

AN ORDINANCE ADOPTING, BY REFERENCE, CERTAIN PLANS AND MAPS RESPECTIVELY ENTITLED: "CITY OF GOSHEN COMPREHENSIVE PLAN," "CITY OF GOSHEN LAND USE MAP" AND "CITY OF GOSHEN MASTER STREET PLAN"; AND TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES

WHEREAS, after due notice as required by law, the Goshen Planning Commission has heard all persons desiring to be heard regarding certain proposed plans and maps entitled: "City of Goshen Comprehensive Plan," "City of Goshen Land Use Map" and "City of Goshen Master Street Plan"; and

WHEREAS, all comments, views, suggestions and recommendations have been considered and addressed, and minor changes made as deemed appropriate; and

WHEREAS, after conducting its public hearing in accordance with law, the Goshen Planning Commission has adopted the attached "City of Goshen Comprehensive Plan," "City of Goshen Land Use Map" and "City of Goshen Master Street Plan" and recommended them to the City Council; and

WHEREAS, pursuant to A.C.A. 14-55-207, public notice was given of the City's intent to adopt said plans and maps by reference, and advised that three (3) copies of each document were on file and available for public review and examination in the Office of the Recorder-Treasurer.

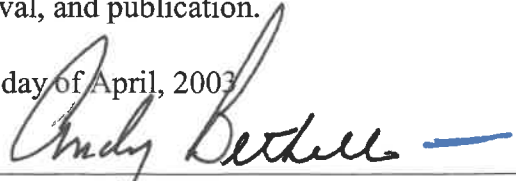
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF GOSHEN, ARKANSAS:

SECTION 1. That the documents entitled: "City of Goshen Comprehensive Plan," "City of Goshen Land Use Map" and "City of Goshen Master Street Plan" be and are hereby adopted by reference.

SECTION 2. That all plans and maps adopted and in effect prior to the effective date of this Ordinance, are hereby repealed.

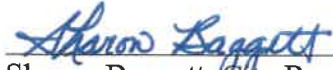
SECTION 3. EMERGENCY CLAUSE: It is hereby declared that based on the conditions set forth herein, an emergency exists and this Ordinance, being necessary for the immediate protection of the health, safety, and welfare of the citizens of Goshen, Arkansas, shall be in effect immediately upon its passage, approval, and publication.

PASSED AND APPROVED this 8th day of April, 2003



Andy Bethell, Mayor

ATTEST:



Sharon Baggett, City Recorder

APPROVED AS TO FORM:



Charles Harwell, City Attorney

ROLL CALL

Names Of Those Voting YEA

Joe Benson
Bob Brake
Dean Hull
Chuck Huskey
Dick Seddon
Albert Skiles

Names Of Those Voting NAY

City of Goshen

Comprehensive Plan

CITY OF GOSHEN COMPREHENSIVE PLAN

SECTION 1: INTRODUCTION

The Goshen Planning Commission has formulated the Comprehensive Plan to:

- Provide a basis for making decisions concerning the future growth and development in the community and surrounding planning area;
- To coordinate and give direction to public and private development; and
- To protect the public interest in a manner that will not stifle individual initiative and creativity.

The Planning Commission and the City of Goshen recognizes the need to encourage a logical and orderly development of the lands within its corporate limits and the area within the territorial jurisdiction for which it has planning authority, the Goshen planning area.

The Comprehensive Plan is a long-term policy and planning tool to be used as a guide to the future development of the area, and as such, it provides a consistent framework within which individuals and public officials can make their own development decisions, knowing that they are all working toward common, compatible goals. The Plan sets forth how our physical environment should be developed for the health, safety, convenience, prosperity and welfare of all the people in the community. The Plan contains both a Land Use Plan and Master Street Plan component, which are statutory pre-requisites for zoning and subdivision controls, respectively.

The Planning Commission also recognizes that Goshen cannot plan in a vacuum. It must be aware of surrounding communities' development plans, and plan and act accordingly.

It is for these purposes that the Comprehensive Plan has been developed and adopted.

SECTION II. SUMMARY OF MAJOR RECOMMENDATIONS

In an effort to attain the type of development desired by community leaders and citizens alike, the following recommendations are made.

1. Retain the rural residential nature of the community through proper development regulations.
2. Grouped commercial services should be located to provide economical operation of businesses, and be convenient to the community.
3. The City should not designate areas for industrial land uses. Industrial development is not considered compatible with the desired single-family residential character sought for the City of Goshen.
4. The preservation of agricultural lands through the proper use of regulatory mechanisms is critical to retain the rural nature of the community.
5. Ensure protection of the community's natural environment and open space through careful land use management techniques and controls.
6. Develop a Master Street Plan that adheres to the Northwest Arkansas Regional Transportation Study and the Federal Functional Classification Guidelines; that contributes to logical development of the community; the safe and efficient movement of people and goods; and relates to the region's multi-modal transportation system. In addition, the Master Street Plan should strive to support and enhance the rural nature of the City.
7. Plans for community facilities should be developed in a coordinated and timely manner. Prompt action should be taken to guarantee that an adequate amount of land is preserved to suit the purposes of each of these community facilities.
8. The community leaders should become actively involved in urging the entire community to take action to improve the over-all appearance of their community.

SECTION III. PHYSICAL DEVELOPMENT PROPOSALS

A. LAND USE RECOMMENDATIONS

1. RESIDENTIAL

Several goals surface as paramount in the development and growth of the residential environment in Goshen. These include:

- a. Provision of a safe living environment that offers quiet, privacy, and a rural flavor;
- b. Provision of quality housing of good design at low densities, developed in a manner accessible by an adequate street system to avoid costly infrastructure extensions;
- c. Protection of residential areas from incompatible adjacent land uses;
- d. Stabilization of property values; and
- e. Provision of multi-modal access to residential areas.

To achieve these objectives, it is essential to:

- a. Develop residential areas at relatively low densities that will preserve the rural nature of Goshen;
- b. Develop residential areas that will accommodate low density units;
- c. Develop, adopt and use subdivision and zoning regulations as well as building and housing codes;
- d. Require development to be connected to utilities and utilize zoning as a means to guide the progression of development;
- e. Protect the character and integrity of single-family, residential areas;

- f. Protect residential neighborhoods from inappropriate non-residential influences through the design of streets which discourage through-traffic, and the use of regulatory controls;
- g. Use land which provides for the most efficient and effective use of available investments in public utilities and services; and
- h. Adopt a Master Street Plan to guide traffic movement and to develop differing categories of streets.

2. NEIGHBORHOOD COMMERCIAL

In continuing with the primary goal of retaining the rural characteristics of Goshen, the neighborhood commercial district has as its goals:

- a. Provision of an area or areas for offices, and light commercial uses, not incompatible with adjoining residential uses. Together with community facilities and compatible residential uses, this district becomes a buffer between general commercial and strictly residential uses; and
- b. Provision of multi-modal access to neighborhood commercial districts.

To obtain these goals, the following actions must be taken:

- a. The neighborhood commercial district should be encouraged to locate on major streets on the fringe of residential neighborhoods in convenient proximity to living areas;
- b. Uses within this district should be limited in size so as to avoid large concentrations of traffic;
- c. Sufficient off-street parking should be required, however, not to the extent that it will cause high ratios of impervious ground cover; and
- d. Residential-office uses may encourage adaptive reuse of older residential structures, thereby helping to prevent blight. This type of re-development should be encouraged by the City.

3. GENERAL COMMERCIAL

Again, the goal of retaining the rural aspects of the community remains a priority. Other goals to be met in general commercial land use areas:

- a. Provision of accessible, convenient and attractive commercial locations, while avoiding over-zoning of the area for general commercial development;
- b. Location of general commercial development at the intersection of major streets for convenient access and to discourage strip commercial development;
- c. Identification of areas within the community for future general commercial development;
- d. Encouragement of attractive, safe and sanitary commercial development;
- e. Discouraging the indiscriminate mixing of commercial development; and
- f. Provision of multi-modal access to commercial areas.

In order to realize these goals, the City must take the following actions:

- a. Adopt a zoning ordinance and subdivision regulations to guide commercial development to desired locations and provide the standards to which that development will be built;
- b. Encourage planned, integrated commercial areas by discouraging spot commercial development in residential neighborhoods and the stringing out of commercial development along streets;
- c. Adopt a future land use plan map, which identifies potential commercial locations;
- d. Adopt codes to insure safe and sanitary development;

- e. Through zoning, restrict the location of general commercial development to the downtown area, and at commercial nodes, generally at the intersection of major streets;
- f. Restrict non-commercial uses from locating in areas zoned general commercial;
- g. Assure traffic safety by guaranteeing sufficient off-street parking, off-street loading facilities, and well-located ingress and egress points;
- h. Provide adequate physical screen and area to serve as a buffer between the commercial uses and abutting residential areas; and
- i. Encourage attractiveness by designing areas to integrate with residential areas through the generous use of landscaping.

4. INDUSTRIAL

The City should not designate areas for industrial land uses. Industrial development is not considered compatible with the desired single-family residential character sought for the City of Goshen.

5. AGRICULTURE

Preservation of agricultural lands as a valuable resource and a critical part of the economic system of Goshen is of the utmost importance. As a crucial element in retaining the rural nature of the community, it is doubly important to preserve agricultural lands.

This objective can be met simply by adhering to the Comprehensive Plan, the Land Use Map, and all other regulatory mechanisms.

6. OPEN-SPACE SYSTEM AND ENVIRONMENTAL PROTECTION

The challenge of creating a community that is in harmony with its natural surroundings and provides a healthful environment for people cannot be stressed enough. Two overriding principles have emerged with this challenge:

- o The first is to recognize that the existing natural systems that have evolved are not without their own capacities to serve development.

- The second principle concerns impacts. Some natural systems are more able than others to sustain the impact of development and use.

A series of basic policies to ensure protection of our natural environment and open space have developed from these two principals:

- a. Large parks and open spaces should be established so as to take advantage of, as well as protect, natural processes and unique landscape features and to provide for an assortment of outdoor recreational and other activities;
- b. Environmentally critical areas of land and water should be protected from incompatible uses and from pollutants generated by urbanization in the area;
- c. Wooded areas that serve functional purposes in aesthetics And pollution control should be preserved as part of an urban forest and open-space system;
- d. Vulnerable urban development should not be located in areas of natural hazards to life and property such as floods and unstable soils;
- e. Development using on-site sewage treatment should be prohibited from areas of unsuitable soil and geological conditions, and from floodplains; and
- f. Present and future drainage basins should receive only urban development compatible with protection of water quality.

B. CIRCULATION

To establish an effectual manner of circulation of people and goods throughout the community and to provide access to all pieces of land an efficient well-balanced system of streets and roads is required. The various streets and the quantity and type of traffic they handle have a substantial impact on the adjoining and surrounding property.

The following are traffic policy goals and the actions necessary to achieve them:

- 1. Logical development of the community requires –
 - a. Easy access to public facilities from all properties;

- b. Protection of public assembly areas and neighborhood playgrounds from through traffic;
 - c. The separation of different or incompatible land use area through wide right-of-way; and
 - d. Providing adequate access to commercial areas of the community by way of routes avoiding residential neighborhoods.
2. Safe and efficient movement of people and goods requires –
- a. Provision of pedestrian walkways and sidewalks within neighborhoods and along major streets where required for public safety;
 - b. That an assortment of streets be provided, specifically designed to serve the variety of particular traffic needs in the area;
 - c. That each thoroughfare and its parking be designed with adequate capacity to accommodate anticipated traffic; and
 - d. That thoroughfares be planned so that commercial traffic is, to the extent possible, kept off residential streets.

Additionally, the circulation system should relate to the regional multi-modal transportation system. It should be located and designed to serve, but not disrupt, existing and future work and living areas and shopping/leisure areas. In return, land use areas, densities, and activity centers should be located in anticipation of transportation service requirements.

Since the various streets and the traffic they handle have a great impact upon the adjacent and surrounding property, it is recommended that streets should be classified into the **FUNCTIONAL CLASSIFICATION SYSTEM** and designed in accordance with the functions they perform in the network.

**URBANIZED AND SMALL URBAN AREA
FUNCTIONAL CLASSIFICATION SYSTEM CHARACTERISTICS**

FUNCTIONAL SYSTEM

GENERAL CHARACTERISTICS

Expressway/ Freeway	Serves statewide and interstate travel. Serves virtually all the urbanized area. Provides an integrated continuous statewide network.
Principal Arterial	Serves the major traffic movements within urbanized areas, such as between central business districts, and outlying residential areas, between major intercity communities, or between major suburban centers. Serves a major portion of the trips entering and leaving the urban areas, as well as the majority of the through traffic desiring to bypass the central city. Provides continuity for all rural arterials which intersect the urban areas.
Minor Arterial	Serves trips of moderate length at a somewhat lower level of travel mobility than principal arterials. Provides access to geographic areas smaller than those served by the higher systems. Provides intra-community continuity but does not penetrate identifiable neighborhoods.
Collector	Collects traffic from local streets and channels it into the arterial system. Provides both land access and traffic circulation within residential neighborhoods and commercial areas.
Local	Comprises all facilities not on higher systems. Provides access to land and higher systems. Through traffic usage is discouraged.

C. COMMUNITY FACILITIES

1. PUBLIC RECREATION FACILITIES

The primary goal of recreation policy is the provision of a recreational program to serve all residents of the area, while preserving scenic areas and open space for the public and enjoyment.

This can be achieved by:

- a. Properly distributing recreational areas and facilities through out the community;
- b. Situating recreational areas and facilities on suitable land;
- c. Locating appropriate recreational areas and facilities, whenever possible, near or adjacent to other public facilities; and

- d. Diversifying recreational areas and facilities in physical character, type, size, and extent of development.

2. FIRE STATIONS

The public fire protection system must afford maximum security from fire loss while minimizing costs of service and fire insurance.

The community can realize this goal by:

- a. Locating fire stations on adequate sites and directly adjacent to major streets for the utmost accessibility to development within its service area and the least amount of friction to adjacent land uses;
- b. Avoid duplication of fire station service areas to lower community fire protection costs;
- c. Work directly and cooperatively with other area fire departments that also serve the community.

D. CIVIC BEAUIFICATION

A set of urban design proposals to improve the image and aesthetic quality of the community is the primary goal of civic beautification.

This goal can be reached through various regulatory tools, such as:

- a. A sign/billboard ordinance;
- b. A historic preservation ordinance;
- c. An overlay district on the approaches to the community; and
- d. Preservation of plant and wildlife habitats and species as required by zoning codes.

E. UTILITIES PLAN

1. WATER DISTRIBUTION SYSTEM

The principal water distribution system is owned and operated by the City of Fayetteville. The Mt. Olive and Madison County Water Systems also have facilities in portions of the city and in the planning area.

The primary goals for the water distribution system include:

- a. Provide sufficient quantity of high quality water for the domestic needs of community residents.
- b. Have available capacity to provide for fire protection purposes.

To realize these goals, the following actions should take place:

- a. Developers will be responsible for the construction of water system improvements required to provide the level of service determined by the respective water systems.
- b. Provide sufficient capacity in each development for providing adequate fire protection, as well as meeting future area needs.

2. SEWAGE COLLECTION AND TREATMENT SYSTEM

The City of Goshen does not currently have a municipal sewage collection and treatment system. As such, individual on-site systems are necessary. With regard to such systems, goals are to:

- a. Insure a healthy and attractive living environment for the community by making every effort to ensure that on-site wastewater systems are permitted by the State Department of Health.
- b. Assure that malfunctioning systems that are observed by, or brought to the attention of Goshen, are immediately referred to the Health Department for prompt repair.
- c. Discourage through all means possible the placement of septic systems in designated floodplain areas.

SECTION IV. ANALYTIC INFORMATION

Current demographic statistics for the community:

<u>GOSHEN</u>	<u>POP</u>	<u>UNITS</u>
1990	589	226
1996	669	277
2000	752	310

<u>WASHINGTON CO.</u>	<u>POP</u>	<u>UNITS</u>
1990	113,409	47,349
1996	141,909	60,502
2000	157,715	64,330

SECTION V. CONCLUSION

In theory, a Comprehensive Plan is a statement of a government's determination as to how its area should be develop and appear at some reasonable future date. In the City of Goshen's case, it puts forth goals for land use such as retention of the rural character of the community, preservation of agricultural lands, and encouragement of urban growth patterns that will protect the community's natural environment and open space.

To achieve these goals, governments must be able to plan the future use of land to see that the plan is carried out. In actuality, such a plan must inevitably restrict, provide for, and guide development where it is appropriate. Land use regulations may perform these functions. They provide development guides and standards, establish certain restraints on development, and offer inducements to encourage better design and land use.

Zoning can provide considerable enforcement of the Comprehensive Plan. It is the most common and most powerful land use regulation employed by local governments. Zoning acts as a guide for development when it designates specific areas for specific uses. For example, this allows for all types of income classes in residential areas to occur in appropriate locations within the community. It can also encourage commercial and other development to occur at a time and place that the government deems suitable. In addition, zoning may be used as a means to prevent urban encroachment by surrounding communities, thereby preserving the rural character of the community.

Subdivision regulations establish the legal and substantial process of subdivision and set forth design standards relating to suitability of land, public access, conformance to plans, streets and easements, utilities, sediment control, and so forth. These regulations may also be employed by local government as a means to achieve Comprehensive Plan goals. These regulations may be used, in conjunction with the County, in the community's planning area (within its territorial jurisdiction), to control residential development.

While zoning and subdivision regulations give local governments power to regulate land use, governments should also be open to the use of new urban development tools.

The Comprehensive Plan, then, is a forward looking document, with the power of zoning and subdivision regulations behind it. In addition to these implementation tools, the Plan has the power of human resources behind it, whether they are in the form of the planning commission, elected officials, or the general citizenry. These parties should consult and use the Plan frequently and diligently. It should be updated routinely to reflect changes in attitudes of those it is intended to serve.

By effective use of the Comprehensive Plan, and its implementing tools, the City of Goshen can continue to encourage a logical and orderly development of land within its corporate limits and planning area. Furthermore, the community can continue to strive for and maintain the high quality of life it enjoys at this moment.

Goshen Lar... Use and Master Street Plan

Land Use Plan

- Low Density Residential
- Rural Residential
- Commercial
- Public
- Natural Resources

Master Street Plan

- Classification**
- Collector (70° Right of Way)
 - Minor Arterial (80° Right of Way)
 - Primary Arterial (100° Right of Way)

Northwest Arkansas Regional Planning Commission
 Map Date: Dec. 15, 2003
 1:67,169
 0 0.3 0.6 1.2 1.8 Miles

