

City of Elkins, AR

Master Street Plan 2019



Purpose

The creation of a master street plan (and planning for a city's future growth in general) is a responsibility of the planning commission as defined in Arkansas state statutes. Some of the more relevant information is excerpted here in order to provide context and transparency regarding the process of creating and approving this document:

A.C.A. § 14-56-402

"Cities of the first and second class and incorporated towns shall have the power to adopt and enforce plans for the coordinated, adjusted, and harmonious development of the municipality and its environs."

A.C.A. § 14-56-412

"(d) Plans of Area. *Following preparation of the planning area map, the planning commission may prepare plans for all, or any portion of, the area encompassed by the map, which may consist of maps, plats, charts, diagrams, and necessary documents and descriptive matter. The plans may include, but shall not be limited to:*

- (1) A master street plan;*
- (2) A land use plan; and*
- (3) A community facilities plan.*

(e) Implementation of Plans. *In order to promote, regulate, and control development, and to protect the various elements of the plans, the commission, after adoption of appropriate plans as provided, may prepare and transmit to the legislative body such ordinances and regulations as are deemed necessary to carry out the intent of the plans, or of parts thereof.*

(f)

- (1) Referral to Planning Commission.* *After adoption and filing as provided of a plan, no public way, ground, or open space; public building or structure; publicly or privately owned public utility line or terminal or transportation line or terminal; or public development or redevelopment or renewal project shall be acquired, constructed, or authorized unless such a project, proposal, or development has been submitted to the commission for review, recommendation, and approval as to its conformity with the plan.*
- (2) The commission's disapproval of a proposal submitted to it may be overruled only by a recorded vote of two-thirds (2/3) of the full membership of the submitting or authorizing body.*
- (3) Failure of the commission to act within sixty (60) days of the submission of the proposal shall be deemed approval unless further time is allowed by the submitting public board, commission, or body.*

(g) Referral to Bodies Responsible for Land Acquisition. *After adoption and filing as provided of a community facilities plan or a master street plan, no parcel of land indicated by the plan which lies within the bounds of a proposed public use facility or mapped street shall be privately developed until the public board, commission, or body having jurisdiction or financial responsibility for the reserved area shall have refused to execute a written option or to file suit for condemnation to acquire the area. This refusal shall be given by the public board, commission, or body within one (1) year of the date the action is requested by the property owner. This procedure may be enforced for the specified one (1) year period by the refusal to issue building permits or by other methods. However, it may be enforced only in cases where regulations governing the development and subdivision of land do not apply."*

A.C.A. § 14-56-414

"(d)

(1) Master Street Plan. *The commission may prepare and adopt a master street plan which shall designate the general location, characteristics, and functions of streets and highways.*

(2)

(A) *The plan shall include the general locations of streets and highways to be reserved for future public acquisition.*

(B) *The plan may provide for the removal, relocation, widening, narrowing, vacating, abandonment, and change of use or extension of any public ways."*

Specifically, the goals of the Elkins Master Street Plan are as follows:

1. Classify streets according to the roadway design standards adopted by the city.
2. Plan specific future improvements that will improve access from residential areas to arterials.
3. Anticipate areas of future growth and development and set goals in order to achieve and maintain safe, appropriate transition of traffic. This includes requiring subdivision developers to adhere to a grid-based form of street layout that will eliminate cul-de-sacs and dead-ends and construct street stub-outs to facilitate connections to future neighboring developments, as well as ensure all turns have both adequate visibility and turning space for larger emergency vehicles (firetrucks, etc). This will increase efficiency and access for both residential traffic and emergency services.
4. Maintain consistency with the goals of the city's Land Use Plan and adhere to the Land Use Code.

The Master Street Plan is meant to be a living document that will be updated and revised by the planning commission as necessary. After a public input period, the planning commission will vote to recommend

the plan for approval. At that point, it will be presented to the city council for their vote in order to approve it. This is also required by Arkansas state statute:

A.C.A. § 14-56-422

"All plans, recommended ordinances, and regulations shall be adopted through the following procedure:

(1)

(A) *The planning commission shall hold a public hearing on the plans, ordinances, and regulations proposed under this subchapter.*

(B) *Notice of public hearing shall be published in a newspaper of general circulation in the city at least one (1) time fifteen (15) days prior to the hearing.*

(C) *Notice by first class mail to the boards of directors of all school districts affected by a proposed plan, ordinance, or regulation shall be provided sufficiently in advance to allow representatives of all affected school districts a reasonable opportunity to submit comments on any proposed plan, ordinance, or regulation.*

(2) *Following the public hearing, proposed plans may be adopted and proposed ordinances and regulations may be recommended as presented or in modified form by a majority vote of the entire commission.*

(3) *Following its adoption of plans and recommendation of ordinances and regulations, the commission shall certify adopted plans or recommended ordinances and regulations to the legislative body of the city for its adoption.*

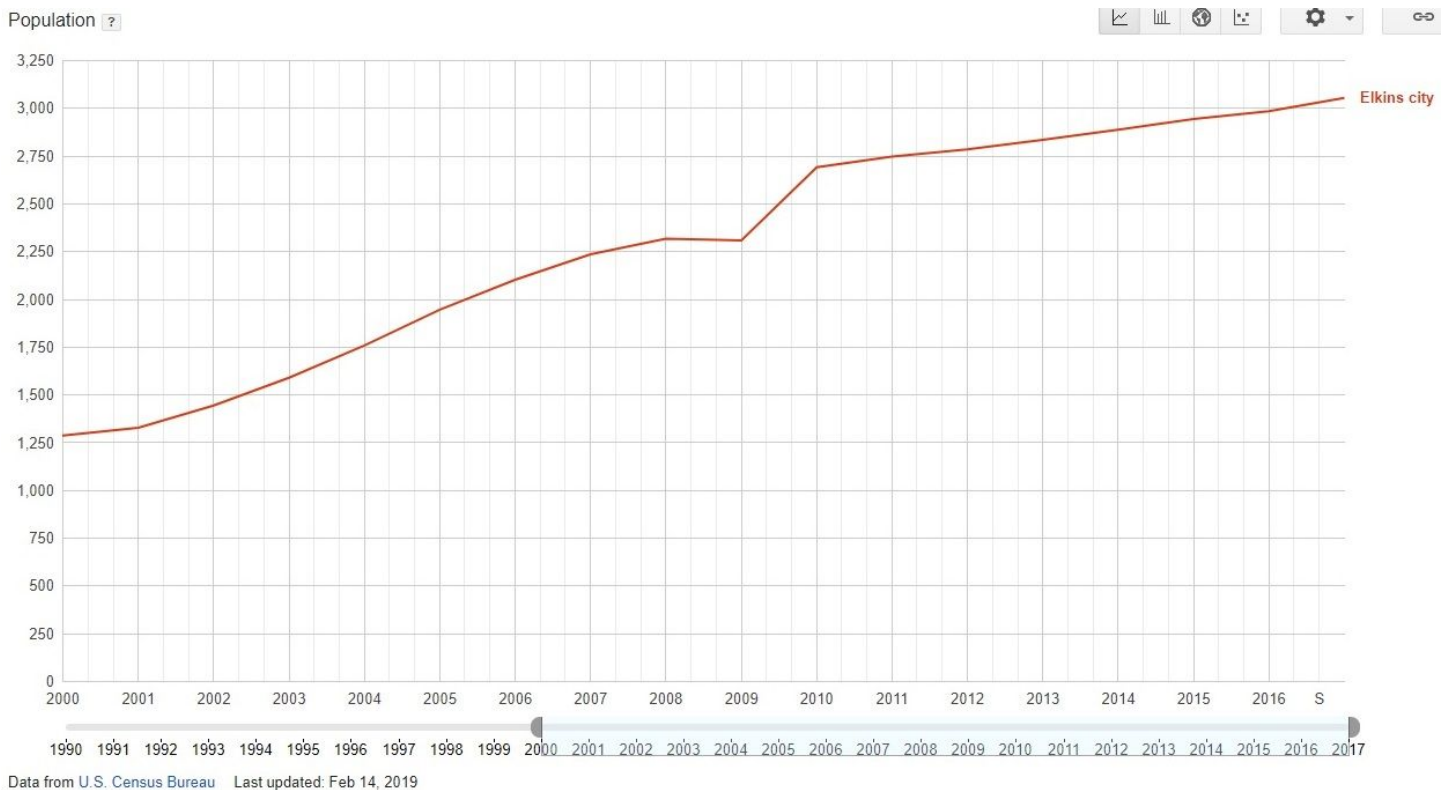
(4) *The legislative body of the city may return the plans and recommended ordinances and regulations to the commission for further study or recertification or by a majority vote of the entire membership may adopt by ordinance or resolution the plans and recommended ordinances or regulations submitted by the commission. However, nothing in this subchapter shall be construed to limit the city council's authority to recall the ordinances and resolutions by a vote of a majority of the council.*

(5) *Following adoption by the legislative body, the adopted plans, ordinances, and regulations shall be filed in the office of the city clerk. The city clerk shall file the plans, ordinances, and regulations as pertain to the territory beyond the corporate limits with the county recorder of the counties in which territorial jurisdiction is being exercised."*

Contextual Information & Statistics

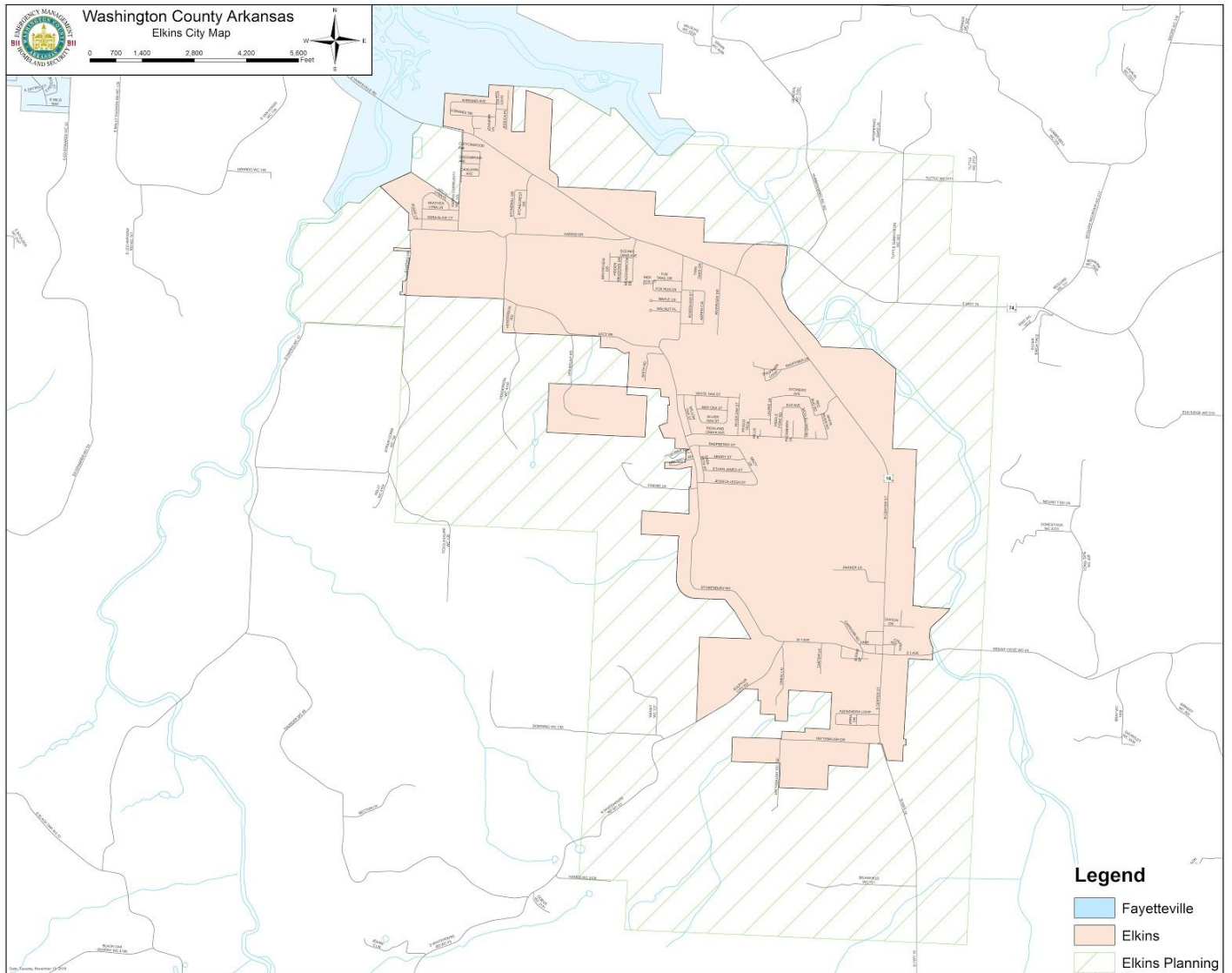
The region commonly referred to as Northwest Arkansas is a Metropolitan Statistical Area centered around the cities of Fayetteville, Springdale, and Rogers that also includes Benton, Madison, and Washington counties...which means the city of Elkins is also part of the area included in the following statistics. Since 2010, there has been a steady growth in this area that has seen 28 new people added every day, with 33.6 new people added each day during the past year. The total population of this area in January 2019 is estimated to be 553,200 residents and still growing. The average price of a home in Washington county in September 2018 was \$230,210. -Source: Northwest Arkansas Council (<http://www.nwacouncil.org/northwest-arkansas-by-the-numbers/>)

As real estate prices increase, there is a very real possibility that more people will look for homes outside the Fayetteville city limits. Growth will be an ongoing concern for the city of Elkins for years to come, and proactive planning will be necessary to address previous concerns that the city's residents have had with traffic levels, safety, flooding, school capacity, and subdivision design. The city's population is trending upward as shown in this visualization (data provided by US Census, with an update expected in 2020):



Planning Area

Washington County provides the following map to illustrate the Elkins Planning Area:



Street Classification Table

This table classifies each city street into its designated roadway design standard, along with average daily traffic values collected by the Arkansas Department of Transportation.

Street Name	Classification	Average Daily Traffic (if avail)
2nd Ave	Local w/On Street Parking	
Alexandra Loop	Local w/On Street Parking	
Anna Dr	Local w/On Street Parking	
Aspen Circle	Local w/On Street Parking	
Bluebird Pl	Local w/On Street Parking	
Bobbie Rd	Local w/On Street Parking	
Braswell Rd	Local w/On Street Parking	
Briarfield WC	Local w/On Street Parking	
Brookview Dr	Local w/On Street Parking	
Bunch Ln	Local w/On Street Parking	
Carrigan Rd	Local w/On Street Parking	
Carter Lane	Local w/On Street Parking	
Church Ave	Local w/On Street Parking	
Colcleasure WC	Local w/On Street Parking	
Colten Cove	Local w/On Street Parking	
Cottonwood Ave	Local w/On Street Parking	
Danielle Dr	Local w/On Street Parking	
Doolin Dr	Local w/On Street Parking	
Downing WC	Local w/On Street Parking	
E 1st Ave	Minor Arterial	
Elk Ave	Local w/On Street Parking	
Elkins St	Local w/On Street Parking	
Elm St	Local w/On Street Parking	
Ethan James St	Local w/On Street Parking	
Fox Run Lane	Local w/On Street Parking	
Fox Trail Dr	Local w/On Street Parking	
Friend Lane	Local w/On Street Parking	
Frisco Trace	Local w/On Street Parking	
Greenbriar Ave	Local w/On Street Parking	

Hackberry Lane	Local w/On Street Parking	
Harris Community Rd	Minor Arterial	
Harris Dr	Collector 2-Lane	
Hattabaugh Dr	Local w/On Street Parking	
Hattabaugh WC	Local w/On Street Parking	
Heather Lynn Lane	Local w/On Street Parking	
Henderson Rd	Local w/On Street Parking	
Hidden Meadows Dr	Local w/On Street Parking	
Hillis Place	Local w/On Street Parking	
Hollybrooke Dr	Local w/On Street Parking	
Hummingbird WC	Collector 2-Lane	
Hwy 16 / Center St	Major Arterial	10,000 after Harris Community Rd headed east, 7,000 after Oakwoods, 3,700 after Briarfield Rd.
Hwy 74	Major Arterial	3800 after crossing bridge
Jennifer Lane	Local w/On Street Parking	
Jessica Leigh St	Local w/On Street Parking	
Jessica Place	Local w/On Street Parking	
Jessie Court	Local w/On Street Parking	
Kelly Lynn Place	Local w/On Street Parking	
Lacy Dr	Collector 2-Lane	
Laurie Lane	Local w/On Street Parking	
Macy Lane	Local w/On Street Parking	
Maddy St	Local w/On Street Parking	
Maple Lane	Local w/On Street Parking	
McClelland Rd	Local w/On Street Parking	
Meadowbrook Dr	Local w/On Street Parking	
Middle Fork Rd	Local w/On Street Parking	
Mount Olive WC	Local w/On Street Parking	1,100 after Kirksey Rd
N Brandi Ave	Local w/On Street Parking	
N Whitehouse Rd WC	Collector 2-Lane	
Oaklawn Ave	Local w/On Street Parking	
Oakwoods Dr	Collector 2-Lane	
Oneal Lane	Local w/On Street Parking	

Parker Lane	Local w/On Street Parking	
Perry Ln	Local w/On Street Parking	
Pin Oak	Local w/On Street Parking	
Prairie View Ave	Local w/On Street Parking	
Raspberry St	Local w/On Street Parking	
Red Bud Rd	Local w/On Street Parking	
Red Fox Court	Local w/On Street Parking	
Red Oak St	Local w/On Street Parking	
Richland Creek Ave	Collector 2-Lane	
River Oak St	Local w/On Street Parking	
Riverview Dr	Collector 2-Lane	
Rosewood St	Local w/On Street Parking	
S Brandi Dr	Local w/On Street Parking	
S Harris Dr	Minor Arterial	
Sara Alice Court	Local w/On Street Parking	
Sara Beth St	Local w/On Street Parking	
Scenic Oaks Dr	Local w/On Street Parking	
Shoffner Lane	Collector 2-Lane	
Shoffner Loop	Collector 2-Lane	
Silver Oak St	Local w/On Street Parking	
Smith Rd	Local w/On Street Parking	
Stokenbury Rd	Minor Arterial	
Stonecrest Dr	Local w/On Street Parking	
Stonemill Dr	Local w/On Street Parking	
Stowers Avenue	Local w/On Street Parking	
Strain Community Rd	Local w/On Street Parking	
Sulphur City Rd	Collector 2-Lane	460
Tristan Lane	Local w/On Street Parking	
Tuttle WC	Local w/On Street Parking	
Twin Oaks Dr	Local w/On Street Parking	
Van Brunt Rd	Local w/On Street Parking	
W 1st Ave	Minor Arterial	
Walnut Place	Local w/On Street Parking	
Walker	Local w/On Street Parking	

Wendt WC	Local w/On Street Parking	
Whitehouse	Collector 2-Lane	
White Oak St	Local w/On Street Parking	
White River Rd	Collector 2-Lane	
Willow Oak St	Local w/On Street Parking	

City of Elkins Roadway Design Standards

This table is meant to provide a convenient, at-a-glance reference to the design specifications required in order for a street to meet its designated classification. More detailed information is provided in the full, separate City Roadway Design Standards document.

Street Classification	Local w/On Street Parking	Collector (Two-Lane)	Collector (Three-Lane)	Minor Arterial	Major Arterial
Design Speed (MPH)	25	30	30	35	45
Maximum Grade %	10	10	10	9	8
Number of Lanes	Two 9' Travel Lanes w/7' On Street Parking Lane	Two 12' Travel Lanes	Two 11' Travel Lanes w/12' Center Turn Lane	Two 11' Travel Lanes w/12' Center Turn Lane	Four 11' Travel Lanes w/12' Center Turn Lane
Min. Back of Curb Width (ft.)	27	27	37	37	59
Min. ROW	50	60	65	65	90
Min. Paved Width (ft.)	24	24	34	34	56
Min. sight distance (ft.)	200	200	200	375	425
Min. horizontal centerline radius (ft.)	100	200	200	300	400
Minimum horizontal tangent between reverse curves (ft.)	100	200	200	300	400
Pedestrian accommodations	5' sidewalk both sides	6' sidewalk Left Side 10' Sidepath Right Side	6' sidewalk Left Side 10' Sidepath Right Side	6' sidewalk Left Side 10' Sidepath Right Side	6' sidewalk Left Side 10' Sidepath Right Side
Greenspace (ft.)	5' greenspace	6' greenspace	6' greenspace	6' greenspace both sides	6' greenspace both sides

	both sides	both sides	both sides		
Min. Curb Width/Shoulder Width (ft.)	1.5' Curb & Gutter	1.5' Curb & Gutter	1.5' Curb & Gutter	1.5' Curb & Gutter	1.5' Curb & Gutter

Future Improvements

1. Extend Riverview Drive and Shofner Loop to connect to the existing street stub at the north end of River Oak St with 2-lane collectors. This will create 2 additional outlets to Hwy 16 and hopefully ease some of the traffic pressure on Stokenbury Road and the Oakwoods entrance.



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2. Plan to support future expansion of the school by creating new ingress/egress road connecting Stokenbury to W 1st Ave by connecting to the school's parking lot with a 2-lane collector.



3. Plan to connect existing street stub on Braswell Rd to Hwy 16 with a 2-lane collector in order to provide another outlet from Stokenbury Farms subdivision and any future development in that area.



4. Connect parking lot of Fire Station 2 to parking lot stub-out at White River Centre.

