or neighborhood commercial development at the intersections of major and minor collector streets except in those areas that are already developed as a residential area and such development would be detrimental to the comfort, quiet enjoyment and well being of the residences.

*Policy:* Encourage regional commercial development with access and/or frontage along I-540.

*Policy:* Land uses with unusual characteristics or a higher likelihood of raising compatibility issues should be subject to more focused review and approval.

- Objective: Encourage the development of neighborhoods that offer quality housing, recreation, and retail services in close proximity.  
*Policy: Support the development of mixed use housing and retail.*
- Objective: Encourage new subdivisions to provide for the passive and active recreation needs of residents and develop trails that will enhance the City's trail system.
- Objective: Minimize conflicts between land uses.  
*Policy: Require that developers use changes in residential density and intensity, landscaping, screening and other techniques to create transitions between residential development and other land uses.*
- Objective: Encourage commercial development that minimizes potentially adverse impacts on existing or planned surrounding areas.  
*Policy: Limit main vehicular access points to and from regional commercial centers to arterial or major collector streets.*  
*Policy: Require lighting, material loading; refuse storage, and delivery areas to be buffered from adjacent residential uses.*
- Objective: Support the development of industrial uses compatible with adjacent land uses.  
*Policy: Encourage industrial development convenient to traffic arteries and utility lines with the least possible adverse effect on other land uses.*
- Objective: Work with adjacent jurisdictions, districts and other entities to enhance the compatibility of adjacent land uses.  
*Policy: Provide comments to surrounding cities and Benton and Washington Counties on proposed land use changes in the City's designated Planning Area.*  
*Policy: Continue to coordinate with the Northwest Arkansas Regional Planning Commission regarding development of regional plans as necessary and appropriate.*

**GOAL:** Encourage land use patterns and development that contribute to a safe, healthy environment for residents and visitors of Springdale.

- Objective: Locate residential development in a manner that minimizes the impact of noise, hazards associated with flooding and stormwater.  
*Policy: Use natural features, landscaping, screening or other acceptable techniques to minimize the noise to residential development adjacent to arterials and major collectors.*  
*Policy: Allow development to occur in accordance with adopted floodplain regulations.*

Objective: Update the Springdale Zoning Ordinance.  
*Policy: Periodically review and update the zoning ordinance to improve its function as an implementation tool of the Comprehensive Land Use Plan.*

**GOAL:** Enhance the visual quality of Springdale.

Objective: Enhance the appearance of City streets and intersections.  
*Policy: Investigate implementation of a comprehensive streetscape program (e.g. landscaping, lighting, signs) in public spaces and along major corridors which will contribute to a more positive aesthetic image for the City.*  
*Policy: Provide intersection beautification enhancements (e.g. signs, lighting and landscaping) at key entry points (I-540, 71B, 265 and 412) in the City to denote a sense of arrival and enhance the City's image for tourists, residents and employers.*  
*Policy: Require utilities to abide by zoning regulations and submit large scale development plans for all construction projects within the city and require utilities to be placed underground in accordance with adopted city codes.*

## **RESIDENTIAL LAND USE**

Growth and development of residential areas of the City must be areas that are safe, healthy and comfortable to those living there. Residential areas need to be convenient to educational, commercial, industrial and public facilities with a street system that prevents the disruption of privacy, cleanliness, safety and attractiveness for a proper living environment.

### **Residential Land Use Goals:**

- GOAL: Protect the positive aspects of neighborhood character throughout the City.
- GOAL: Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
- GOAL: Assure adequate land allocation for residential purposes by providing lots of adequate size.
- GOAL: Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.
- GOAL: Assure safety of neighborhoods through the design of streets that discourages through-traffic in residential neighborhoods and by excluding from them those uses that generate non-residential traffic.
- GOAL: Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

### **RESIDENTIAL LAND USE POLICIES**

- POLICY: Encourage development of neighborhoods that are attractive through maintenance of homes to City code and ordinances, which will promote an aesthetically desirable environment and continue work through the Springdale Nuisance Abatement Program (SNAP).
- POLICY: Upgrade older neighborhoods by improving streets, drainage, and community facilities while supporting private remodeling and rebuilding.
- POLICY: Update zoning and subdivision ordinances periodically and incorporate needed changes to allow builders and developers to develop housing that meets the needs of the City's diverse population and income situation. Suggest to the City Council any changes in zoning or subdivision requirements.
- POLICY: Recommend the development of design standards for development of dwelling units that contain two or more units.
- POLICY: Recommend the development of a residential rental inspection program to prevent deterioration of rental facilities in the City. Licensing and inspection of rental units will assist in protecting and assuring safety, health and habitability in the housing condition of the

facilities and will support property values and encourage responsible management and use of rental facilities.

POLICY:

POLICY: Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.

POLICY: Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

POLICY: Allow the development of residential-office uses between residential and commercial/industrial areas to stabilize and buffer the limits of each type of development.

POLICY: Small-scale, limited-impact commercial development should be accommodated at selected locations within or at the edge of residential neighborhoods to address retail and personal service needs of nearby residents in a convenient and accessible manner.

POLICY: Require landscaping and open recreation areas in multi-family development.

POLICY: Encourage the development of standards for driveway slopes that create and safe and convenient access to all structures.

POLICY: Encourage the development of fencing standards along collector streets where access is denied by individual lots.

These residential goals and policies are portrayed graphically for the Springdale Planning Area on the map on the opposite side in the form of three residential land use categories, low density, medium density and high density residential. The residential densities are as follows: low density – 1-4 dwelling units per acre; medium density – 1-12 dwelling units per acre; and high density – 1-24 dwelling units per acre.

## COMMERCIAL LAND USES

Growth and development of commercial areas of the City must be accessible, convenient and attractive locations. Commercial areas need to be located to provide for economical operation of a business that protects the investments of existing and future commercial concentrations.

### Commercial Land Use Goals:

- GOAL: Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.
- GOAL: Assure adequate land allocation for commercial areas of sufficient size and in proper locations.
- GOAL: Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.
- GOAL: Promote the viability of older commercial properties as well as new commercial developments.
- GOAL: Continue to develop the central business with a full range of cultural, government and professional services by maintaining and improving parking, circulation and other functions that provide a convenient, safe and attractive location for the activities that are unique to the downtown district.

### Commercial Land Use Policies

- POLICY: Encourage planned, integrated commercial areas by discouraging spot commercial development and the stringing out of commercial development along streets and to encourage more pedestrian-oriented commercial settings.
- POLICY: Provide improvements to collector and arterial street capacities through the proper location and grouping of commercial uses.
- POLICY: Provide for improved traffic safety by locating and designing commercial areas for convenient access, by providing off-street parking and loading areas, and by separating vehicular from pedestrian traffic.
- POLICY: Require the elimination of direct access to individual parking spaces from an arterial or collector street when the change in use or redevelopment of strip commercial takes place,
- POLICY: Enforce standards for the development of attractive commercial areas that integrate with residential areas through the use of landscaping and screening.
- POLICY: Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to I-540.

POLICY: Encourage the development of light to medium-intensity commercial development along arterial streets that provide adequate setbacks and buffering to adjacent residential neighborhoods.

POLICY: Encourage the development of small-scale neighborhood retail and service uses at intersections of collector and arterial streets and at the edge of logical neighborhood areas or within neighborhoods where suitable sites exist and conditions are appropriate to balance compatibility with convenience.

POLICY: Encourage the development of office and professional uses that provide a transition between residential areas and more intense uses, with reasonable building height limitations and adequate buffering and landscaping to ensure compatibility.

POLICY: Update zoning and development requirements periodically and incorporate needed changes that encourage the development of a wide range of commercial development. Suggest to the City Council any changes in zoning or development requirements.

These commercial goals and policies are portrayed graphically for the Springdale

Planning Area on the map on the opposite side in the form of three commercial land use

categories, regional commercial centers, community commercial and neighborhood

commercial. The neighborhood commercial land use category is designed to

accommodate limited retail developments, office and professional uses that do not

depend on market areas larger than the neighborhood served. The community

commercial land use category is designed to be applied to the broad range of retail

uses, service and office uses for well-designed neighborhood, community and regional

scale shopping facilities. The regional commercial center land use category is designed

to accommodate a variety of wholesale, retail service and office uses where the highest

traffic volumes and greatest utility demands can be served and outdoor display of

materials will be expected and permitted.

## **INDUSTRIAL LAND USE**

Growth and development of industrial areas of the City should be encouraged to locate in specific areas. Industrial areas need to be suitably located so that industrial growth can continue to the benefit of both industry and the city, convenient to traffic arteries and utility lines with the least possible adverse effect on other land uses.

### **Industrial Land Use Goals:**

- GOAL: Encourage the development of industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.
- GOAL: Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.
- GOAL: Insulate industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas.
- GOAL: Assure the development of adequate services and utilities and take maximum advantage of railroad facilities.

### **Industrial Land Use Policies:**

- POLICY: Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.
- POLICY: Develop and implement design and performance standards that encourage safe, convenient and attractive industrial areas with screening and horizontal separation between industrial and residential uses and all loading and unloading operations located off street.
- POLICY: Provide industrial access by collector or arterial street and restrict truck traffic through residential areas.
- POLICY: Update zoning and development requirements periodically and incorporate needed changes that encourage the development of a wide range of industrial development. Suggest to the City Council any changes in zoning or development requirements.

These industrial goals and policies are portrayed graphically for the Springdale Planning Area on the map on the opposite side in the form of two industrial land use categories, light and heavy industrial. The light industrial land use category is designed to group together a wide range of industrial uses which do not produce objectionable environmental influences in their operation and appearance and are intended to provide a degree of compatibility between uses permitted in this district and those in nearby commercial and residential districts. The heavy industrial land use category is designed to provide areas for manufacturing and industrial activities which may give rise to

substantial environmental nuisances, which are objectionable to residential or business use.

## **PUBLIC LAND USE**

Growth and development of public lands which include recreational areas, schools, library and museum facilities, transportation facilities and health and safety facilities should be encouraged to locate in specific areas.

Public education should be given a high priority and the public school system should provide a balanced program and physical plant which will adequately meet the educational requirements of a growing population.

- GOAL: Acquisition of desirable sites well in advance of need.
- GOAL: Community facilities should be centrally located in easily accessible areas within the City, adjacent to major streets to accommodate traffic, well buffered from nearby residential areas, and on adequate size parcels to accommodate future expansion.
- GOAL: Schools, parks and community facilities should be located close to or within residential neighborhoods for accessibility and to provide a focal point for effective and cohesive neighborhood design.
- GOAL: Locating elementary schools off major streets near the center of residential neighborhoods along collector streets, within close walking distance for most schools.
- GOAL: Locate middle schools, junior high schools and high schools on major collectors and/or arterial streets to improve access and limit adverse impacts of this higher intensity use on residential neighborhoods.
- GOAL: Public safety facilities such as police and fire stations and substations should be located to minimize travel and response times within their service areas.
- GOAL: Parks and recreation areas should be evenly distributed throughout the City and include larger community parks and smaller neighborhood parks, some of which may serve as buffers between different land use types.
- GOAL: Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located so as to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.

## DOWNTOWN DISTRICT

For the purposes of the Comprehensive Land Use Plan the Downtown District is identified as the area bounded by Huntsville Avenue on the north; Highway 265 or Old Missouri Road on the east; Watson Avenue, Quandt Avenue and Caudle Avenue on the south; and, Pleasant Street on the west.

GOAL: Promote a healthy and attractive downtown district.

*Policy: Recognize that the downtown area is in transition and is no longer a primary retail center in the community.*

*Policy: Promote public awareness of the importance of downtown to the community.*

*Policy: Recognize and support the public facilities that serve as anchors of the downtown area that includes the Jones Center for Families, the Shiloh Museum, the Art Center of the Ozarks, the City Administration Building, the Springdale Chamber of Commerce; Central Fire Station, churches, financial institutions; the Springdale Public Library, Murphy Park, Springdale Aquatic Center, the Springdale Youth Center and Springdale Public School facilities.*

*Policy: Encourage a diversity of activity and use that complements and supports the anchor facilities and use as a critical element for the downtown as an area for entertainment, service and office center and residential development.*

*Policy: Continue the effort of downtown revitalization.*

*Policy: Identify and provide incentives to encourage upkeep of building structures and facades in the central business district.*

*Policy: Ensure that the downtown infrastructure is well maintained and appropriately upgraded to provide adequate levels of service.*

*Policy: Encourage redevelopment of deteriorated or deteriorating properties in the downtown area to eliminate eyesores, safety hazards, and other undesirable conditions.*

*Policy: Continue to hold organized special community activities and festivals to attract people downtown.*

GOAL: Promote a pedestrian oriented downtown serving residents as well as tourists and protect the downtown's historic character.

*Policy: Streets, parking areas and traffic flow along Emma Avenue should convey an image and feel focusing on downtown as a destination not a place to cut through.*

*Policy: Retain the small town character of the Downtown District utilizing a pedestrian reference for design and development of the area, while strengthening the market attractiveness of the District.*

*Policy: Emphasize pedestrian orientation in the scale and development of commercial areas.*

*Policy: Clearly define the limits of commercial growth and infiltration thus limiting speculation in relation to the potential change of property use from residential to commercial. Direct new retail and service*

*commercial and office development to areas along Emma Avenue, Holcomb Street, Huntsville Avenue, Johnson Street and Meadow Street through zoning and permitting processes.*

*Policy: Plant trees along street edges to create a more pleasant environment for pedestrians.*

*Policy: Enact design standards for commercial structures in downtown area and along entrances to downtown district that require rear and side parking.*

*Policy: Landscape parking areas to avoid large monotonous expanses of cars. Flexibility in parking requirements, stall size, and landscape requirements should be allowed to limit the amount of land devoted to parking.*

*Policy: Develop public parking that is in convenient locations and accommodate a multiple stay by the customer/visitor in downtown.*

*Policy: Promote the preservation and enhancement of historic features in the downtown area, possibly through incentive programs and similar mechanisms. (e.g. Tyson and George first office buildings)*

**GOAL:** Promote healthy, stable and attractive neighborhoods in the downtown district.

*Policy: Encourage private and public investment in the surrounding downtown neighborhoods promoting stability and attractiveness in a unique living environment that offers a variety of housing styles and provides for the daily lifestyle needs of neighborhood residents.*

*Policy: Promote stability in adjacent neighborhoods by continuation of public improvements and investment in street and drainage upgrades as well as other facilities to encourage private investment in property upgrade and maintenance.*

*Policy: Use buffers and townhome development to help define the residential neighborhoods and commercial areas.*

*Policy: Increase the density, diversity and market competitiveness of residential opportunities in the area through the development of a variety of housing types. These housing types to include townhomes, encouragement of residential opportunities in upper floors of commercial buildings and the possible development of single family lots at varying densities and lot sizes.*

*Policy: Through design and development guidelines for residential development help define the desirable traits for new housing in the area.*

These Downtown District goals and policies are portrayed graphically for the area identified as the Downtown District and are shown on the map on the opposite side in the inset.