

COMPREHENSIVE GROWTH MAP

VERSION: FEBRUARY 2019

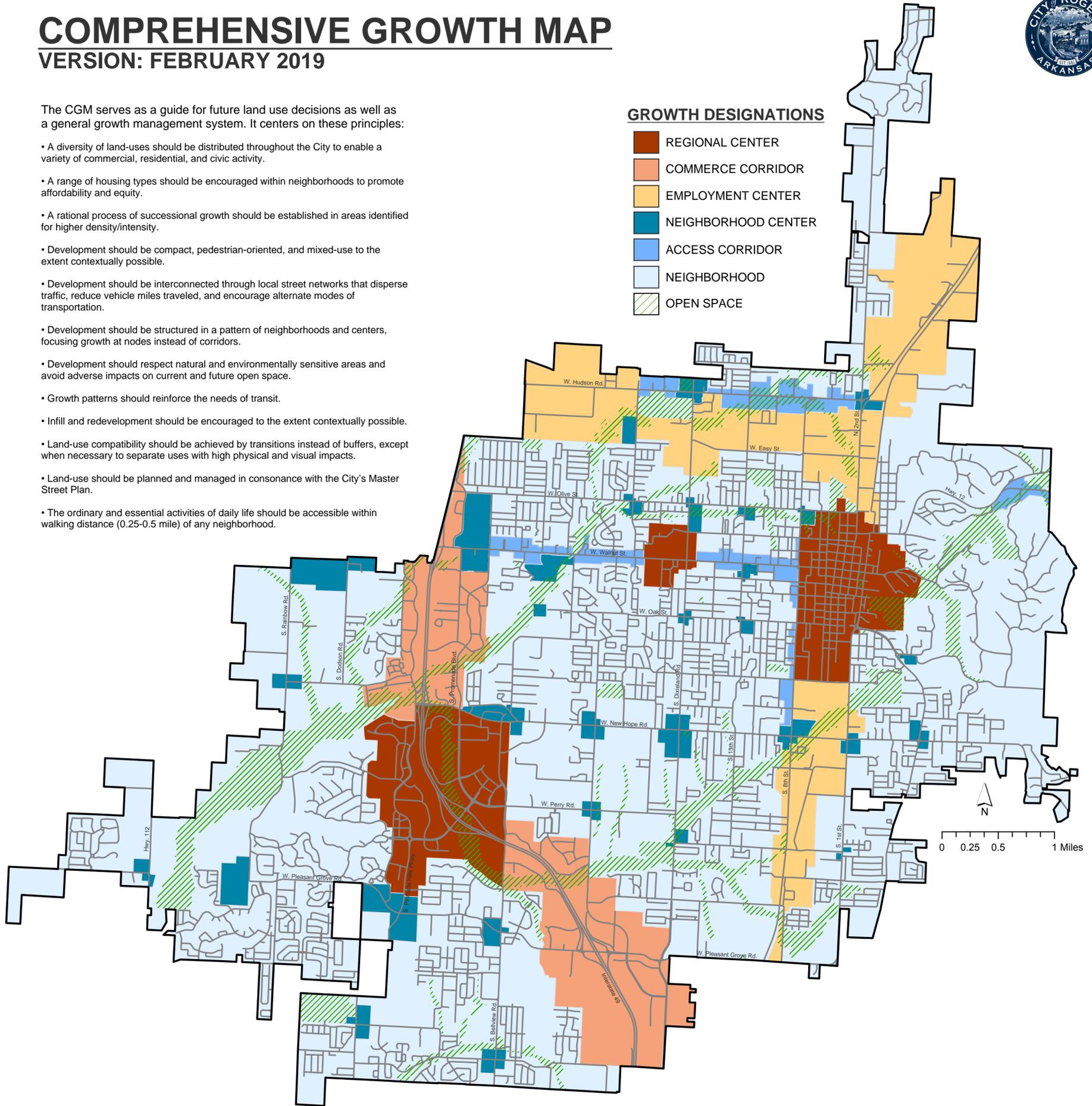


The CGM serves as a guide for future land use decisions as well as a general growth management system. It centers on these principles:

- A diversity of land-uses should be distributed throughout the City to enable a variety of commercial, residential, and civic activity.
- A range of housing types should be encouraged within neighborhoods to promote affordability and equity.
- A rational process of successional growth should be established in areas identified for higher density/intensity.
- Development should be compact, pedestrian-oriented, and mixed-use to the extent contextually possible.
- Development should be interconnected through local street networks that disperse traffic, reduce vehicle miles traveled, and encourage alternate modes of transportation.
- Development should be structured in a pattern of neighborhoods and centers, focusing growth at nodes instead of corridors.
- Development should respect natural and environmentally sensitive areas and avoid adverse impacts on current and future open space.
- Growth patterns should reinforce the needs of transit.
- Infill and redevelopment should be encouraged to the extent contextually possible.
- Land-use compatibility should be achieved by transitions instead of buffers, except when necessary to separate uses with high physical and visual impacts.
- Land-use should be planned and managed in consonance with the City's Master Street Plan.
- The ordinary and essential activities of daily life should be accessible within walking distance (0.25-0.5 mile) of any neighborhood.

GROWTH DESIGNATIONS

- REGIONAL CENTER
- COMMERCE CORRIDOR
- EMPLOYMENT CENTER
- NEIGHBORHOOD CENTER
- ACCESS CORRIDOR
- NEIGHBORHOOD
- OPEN SPACE



GROWTH DESIGNATIONS	PURPOSE	CHARACTER	DENSITY			ALLOWED ZONING DISTRICTS
			BASE	MAX	LEVEL	
REGIONAL CENTER	To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region.	Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.	-	-	HIGH	COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT
COMMERCE CORRIDOR	To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor.	Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.	DCP*	DCP*	HIGH	R-MF, U-NBT, R-O, C-2, C-4
EMPLOYMENT CENTER	To maintain existing industrial activity while providing a location for activities like vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts.	Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibly organizing uses with like impacts and maintaining capacity for industry and service.	6 units/acre	12 units/acre	LOW	C-4, W-O, I-1, I-2
NEIGHBORHOOD CENTER	To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact building and site design, encourages infill, and reduces vehicle miles traveled for basic needs.	Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation.	DCP**	24 units/acre	MEDIUM	C-3
ACCESS CORRIDOR	To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses.	Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development.	6 units/acre	12 units/acre	LOW	R-MF, R-O, C-2
NEIGHBORHOOD	To protect and maintain existing residential areas in between other Growth Designation nodes while encouraging low-density infill.	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.	6 units/acre	12 units/acre	LOW	R-SF, N-R, R-DP, R-MF
OPEN SPACE	To identify environmentally sensitive areas that should be considered with regard to development impact.	Parks, floodplain, NWA Open Space priority properties.	-	-	-	-

*DCP = determined by Density Concept Plan

**DCP = determined by Density Concept Plan; required only for single-use multifamily



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Each **Growth Designation** is assigned a **Growth Goal** that characterizes its status in the "land-use life cycle."

ESTABLISH

Areas marked (E) are primarily undeveloped and are expected to experience significant change through new development consistent with the characteristics of its Growth Designation.

COMPLETE

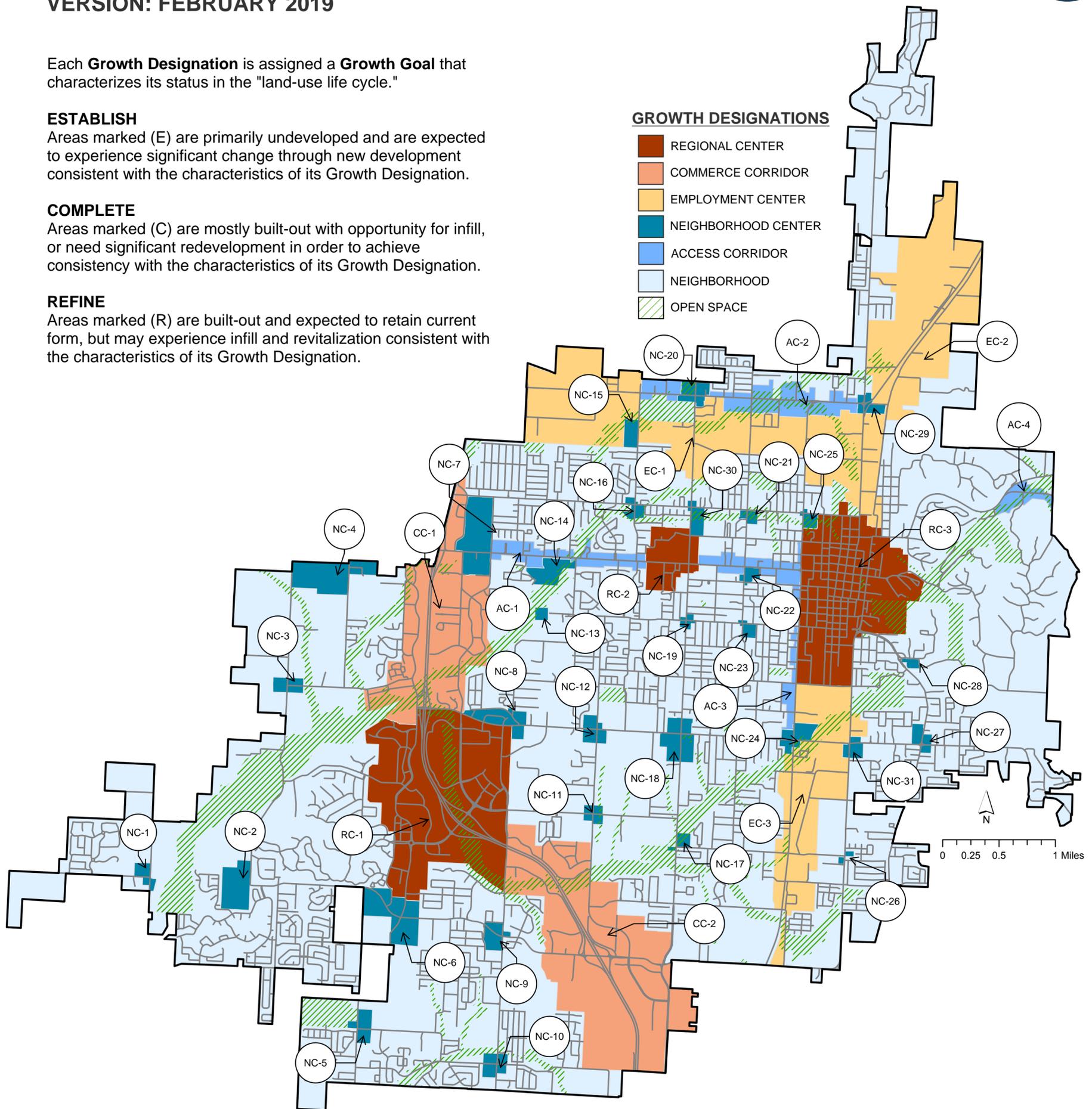
Areas marked (C) are mostly built-out with opportunity for infill, or need significant redevelopment in order to achieve consistency with the characteristics of its Growth Designation.

REFINE

Areas marked (R) are built-out and expected to retain current form, but may experience infill and revitalization consistent with the characteristics of its Growth Designation.

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- REGIONAL CENTER
- COMMERCE CORRIDOR
- EMPLOYMENT CENTER
- NEIGHBORHOOD CENTER
- ACCESS CORRIDOR
- NEIGHBORHOOD
- OPEN SPACE



REGIONAL CENTER

RC-1: E
RC-2: C
RC-3: R

COMMERCE CORRIDOR

CC-1: C
CC-2: C

NEIGHBORHOOD CENTER

NC-1: E NC-17: E
NC-2: E NC-18: C
NC-3: E NC-19: C
NC-4: C NC-20: C
NC-5: E NC-21: C
NC-6: E NC-22: R
NC-7: C NC-23: C
NC-8: C NC-24: R
NC-9: E NC-25: C
NC-10: E NC-26: E
NC-11: E NC-27: E
NC-12: C NC-28: E
NC-13: E NC-29: C
NC-14: C NC-30: C
NC-15: E NC-31: C
NC-16: C

EMPLOYMENT CENTER

EC-1: C
EC-2: C
EC-3: C

ACCESS CORRIDOR

AC-1: C
AC-2: C
AC-3: C
AC-4: C

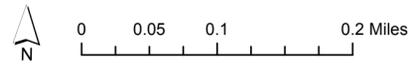
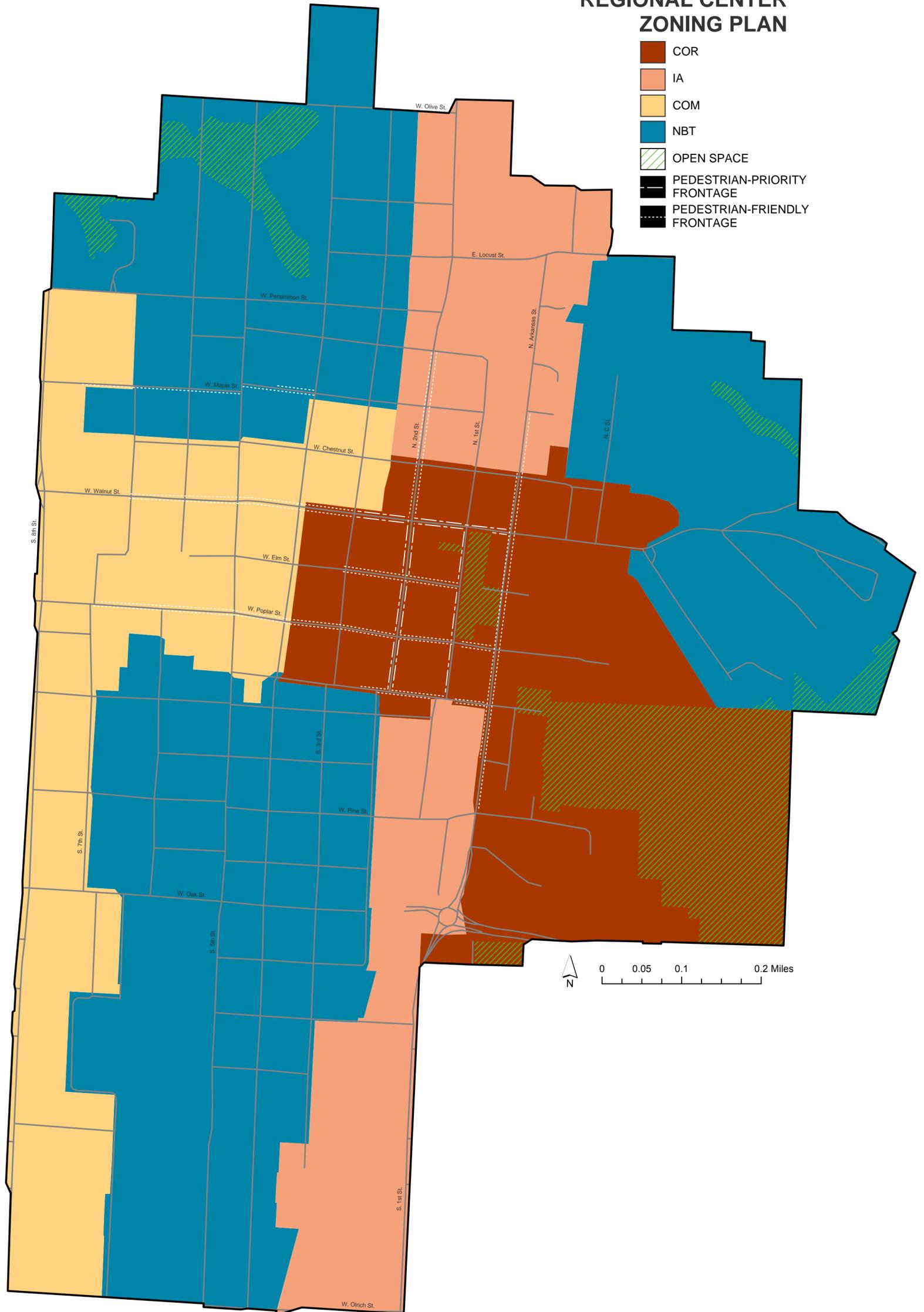
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DOWNTOWN REGIONAL CENTER ZONING PLAN

-  COR
-  IA
-  COM
-  NBT
-  OPEN SPACE
-  PEDESTRIAN-PRIORITY FRONTAGE
-  PEDESTRIAN-FRIENDLY FRONTAGE



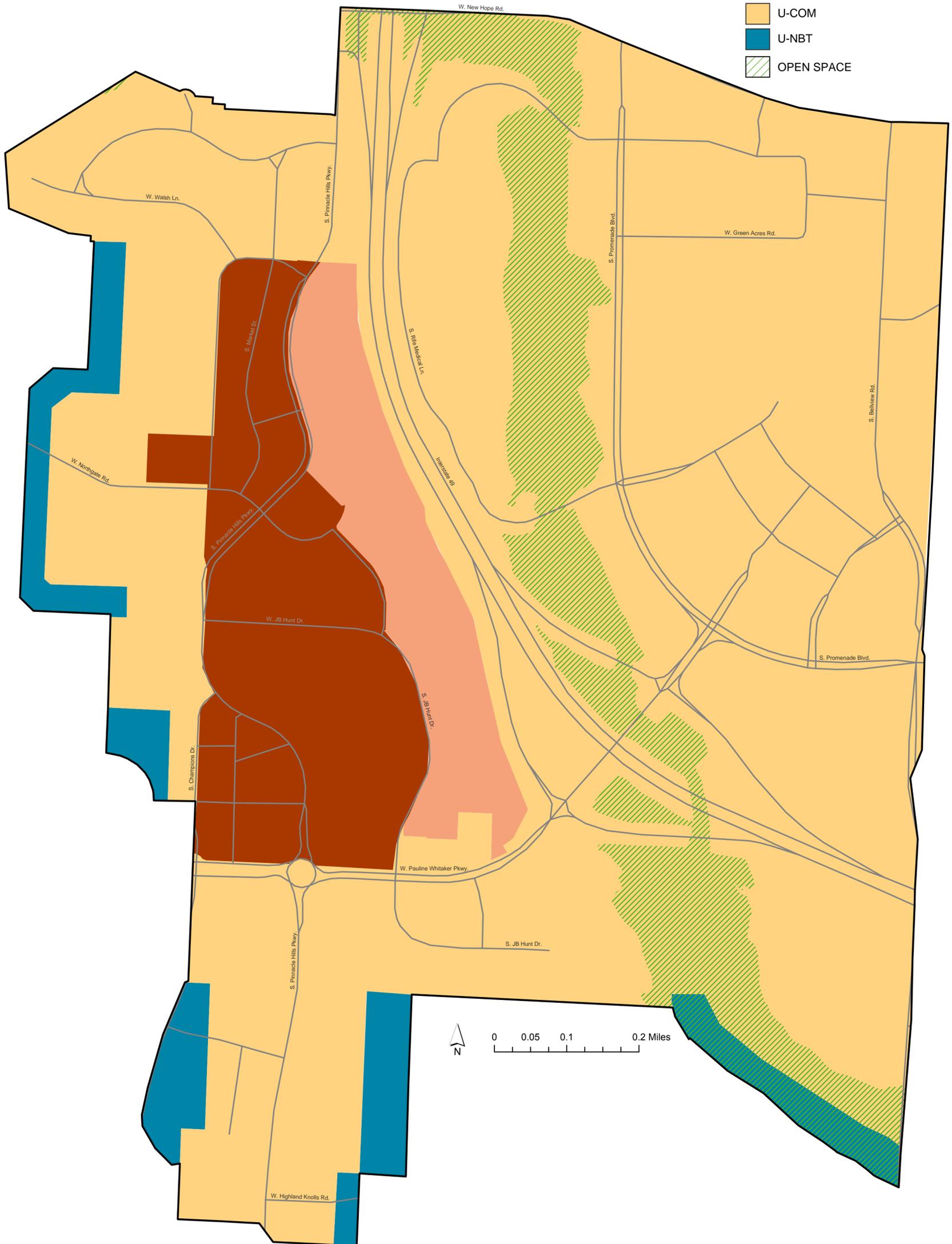


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UPTOWN REGIONAL CENTER ZONING PLAN

-  U-COR
-  U-ENT
-  U-COM
-  U-NBT
-  OPEN SPACE



NOTE: TRANSITION ZONING DRAWN TO BE APPROXIMATELY 300 FEET IN DEPTH

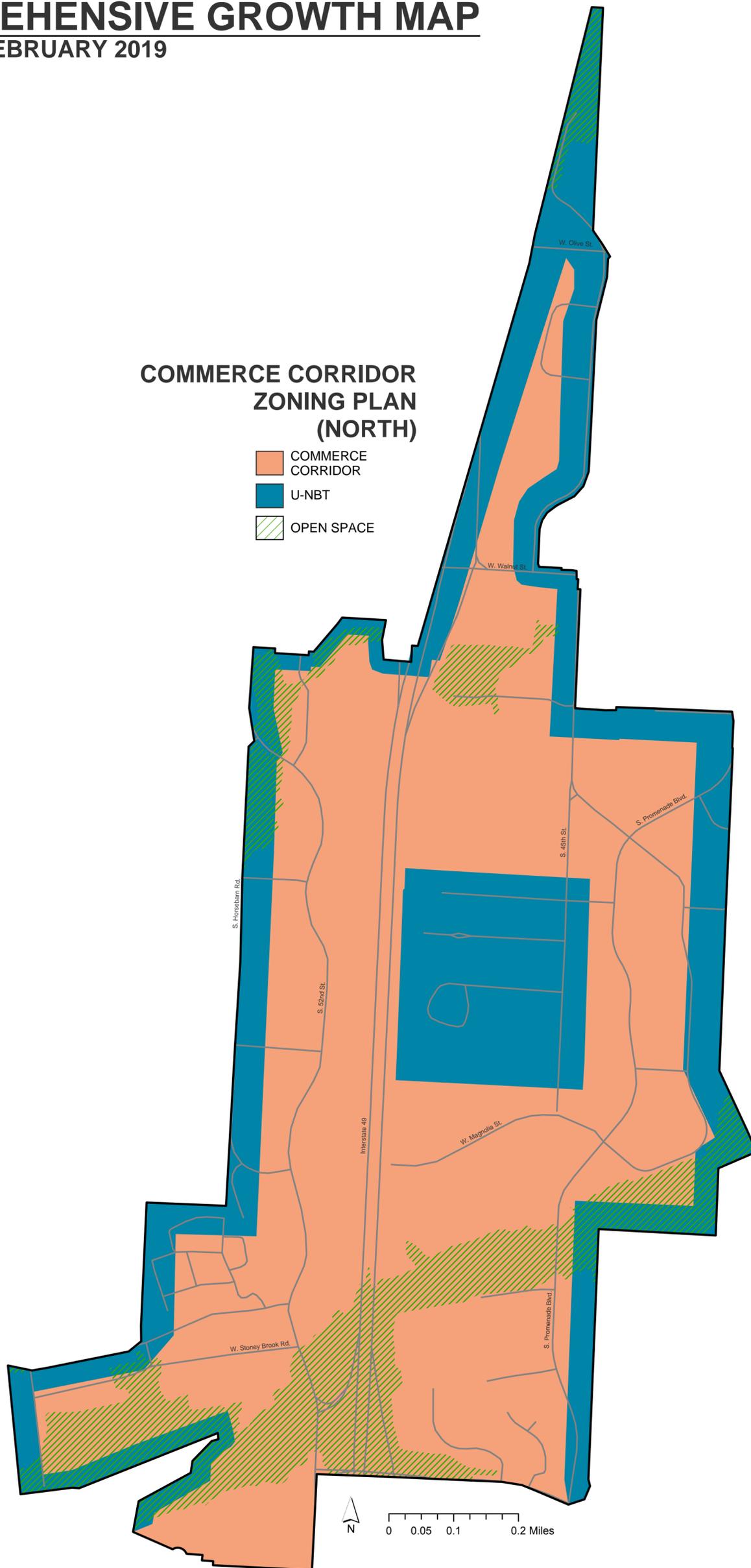
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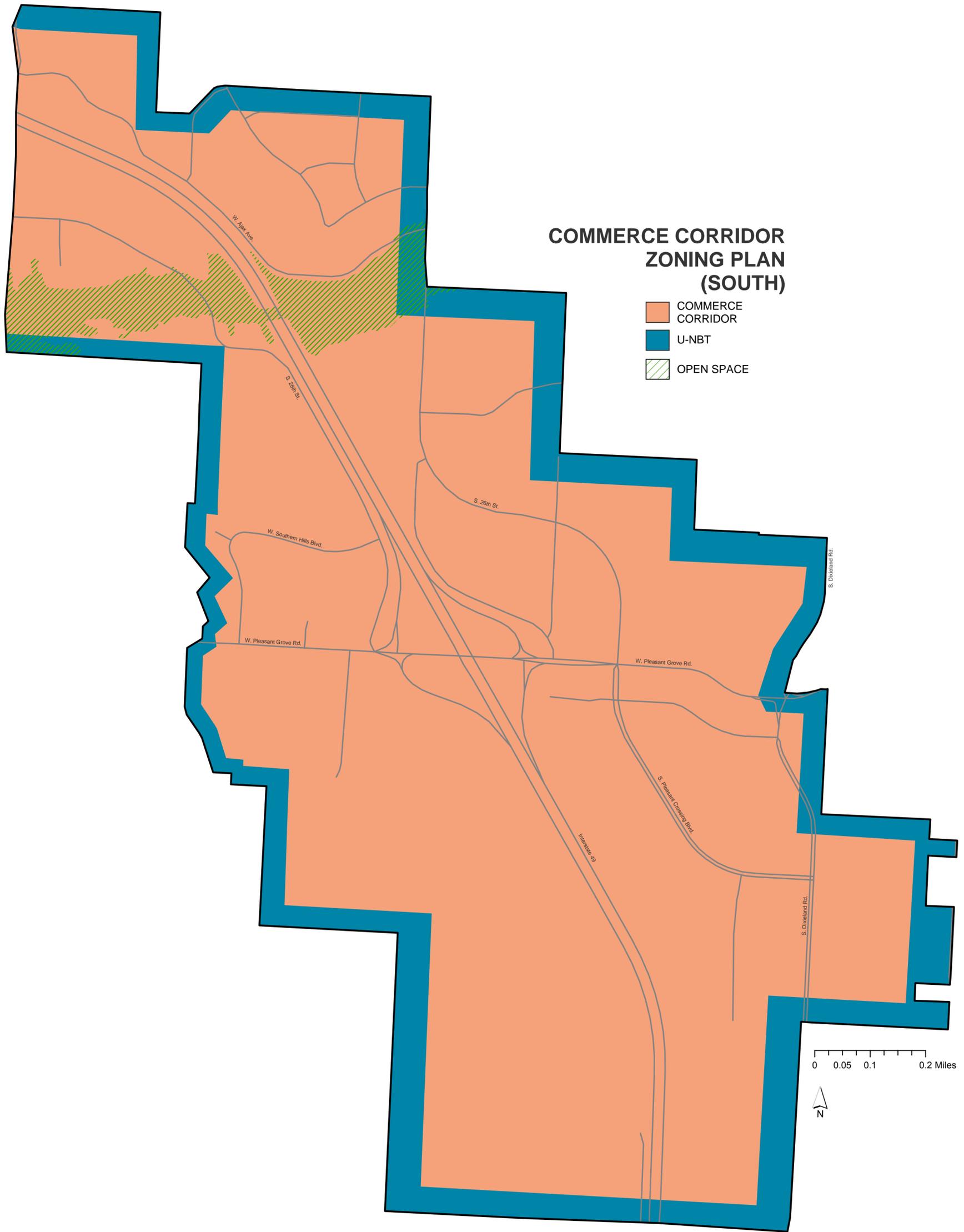
COMMERCE CORRIDOR ZONING PLAN (NORTH)

-  COMMERCE CORRIDOR
-  U-NBT
-  OPEN SPACE



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NOTE: TRANSITION ZONING DRAWN TO BE APPROXIMATELY 300 FEET IN DEPTH