



City of Vilonia

# Land Use Plan Vilonia, Arkansas

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Vilonia Planning Commission  
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## Introduction

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The State of Arkansas Act 186 of 1957, as amended, grants cities of the first and second class the power to enact and enforce plans including land use plans in order to promote, regulate, and control development over time as cities grow. These plans shall encompass all lands located within cities' territorial jurisdictions as defined by their planning areas.

The land use plan is intended to serve as a guide for zoning and other future land use decisions. Such a plan provides a reasonable prediction of the future arrangement of land uses taking into account impacts that include but are not limited to transportation networks, population growth, public service delivery, environment, existing land uses, and economic conditions. A land use plan should be viewed as both a useful decision making tool and a comprehensive planning guide in directing future growth of cities.

The land use plan portrays generalized future land use. Land use categories provide a guide to the general type of development appropriate for a particular area, but do not attempt to identify specific activities. Similarly, the boundaries depicted between land uses are also generalized and shall be interpreted only as approximate. In many cases, especially where road networks are not yet built, it is difficult to anticipate the exact locations and dimensions of future land uses.

The proposed land use pattern is flexible and thus, may change. In order to maintain its usefulness and be responsive to changing conditions and municipal goals, adjustments to the land use plan may take place as needed. Procedures will be followed similar to the initial adoption of the plan as amendments to the land use plan occur.

The land use plan represents a reflection of a wide variety of considerations which influence the use of land. Such considerations include the existing land use pattern, existing and future road networks, environmental characteristics, and municipal goals and objectives, and have been compiled through continuous planning processes. These influences are documented in the following: the City of Vilonia Planning Studies Report adopted by the Vilonia Planning Commission on April 10, 1997; the City of Vilonia Master Street Plan adopted by the Vilonia Planning Commission on June 19, 1997, and passed by the Vilonia City Council on July 8, 1997; and Vilonia Planning Commission meeting and public hearing minutes.

## Land Use Categories

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### **OS Open Space**

This category includes land used for both active and passive recreational activities in which the land area is generally open in nature. These activities can be found in municipal, regional, neighborhood, or private parks. Active parks may include baseball diamonds, softball fields, soccer fields, tennis courts, outdoor basketball courts, outdoor swimming pools, and playgrounds. Passive parks may have picnic facilities, walking trails, campgrounds, arboretums, amphitheatres, and wildlife sanctuaries. The two types of parks may be combined or separated depending on either the space available or the need for various types of activities.

### **FHA Flood Hazard Area**

This category covers land, which has a one percent annual chance of being inundated during a 100-year period by a flood known as the 100-year flood. As part of the National Flood Insurance Program, these areas are classified as special flood hazard areas by the Federal Emergency Management Agency on Flood Insurance Rate Maps (FIRM). Structures and other barriers placed within the 100-year floodplain can decrease flood carrying capacity, increase flood heights and velocities, and create flood hazards beyond the floodplain. Development here cannot cause the 100-year flood elevation to rise more than one foot. Uses within this category are usually limited to less intensive uses such as recreation, conservation, or agriculture. Bicycle, interpretive, and walking trails are ideally suited for placement in flood areas along streams.

### **LLR Large Lot Residential**

This category accommodates single family homes, both site-built and manufactured, on large subdivision lots or parcel of land. Septic tanks are normally used here due to inaccessibility to a public sewer system. Terrain is the main factor preventing such access, but distance to an existing sewer system can create a cost-prohibitive situation. Therefore, a lot or parcel found in this category needs to be at least one acre in size in order to handle a septic tank. Within these areas, rural identities continue to exist allowing housing opportunities for those desiring less intense development. The category acts as a buffer around more intense development around the core of the city. Nonresidential uses that support rural communities may exist here such as parks, schools, churches, standpipes, fire stations, convenience or general stores, and cemeteries. Agricultural activities may remain here on larger tracts.

## **SFR Single Family Residential**

This category accommodates single family, site-built or manufactured, detached homes in low to medium density subdivisions. Densities should not exceed seven dwelling units per acre. Sewer system usage is intended within this category due to densities, however subdivisions that are unable to connect to an existing sewer system because of distance will have to have lot sizes of at least one acre in order to accommodate septic tanks. Non-residential uses may exist within this category as long as such uses do not negatively affect single family residential living. Such non-residential uses that support this category may include parks, elementary schools, standpipes, pumping stations, fire stations, and churches.

## **TC Town Center**

This category contains a high density mixture of residential, commercial, and office uses, and the area acts as both a municipal and regional center. Typical uses include retail stores, restaurants, general or service offices, banks, theaters, churches, duplexes, townhouses, and apartment complexes. Residential densities, depending on residential type, should not exceed eighteen dwelling units per acre. Access to the principal arterials is usually controlled to limit accidents and reduce congestion. Pedestrian mobility through the use of sidewalks will be emphasized.

## **HMU Highway Mixed Use**

This category provides for a mixed use area outward from the Town Center along principal arterials. The area is characterized by a medium to high density mixture of residential and commercial uses but overall is less dense than the Town Center. Residential densities, depending on residential type, should not exceed twelve dwelling units per acre. Typical uses include retail stores, restaurants, service stations, churches, townhouses, and apartment complexes. Access to the principal arterials is usually controlled to limit accidents and reduce congestion. Pedestrian mobility through the use of sidewalks will be emphasized.

## **P Public**

Uses within this category are normally controlled by municipal, county, state, or federal governments, and school districts. Public and quasi-public uses such as municipal buildings, community centers, recreation centers, fire stations, water facilities, sewage plants, municipal landfills, schools, post offices, cemeteries, historical properties, and libraries are included here.

## **I Industrial**

This category provides for various industrial activities, and activities related to the extraction of various natural resources such as sand, gravel, limestone, granite, or other material and ores. Industrial activities include manufacturing, warehousing, storage, distribution, processing, transmission facilities, trucking facilities, and research and development. Offices and services related to these activities are located within this category. Hazardous activities exist here as well.

## Goals and Policies

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The area that Vilonia lies within has much to offer in the way of natural beauty. A rural, low density setting still exists in a natural environment filled with valleys, ridges, creeks, pastures, and forests. This area is picturesque but delicate. Lack of land controls aimed at preservation and conservation of this area will allow wanton development that can cause the destruction of this environment. Ironically, it is this rural setting that attracts residents to the Vilonia area. Therefore, it is a goal of the City of Vilonia to preserve this rural setting and conserve the natural environment.

**Policy:** It is the policy of the City of Vilonia to preserve wetlands and avert their destruction.

**Policy:** It is the policy of the City of Vilonia to control the placement of manmade structures on ridges in order to reduce erosion.

**Policy:** It is the policy of the City of Vilonia to retain much of the wildlife and plant habitats in the planning area and make land use decisions that allow cohabitation with developments.

**Policy:** It is the policy of the City of Vilonia to implement an urban forestry program concerned with street and park trees.

**Policy:** It is the policy of the City of Vilonia to encourage common open space or parks in subdivisions and neighborhoods.

In the future, land use will play an important role in the development of Vilonia and its overall viability. As the area grows, the diversity of land uses will increase. Instead of haphazard development that has short term benefits, planned development that fits into an overall pattern is needed to ensure the success of Vilonia in years to come. Development in the Vilonia area needs to be concentrated between Cadron Ridge and Snow Hill in order to provide efficient and affordable public services such as sewer service. Therefore, it is the goal of the City of Vilonia to develop this valley with developments ranging from high density uses in a centralized core to single family, low density residential uses surrounding this core.

Unlike most other cities and towns in Arkansas, the City of Vilonia does not have recognizable downtown or town center area. Development normally found in such an area is scattered along Main Street (US Highway 64) from Eagle Street (State Highway 107) west to Industrial Drive. It is the goal of the City of Vilonia to create and develop a town center in this area bounded on the east and west by the abovementioned streets and on the north by Wicker Street and on the south by the half section lines of Section 7 and Section 8. The Town Center shall include governmental services, offices, retail establishments, recreation facilities, and high density residential uses.

**Policy:** It is the policy of the City of Vilonia to allow a high density mixture of residential, commercial, office, governmental, and recreation uses within the Town Center.

- Policy:** It is the policy of the City of Vilonia to permit a high density mixture of residential uses adjacent to the Town Center along the principal arterials of Main and Eagle streets.
- Policy:** It is the policy of the City of Vilonia to control access to the principal arterials within high density areas. Access management decreases travel time and congestion, improves access to properties, reduces vehicle crashes, and maintains traffic efficiency.
- Policy:** It is the policy of the City of Vilonia to create a circulation system in high density areas that supports, protects, and invites pedestrians.
- Policy:** It is the policy of the City of Vilonia to allow a variety of lot widths which promote more intensive use of land, including buildings with two stories within the Town Center and Highway Mixed Use Areas. These buildings may have residential spaces above retail spaces.
- Policy:** It is the policy of the City of Vilonia to foster connectivity and continuity of movement within modified grid street networks.
- Policy:** It is the policy of the City of Vilonia to support the organization of neighborhoods with modified grid street networks around common open spaces, civic areas, or community structures.
- Policy:** It is the policy of the City of Vilonia to permit garages and garbage pick-up along alleys at the rear of residential developments, thus moving facades closer to the street and creating pedestrian climates.
- Policy:** It is the policy of the City of Vilonia to allow varying architectural styles, subject to strict controls on detailing and building materials.
- Policy:** It is the policy of the City of Vilonia to facilitate the cooperation among developments to provide continuous walking and bicycle trails.
- Policy:** It is the policy of the City of Vilonia to encourage the effective use of signs as a means of communication, reduce sign distractions and obstructions that may cause traffic accidents, remove hazardous signs, and minimize adverse effects of signs on nearby properties and the community.
- Policy:** It is the policy of the City of Vilonia to advocate the planting and the siting of tree species that positively affect light, color, and views.
- Policy:** It is the policy of the City of Vilonia to promote the formation of neighborhood associations which facilitate continuous commitments to property maintenance and contribute to the overall improvements of the character and the quality of neighborhoods.