

# Pea Ridge Comprehensive Plan

## FUTURE LAND USE CATEGORIES

### NEIGHBORHOODS

#### RESIDENTIAL ESTATES (RE)

These areas include low-density estate subdivision lots as well as larger tracts of land that have no uniform development pattern. This area will have a range of housing types and lot sizes but will typically be lots larger than 1 acre in size.



#### RESIDENTIAL SUBDIVISION (RS)

These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.



#### WALKABLE NEIGHBORHOOD (WN)

The Walkable Neighborhood area consists of multiple housing types, with a focus on pedestrian connectivity to amenities and services in the surrounding area. Housing can include single-family detached, single-family attached, and small multi-unit residential (4 units or less).



#### DOWNTOWN NEIGHBORHOOD (DN)

This area includes single-family detached, single-family attached, and small multi-unit residential (4 units or less). The Downtown Neighborhood area is directly adjacent to the Downtown Center with a focus on pedestrian connectivity and includes design standards appropriate for its adjacency to the fabric of the Downtown Center.



#### MIXED USE NEIGHBORHOOD (MUN)

Mixed Use Neighborhood areas include a mix of single and context appropriate multi-unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.



#### NEIGHBORHOOD NODES (NN)

Neighborhood Nodes are areas with mixed use and small scale commercial uses that are centered at important intersections to provide areas of services and retail for multiple neighborhoods, connected with pedestrian access. The buildings are situated near the street and have limited parking in the front of the structure.



### COMMERCE AND INSTITUTIONAL

#### MIXED USE COMMERCIAL (MUC)

Mixed Use Commercial areas supports commercial uses and include a mix of residential development including single-family attached and multi-unit residential housing. The buildings may be single or multi-storied structures accommodating a mixture of uses inside individual structures. Developments may have individual or shared parking areas and are supported by a well-connected grid network of streets.



#### INSTITUTIONAL/PUBLIC USE (IP)

Includes government buildings and services, schools, community buildings, educational institutions, and cultural facilities. These uses provide services and social connection within the city.

While the areas shown within the plan reflect existing public and institutional uses, it should be noted that most uses of this nature are appropriate and easily integrated into the fabric of all land use areas within the city where infrastructure is or may be made appropriate.



#### TRADES AND SERVICES (TS)

This district provides appropriate locations for commercial uses that do not require high public visibility and may have a limited manufacturing or ancillary warehouse/storage component. Some uses may have retail storefronts. Uses such as screened equipment yards, limited manufacturing, and small warehousing spaces are anticipated in this district.



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### CITY CENTERS

#### DOWNTOWN CENTER (DC)

This area provides for the character and connectivity found within a traditional downtown center. The center consists of 1-3 story structures accommodating a mixture of uses. Buildings are built adjacent to the public right of way and a strong network of pedestrian connectivity.

Parking for buildings may be in parking structures, on street, or behind buildings. The area has well-designed streetscapes and public spaces that vary in nature. Residential uses are located above commercial, or office uses.



#### LEE TOWN CENTER (LC)

Lee Town Center area is a destination for goods and services. New development provides for the placement of structures closer to the street, with parking at the rear or sides of the property. This center will serve as the primary bicycle and pedestrian connection between the northern and southern areas of town and be an integral area of commerce and connection within the city.



#### PEA RIDGE ENTRY CENTER (EC)

This area is developing and is a critical entry point to the city. New development should be focused on creating a strong sense of place by the accommodation of both vehicular and active transportation connectivity, commercial uses and higher density residential developments. Buildings should be placed closer to the street with parking in the rear.



### CORRIDORS

#### CURTIS AVE CORRIDOR (CC)

This corridor includes a mix of commercial, institutional, and residential uses. This corridor is less intense, and the scale is smaller than the larger Slack and Lee Town Corridor. There is infill potential for this corridor, and structures will be placed closer to the street, with smaller front setbacks and limited parking in the front of the buildings. Residential uses along this corridor are primarily single-family in nature. As infill occurs, this corridor may add low density multi-unit development or single-family attached (townhomes) limited in height and building footprint to complement the existing corridor character. Enhanced bicycle and pedestrian infrastructure will be a critical component of this corridor.



### RECREATION

#### PUBLIC (PP)

These areas are owned by public entities and planned for outdoor recreational activities ranging from small parks to active sports complexes. These areas are typically open to the public for use and enjoyment.



#### PRIVATE (PR)

These areas are owned by private entities and may require memberships, fee for use, or other entry regulations. These areas provide outdoor activities similar to the public parks and recreation spaces but are operated and privately maintained.



#### AGRICULTURE/OPEN SPACE (AG/OS)

These areas include agricultural uses, and some properties may be suited for natural preservation and resource conservation. These areas include environmentally sensitive areas such as floodplains/floodways, wetlands, or areas with active agricultural uses. Development can occur in these areas; however, it should be minimally impactful, and mitigation of development impacts should be encouraged. These areas may also feature passive recreation facilities such as trails. Additionally, this area can be suitable for agritourism activities when the infrastructure and impact is evaluated for the adjacent areas.



#### SLACK AND LEE TOWN CORRIDOR (SC)

The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city.

The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.

