

COMPREHENSIVE GROWTH MAP

UPDATED JULY 2018



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

Development should be structured in a pattern of Neighborhoods and Centers, focusing growth at nodes instead of corridors.

A rational process for successional growth should be established in areas identified for higher density/intensity.

Land use compatibility should be achieved by transitions instead of buffers.

Land use should be planned and managed in consonance with the Master Street Plan.

Development should be interconnected through local street networks that disperse traffic, reduce vehicle miles traveled, and encourage alternate modes of transportation.

Development should be compact, pedestrian-oriented, and mixed-use to the extent contextually possible.

Development should respect natural and environmentally sensitive areas and avoid adverse impacts on current and future open space.

A diversity of land uses should be distributed throughout the City to enable a variety of commercial, residential, and civic activity.

Infill and redevelopment should be encouraged to the extent contextually possible.

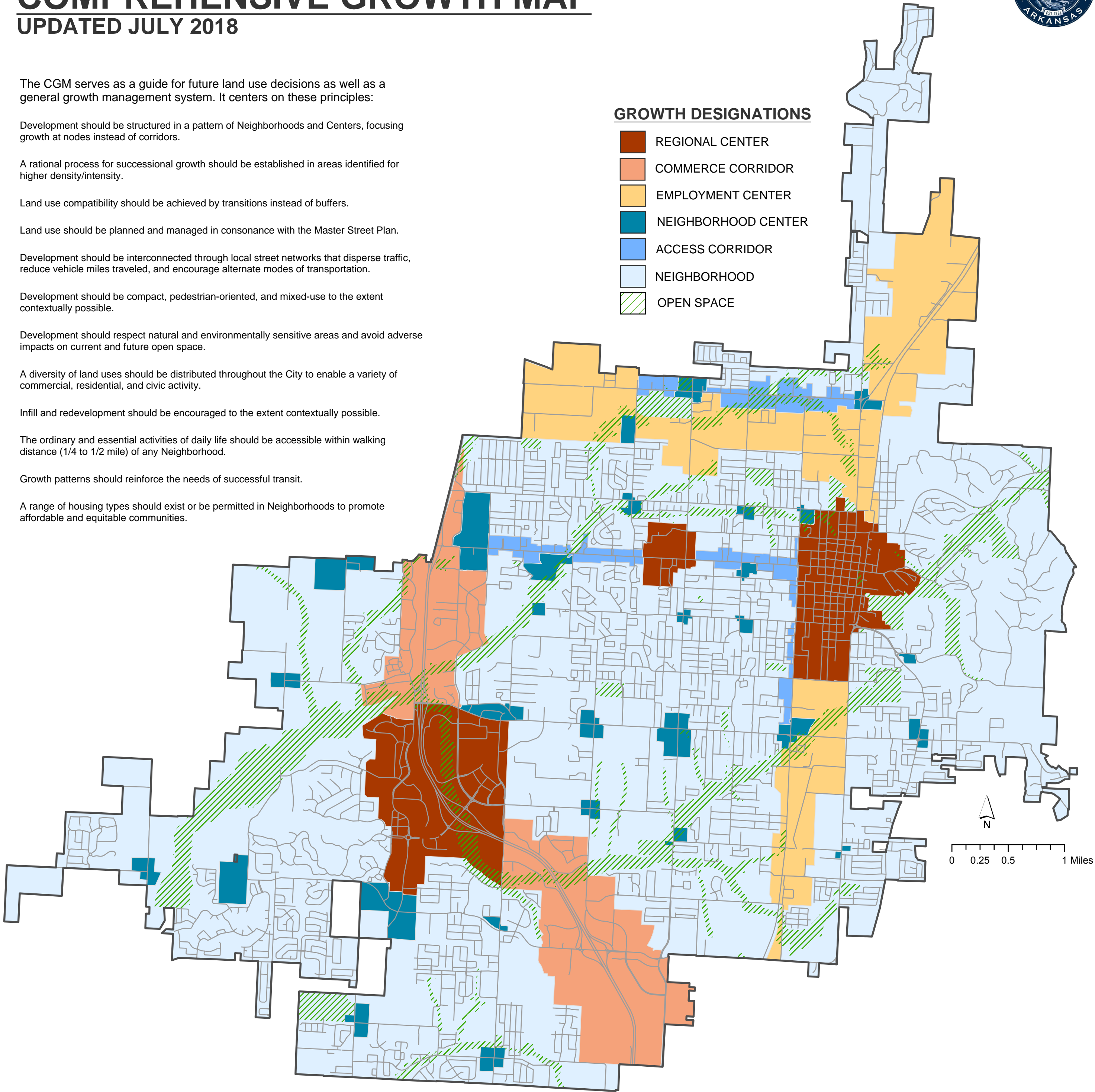
The ordinary and essential activities of daily life should be accessible within walking distance (1/4 to 1/2 mile) of any Neighborhood.

Growth patterns should reinforce the needs of successful transit.

A range of housing types should exist or be permitted in Neighborhoods to promote affordable and equitable communities.

GROWTH DESIGNATIONS

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



	REGIONAL CENTER	NEIGHBORHOOD CENTER	EMPLOYMENT CENTER	COMMERCE CORRIDOR	ACCESS CORRIDOR	NEIGHBORHOOD	OPEN SPACE
PURPOSE	To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region.	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 vehicles miles traveled for basic needs.	To preserve existing industrial activity while providing a location for activities such as vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts.	To provide a location for conventional commercial development and similar auto-oriented activities along the I-49 corridor.	To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and incorporation of medium-density residential.	To protect and maintain existing residential areas in between nodes of other Growth Designations while encouraging low-density infill.	To identify environmentally sensitive areas that should be considered in relation to development impact.
CHARACTERISTICS	High-intensity, high-density mixed-use areas that function as regional activity hubs for commerce, entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity street networks with multi-modal accommodation. Form-based development standards encourage quality design, pedestrian friendliness, and efficient use of land. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type, with special residential transition standards	Medium-intensity, medium-density mixed-use areas that serve neighborhood populations within ½ mile radius. Typically centered on intersections of arterial and collector streets. Nodal distribution conducive to efficient multi-modal transportation network. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type.	Medium-intensity, low-density areas intended for manufacturing, warehousing, and similar uses. Proximity to major arterials and rail. Compatibility with adjacent areas achieved with buffers; physical separation and landscape screening generally appropriate buffer types. Residential uses generally prohibited or limited.	High-intensity, medium-density areas mostly built-out with retail and office development. Conventional development standards allow large-format building and site design. Compatibility with adjacent areas achieved with transitions; mixed-use and medium-density residential generally appropriate transition types.	Low-intensity, medium-density areas along highway corridors that connect nodes of other Growth Designations. Focus on access management and low trip generation. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type.	Low-intensity, low-density areas connected by collector and local streets. May feature light mix of non-residential activities such as schools, places of worship, and other low-impact community-oriented uses. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type.	Parks, floodplain, NWA Open Space priority properties.
ZONING DISTRICTS	COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT	C-3	C-4, W-O, I-1, I-2	R-MF, R-O, C-2, C-4	R-MF, R-O, C-2	R-E, R-SF, N-R, R-DP, R-MF	N/A



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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

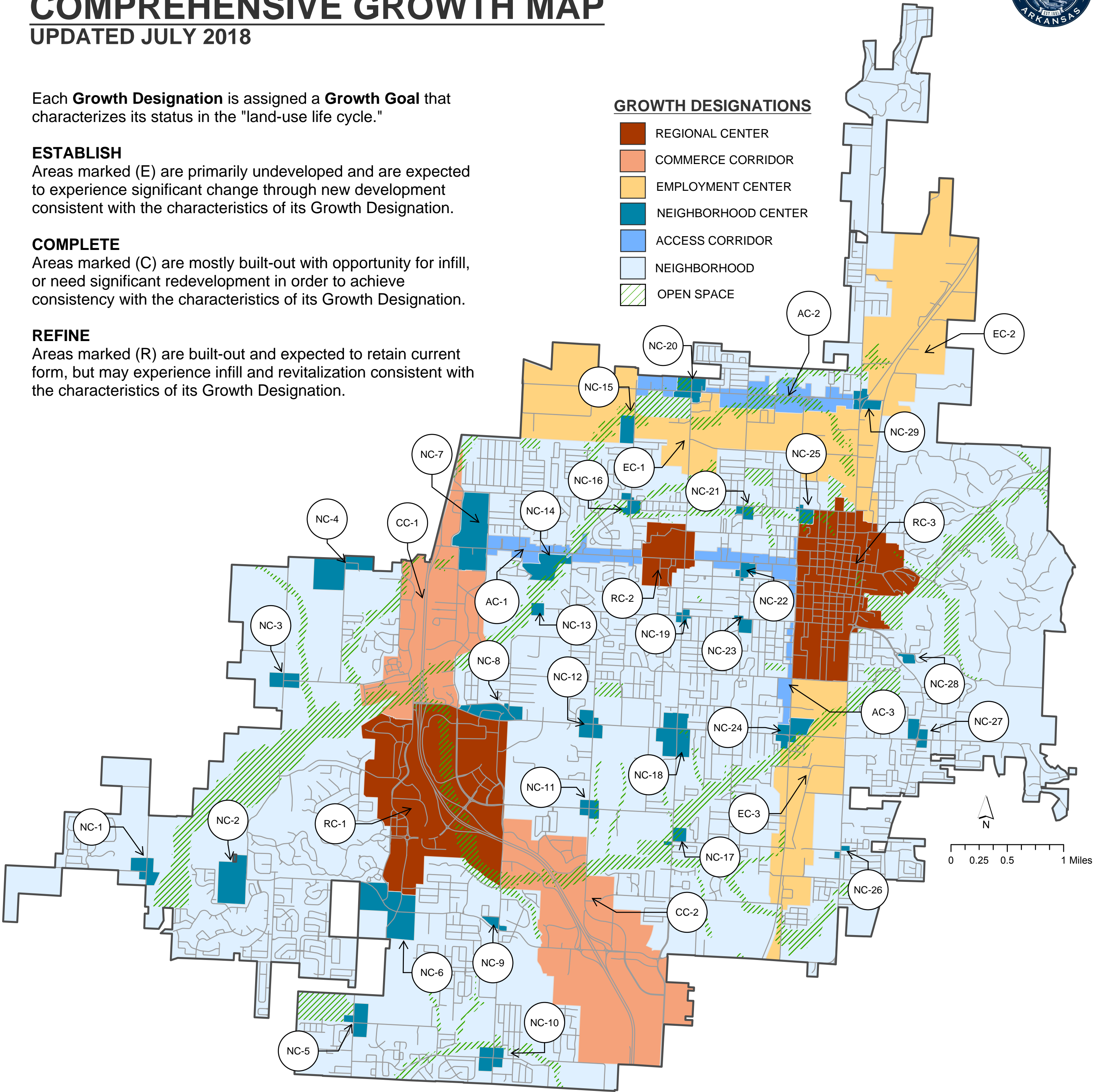
Areas marked (C) are mostly built-out with opportunity for infill, or need significant redevelopment in order to achieve consistency with the characteristics of its Growth Designation.

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.

GROWTH DESIGNATIONS

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



REGIONAL CENTER

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

EMPLOYMENT CENTER

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

COMMERCE CORRIDOR

- CC-1: C
- CC-2: C

ACCESS CORRIDOR

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

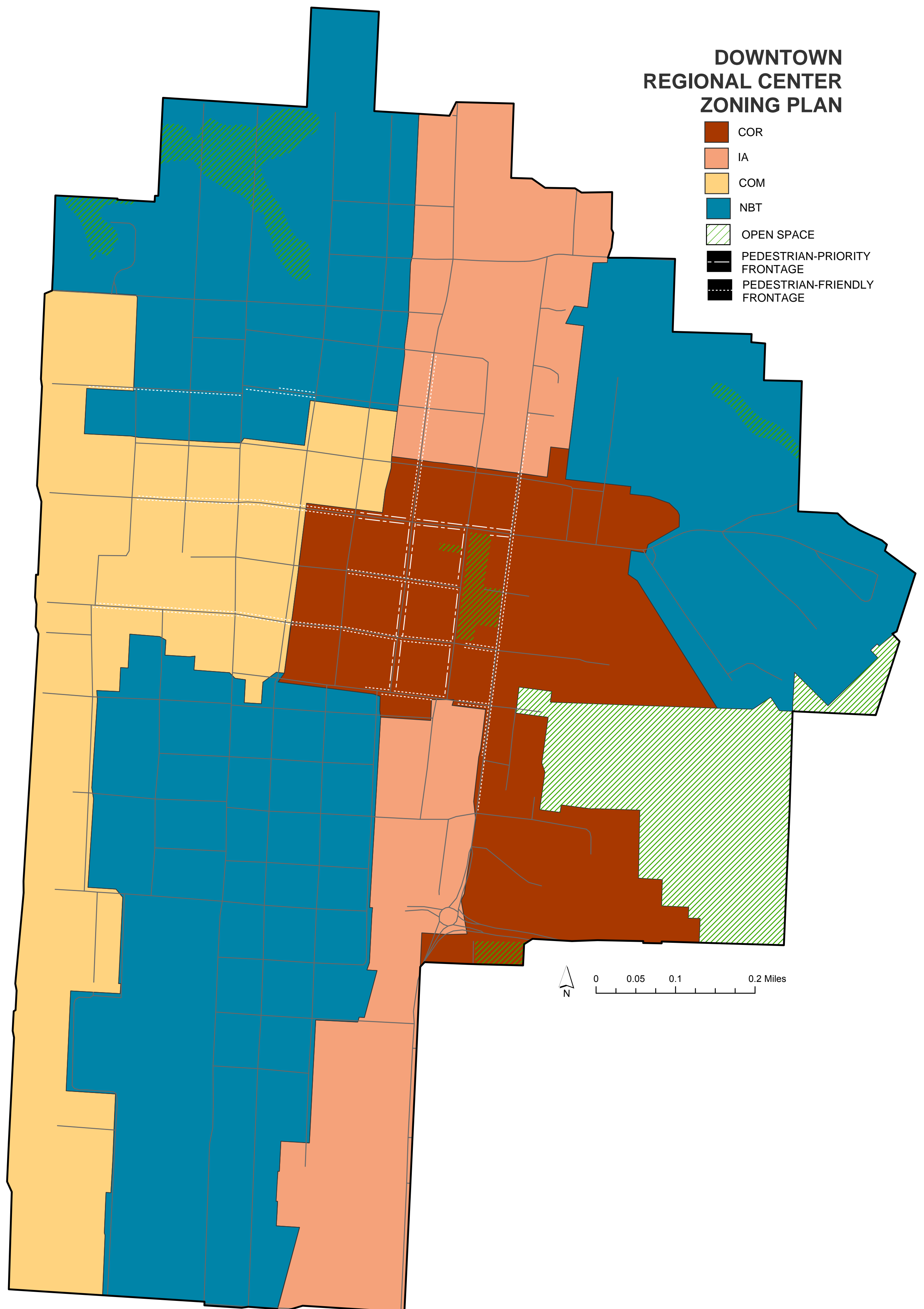
NEIGHBORHOOD CENTER

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



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UPTOWN REGIONAL CENTER ZONING PLAN

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

