

GROWTH DESIGNATIONS	PURPOSE	CHARACTER	DENSITY			ALLOWED ZONING DISTRICTS
			BASE	MAX	LEVEL	
<b>REGIONAL CENTER</b>	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
<b>COMMERCE CORRIDOR</b>	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
<b>EMPLOYMENT CENTER</b>	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
<b>NEIGHBORHOOD CENTER</b>	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
<b>ACCESS CORRIDOR</b>	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
<b>NEIGHBORHOOD</b>	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
<b>OPEN SPACE</b>	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

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