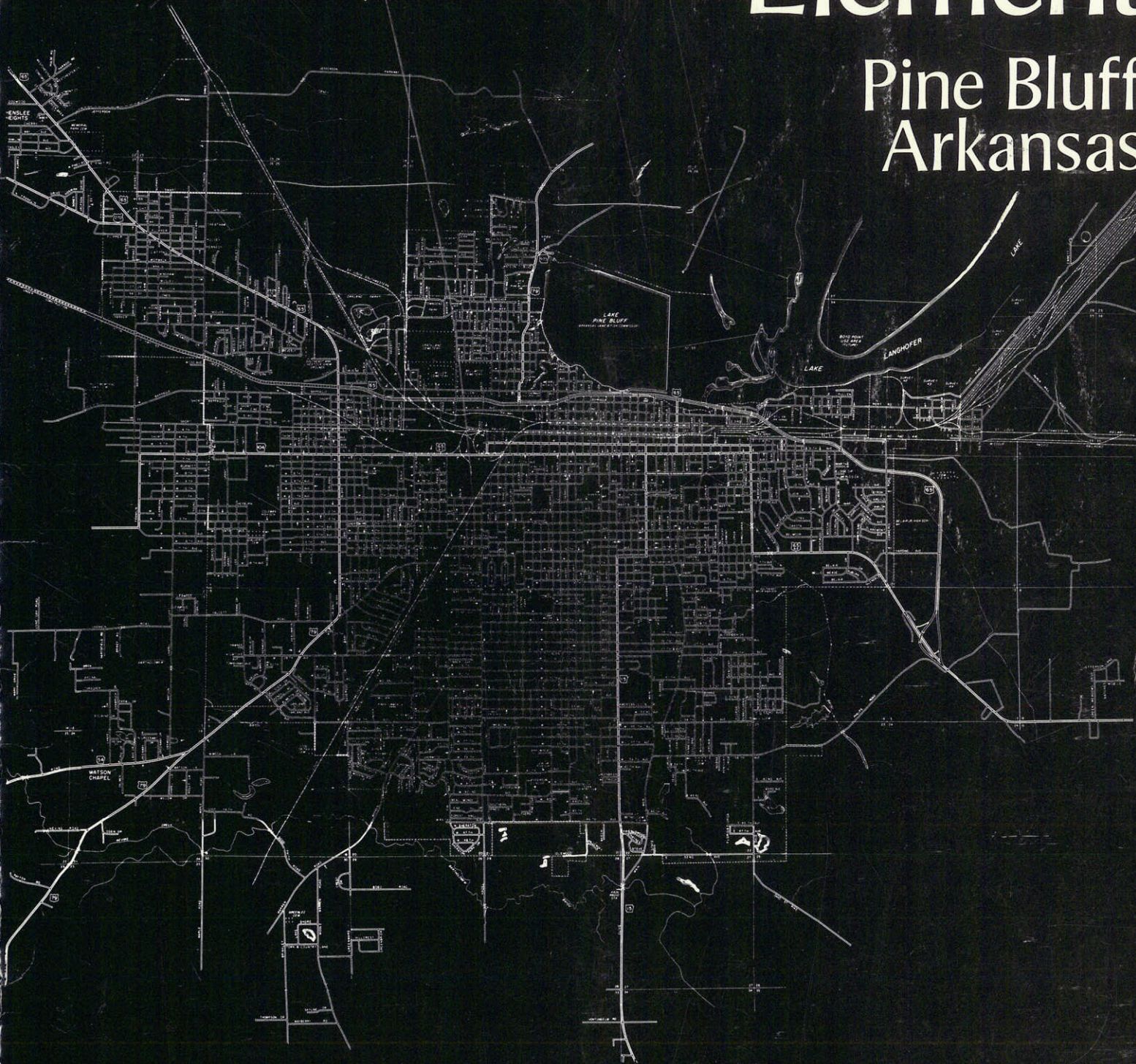


# Land Use Element

Pine Bluff  
Arkansas



**PINE BLUFF CITY PLANNING COMMISSION**

LAND USE ELEMENT  
PINE BLUFF, ARKANSAS  
1976

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

RESPONSIBLE OFFICIALS

Honorable Charles E. Moore, Mayor

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Joe Breashears	Larnell Davis
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Rick Beard, Chairman	

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# PINE BLUFF PLANNING COMMISSION

200 EAST EIGHTH AVENUE / PINE BLUFF, ARKANSAS 71601

March 16, 1977

City Council of Pine Bluff  
Mayor, Charles E. Moore

Gentlemen:


One of the principal responsibilities of the Pine Bluff Planning Commission is to formulate and develop a comprehensive plan for the orderly growth and development of the City of Pine Bluff and its neighboring territory. One of the basic elements of any community's comprehensive plan is the Land Use Element.

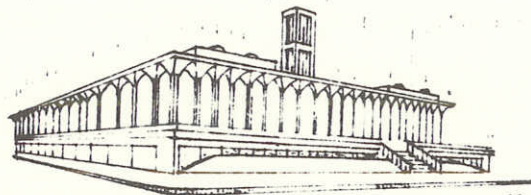
Over the past several months, the Pine Bluff Planning Commission and its staff of professional planners, have spent a considerable amount of time in the development of a Land Use Element for the City of Pine Bluff and its neighboring territory. Numerous meetings between the Planning Commission, its staff, interested groups as well as interested individuals have been held and from those meetings a Land Use Element has been developed which the Planning Commission now unani- mously endorses and recommends to the City Council for adoption.

The adoption of the Land Use Element will, in the opinion of the Planning Commission, bring the City of Pine Bluff closer to the utilization of contemporary decision making tools necessary for a progressive community. In its continuing advisory role, the Planning Commission believes adoption of the Land Use Element another step toward a commitment of planned and orderly growth by the City of Pine Bluff in the years to come.

Respectfully submitted,

PINE BLUFF CITY PLANNING COMMISSION

  
R.T. Beard, Chairman



Among the many officials, organization members and citizens of Pine Bluff who gave generously of their time and knowledge are the following, whose contributions to this Land Use Element is gratefully acknowledged.

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Buddy Arnold, Representative

PINE BLUFF HOME BUILDERS ASSOCIATION  
Phyllis S. Thomas, Representative

## TABLE OF CONTENTS

	Page
PART I.	
I. INTRODUCTION	1
PART II.	
I. GROWTH POLICY STATEMENT	4
A. Objectives	4
B. Growth Policies	5
II. LAND USE POLICIES	7
III. UTILITY POLICIES	10
A. Sewer Policy	10
B. General Water Works	16
C. Arkansas Power and Light	18
1. General Provisions	
2. Planned Land Use Developments	20
D. Arkansas-Louisiana Gas	21
E. Industrial Foundation	21
IV. STATEMENT ON NATURAL BARRIERS	23
A. Flood Plain	23
1. Flood Season and Characteristics	24
2. Development in the Flood Plain	26
3. The National Flood Insurance Program	27
B. The Arkansas River	27
C. Soil Limitations (General Soil Classification)	27
D. Environmental Factors	32
V. TRANSPORTATION PLAN SUMMARY	34
A. Part I	34
1. Freeways and Expressways	35
2. Arterial Streets	35
3. Collector Streets	35
4. Local Streets	35



TABLE OF CONTENTS  
(continued)

B. Part II	35
1. Port Activity	37
2. Public Transportation	37
3. Other Modes of Travel	38
VI: MASTER PARK PLAN SUMMARY	39
A. Regional Park	40
B. City Parks	40
C. Neighborhood Parks	40
D. Playgrounds	41
E. Passive Areas	41
PART III.	
I. LAND USE	45
A. Methodology	45
B. Definitions	46
1. Standard Condition	46
2. Deteriorating Units	46
3. Dilapidated Housing	47
4. Residential Land	47
5. Single Family Residential	47
6. Multi-Family Residential	48
7. Commercial Land	48
8. Industrial Land	48
9. Public and Semi-Public Land	48
10. Transportation and Utilities	48
II. EXISTING LAND USE	49
A. Residential Land Use	49
B. Commercial Land Use	49
C. Industrial Land Use	50
D. Public and Semi-Public Land Use	50
E. Transportation and Utility	50
F. Zoning and Existing Land Use Relationships	51
III. LAND USE REQUIREMENTS	56
A. Residential Land Use Requirements	56
B. Commercial Land Use Requirements	57
C. Industrial Land Use Requirements	57

TABLE OF CONTENTS  
(continued)

D. Public and Semi-Public Land Use Requirements	58
E. Transportation and Utility Land Use Requirements	58
IV. FUTURE LAND USE	60
A. Residential Development	60
B. Commercial Development	61
C. Industrial Development	61
D. Public and Semi-Public Development	62
PART IV.	
I. ENVIRONMENTAL ASSESSMENT	64
II. SUMMARY STATEMENT	66
III. HISTORIC PRESERVATION ASSESSMENT	68

## LIST OF TABLES

TABLE I		
Existing Land Use		52
TABLE II		
Proportional Distribution of Zoned Land		54
TABLE III		
Projected Land Use Requirements		59

## LIST OF CHARTS

CHART 1		
Use of Existing Developed Land		53

## LIST OF MAPS

MAP 1		
Growth of Pine Bluff Over the Past 139 Years		3
MAP 2		
Master Sewer Plan		17
MAP 3		
General Waterworks		19
MAP 4		
Flood Plain		25
MAP 5		
Soil Survey Map		33

LIST OF MAPS  
(continued)

MAP 6		
	Recommended Transportation Plan	36
MAP 7		
	Master Park Plan	43
MAP 8		
	Existing Land Use Map	55
MAP 9		
	Generalized Future Land Use Map	63



LAND USE ELEMENT  
PINE BLUFF, ARKANSAS



INTRODUCTION

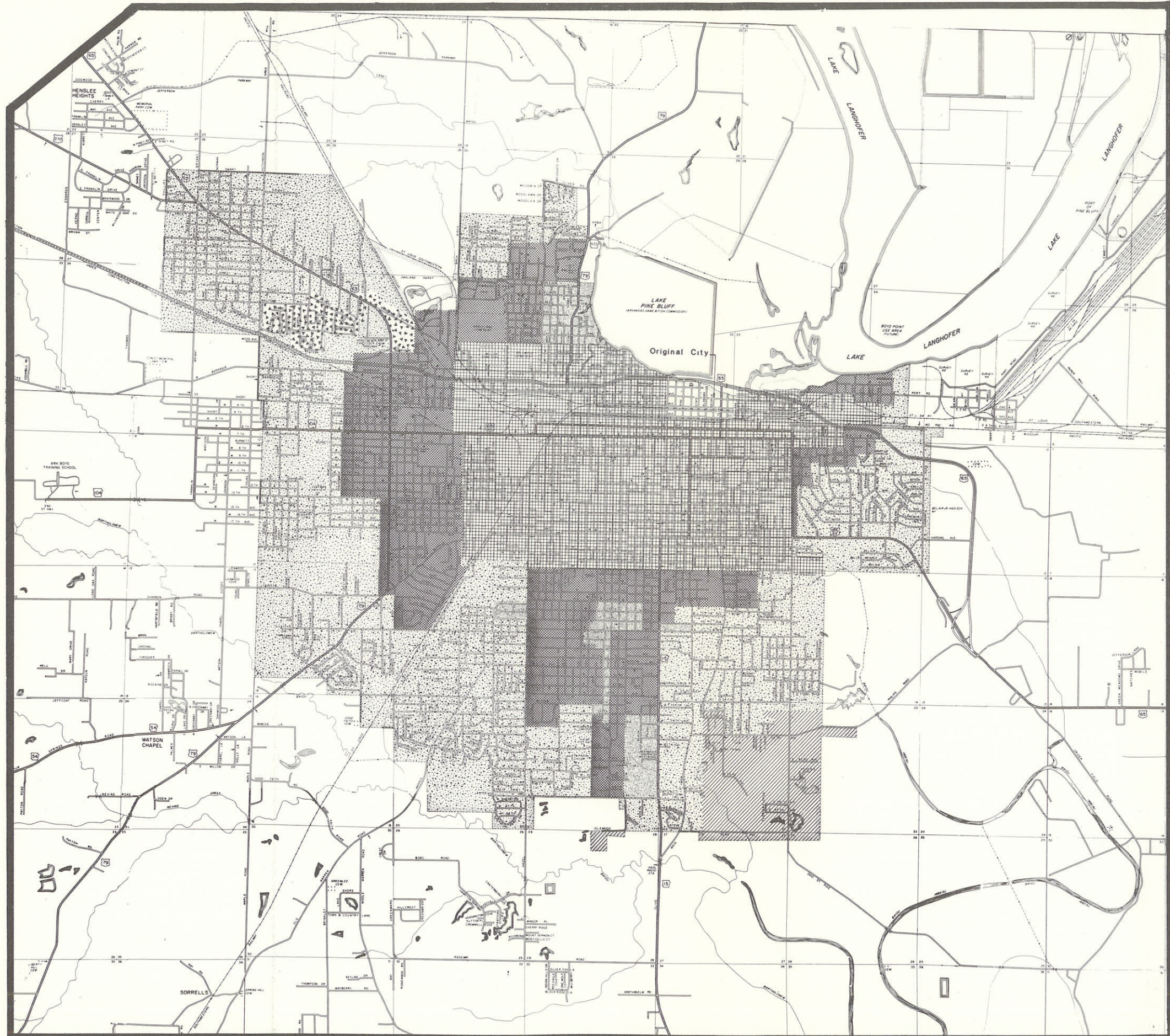


It is in this light that the City of Pine Bluff realizes its need for future land use planning by promoting the most efficient use of the community's developed land, preventing incompatible land use mixes, reserving land for the most suitable and desired uses, protecting the natural resources, maintaining open space, providing an efficient transportation system, arranging in an orderly fashion community facilities, and providing safe and healthful residential neighborhoods for all income levels within convenient location to private and public facilities.

Pine Bluff has grown considerably from its original city boundaries as defined in 1836. The map on the following page indicates Pine Bluff's growth over the past 139 years. For the most part this growth has been haphazard without regard for the long term effects.

Through the implementation of the Land Use Element for the City of Pine Bluff, this approach to growth will cease, and the City will experience many years of orderly and planned growth.







This Land Use Element consists of several major sections. These sections include: policies necessary for coordination of land use planning with transportation plans, open space plans, utility extension capabilities and existing capacities, and community development strategies; policies for effectively guiding and controlling major decisions as to where growth shall and shall not take place; pattern, intensity, and timing of land use for residential, commercial, industrial and public and semi-public land uses; and policies and plans with respect to the physical development of the City, with the consideration of social, economic and environmental impacts.



# City of PINE BLUFF Map 1

## GROWTH of PINE BLUFF OVER THE PAST 139 YEARS

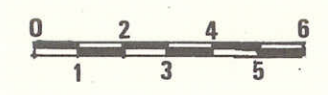
### LEGEND

-  1836 - 1900
-  1900 - 1920
-  1920 - 1940
-  1940 - 1960
-  1960 - 1970
-  1970 - 1975

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

**Planning Department**  
**Pine Bluff, Arkansas**

SCALE in thousand feet



GROWTH POLICY STATEMENT

## GROWTH POLICY STATEMENT

This section of Land Use Element is considered to be a general statement of growth policies for the City. In order to control the amount and direction of growth for the City and general welfare of the citizens of Pine Bluff, the City Council and Planning Commission should use these statements as a general guide to the decision making process. Furthermore, The Zoning Ordinance and Subdivision Regulations should serve as specific tools for implementation of the Land Use Element.

The Land Use Element is plainly not a zoning ordinance. It is merely a broad declaration of policy, specifying in a general way the uses to which the land in and near the city is now being put and to which it may be put in the future. The Land Use Element contains none of the details that are essential to a zoning ordinance.

The Land Use Element should serve as a guide to growth when specific evaluation is needed for certain proposed land use changes.

### Objectives

The general objectives of the element are as follows:

To promote the development of sound, well-planned residential neighborhoods which should result in conserving neighborhood values, be capable of providing a healthy environment for residents, and build Pine Bluff's reputation as a desirable place in which to live and to visit.

To enhance the ability of existing industry to function efficiently, and to encourage in a planned and orderly fashion promotion of additional sites to facilitate normal expansion of the economic base.

To promote the revitalization and improvement of the downtown business areas as the commercial and cultural center of Southeast Arkansas.

To provide a guide for public officials and individual citizens which will facilitate sound development and enable the City to grow in a planned and orderly manner.

To protect the natural environment of Pine Bluff and its immediate area as a legacy for future generations.

To assist in making the community administrative bodies more effective in business operation by defining the rate of growth deemed appropriate and establishing long-range municipal responsibilities.

#### Growth Policies

1. The City of Pine Bluff shall encourage expansion of its population for planning purposes at an average rate not greater than 2.5 percent (2.5%) per year.
2. The City of Pine Bluff shall encourage expansion of its economic base so long as the expansion is determined to:
  - a. Improve the quality and quantity of employment available to the City.
  - b. Be consistent with land use policies and land use regulations of the City.
  - c. Conform to all health and safety ordinances of the City.
3. The City of Pine Bluff shall discourage development in the flood plain as identified by the U.S. Army Corps of Engineers. Any development within said flood plain shall conform to standards adopted by the City in connection with eligibility under the National Flood Insurance Act of 1968, as amended.
4. The City of Pine Bluff shall plan capital improvements to accommodate an annual increase in population of not greater than 2.5 percent per year. It is recognized that the City is obligated to provide major sanitary sewer facilities, arterials, drainage facilities, parks and recreation facilities, police and fire protection and library services over and above those facilities required of private developers.
5. The City of Pine Bluff recognizes its housing problems and will pursue the following policies to improve housing conditions:

- a. The City will encourage developers to submit innovative plans for the provisions of housing, especially low and moderately priced housing within the City of Pine Bluff. Such plans will not depend upon the suspension of design principles that guarantee adequate standards of health and safety for area residents.
  - b. The City will discourage a piecemeal approach to subdivision design and will recommend that developers of large tracts submit a development plan that can generally be followed during separate phases of construction.
  - c. The City will consider the effect of existing and proposed rules and regulations relative to the cost of residential lots and housing construction.
  - d. The City recognizes and endorses the right of every citizen to obtain housing located and constructed according to his choice to the extent that it is consistent with land use regulations and building codes.
  - e. The City recognizes the need for substantial aid in the provision of low-cost housing and will continually explore the possibilities of federal programs that will help accomplish this end.
  - f. Recognizing the low vacancy rates among low and moderately priced housing, the City will protect existing neighborhoods as it would any valuable resources. Plans should be discouraged that would result in a substantial reduction or devaluation of existing housing units.
6. The City of Pine Bluff should encourage maximum utilization of land available within each land use category.

LAND USE POLICIES

## LAND USE POLICIES

The over-riding objective of the City, relative to land use, is the creation and perpetuation of high environmental quality throughout the City. Generally, in order to achieve a high degree of environmental quality with regard to land use, conflicts between land uses have to be minimized. For example, high intensity industrial land uses have the right to be protected from residential land uses just as residential land uses have the right to be protected from industrial uses.

The purpose of the policy statements below is to provide criteria for evaluating land use proposals relative to the over-all public interest.

1. The City shall encourage the availability of choice of life style within neighborhoods in terms of net densities, housing types, proximity to convenience commercial services and public services.
2. Conflicts in the use of land relate primarily to environmental considerations such as noise, traffic, odor and lights. The City will encourage land use patterns that will minimize adverse effects of these environmental characteristics between land uses through the strict enforcement of zoning and subdivision regulations which should serve as implementing tools of the Land Use Element.
3. The transition between high and low intensity of land use should be gradual.
4. Industrial land use should be separated from residential uses and should be located in close proximity to major transportation facilities.
5. Commercial land use should be located with relation to specific function and service area.
  - a. The City will encourage major renovation and revitalization of its downtown area. Revitalization of downtown should strengthen the area as the business and cultural center of Southeast Arkansas and should include innovative provisions for automobile traffic, parking and pedestrian areas. The Central Business District should expand in a gradual and orderly manner.



- b. Existing intensive commercial areas should expand only after thorough evaluation of the effects on adjacent areas and uses.
  - c. New major shopping facilities should be developed generally at the intersection of arterial streets and should be developed only after thorough evaluation of the effect on adjacent areas and uses.
  - d. Low intensity development of office space should occur near arteries and between more intensive commercial areas and residential areas, however, such developments should occur only after thorough evaluation of the effect on adjacent areas and uses.
  - e. Neighborhood commercial uses should occur in close proximity to residential uses, however, such development should occur only after thorough evaluation of the relationships between adjacent areas and uses.
6. The City will encourage adherence to the following principles of residential development.
- a. Population densities will be grouped into three categories as follows:
    - Low Density - less than 5 dwelling units per acre.
    - Medium Density - 5-12 dwelling units per acre.
    - High Density - more than 12 dwelling units per acre.
  - b. Land use patterns will be encouraged such that where a change in land use occurs there will be a transitional change in land use intensity from high to low.
  - c. High density housing should be located near major thoroughfares and/or community shopping facilities.
  - d. Medium density housing should be located near collector streets and in areas between more intensive uses and less intensive uses.

- e. Low density housing should be the most distant of all the density types from major thoroughfares and community shopping and business centers.
  - f. Single family dwelling units should be oriented away from arteries; single family detached dwellings should front on local streets.
7. The City of Pine Bluff should encourage the development of mass transit. The economics of mass transit is strengthened by the development of higher residential densities on existing transit lines. Effects of new streets should be carefully analyzed with regard to adverse impacts on mass transit and increased dependence on automobiles.
  8. The City of Pine Bluff recognizes and encourages the importance of historic preservation to its citizens. Although most of the investment required in successful restoration programs must come from private sources, the City can help by pursuing Federal programs assistance for use in preservation efforts.
  9. The City of Pine Bluff recognizes and encourages the importance of open space for recreational and aesthetic values together with the preservation of natural areas.

UTILITY POLICIES

## UTILITY POLICIES

Because the existing and future capabilities of utility services are so important to existing and future land use needs, several of the major utility companies were asked about their policies toward existing capacity to serve the City area and their expansion capabilities to serve the expected growth by the year 2000.

### SEWER POLICY

The following sets forth the sewer policy of the Sewer Committee of the City of Pine Bluff, Arkansas. This policy has been revised from time to time and may be revised in the future for the purpose of meeting the needs of the City consistent with the duties and responsibilities of the Sewer Committee.

The policy adopted by the Sewer Committee to this date is as follows:

- (1) The Sewer Committee recommends the immediate development of a Master Sewer Plan in order that the Sewer Committee and the related departments of the City may have additional guidelines for the decisions that they must make in the development of the sewer system as the City of Pine Bluff grows and expands.
- (2) In connection with the sewer extensions, the Sewer Committee will review and consider the effect of the proposed expansion or extension in relation to its effect on the existing system and its workability insofar as the Master Plan is concerned. In this connection pipe sizes, grades and other related determinations will be made in order to meet new or different conditions.
- (3) Each application for sewer extension or expansion must be made in writing by a sponsor. The sponsor may be a responsible individual, firm, partnership, association or corporation developing an area, subdivision or addition. The sponsor may consist of more than one individual, firm, partnership, association or corporation. The sponsor may also be an improvement district created or already in existence whose purpose, among other things, shall be to promote the development of an area, subdivision or addition.

(4) The sponsor of a sewer extension or expansion shall bear the entire cost of the construction and all costs related thereto, including the carrying of the outfall of any proposed sewer extension into a trunk line sewer capable of handling the extra flow. In the event lift stations are required, the sponsor shall pay the entire cost of providing the same. Lift stations shall be designed with both wet and dry wells in accordance with plans and specifications submitted to and approved by the City Engineer or other engineer designated by the Sewer Committee.

(5) Accompanying the application for sewer extension or expansion shall be a written statement made by the sponsor giving information to the Sewer Committee as to the size of the proposed area, subdivision or addition to be developed and the development or project must show sufficient potential connections to justify, in the opinion of the Sewer Committee, the payment of the operating costs and other expenses of the Sewer Committee on connection with the sewer extension or expansion in the area to be developed.

(6) The sponsor will be required to obtain connection permits for service lines in the developed area and all connections shall be inspected and approved by the proper authorities of the City of Pine Bluff, Arkansas, and inspection fees shall be paid for said inspections as provided by the ordinances or regulations of the City of Pine Bluff, Arkansas, whether the sewer project is located inside or outside the City of Pine Bluff, Arkansas.

(7) Sewer extensions or expansions will not be approved by the Sewer Committee unless the area to be served by the sewer extension or expansion is, at the time of the application or will be by the time Sewer extension or expansion is completed, served by the water distribution system serving the City of Pine Bluff, Arkansas, or a water distribution system approved by the Sewer Committee.

(8) Before approving any extension after the proper documents hereinafter mentioned have been filed and reviewed, the Sewer Committee shall carefully consider the effect of the proposed increase in loading on the ability of the sewer system shown or proposed in the Master Plan to serve other areas. It is the stated policy of the Sewer Committee to require sponsors in new areas to build sewer mains of sufficient distance into the Master Plan sewer system to reach or connect with trunk lines of sufficient size to avoid reducing sewer service to other areas in closer proximity to the present City Limits.

(9) The Sewer Committee may require the sponsor to provide lift stations of sufficient size, capacity and mains of sufficient size, capacity and depth through the proposed sewer project to permit additional areas beyond such project to be served at a later date. It is the stated policy of the Sewer Committee to require sewer extensions or expansions to be built so as to avoid undue sacrifice of available flowage head where such undue use of flowage head would reduce the size of future extensions or expansions beyond the extension or expansion then under consideration.

(10) It is the stated policy of the Sewer Committee to conserve capacity in the system where possible by limiting the use of the sanitary sewer system as nearly as possible to the carrying of material detrimental to health and proper sanitation leaving the carrying and disposal of factory and industrial waste not detrimental to public health to be disposed of through storm sewers provided by others. Sewer Committee action in each instance must necessarily be determined by an engineering study of each particular case, especially in those cases involving disposal of large quantities of factory or industrial waste.

(11) THE PROCEDURE TO BE FOLLOWED BY A SPONSOR SEEKING SEWER EXTENSION OR EXPANSION APPROVAL FOR THE SANITARY SEWER SYSTEM OF THE CITY OF PINE BLUFF, ARKANSAS, SHALL BE AS FOLLOWS:

Sponsor shall make written application to the Sewer Committee for the sponsor's proposed sewer extension or expansion. The application shall be filed with the Manager of the Sewer Department and it shall include in detail the following basic information which shall be required for consideration by the Sewer Committee.

(a) A map of the area or development showing a plat or drawing of the area or property to be developed and its location with reference to City Limits of the City of Pine Bluff, Arkansas, and the sponsor's proposed point of connection with the city sanitary sewer system.

(b) A report and recommendation from an engineer, registered and licensed in Arkansas, having sanitary sewer engineering experience and approved by the Sewer Committee. This report and recommendation shall show the problems involved in connection with the construction and in connecting the proposed extension or expansion to the existing sewer system. The report and recommendation shall include but not be limited to information regarding grades, flow, lift station requirements, increase in trunk line sizes, depth of lines and other necessary information.

(c) Sponsor shall include in his application a statement as to how many services will be connected within the area when the project is completed and he shall indicate how many he expects to be connected by the end of one year from the date of completion of the extension and expansion. He should also include the projected number of connections in the future.

(d) If the area to be served by the sewer extension or expansion is not located within the City Limits of the City of Pine Bluff, Arkansas, the sponsor shall pledge to make application for the area to the City of Pine Bluff, Arkansas, as soon as legal requirements can be met.

(12) When the requirements of Paragraph 11(a) through 11(d) have been met and the Sewer Committee has had an opportunity to review and consider the information, it may give tentative approval or deny the application.

(a) If the application is given tentative approval by the Sewer Committee, the sponsor may proceed to complete the engineering details and requirements by the engineer approved by the Sewer Committee. The final engineering plans prepared by the engineer must be approved by the City Engineer or an engineer retained by the Sewer Committee. In this connection all applications approved shall have separate plans and specifications and plans with other phases of the building project or involving on-site improvements will not be accepted by the Sewer Committee. In projects where the sewer extension or expansion is the result of a joint project involving architectural and engineering work the portion of the plans and specifications for the sewer extension and expansion shall be presented and submitted by an engineer which meets the requirements of Paragraph 11(b) above.

(b) The final plans and specifications submitted to the Sewer Committee through the Manager of the Sewer Department shall be accompanied by sponsor's agreement to:

- (1) Pay all cost of inspection which shall be necessary during the construction of the project which inspection services shall be furnished by the engineer approved by the Sewer Committee;
- (2) Pay all cost of building the proposed extension or expansion including lift stations, if necessary, additional cost of trunk lines outside sponsor's project which may be necessary to carry the sewage from the sponsor's project to the proper sized trunk line and all other expenses and cost of construction as previously required;

- (3) Transfer the completed sewer extension or expansion to the City of Pine Bluff, Arkansas, by proper bill of sale after which time the City of Pine Bluff shall have exclusive control of the system and same shall become an integral part of the sanitary sewer system;
- (4) Furnish to the City of Pine Bluff a breakdown of the cost of the sewer extension or expansion in order that it may be used for accounting and other purposes;
- (5) Transfer to the City of Pine Bluff by easement, deed or other proper document all titles to all rights-of-way and property acquired by sponsor in connection with the construction of the extension or expansion. Approval of the rights-of-way, deeds or other documents shall be subject to the approval of legal counsel for the Sewer Committee.

(c) Before final acceptance of the extension or expansion the Sewer Committee shall be furnished as-built plans and the construction shall be approved by the City Engineer acting for the Sewer Committee. The as-built plans shall include measurements of the stub-outs and the location of same.

(d) Sponsor shall be responsible to the Sewer Committee for the maintenance of the sewer trench for one calendar year from the date of the acceptance by the Sewer Committee and sponsor shall execute a bond guaranteeing its responsibility to the Sewer Committee for the construction and maintenance of the system for one-year period.

(13) In cases where a proposed extension or expansion is given tentative approval by the Sewer Committee and actual work on the project has not started within six (6) calendar months from the date of such tentative approval, tentative approval shall be cancelled unless good and sufficient reason for the failure to begin construction is presented by the sponsor.

(14) Final plans for sewer extensions before presented to the Sewer Committee must be approved by the City Planner insofar as lay-out and location are are concerned.

(15) All sewer extensions shall be constructed with stub-outs or house connections extended to the property line of each lot to be served. If sewer extensions are constructed in streets that have not yet been excavated to grade, the house connections or stub-outs shall be built on a grade of sufficient depth that they will not be disturbed when the street is cut to final grade.



(16) In connections with the construction of extensions or expansions the requirements for manholes shall be not less than 4 feet in diameter, plastered with not less than ½ inch covering outside and inside for the full length of the manhole. The minimum requirement for gravity line sewer lateral shall be 6 inch pipe.

(17) Where a sewer extension or expansion to the Pine Bluff sanitary sewer system is constructed with the approval of the Sewer Committee under the provisions of the sewer policy, and the cost of said extension or expansion is paid for entirely by the sponsor, sponsor shall have the right and privilege of making service connections without charge in said area on the following basis:

1 to 50 acres	4 years
51 to 150 acres	6 years
151 to 150 acres	8 years
Over 300 acres	10 years

Sponsor may develop the area in sections in accordance with applications made to the Sewer Committee. If the area is developed in sections, then the period of time sponsor will be allowed to make service connections without charge shall be determined by the acreage in the section developed.

(18) If under the sewer policy a sponsor is required to build a sewer line larger than required to serve his own area, for the purpose of serving other areas, then and in the event, the Sewer Committee may enter into an agreement whereby the differential in cost will be determined and a person outside of the area developed by the sponsor may be compelled to pay his prorated share of the additional cost of the line to the Sewer Committee before tying into the new line. The Sewer Committee shall retain all such payments and at a designated time during the year it shall make a remittance to the sponsor of the amount collected from persons who have tied on to the line outside of the area developed by the sponsor. The remittance shall be made once a year until the sponsor has recovered the additional cost of the larger line or for the period of time that the sponsor may make service connections without charge as defined in paragraph 17 plus an additional period of five years, whichever is sooner, namely, the recovery of the additional cost or fee charge time plus five years. The sponsor shall furnish to the Manager of the Sewer Department certified cost records and a determination shall be made by the Sewer Committee and sponsor as to what figure may be recaptured by the sponsor for the line built to serve the area outside of his development.

Any person tying on to the new line shall pay to the Sewer Committee the regular tie-on fee plus his proportionate share of the cost of installing the new line.

The Sewer Committee also has the policy that no sewer lines will be extended beyond the corporate boundaries of the City of Pine Bluff. All areas within the City of Pine Bluff, except the three areas discussed below under the Community Development Program, have sewer service.

The Community Development Department has three sewer projects. These projects are described as follows:

1. The Southeast Sanitary Sewer Project is located between East 40th and East 47th Avenues and between Main Street and the east City limits. The project was begun in 1975 and will probably be completed in 1978. Phase I of the project has been completed and Phase II is under construction. Phase III, which involves the construction of the remainder of the system, will be started in the third year of the program.
2. The Catalpa Street Sewer Project is located between West 6th Avenue and West 10th Avenue and Fir and Highland Streets; and between West 13th and West 17th Avenue and Fir and Catalpa Streets. The project has been approved and construction should begin by August 1, 1976.
3. The West Side Sewer Project is located between Barraque Street and West 17th Avenue and Pear Street and the west City limits. Construction is proposed for the 1977 program pending the outcome of the Environmental Impact Statement being prepared during the 1976 program year.

These three areas are shown on the Master Sewer Plan map on the following page.

#### GENERAL WATERWORKS






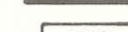

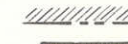



Water for the City of Pine Bluff is supplied by an artesian aquifer known as the "Sparta Sand". The Sparta Sand underlies Jefferson County and the surrounding area. The top of the aquifer is about 500 feet below sea level, and the thickness of the foundation ranges about 450 to 650 feet.

General Water Works has eight wells presently in operation pumping water from the Sparta Sand aquifer to their two treatment plants. The wells have a combined capacity of 10,825 gallons per minute, or 15.6 million gallons per day. Four wells pump into Plant No. 1 located at 5th and Locust Streets, and four wells pump into Plant No. 2 located at 29th and Myrtle Streets.

# City of PINE BLUFF Map 2

## MASTER SEWER PLAN

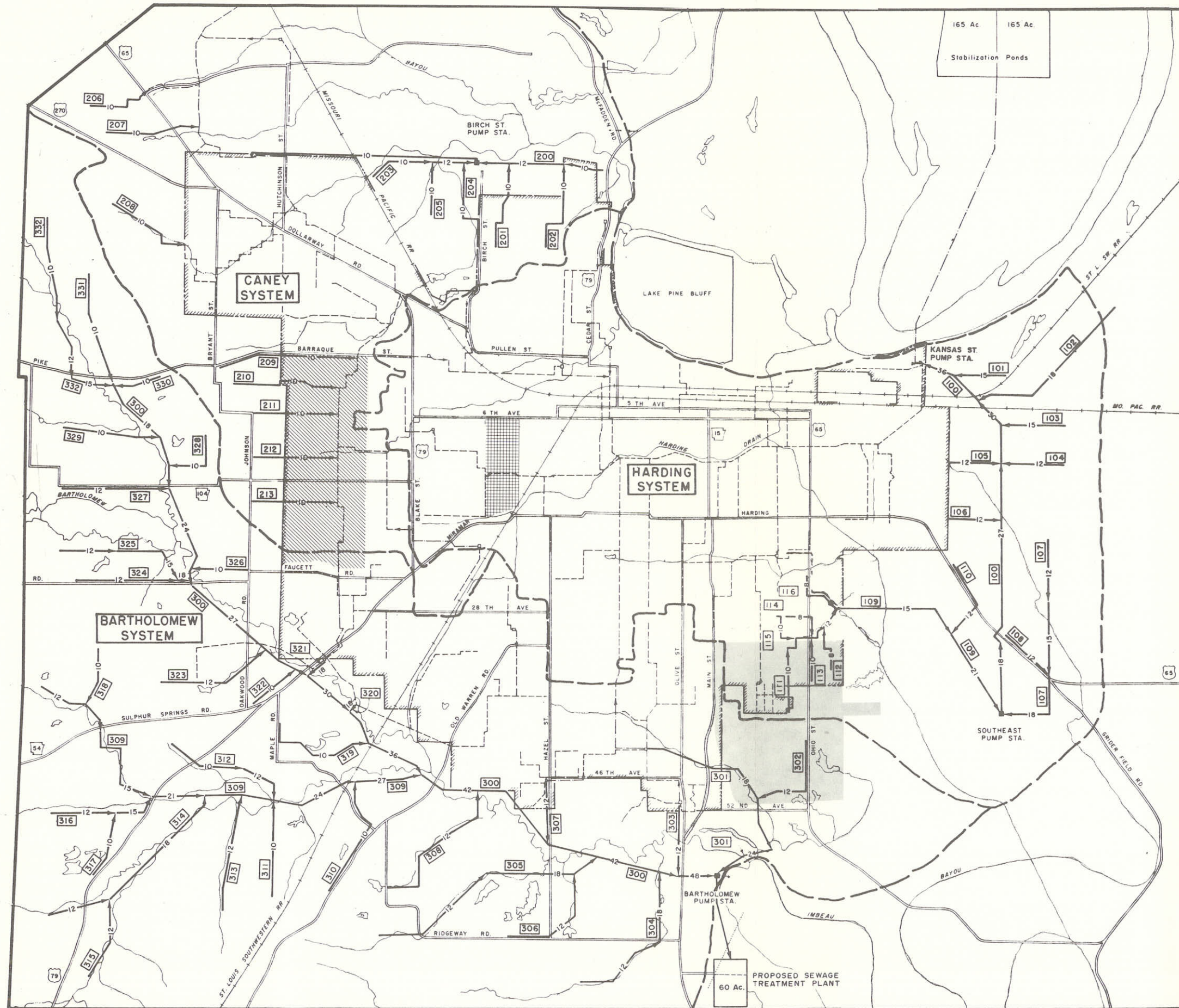
### LEGEND

-  12 → Future Main & Trunk Sewer, Size
-  8 → Future Pump Station & Force Main
-  Existing Main & Trunk Sewers
-  Existing Pump Station & Force Main
-  Sewer Systems Boundary
-  Planning Area Boundary
-  306 Line Designation No.
-  City Limit [ March 1970 ]
-  Southeast Sanitary Sewer Project
-  Catalpa Street Sewer Project
-  West Side Sewer Project

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

**Planning Department**  
**Pine Bluff, Arkansas**

SCALE in thousand feet



At the present time, the combined treatment capacity of the two plants is 12.0 million gallons per day. The plant addition at Plant No.1, put into operation the last of December 1975, added 2.5 million gallons per day capacity. Four million gallons of ground storage and one million gallons elevated storage helps offset demands on the plant during periods of peak water usage.

General Water Works supplied nearly three billion gallons to its customers in 1975, an average of almost eight million gallons per day. The average daily water consumption in Pine Bluff has increased by 33 percent over the past seven years, from 6.0 million gallons per day in 1968 to 8.0 million gallons per day in 1975.

General Water Works feels that in areas of its jurisdiction, or service areas, they have the capacity to serve any normal growth as the demand occurs. (The map on the following page indicates the water lines that presently exist.)

#### ARKANSAS POWER AND LIGHT

Arkansas Power and Light Company has the capacity to serve any normal growth that will occur in the Pine Bluff area because of their complete transmission loop around the entire City of Pine Bluff. They have the physical outside plant to accommodate growth as it occurs.

The following is a synopsis of Arkansas Power and Light Company's extension policy relative to the information needed by this Land Use Element.

This policy applies to the installation of overhead electric distribution facilities for use by the Company in providing electric service to its customers and supersedes all prior policies, rules and regulations pertaining to such overhead facilities in lieu of overhead facilities under the terms of this policy where it is not feasible to make overhead installations or where the cost of underground facilities is comparable to or less than the cost of comparable overhead facilities. All other underground facilities will be installed pursuant to the provisions of the "Policy Governing the Installation of Electric Underground Residential Distribution Systems and Underground Service Connections" on file with the Commission.

City of PINE BLUFF  
Map 3

# GENERAL WATER WORKS

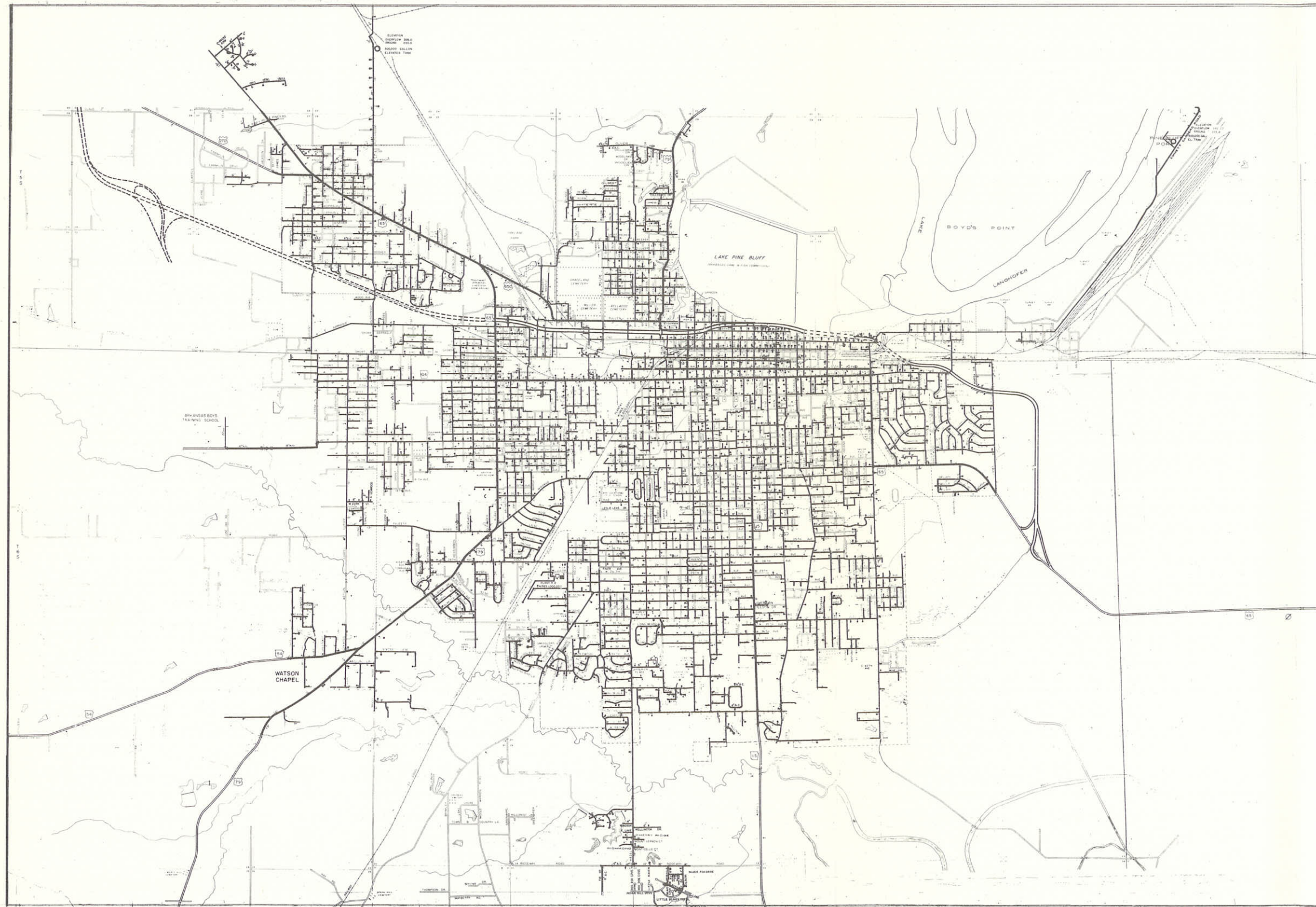
LEGEND

- Water line
- ♀ Fire hydrant

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

Planning Department  
Pine Bluff, Arkansas

SCALE in thousand feet



## I. GENERAL PROVISIONS

- A. Any line extension provided for herein is subject to the Company obtaining, when required, a certificate of convenience and necessity from the Arkansas Public Service Commission.
- B. Whenever an extension has been made to provide electric service to a customer or group of customers and said customer or customers cease to use or pay for service in accordance with the provisions of this policy and the Company's rates, rules and regulations applicable to such service, the Company may, at its option, remove said facilities.
- C. Construction of rural extensions hereunder shall not begin until the applicants who have applied for service from said proposed line extension have commenced construction of a new residence or the installation of necessary wiring in an existing residence.

## II. PLANNED LAND USE DEVELOPMENTS

The Company will extend single-phase and three-phase facilities into planned land use developments as provided in this Section II. Planned use developments are defined as an area of at least 100 acres in size which is being developed for residential, commercial or industrial use and development will extend over a period of several years and it will be necessary for the Company to construct three-phase feeder circuits in order to provide adequate service for the anticipated electric loads after the planned development has been complete. In order for the Company to extend its facilities to provide electric services when needed and since it is not possible to contract for service with ultimate customers, it is necessary that the Company and the Developer enter into an agreement describing the facilities to be provided by the Company and the revenue guarantee by the Developer. The Company will provide the necessary facilities as requested by the Developer provided the Developer guarantees an annual revenue to the Company.

The Definition contained in the policy for Planned Use Developments is narrowly defined. In order to meet all of the following requirements:

- (1) Located outside the corporate limits of any municipality;
- (2) Be an area of at least one hundred acres in size, which is being developed for residential, commercial or industrial use;
- (3) Development will extend over a period of several years; and
- (4) It will be necessary for the Company to construct three-phase feeder circuits in order to provide adequate services for the anticipated electric loads after the planned development has been completed.

Since there will be relatively few planned community developments, any questions concerning contractual arrangements should be referred to the Manager of Rate Administration.

#### ARKANSAS - LOUISIANA GAS

The extension policy of this gas company is that the developer of any proposed addition or subdivision which requires the installation of gas mains is requested to furnish the Arkansas - Louisiana Gas Company with a plat of such addition or subdivision showing all lots, alleys, easements, and streets with clearly defined dimensions. The Gas Company will make preliminary survey of the area to be served to determine the most feasible source of supply and to arrive at the total footage of main pipe required.

Arkansas - Louisiana Gas has the physical outside plant to accommodate any normal growth that will occur within the Planning Area during the planning period.

#### INDUSTRIAL FOUNDATION

Jefferson County Industrial Foundation, Inc. is a not-for-profit corporation organized under the Statutes of the State of Arkansas and existing for the purpose of promoting economic development in Jefferson County. The foundation was chartered in September, 1964, and begun operating in March, 1965.

The foundation owns and is developing a 785 acre Jefferson Industrial Park just north of the City limits of Pine Bluff. At the present time there are 435 net acres available for industrial development purposes at the Jefferson Industrial Park.

The foundation is also developing, in behalf of the Pine Bluff-Jefferson County Port Authority, the 372 acre Harbor Industrial District. The net land available after sales and development at the Harbor Industrial District is 166 acres.

Presently, the combination of net acres available for industrial expansion between the Harbor Industrial District and the Jefferson Industrial Park totals to 601 acres. Futhermore, at the present time, a \$730,000 expansion program is in the development phase at Jefferson Industrial Park, and this will prepare 158 acres for immediate occupancy by industry.

In conclusion, it seems that the major utility companies and the Industrial Foundation will be capable of servicing the expected growth indicated by the Land Use Element by the year 2000.



STATEMENT ON  
NATURAL BARRIERS

## STATEMENT ON NATURAL BARRIERS

There are basically three broad categories of natural barriers that have a direct effect on the development of urban land uses in the Pine Bluff Planning Area. If future development is allowed to occur without the recognition and determination of the areas as natural barriers, there could be grave consequences. The three major barriers in the Pine Bluff Planning Area are the flood plain, the Arkansas River and soil limitations. The following is a brief discussion of these barriers and how they effect development.

### FLOOD PLAIN

The bodies of water that are responsible for the flood plains in the Pine Bluff Planning Area are the Arkansas River, Brumps Bayou, Caney Bayou, and Bayou Bartholomew and their tributaries. The flood plain from these bodies of water run through Jefferson County and also reaches into the incorporated city limits of Pine Bluff.

Caney Bayou is a small stream about 21 miles in length with a drainage area of a little less than 40 square miles. Its source is in Jefferson County, Arkansas, approximately 15 miles northeast of Pine Bluff. It empties into Lake Langhofer, which is an old channel of the Arkansas River on which the Port of Pine Bluff is located.

Brumps Bayou has a small drainage area of slightly more than 3 square miles, but it is totally within an urban area. At one time, Brumps Bayou had its outlet into the Arkansas River, but it now empties into Lake Pine Bluff and then into Lake Langhofer. Backwater from Lake Pine Bluff causes standing water in the first mile of the streams, 3.5 miles total length.

Bayou Bartholomew, which has a total drainage area of 1,718 square miles, is one of the principal east bank tributaries of the Ouachita River. Its source is in Jefferson County, Arkansas, approximately ten miles northwest of Pine Bluff, Arkansas.

In the study area, Arkansas Highway 15 is the transition point on Bayou Bartholomew from hilly terrain to the delta region. The drainage area to the west of Highway 15 is 53 square miles and includes Nevins Creek as a major tributary and the Pine Bluff Interceptor Canal as a minor tributary.

The Interceptor Canal was built around 1954 for the purpose of diverting some of the water from Harding Drain, a major storm drainage system for downtown Pine Bluff. Outlets for Harding Drain consist of Pine Bluff Outlet Canal, which flows into Bayou Bartholomew, and a floodgate through the Arkansas River levee. The outlet canal was constructed in 1934 to divert a part of the flow of Harding Drain at all times, and during high river stages on the Arkansas River, to divert all flow to Bayou Bartholomew.

#### FLOOD SEASON AND CHARACTERISTICS

The largest flood recorded on Bayou Bartholomew occurred in May, 1958. Major floods in this basin typically occur during winter and spring rains of long duration after ground saturation. This is because the lower basin is characterized by relatively flat terrain and slow rainfall runoff.

For the small drainage areas in the city, flooding may come during any season of the year. Severe flooding in the city will normally be the result of flash flooding from an intense storm of the type which occurs in July and August.

The upper reaches of Caney Bayou and its tributaries and Brumps Bayou also are susceptible to flooding from flash floods from thunderstorms during the late summer months.



Past flooding has caused considerable damage in Pine Bluff and surrounding Jefferson County. (There are no existing city or county zoning ordinances designed specifically for the regulation of land use within the flood plain in order to reduce damages.) Floods of the same magnitude or larger than those that have occurred in the past could occur in the future. Larger floods have been experienced in the past on streams with similar geographical and physiographical characteristics as those found in the study area. Similar combinations of rainfall and runoff which caused these floods could occur in the Pine Bluff area. Therefore, to determine the flooding potential of the study area, it was necessary to consider storms and floods that have occurred in regions of like topography, watershed cover, and physical characteristics.

The flooding potential of the Pine Bluff area can be seen on the flood plain map on the following page. The shaded area on the map indicates the Intermediate Regional Flood level which is defined as a flood that could occur once in a hundred years on the average, although it could occur in any year.

City of PINE BLUFF  
Map 4

# FLOOD PLAIN

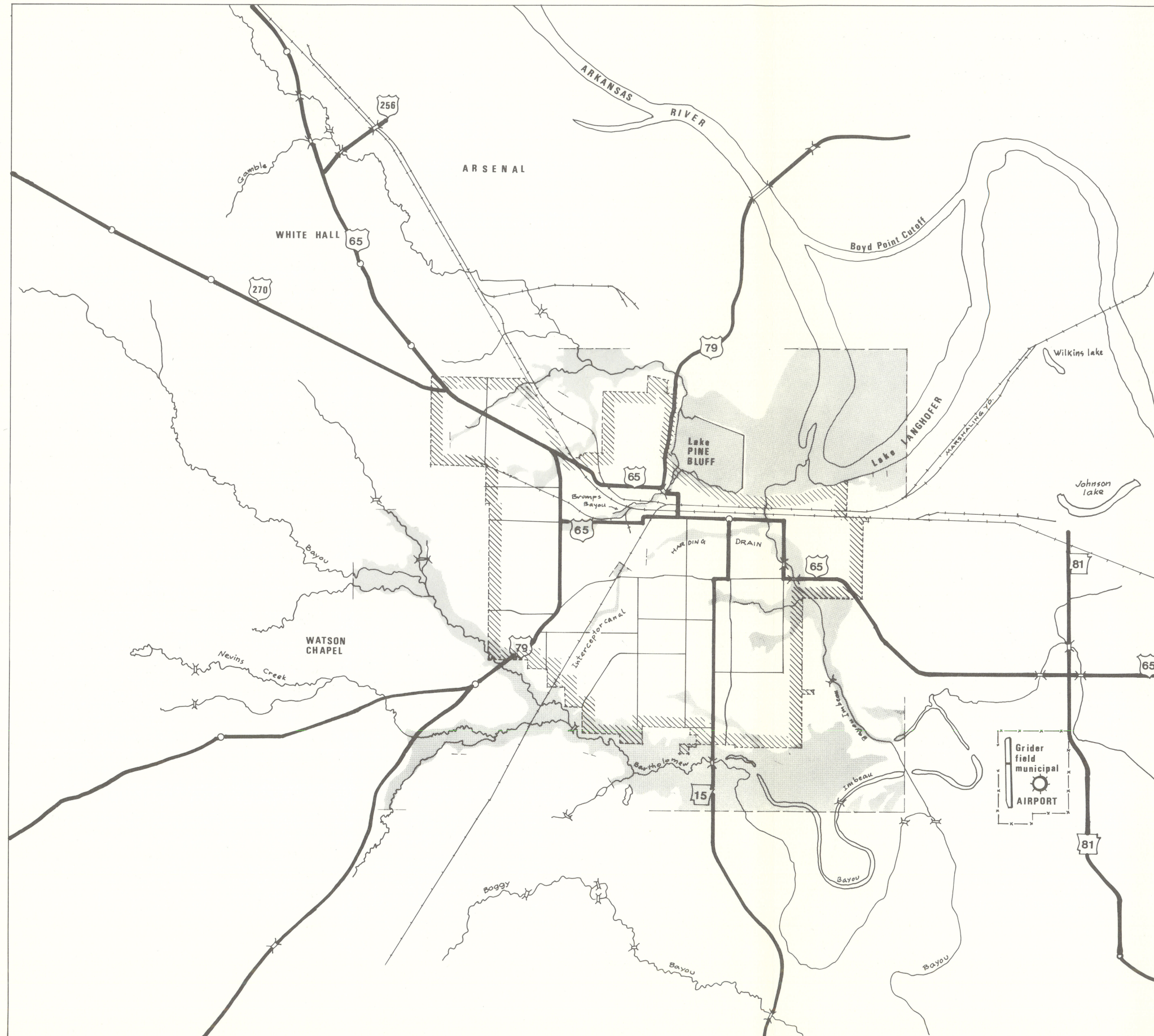
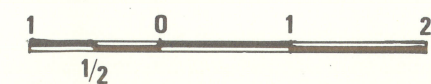
LEGEND

-  City Limits
-  100 Year Flood Plain

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

Planning Department  
Pine Bluff, Arkansas

SCALE in mile



## DEVELOPMENT IN THE FLOOD PLAIN

Respect for the Arkansas River has long been established and development in the flood plain on land which is not protected by levees is practically nonexistent. There has also been very little development in the flood plain along the main branch of Caney Bayou, primarily because Caney Bayou is still in a rural area, although some of the tributaries of Caney Bayou are within urban areas. Development along these tributaries has been primarily low density residential with approximately one mile of its length passing through an industrial area. However, in general, the entire flood plain of Brumps Bayou has been encompassed by development.

There is still a considerable amount of acreage of high flood-free land in the Caney Bayou watershed which has not been developed. It is hoped that improper development will not be allowed to occur in the flood plain of Caney Bayou.

The flood plain of Bayou Bartholomew south and southwest of Pine Bluff is wide and flat. Most residential development has been to the south and, as the search for low cost land continues, encroachment on the flood plains of Bayou Bartholomew could become more prevalent. Residential development in the delta land to the east has only been moderate, primarily because the land is especially suitable for agricultural uses and is not yet needed for development.

Town Branch, which drains the downtown business district, originally flowed into the Arkansas River, but now empties into the Harding Drain. It has been totally surrounded by commercial development and, for the most part, is completely enclosed. The new Civic Center and the Convention Center are in the area which was once Harding Lake, a storage area for water collected by Harding Drain. Today, Harding Lake has been completely filled and Harding Drain is covered for much of its length and is surrounded by both commercial and high density residential development. A typical development pattern for some of the small tributaries is for a more expensive development to locate near the source where the drainage is good, and for the lower income housing to be located in the bottom lands where the terrain is flat and poorly drained.

There is adequate industrial land available outside the flood prone areas. There is also sufficient land available for future urban expansion. Therefore, unrestricted development in the flood plain will be greatly discouraged after the adoption of this Land Use Element and Zoning Ordinance.

## THE NATIONAL FLOOD INSURANCE PROGRAM (1968)

This program being administered by the Housing and Urban Development Department was established by Congress in the National Flood Insurance Act of 1968 and expanded in the Flood Disaster Act of 1973 and is designed to provide flood insurance at rates made affordable through a Federal Study. In return, communities must adopt and administer local measures that protect lives and new construction from flooding.

At present, the City of Pine Bluff has qualified under this program, as being in the Emergency Program, and upon completion of flood insurance study for the city of Pine Bluff, the city will be converted to the regular program whereby flood insurance will be sold at actuarial rates that reflect the flood risk involved. The city will be required to regulate new construction within the identified flood hazard area.

The Emergency Program does not affect the requirements that a community must adopt flood plain management measures, but permits insurance to be sold before the flood insurance study is completed.

### ARKANSAS RIVER

Even though today the Arkansas River does not pose the same threat to Pine Bluff as it once did through the use of levees, bank stabilization and diversion, the river and its flood plain still serves as a natural barrier to the growth of the City.

The river, its flood plain, and Lake Pine Bluff are generally located to the north-south-east of the City and expand over a relatively large land area. The growth and development of the City has tended to occur in a southerly and westernly direction and not toward the northwest. This growth trend is expected to continue in the future.

### SOIL LIMITATIONS

The characteristics of the soils in an area should play a major role in determining the development of that area. Failure to give adequate consideration to soil types, capabilities and limitations can result in cracked foundation, structural damage, flooded basements, poor crop yield and other adverse conditions.

The consideration of such elements, as load bearing capacity, permeability, slope, drainage factors, and shrink and swell characteristics are essential in land use planning. Since the intensive use of land for airports, industry, business, schools, highways or other purposes involve huge financial outlays and hundreds of lives, the importance of soil in land use planning for intensive uses is even more significant. Therefore, an analysis of the soil and soil associations of the town of Pine Bluff was prepared through the cooperation of the Soil Conservation Service to serve as a major input in formulating the Land Use Element.

### GENERAL SOIL CLASSIFICATIONS

The following is a summary discussion of the general soil classification of the Pine Bluff study area. As stated earlier, an analysis of the limitations of soils in the study area greatly influences quality and direction of development. The following data on soil classification will not eliminate the need for on-site investigations or to determine flooding potential, however, by proper utilization of this data detailed testing can be made at a minimum cost.

#### 1. Amy Silt Loam

This poorly drained level soil is in broad upland flats. Slope gradient is less than 1 percent. Individual areas range from about 20 to 500 acres in size.

This soil is low in natural fertility and available water capacity is high. Permeability and runoff is slow. The water table is seasonably high and is within 12 inches of the surface during the winter and early spring.

This soil has low potential for most urban uses. Poor drainage and seasonal high water table are severe limitations for dwellings, streets and industrial sites. The slow permeability and seasonal high water table are severe limitations for septic tank absorption fields. These limitations are difficult to overcome.

#### 2. Pheba Silt Loam (0 to 2 percent slopes)

This is somewhat poorly drained, nearly level soil is on the smoother portions of the Coastal Plain. Individual areas are 10 to 40 acres.

The soil has a low potential for most urban uses. Wetness is a severe limitation for dwelling and industrial sites. Wetness and low strength is a moderate limitation for streets. Slow permeability and wetness are severe limitations for septic tank absorption fields. These limitations are difficult to overcome.

3. Calloway Silt Loam (0 to 3 percent slopes)

This is somewhat poorly drained level soil. Individual areas are 10 to 100 acres.

This soil is moderate in natural fertility. It is strongly acid throughout except for surface layers that have been limed. Permeability is slow, and the available water capacity is medium.

This soil has medium potential for flooding and low potential for most urban uses. Wetness is a severe limitation for dwelling and industrial sites. Wetness and shrink-swells are severe limitation for septic tank absorption fields. These limitations are difficult to overcome.

4. Grenda Silt Loam (1 to 8 percent slopes)

This is moderately well drained, nearly level soil. Individual areas are 10 to 200 acres.

This soil is moderate in natural fertility. Permeability is moderate and the available water capacity is medium.

This soil has medium potential for most urban uses. Wetness and low strength are moderate limitations for streets, dwellings, and industrial sites. Slow permeability in the fragipan is a severe limitation for septic tank absorption fields. This limitation is difficult to overcome.

5. Perry Clay

This level, poorly drained soil is on the broad flats along the Arkansas River and its former channels. Slopes are less than 1 percent. Individual areas range from 20 to 3000 acres.

This soil is high in natural fertility. Permeability is very slow and the available water capacity is high. When dry this soil shrinks and cracks, and when wet, the soil expands and the cracks seal.



The water table is seasonably high and within 12 inches of the surface during the winter and spring months.

This soil has a low potential for most urban uses. Wetness, shrink-swell and low strength are severe limitations for dwellings, streets, and industrial sites. Slow permeability and wetness are severe limitations for septic tank absorption fields. These limitations are difficult to overcome.

6. Roxana Silt Loam (0 to 1 percent slopes)

This well drained level soil is on natural levees of the Arkansas River bottom lands. Individual areas range from about 20 to 100 acres in size.

This soil is high in natural fertility. Permeability is moderate and runoff is slow. The available water capacity is high.

The soil has high potential for most urban uses. Limitations are slight for dwellings, small commercial sites, and septic tank absorption fields. Low strength is a moderate limitation for local roads and streets. This limitation can be easily overcome by modifying design during construction.

7. Savannah Fine Sandy Loam (1 to 8 percent slopes)

This moderately well drained, nearly level soil is on the smoother portions of the Coastal Plains. Individual areas are 10 to 300 acres.

This soil is low in natural fertility. Permeability is moderate in the upper part of the subsoil and moderately slow in the fragipan. The available water capacity is medium and runoff is medium.

This soil has medium potential for most urban uses. Wetness is a moderate limitation for dwellings, and industrial sites. Low strength is a moderate limitation for roads and streets. Moderately slow permeability is a severe limitation for septic tank absorption fields. These limitations are difficult to overcome.

8. Rilla Silt Loam (0 to 1 percent slopes)

This well drained, level soil is on natural levees and terraces of former channels of the Arkansas River. Individual areas are 20 to 300 acres.

This soil has high natural fertility. Permeability is moderate and runoff is slow. The available water capacity is high.

This soil has medium potential for most urban uses. Shrink-swell potential and low strength are moderate limitations for dwellings, small commercial buildings and local roads and streets. Moderate permeability and wetness are moderate limitations for septic tank absorption fields.

9. Henry Silt Loam (0 to 1 percent slopes)

This poorly drained, level soil is on the broad flat depressions of the Loessial Plains. Individual areas are 20 to 200 acres.

This soil is moderate in natural fertility. Permeability is slow, and the available water capacity is medium. It is wet in the winter and spring months, and droughty in summer months.

This soil has a low potential for most urban uses. Wetness is a severe limitation for streets, dwellings and industrial sites. Slow permeability and wetness are severe limitations for septic tank absorption fields. These limitations are difficult to overcome.

10. Crevasse Loamy Fine Sand (0 to 1 percent slopes)

This excessively drained soil is along levee breaks or stream channels on the protected side of the levee. Individual areas range from about 10 to 100 acres in size.

This soil is low in natural fertility and low in available water capacity. Permeability is rapid and runoff is slow.

This soil has high potential for dwellings without basements, small commercial buildings and septic tank absorption fields. This soil has low potential for sewage lagoons and area sanitary landfills because of seepage which may be a pollution hazard to ground water supplies.

11. Ouachita Soils, frequently flooded

The soils in this undifferentiated group has a low potential for urban uses. Flooding is the severe limitation, and can be overcome only by major flood control measures.

## ENVIRONMENTAL FACTORS

It should be noted that development of land uses, especially residential land use, should be protected from adverse effects of industrial development. Industry also has the same right of protection as residential land use.

In order to promote the health, safety, and general welfare of the citizens of Pine Bluff, performance standards regulating industrial activity should be strictly enforced where the industry is within the City's jurisdiction. These performance standards should be monitored by the Arkansas Department of Pollution Control and Ecology or any successor of this agency.

Before any development occurs along or contiguous to industry, the environmental impact of such development should be seriously considered.

# City of PINE BLUFF Map 5

## SOIL SURVEY

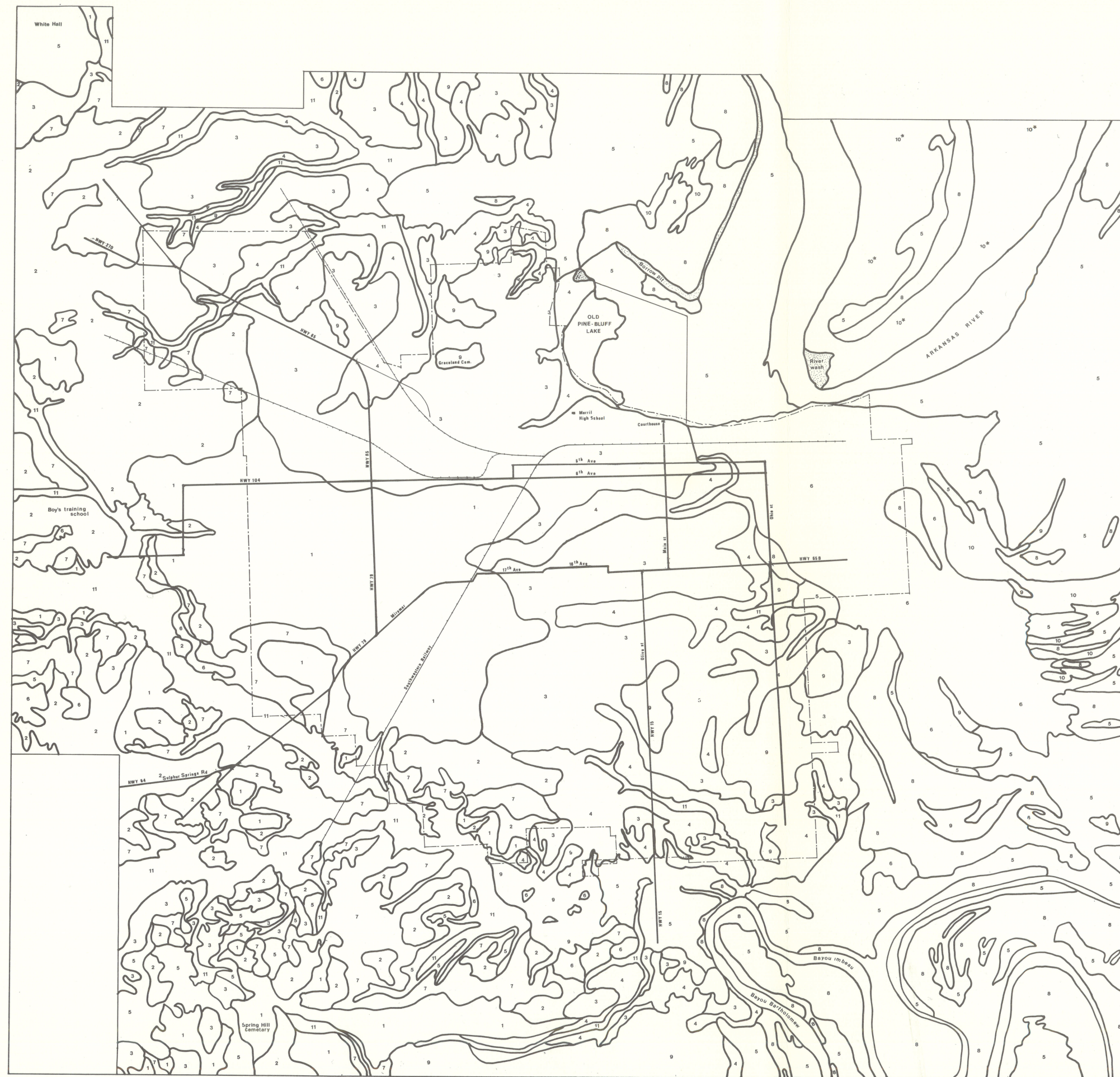
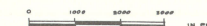
### LEGEND

- 1 Amy Silt Loam
- 2 Pheba Silt Loam
- 3 Calloway Silt Loam
- 4 Grenada Silt Loam
- 5 Perry Clay
- 6 Roxana Silt Loam
- 7 Savannah Fine Sandy Loam
- 8 Rilla Silt Loam
- 9 Henry Silt Loam
- 10 Crevasse Loamy Fine Sand
- 11 Ouachita Soils

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

**Planning Department  
Pine Bluff, Arkansas**

SCALE in thousand feet



TRANSPORTATION PLAN  
SUMMARY

## TRANSPORTATION PLAN SUMMARY

Transportation directly affects the growth, development and economy of the Municipal Area. Transportation improvement and increased industrialization have been instrumental in the rapid urbanization of the Pine Bluff area. The complex problems caused by the changing urban scene make it essential that comprehensive transportation planning be integrated with comprehensive land use planning in order to insure sound development and provide the necessary transportation facilities at an economical cost.

A transportation plan which considers the relationship between type and intensity of land uses and the generation of traffic movements between areas of similar and dissimilar uses, will insure orderly development and facilitate the prevention of urban blight and sprawl. A transportation plan should also shape the pattern of urban development, improve livability and permit optimum use of the transportation system.

### Part I

In 1964 a long-range, comprehensive Transportation Plan for the Pine Bluff area was initiated through the efforts of the City of Pine Bluff, Jefferson County and the Arkansas State Highway Department and in cooperation with the U.S. Department of Transportation and the Bureau of Public Roads (which is now the Federal Highway Administration).

This effort resulted in a published plan in April, 1969, entitled the Pine Bluff Urban Area Transportation Study, Vol. 2, Transportation Plan (Vol. 1 contained travel and Planning Data for base year 1965, and forecasts to the target year). Vol. 2 presented, among other items, the recommended Transportation Plan, the P.B.A.T.S. Plan, for the study area.

The major objective of the P.B.A.T.S. Plan is to provide a street and highway system that meets the needs of the area and enhances aesthetic values and community goals while at the same time being financially attainable under the areas financial capabilities.

The plan further states that, in order to best accommodate motor vehicle travel, major routes of the area are designated as a coordinated network connecting all residential areas with the primary traffic generators-recreational, business, and industrial areas, and other places of employment.

To achieve proper balance and efficient transportation service, the components of the system are functionally integrated to complement each other. The P.B.A.T.S. Plan components are categorized according to the level of service they tend to provide. In simple terms, the routes of travel in the P.B.A.T.S. Plan are functionally classified as follows:

- A. Freeways and Expressways constitute facilities for high traffic service through such features as controlled access and optimum capacity conditions and, as a result, are pure traffic service facilities. In general terms, freeways and facilities having complete control of access by the use of grade separations and interchanges, while expressways are segments containing some at-grade intersections, but with other limited access features.
- B. Arterials are facilities which generally serve major traffic generators and link vertically all portions of the urbanized area with the freeway and expressway system. This network consists of wide streets and highways with generally straight alignments serving to move high volumes of traffic. Parking is sometimes restricted where added traffic capacity is required.
- C. Collector Streets have the joint function of traffic services and land access, with principal service oriented toward intermediate and short distance travel. These facilities are used for traffic movement into, from and within residential, commercial, and industrial areas rather than through such areas. Such streets connect the local network to the arterial network.
- D. Local Streets function primarily to serve local traffic circulation and provide direct access to adjacent residential properties. This minor street network need not be designed for high volumes of traffic.

The recommended Transportation Plan Map as noted on the following page indicates the general location of the functionally classified streets. This plan will be and should be carefully considered when allocating land acreage in the future Land Use Element for the City of Pine Bluff.







## Part II

It is also necessary that different modes, or types of transportation, be planned together since they are integral parts of the total system which moves goods and people within and through the urban area.

# City of PINE BLUFF Map 6

## RECOMMENDED TRANSPORTATION PLAN

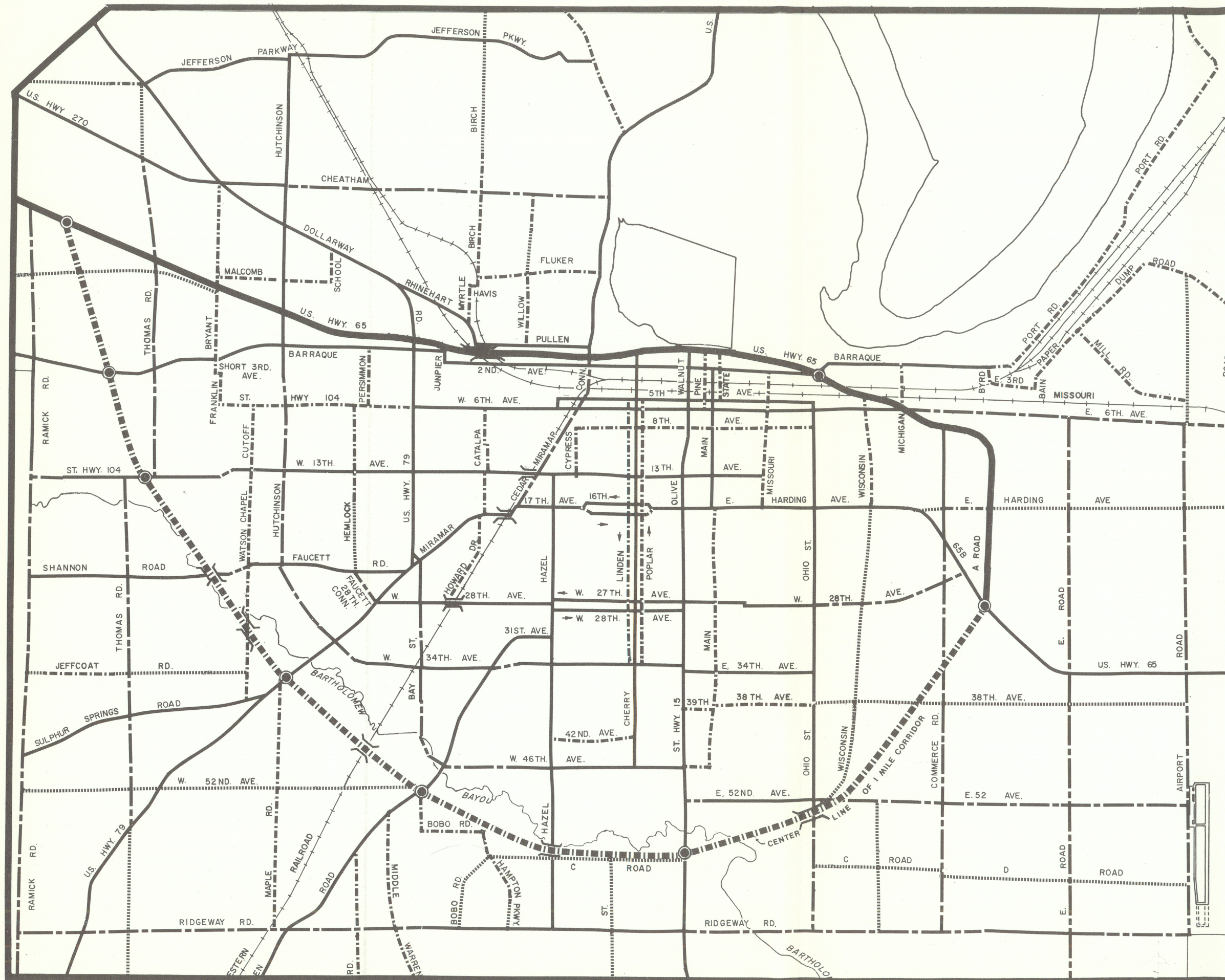
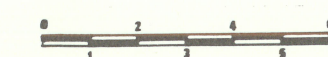
### LEGEND

-  Existing Expressway
-  Center line of 1 mile Corridor
-  Existing Arterial
-  Proposed Arterial
-  Existing
-  Proposed

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

Planning Department  
Pine Bluff, Arkansas

SCALE in thousand feet







A brief discussion of the different modes of transportation in Pine Bluff area should be presented since these different modes, and the transportation ways they use directly effect land use patterns.

### Port Activity

The Pine Bluff-Jefferson County Port serves as a terminal for waterborne commerce from around the world. As part of the one billion dollar McClellan-Kerr Arkansas River navigation system, the facility is considered to be one of the finest inland waterway ports in the nation.

Situated on a slack-water harbor, the Port offers the economy of water transportation, rail service by the Southern Pacific and Missouri Pacific railroads, access to three major U.S. Highways, and 372 acre industrial district at a flood-free elevation.

The port has a public terminal featuring a 160 foot warf with rail track across the dock to accommodate freight cars, a 40,000 square foot in-transit warehouse, bulk liquid storage grain loading and unloading facilities, and heavy duty cranes for transfer from barge to rail on truck.

As the first port upstream from the Mississippi on the Arkansas River, Pine Bluff is certainly destined to receive first choice at many prime shipping contracts. The shipping tonage will certainly increase and, as a result, land use patterns will be influenced indirectly.

### Public Transportation

The goal of public mass transportation in Pine Bluff shall be to make the public transportation system a viable alternative to the automobile which is user-oriented, safe, convenient, desirable, economic, reliable, and provides adequate geographic coverage for work, education, shopping, business, health and social/recreational trips with sufficient frequency and operational hours to meet the needs of the riding public, especially the "captured rider" within the guidelines of a fare stabilization policy and contribute to improving the urban environment.

The objectives of the public transportation system of Pine Bluff shall be as follows:

- (a) To consider necessary measures to improve service levels in an effort to meet the needs of the riding public. These may include expanded operating hours, more frequent service, scheduled stops, greater coverage, better buses operated by courteous professional drivers, reduced fares for the elderly and handicapped, etc.
- (b) To provide initial coverage within the City limits.
- (c) To provide and maintain an improved transit system which meets the needs of the City, implementing whatever projects deemed necessary to achieve this goal, provided they are financially attainable under the financial capabilities of the City.

Also, the City of Pine Bluff should establish a Department of Transit, to assume such operational name as it deems appropriate, with the required power to plan, administer, provide service and be financially responsible for the public transportation system of Pine Bluff.

In addition to the above, there should be a fare stabilization policy in recognition of the environment, energy conservation and employment, the cost of which should not be borne solely by the rider.

The above discussion was a summary of the goals and objectives of the multi-year Transit Development Program (TDP). These goals and objectives were adopted as the Public Mass Transit Policy for Pine Bluff, Arkansas.

#### Other Modes

Other modes of travel offered in the Pine Bluff area are the bicycle, airplane, taxi cabs, and rail and truck lines. While all these modes have their effect on land use, the ones that have the strongest effect on existing land use in the Pine Bluff area are rail and truck.

The Southern Pacific (Cotton Belt) and the Missouri Pacific Railroad have main lines, complete with local traffic offices and rate departments, serving the Pine Bluff area. Both rail lines provide local switch engines, grant reciprocal switching, operate piggyback service, and offer daily overnight service to and from St. Louis, Memphis, and Dallas. There are thirteen over-the-road truck lines that have terminals in Pine Bluff.

MASTER PARK PLAN

## MASTER PARK PLAN SUMMARY

This section of the Land Use Element presents a brief review of the Master Park Plan. This review includes a statement of the goals of the Master Park Plan, a presentation of policies relative to park planning in Pine Bluff and the Master Park Plan map with a short discussion about each type of park represented in the plan. When information regarding such matters as implementations of the Park Plan, general park plan standards and existing park conditions in Pine Bluff are needed, the Master Park Plan should be consulted.

The goals of the Master Park Plan are presented below. In the process of park planning, these goals will establish, in general terms, what the park system will accomplish for the City and for the residents of the City.

1. Improvements of the quality of life in Pine Bluff by the provision of varied and accessible facilities for recreation and leisure time activities.
2. Protection, preservation and enhancement of natural resources in the Pine Bluff area.
3. Coordination of recreational activities with existing and anticipated land use patterns in the Pine Bluff area.
4. Provision of methods by which future recreational needs will be anticipated and progress designed to meet those needs.
5. Consolidation of elements of recreation, education, open space and urban beautification into a unified parks system.
6. Preservation of the Historical Heritage of Pine Bluff and Jefferson County.

Once goals are known, measurements, or standards can be designed for the various components of a park plan. As stated previously, we will not discuss standards as presented in the plan, but we are concerned with specific policies and individual objectives that were formulated in the plan as a result of the application of these standards to the established goals.

The following are specific policies as they relate to each major park classification.

### Regional Park

1. The City will endeavor to develop the regional park in accordance with a long-range capital improvement program that allows concurrent development of other recreational facilities.
2. The City will explore the participation of any available county, state, or federal agencies in the development of the regional park.
3. The City will encourage active sponsorship of regional park facilities by non-profit organizations.

### City Parks

1. The City will endeavor to discourage traffic or development plans that will encroach upon or diminish the value of City parks.
2. The City will endeavor to remove those facilities in the existing city park that have deteriorated beyond repair.
3. The City will endeavor to actively solicit sponsorship on facilities in city parks by individuals, organizations, and businesses.
4. The City will endeavor to maintain an awareness of city parks by utilizing them for civic events, such as beauty pageants, festivals, fairs, golf, tournaments, and annual Easter and Christmas programs.
5. The City will endeavor to include in its long-range capital improvements program the possibility of a new city park to the south of the City to accommodate projected development in that area.

### Neighborhood Parks

1. The City will require the dedication of land/or money for neighborhood parks in all new subdivisions on a ratio established by ordinance.
2. The City will require the dedication of necessary easements to preserve ecologically significant areas such as floodways and marshlands.

3. The City will explore the possibility of combining neighborhood parks with other facilities such as fire stations and police sub-stations in order to preserve space and provide on-site supervision.
4. The City will provide initial land, minimal facilities and maintenance of neighborhood parks.
5. The City will provide assistance in the formulation of neighborhood improvement districts for the purpose of acquiring additional lands and/or facilities for neighborhood parks.
6. The City will form citizens groups from each neighborhood to assist in the planning of their respective parks.
7. The City will actively encourage the donation of land and cash for the development of neighborhood parks.

#### Playground Parks

1. The City will provide only facilities in playground parks. Land should be provided by donations, sponsorship, lease or by an agreement with school authorities.
2. The City will accept donations of land for playground parks only when the location of the land is consistent with the Master Park Plan and when the land is suitable for use as a park.
3. The City will not accept donations or leases for playground parks that are not flexible or permanent enough to justify development.

#### Passive Areas

1. The City will adopt an ordinance restricting construction in areas subject to flooding along rivers, creeks and streams.
2. The City will adopt an ordinance requiring developers to dedicate easements along natural drainage ways in new subdivisions.

3. The City will not extend services to designated natural areas, drainage ways, or areas designated as open space except for uses permitted by the Flood Plain Ordinance.
4. The City will prepare a comprehensive open space plan with special emphasis on implementation in newly developing areas in the City.
5. The City will utilize, to the extent possible, existing easements by such agencies as the power companies, for use in a comprehensive open space plan.

In conclusion, this summary review of the Master Park Plan will focus on a short discussion of each type of park illustrated in the plan. The map on the following page reflects in graphic form each type of park proposed in the plan. The map contains the locations of existing park sites, both developed and undeveloped, and the general locations of proposed facilities. These general sites on the map indicate areas of need, and offer a flexible approach to the City in locating sites within these areas.

#### Regional Park

Although the regional park development has begun between Lake Langhofer and Lake Pine Bluff, the site has been delineated on the map as an undeveloped site.

#### City Parks

Oakland Park is delineated. In addition, four alternate general sites are located south of the City.

#### Neighborhood Parks

Four existing and twelve general sites are located. Of the twelve general sites, eight represent an immediate demand and four represent a demand that will be created by development along expected growth corridors to the east, south and southwestern area of the City.

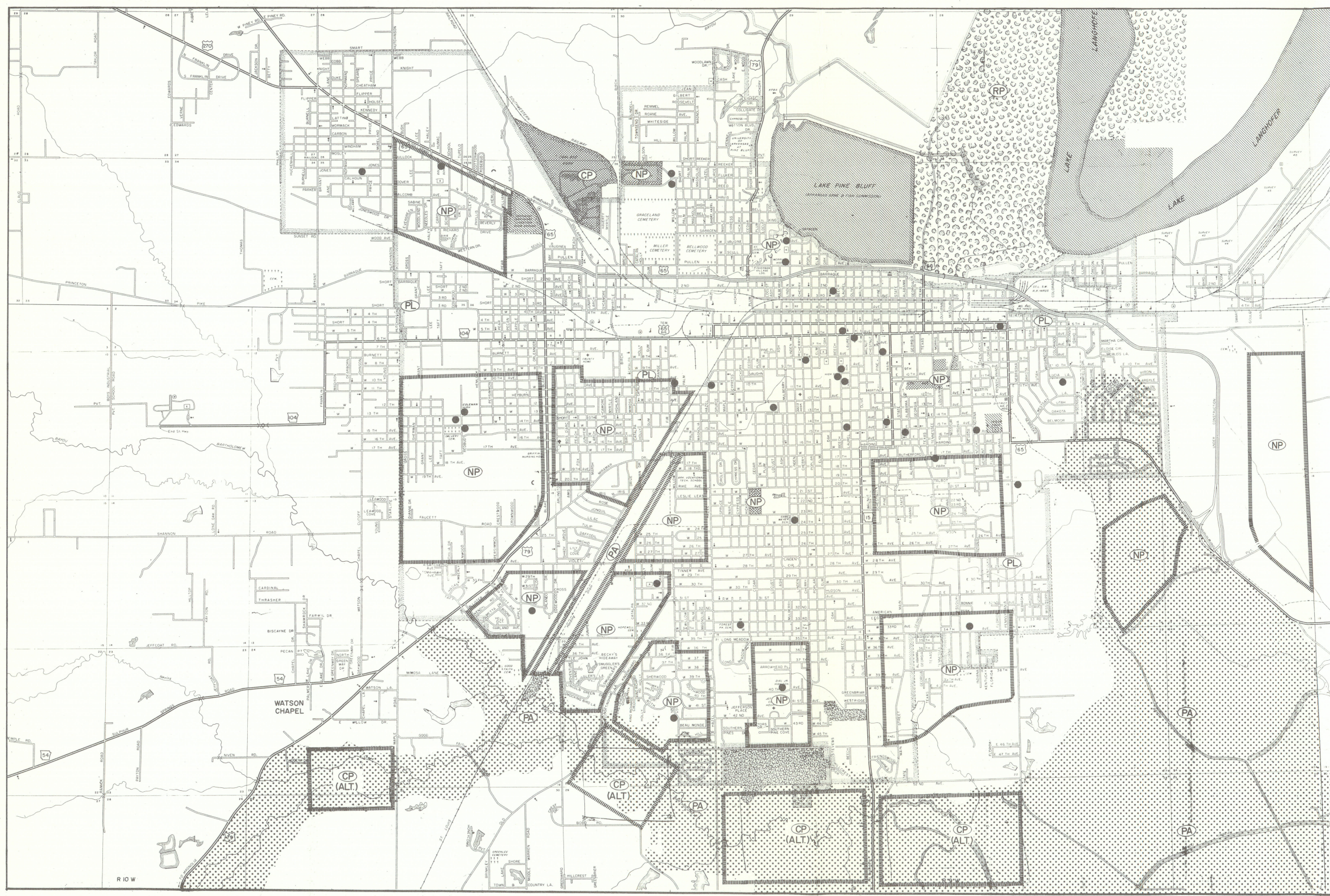
#### Playgrounds

Only existing playgrounds are delineated.



# City of PINE BLUFF Map 7

## MASTER PARK PLAN



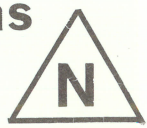
### LEGEND

-  Existing sites
-  Flood plain
-  Undeveloped Sites
-  Private Recreational
-  Quasi Puplic Site
-  General Site
-  Regional Park
-  City Park
-  Playground
-  Neighborhood Park
-  Passive Area
-  School Site

The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.

**Planning Department**  
**Pine Bluff, Arkansas**

SCALE in thousand feet



LAND USE

### Passive Areas

Passive areas are recommended, in addition to those that are a part of regional, city and neighborhood parks, within the flood plain of Bayous Bartholomew and Imbeau, and along the right-of-way of the St. Louis Southwestern Railroad.

## LAND USE

One of the most basic resources that a community has is its land. All human and community activities require space and in accommodating the spatial growth of a community, land becomes an important factor.

In a sense, land is both a renewable and a nonrenewable resource. To a farmer, land is a renewable resource. By practicing modern farming techniques, the farmer can replenish the soils from which his crops grow and production can be increased through proper fertilization. On the other hand, land is a nonrenewable resource and is therefore, finite.

Traditionally, land was viewed as a plentiful resource, however, rapid urbanization and industrialization has brought about a new awareness. It is now apparent that land is a finite resource. If land is to continue to accommodate man's needs it must be used wisely.

The intensity and categories of land use has become a major concern of cities in the United States. In providing a healthy and pleasing environment in which to live, cities have been provided with legal tools to regulate the use and intensity of development of land.

The following sections of Land Use Element are concerned with the existing land use patterns in Pine Bluff. The analysis and presentation of the existing land use within a city is an essential step in providing for the optimum development and use of the land in the future.

### Methodology

To formulate an accurate description of the existing pattern of land use in the City of Pine Bluff, the Pine Bluff Planning Department conducted a survey of the City's land area within the corporate limits. Data was collected and recorded on field maps in regard to the specific use of structures, the conditions of each residential structure, approximate amount of acreage being used by each structure and approximate amount of square footage of each commercial structure.

This data was collected on a planning district basis, and after each district was totaled, all the planning districts were summed up in order to provide grand totals for each land use within the City limits.

## Definitions

All residential establishments were classified according to structural condition on the basis of evidence immediately visible to the surveyor through a windshield survey. Criteria developed by the U.S. Bureau of Census were used to determine the condition of each structure. The following definitions were observed.

### Standard Condition

Standard condition refers to units which have no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint; slight damage to porch or steps; slight wearing away of mortar between bricks or other masonry; small cracks in walls, plaster or chimney; cracked windows, slight wear on floors, doorsills, doorframes, windowsills or window frames; and broken gutters or downspouts.

### Deteriorating Units

Deteriorating units need more repair than would be provided in the course of regular maintenance. They exhibit defects of an intermediate nature which must be corrected if the units are to continue to provide safe and adequate shelter. These defects include: holes; open cracks, rotted, loose, or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof, broken or loose stair treads, or broken, loose, or missing risers, balusters, or railing of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; missing bricks or cracks in the chimney which are not serious enough to be a fire hazard, and makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall or window. Such defects indicate neglect which will lead to serious structural deteriorating process, the cost of rehabilitating the house to standard condition is less than the total value of the rehabilitating unit, rendering the process feasible from an economic standpoint.

## Dilapidated Housing

Dilapidated housing has deteriorated beyond the point at which repair is economically feasible. It does not provide safe and adequate shelter, and in its present condition it endangers the health, safety, and well-being of the occupants. Such housing exhibits one or more critical defects; or has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding; or is of inadequate original construction. The defects are of a nature so critical or widespread that the structure should either be extensively repaired or demolished.

Critical defects result from continued neglect or lack of repair, or indicate serious damage to the structure. Examples of critical defects are: holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a large area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, roof; and extensive damage by storm, fire or flood.

Inadequate original construction includes: shacks, huts or tents, structures with makeshift walls or roofs, or built of packing boxes, scrap lumber, or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use.

All land area presently used intensively was classified according to its use into one of five basic categories. Land which was wooded, vacant, undeveloped, used for agricultural purposes, or otherwise in nonintensive use was included in the category of vacant, undeveloped land. The following land use classification was employed:

### Residential Land

Residential land includes all land on which are located houses, apartments or other dwelling units. The category includes:

#### Single Family Residential

Single family residential land which is used for detached units housing only one household group or family; and

### Multi-Family Residential

Multi-family residential land on which are built duplexes, apartment buildings, public housing and other types of dwellings intended for occupancy by more than one family group.

### Commercial Land

Commercial land is that land on which establishments are located which sell or rent goods and services to the public. This category includes retail stores, theaters, professional offices, amusement establishments, service stations, real estate offices, and other similar establishments as well as their storage and warehouse facilities.

### Industrial Land

Industrial land is that land on which are located establishments engaged in the manufacture or production of products. This includes establishments whose function represent only phase of the total manufacture process even though the product may still require substantial change and work before it can be sold directly to consumers. Included in this category are mobile home plants, garment industries, poultry farms, saw mills, and all other operations of an industrial nature.

### Public and Semi-Public Land

Public and semi-public land includes land on which structures are located which are operated for the benefit of the public, such as parks, schools, libraries, playgrounds, churches, hospitals, colleges, trade and vocational schools, health centers, cemeteries, and other similar uses. Also included are governmental buildings such as city halls, county courthouses, and post offices.

### Transportation and Utilities

The transportation and utilities land use category includes acreage utilized for public utilities and right-of-way. This consists primarily of streets and roads but also includes electrical substations and transformers, water tanks and reservoirs, sewerage treatment plants, and railroad rights-of-way.

EXISTING LAND USE



## EXISTING LAND USE

The Pine Bluff corporate limits encompass a land area of approximately 11,843.7 acres or about 18.5 square miles. Approximately 56% of the land in Pine Bluff is developed. The remaining 44% is either vacant or undeveloped or used for agricultural purposes. These figures are indicated on Table I and Chart I (on pages 52 and 53).

### Residential Land Use

As evidenced in most communities, the greatest percentage of developed land is used for residential purposes. Residential land use accounts for 3,193 acres and 48% of all developed land. Most of this land is devoted to single family detached residential units (93%). Multi-family housing units and mobile homes account for the remaining 7 percent of the residential land, 5 percent and 2 percent, respectively.

Housing densities in Pine Bluff are relatively low. There is an average of approximately 7,320 square feet per fixed housing unit and 4,899 square feet per mobile home unit. The higher densities prevail near the center of the City and larger lots appear as the distance from central business district increases. In Pine Bluff, average lot size for single family dwelling units is 8,079 square feet. For multiple family and mobile homes, the average lot size is about 2,723 square feet per unit and 4,899 square feet, respectively.

### Commercial Land Use

A total of 599 acres is devoted to commercial land use in Pine Bluff. This accounts for 8.45% of all developed land in the City. Commercial development is primarily concentrated in the central business district with evidence of strip commercial along Olive Street, West 6th Avenue, West 28th Avenue, Highway 65 north, Highway 65 south and along Blake Street, which is a portion of Highway 79.

## Industrial Land Use

Land use for industrial purposes in Pine Bluff is generally evident east of the central business district along 2nd, 3rd, and 4th Streets. Also, industrial land use is periodically located west of Linden Street along a six block area from 2nd Street to 6th Street.

Other land use for industrial purposes is located outside the City and is known as the Jefferson Industrial Park and Harbor Industrial District.

A total of 321.6 approximate acres is used for industrial purposes within the corporate limits of Pine Bluff which comprises 3.5 percent of the City's developed land.

## Public and Semi-Public Land Use

Public and semi-public land uses, which includes schools, churches, cemeteries and public buildings, accounts for 397 acres or about 6% of all developed land. The largest areas of public and semi-public land is located in the northern portion of the City. Graceland Cemetery, Bellwood Cemetery, Miller Cemetery, and University of Arkansas at Pine Bluff are major contributors to this classification of land use.

## Transportation Utility

Over 33 percent of all developed land in Pine Bluff or 2,238 acres are occupied by railroads and street rights-of-way. Electrical substations, transformers, and other public utilities also go to make up the land used for this classification.

There are three major highways that intersect near the central business district of Pine Bluff. These highways are Highway 65, running north and southeast, Highway 15, following a north to south direction and Highway 79, running north to southwest.

The Cotton Belt Railroad and the Missouri Pacific Railroad, following 3rd and 4th streets, respectively, bisect the central business district.

### Zoning and Existing Land Use Relationships

A general analysis of the amount and percentage distribution of zoned land within the City of Pine Bluff for three major land use classifications (Industrial, Commercial, and Residential) and the acreage amount and percentage distribution of land used by these classifications can be undertaken by reviewing Tables I and II of pages 52 and 54 .

Table II indicates that about 54 percent of the land in Pine Bluff is zoned with a residential classification while Table I depicts 27 percent of total land is used for residential purposes.

Table II also shows that about 9.5 percent and 14 percent of land within Pine Bluff is zoned as business and manufacturing, respectively. Table I indicates that only 5 percent and 2 percent of total land is actually used for commercial and industrial purposes.

Table I  
 EXISTING LAND USE  
 PINE BLUFF, ARKANSAS  
 1976

Category	Acres	% Developed land	% Total land
RESIDENTIAL			
Single family	2,959.69	44.72%	25.00%
Multi-family	164.75	2.49%	1.39%
Mobile home	68.16	1.03%	.57%
sub-total	3,192.60	48.24%	26.96%
COMMERCIAL	559.39	8.45%	4.72%
INDUSTRIAL	231.58	3.50%	1.96%
PUBLIC AND SEMI-PUBLIC	396.55	5.99%	3.35%
TRANSPORTATION	2,237.81	33.82%	18.89%
Vacant, Undeveloped	5,225.77		44.12%
Total	11,843.70	100%	100%

Chart I  
USE OF EXISTING DEVELOPED LAND  
Expressed in Percentage  
Within City

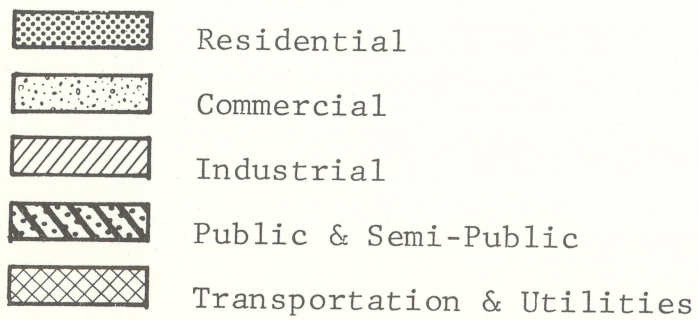
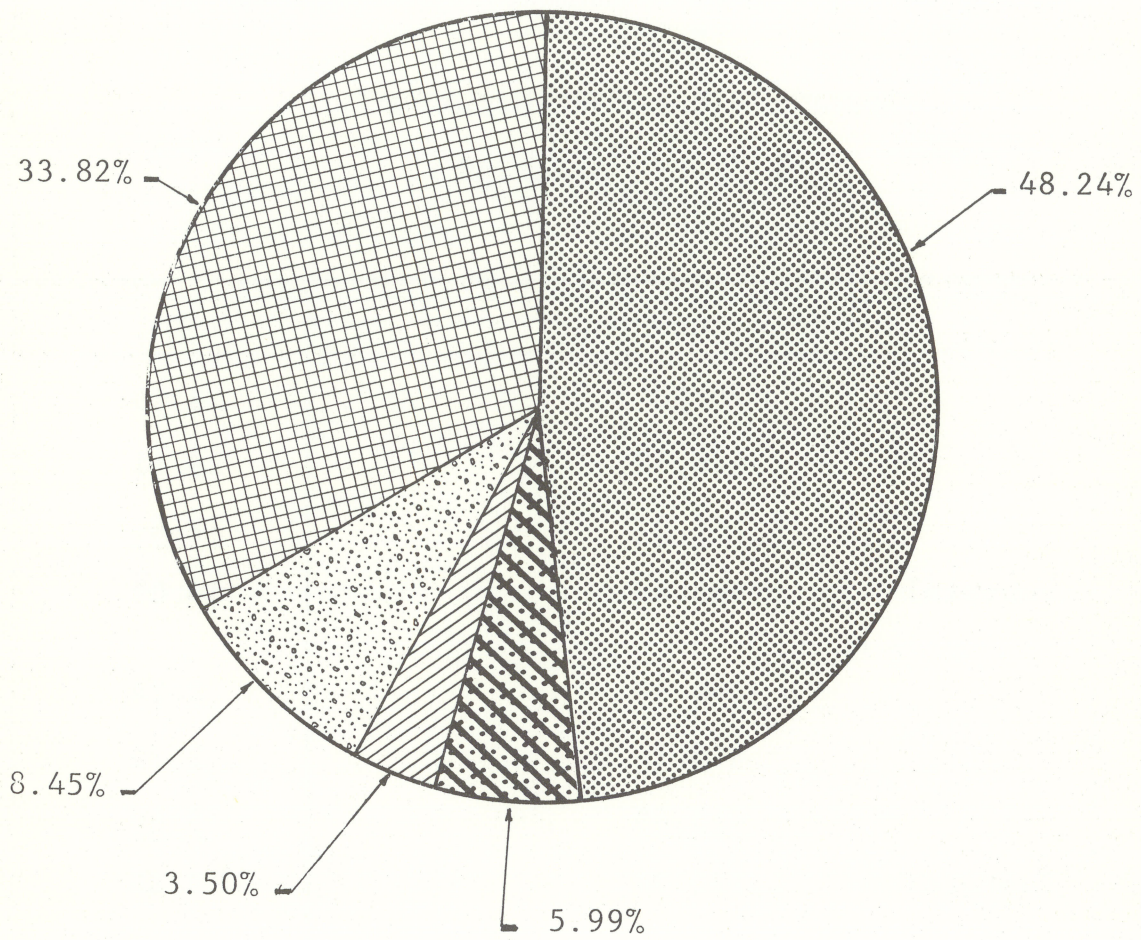


Table II  
 PROPORTIONAL DISTRIBUTION OF  
 ZONED LAND  
 PINE BLUFF, ARKANSAS  
 1976

Zone	Net Acres Zoned	%
R-AM	720.60	6.09
R-S	2,428.62	20.51
R-A	<u>3,256.27</u>	<u>27.49</u>
Subtotal	6,405.49	54.09
B-L	264.98	2.24
B-G	444.14	3.75
B-H	<u>413.59</u>	<u>3.49</u>
Subtotal	1,122.71	9.48
M-L	1,231.78	10.40
M-G	449.36	3.79
M-4	<u>0.00</u>	<u>0.00</u>
Subtotal	1,681.14	14.19
Total	9,209.34 acres	77.76%

LAND USE REQUIREMENTS

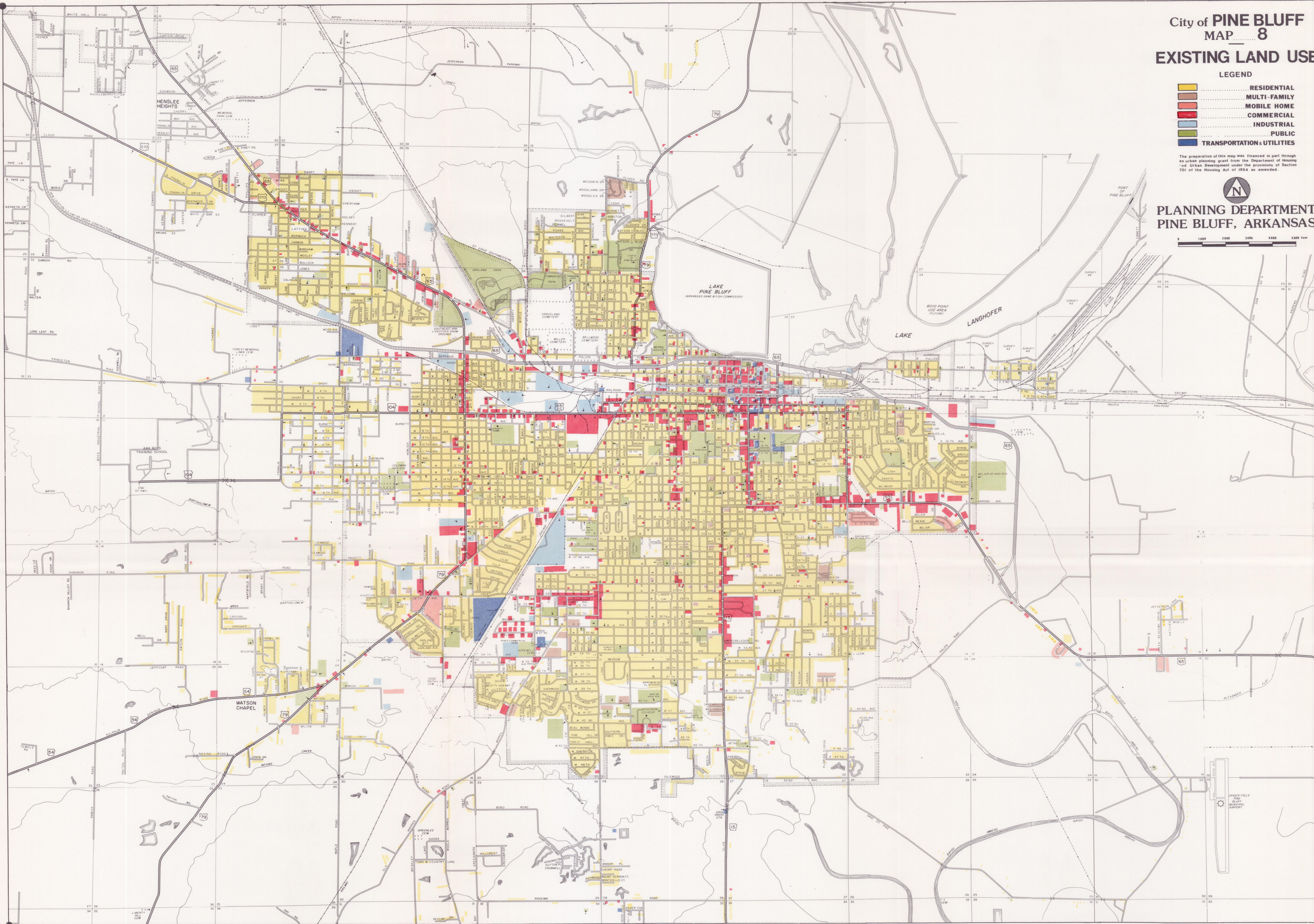
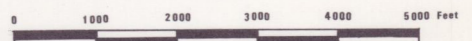
City of **PINE BLUFF**  
MAP **8**  
**EXISTING LAND USE**

- LEGEND**
- RESIDENTIAL
  - MULTI-FAMILY
  - MOBILE HOME
  - COMMERCIAL
  - INDUSTRIAL
  - PUBLIC
  - TRANSPORTATION & UTILITIES

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954 as amended.



**PLANNING DEPARTMENT**  
**PINE BLUFF, ARKANSAS**





## LAND USE REQUIREMENTS

By the year 2000, Pine Bluff expected to have a population of approximately 87,910\*. This increase of around 25,926 people will require the use of additional land in satisfying housing demands, industrial development, commercial expansion and other purposes.

The existing population of Pine Bluff is approximately 61,984\*\*.

By formulating ratios between the existing acreage relative to the existing population and future population one can determine the acreage needed by the year 2000 to satisfy the increase in population.

These projected acreage requirements will then lead to formulating the future Land Use Element.

### Residential Land Use Requirements

The amount of land which will be required for residential purposes is dependent upon population growth, household size, lot size, and existing housing stock. Based on the expected increase in population, persons per household, density standards, and existing housing stock, the following data was formulated.

The U.S. Bureau of the Census reported in 1970, that persons per household in Pine Bluff was 3.08 persons. The survey of the existing conditions revealed an increase in 1976 to 3.22 persons.

Based on 3.22 persons per household and taking into account the increase of 25,296 people by the year 2000, it is estimated that Pine Bluff will need an additional 7,856 dwelling units.

From this 7,856 dwelling units approximately 6,206 will need to be single family, 1,257 multiple family and 393 mobile homes.

Based on the density standards outlined early in this Land Use Element (Land Use Policy Statement) the following acreage requirements will have to be satisfied to meet the housing demand. Single family housing will require 1,241 acres, multiple family housing 126 acres and mobile homes will require 33 acres by the year 2000.

\* This figure was furnished by Southeast Arkansas Regional Planning Commission

\*\*This figure was furnished by the Southeast Arkansas Regional Planning Commission

It should be stated, however, that these densities were figured based on average lot sizes that did not take into account space for open areas, easements, street right-of-way, alleys, etc.

Nevertheless, these acreage requirements are reasonable estimates as to the amount of residential land that will be evident in the year 2000.

The total amount of residential space needed will be 1,400 acres.

#### Commercial Land Use Requirements

Approximately 559 acres of land is devoted to commercial land use within the City of Pine Bluff. From this 559 existing acres, about 50 acres or 9 percent of the total land designated as commercial use is located within the Central Business District of Pine Bluff. Several other areas throughout the city comprise a higher percentage than does the Central Business District.

The amount of land used for commercial purposes has a direct relationship with total population increases, the land area utilized by commerce and business will increase proportionately.

Based on this direct relationship, Pine Bluff will need an increase of approximately 234 acres to satisfy the increase in population from the present to the year 2000. From this 234 acres, about 6 acres should be allocated to the Central Business District and the remaining 228 acres should be allocated to the surrounding planning districts.

#### Industrial Land Use Requirements

Manufacturing employment is projected to be around 12,306 by the year 2000. Because employment is a good indication of industrial growth and space needs, this 12,306 employment figure was used in the ratio to determine future industrial space needs in Pine Bluff.

Present manufacturing employment in the Pine Bluff area is 6,800. This shows there will be an increase in manufacturing employment of 5,560 by the year 2000. This increase in employment will require approximately 187 acres by the year 2000 for industrial use.

However, in order to allow for greater industrial growth that might be expected by the above estimates, it was necessary to apply a safety factor for industrial reserve purposes. A safety factor of 30 percent was applied to the 187 acres of expected growth. The total space needs for industrial use by the year 2000 will be 243 acres.

#### Public and Semi-Public Land Use Requirements

Once again, the amount of land in public and semi-public use is positively correlated with population. Presently, Pine Bluff has about 396 acres which are used for these specific purposes. Due to the increase in population it is expected that 166 acres will be required for public and semi-public use.

#### Transportation and Utility Land Use Requirements

There is presently 2,238 acres under this classification existing in Pine Bluff. In order to satisfy the increase in population 936 acres of transportation and utilities will be needed to retain the ratio that presently exists.

As indicated in Table III, on page 59, land use requirements for the year 2000 totaled 2,979 acres. This represents an increase of 45 percent over the amount of land presently existing under each land use category.

It should be noted that the projected acreage requirements for 2000 are estimates which are designed to serve as a "yardstick" in formulation of the Land Use Element.

Table III  
 PROJECTED LAND USE REQUIREMENTS  
 PINE BLUFF, ARKANSAS  
 2000

Category	Existing Acreage	2000 Projected Acreage
RESIDENTIAL		
Single family	2960	1241
Multi-family	165	126
Mobile homes	68	33
COMMERCIAL	559	234
INDUSTRIAL	231	243
PUBLIC AND SEMI-PUBLIC	397	166
TRANSPORTATION AND UTILITIES	2238	936
TOTAL LAND REQUIRED		<u>2979*</u>

\* This figure is denoting the projected total increase in land requirements.

FUTURE LAND USE

## FUTURE LAND USE

### Residential Development

Based on existing conditions and anticipated housing trends, residential land use has been classified in to three subcategories as indicated on the Future Land Use Map. The high to medium density residential areas should be available near the Central Business District. These areas should be characterized by densities ranging from 6 to 18 dwelling units per acre. The low density areas should become more prevalent as distance increases from the Central Business District. These low density residential areas should be not greater than about 5 dwelling units per acre.

The particular requirements for residential land are less restrictive than for industrial or commercial uses. Land which has a low weight bearing capacity or steep slope may not be suitable for industrial purposes, but can be used for residential development. However, there are certain considerations that must be given to the selection of residential land. They must be accessible, free from flooding, served by public utilities or at least have the potential to be served by all necessary utilities, have favorable topographic features and suitable soil conditions.

The projected residential land use requirements for the year 2000 totaled 1,400 acres. Pine Bluff has 44 percent of the total land within the City that is considered vacant or undeveloped land to draw from so that these requirements can be partially satisfied. By encouraging residential development in the areas most suited for this purpose, Pine Bluff can achieve its desired land use objectives.

High density residential development should not be avoided in Pine Bluff since there may be a need for additional multi-family housing in the community. Provisions should be made in the Land Use Element for multi-family housing after giving due consideration to the soil types.

Prior to construction of multi-family housing units, it is recommended that detailed on-site soil investigations be conducted to assure that soil conditions will be conducive to septic tanks if the area is not presently served by the city sewer system.

## Commercial Development

The future development of Pine Bluff's commercial land will play a vital role in the realization of the community's economic development potential. With the proper planning and guidance the degree and extent of commercial development that can be achieved will produce maximum benefits for the merchant, the shopper and the city.

Included in commercial development is retail and office use. Retail establishments assume extremely important functions in the community. Not only do they meet consumer demands, but they contribute largely to the livelihood of the community through their payments and employment. Office space should be provided to all professions in order that they might better serve the community's needs.

## Central Business Districts

A significant amount of commercial development has occurred and continues to exist within the Central Business District of Pine Bluff. The City will encourage commercial activity in the Central Business District so as to bring about revitalization to the downtown area. About 259,551 square feet of commercial space should be allocated to the Central Business District. This will utilize the present amount of vacant space in the Central Business District.

## Industrial Development

Industrial land should be accessible to transportation sufficient for moving raw materials, finished products and employees; favorable soil conditions and topographical features are desirable to facilitate construction and minimize construction costs; and utilities should be available to satisfy the needs of the industry.

The Land Use Element takes into consideration the above factors and combines them with the existing location of industry in arriving at the most suitable location for industrial activities. In the future, it is advised that the industrial districts within the City, Jefferson Industrial Park, and the Harbor Industrial District be seriously considered as the most appropriate places to locate industry.

### Public and Semi-Public

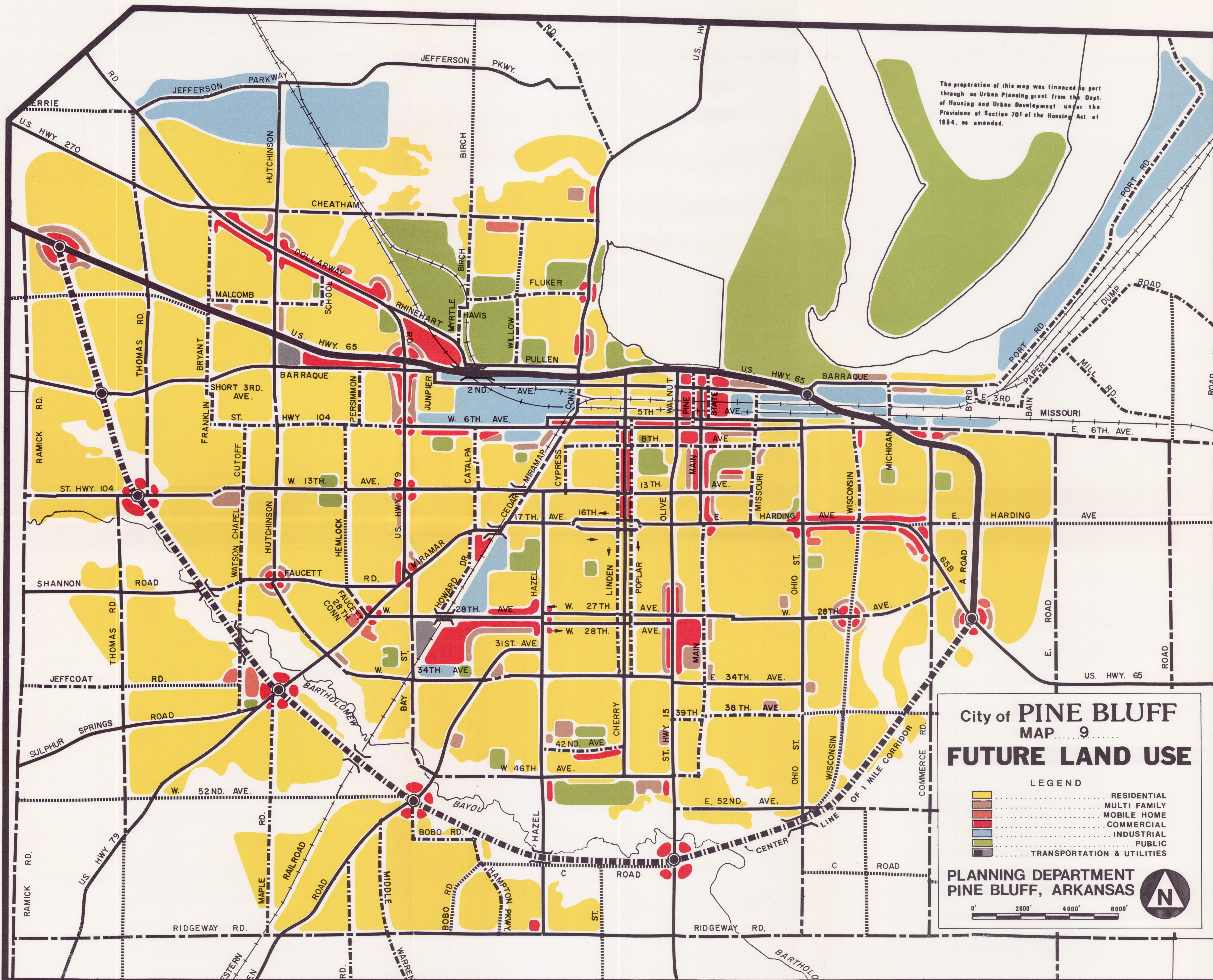
Public and semi-public land should be developed according to the Master Park Plan. Additional development not in conformance with park and open space plans should be accomplished in an orderly, comprehensive, and logical manner.

### Transportation and Utilities Development

Transportation development should be in accordance with the Recommended Transportation Plan which was summarized early in this element.



The preparation of this map was financed in part through an Urban Planning grant from the Dept. of Housing and Urban Development under the Provisions of Section 701 of the Housing Act of 1954, as amended.



**City of PINE BLUFF**  
**MAP 9**  
**FUTURE LAND USE**

LEGEND

	RESIDENTIAL
	MULTI FAMILY
	MOBILE HOME
	COMMERCIAL
	INDUSTRIAL
	PUBLIC
	TRANSPORTATION & UTILITIES

**PLANNING DEPARTMENT**  
**PINE BLUFF, ARKANSAS**

0'      2000'      4000'      6000'

ENVIRONMENTAL ASSESSMENT

## ENVIRONMENTAL ASSESSMENT

- (1) A summary or abstract of the proposed plan or policies:

The Land Use Element is a guide for future growth and development for the planning area of Pine Bluff, Arkansas. The element contains a presentation of data on soil types, flood prone areas, and existing land use. Also included are utility policies, open space plans, land use and growth policies and transportation plans that affect land use in the Pine Bluff area.

- (2) The environmental impact (beneficial as well as adverse) of the proposed plan(s) or policies, if they are carried out:

The element proposes a land use arrangement intended to relieve existing environmental problems and prevent the re-occurrence of future adverse environmental effects.

- (3) Any adverse environmental effects which cannot be avoided should the proposed plan or policies be implemented:

The implementation of the Land Use Element for Pine Bluff is not intended to produce or create any adverse environmental conditions. However, it is recognized that some environmental adversities may occur, but the implementing tools of the plan (the Zoning Ordinance and Subdivision Regulations) will be used by the City in order to alleviate such environmental adversities.

The proposed zoning ordinance gives the Arkansas Department of Pollution Control and Ecology or any successor agency the responsibility of limiting certain adverse external effects of permitted uses within industrial zones.

- (4) Alternatives to the proposed plan or policies and an analysis of those alternatives:

An alternative to a systematic and planned approach in providing for the future growth and development of Pine Bluff would be to allow growth to take place in a uncontrolled and unplanned fashion or totally restrict future growth. The latter would be contrary to the community's goals. With the absence of land use control mechanisms and plans, development would occur in a haphazard fashion, with no assurance that favorable environmental effects would result.

- (5) The relationship under the proposed plan or policies, between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity:

The element takes into consideration development potential for a period of twenty-four years. The implementation of the element would produce favorable environmental effects in the short-run which would be carried over and serve as a basis in maintaining and enhancing the environment in the long-run.

- (6) Any irreversible and irretrievable commitments of resources which would be involved if the proposed plan or policies should be implemented:

As growth takes place in Pine Bluff, additional demands will be placed upon the community's basic resource, specifically land. The element provides future land use requirements for each category of land use. A proposal in the future Land Use Element, existing land that is in an undeveloped stage must be allocated for specific uses to satisfy land use requirements. The proposed land use arrangement will seek to create a balance between man and his surroundings which will provide a high social return in a preserved environment.

- (7) Applicable Federal, State and Local environmental controls:

Federal - National Environmental Policy Act of 1969

National Historic and Preservation Act of 1966

Flood Disaster Protection Act of 1973

Water Pollution Control Act of 1972

State - Arkansas Solid Waste Management Act of 1971

Arkansas Solid Waste Disposal Code

Arkansas Air and Water Pollution Control Act

Local - Pine Bluff Zoning Ordinance

Pine Bluff Subdivision Regulations

Jefferson County Health Department

Pine Bluff Building Codes

SUMMARY OF THE  
LAND USE ELEMENT

## SUMMARY OF THE LAND USE ELEMENT

The Land Use Element was prepared by the planning department staff for the City of Pine Bluff. The reasons for the formulation of the Land Use Element were two fold. First, the City of Pine Bluff needed a Comprehensive Land Use Plan to guide the community's growth and to define policies relevant to land use, and, secondly, the city needed to develop a Land Use Element by August 22, 1977, in order to receive future Housing and Urban Development "701" funds.

The Pine Bluff Planning Commission believes the Element presently is a usable representation of how the city should grow for the next twenty-four years. The Element should be updated at least every five years in order to reflect changing patterns in existing land use.

The Land Use Element for Pine Bluff comprises twelve sections. These twelve sections could be divided into four parts. The first part of the element is the introduction. The second part is made up of policy statements, statement on natural barriers to physical growth, and summary statements on the existing Transportation Plan and the Master Park Plan. The third part of the element consists of sections on Land Use, Existing Land Use, Land Use Requirements and the Future Land Use. The environmental assessment and Historic Preservation Assessment makes up the fourth and final part of the element.

The second part of the element (Growth Policy Statement, Land Use Policies, Utility Policies, Statement on Natural Barriers, Summary of Transportation Plan and the Master Park Plan Summary) was assembled by gathering information from existing plans and from agencies such as the Corps of Engineers and Soil Conservation Service regarding soils and flood plain data. Also information was gathered by conducting interviews with utility companies in order to determine policies with regard to expansion and extension of services to meet projected needs.

The third part of the plan (that part involved with Land Use) was determined by, deriving standards and definitions regarding land use, conducting a windshield survey of the existing land use patterns and conditions evidenced in the city, compiling the data from the survey and projecting through formulation of ratios the land use requirements by the year 2000, and, finally, analyzing and forming the future land use plan narrative and map for the city.

The element also consists of nine maps, three tables, and one chart. The Existing Land Use Map and the Future Land Use Map are probably the most important maps in the element. The Existing Land Use Map is valuable in that it serves as a visual aid in analyzing existing growth patterns with regard to existing land use categories, and, also, it is important in that the map reflects approximate acreages being presently used by each land use category. The Future Land Use Map is extremely valuable in that it will serve the community as a general guide to the physical growth and development of the city.

HISTORIC PRESERVATION ASSESSMENT



## HISTORIC PRESEVATION ASSESSMENT

### (1) Summary of the proposed plan and policies:

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(2) The impact (beneficial and adverse) of the proposed plans or policies, if they are carried out:

The major beneficial impact of the Land Use Element is that the element defines specific growth policies to be used as a general guide to the decision making process by the City Council and the Pine Bluff Planning Commission.

The element will also provide a guide to the physical growth and development of the city and will offer guidance and direction when evaluation is needed for proposed land use changes.

The objectives of the Land Use Element are beneficial in that they are designed:

To provide the development of sound, well-planned residential neighborhoods which should result in conserving neighborhood values, be capable of providing a healthy environment for residents, and build Pine Bluff's reputation as a desirable place in which to live and to visit.

To enhance the ability of existing industry to function efficiently, and to encourage in a planned and orderly fashion promotion of additional sites to facilitate normal expansion of the economic base.

To promote the revitalization and improvement of the downtown business area as the commercial and cultural center of Southeast Arkansas.

To provide a guide for public officials and individual citizens which will facilitate sound development and enable the City to grow in an orderly and pre-conceived manner.

To provide the natural environment of Pine Bluff and its immediate area as a legacy for future generations.

To assist in making the community administrative bodies more effective in business operation by defining the rate of growth deemed appropriate and establishing long-range municipal responsibilities.

(3) Any unavoidable adverse impacts as a result of the implementation of the proposed plans or policies:

There will be no intentional adverse impacts as a result of the implementation of the proposed plan or policies. The zoning ordinance and the subdivision regulations will endeavor to promote the goals and objectives of the Land Use Element.

There may be some short-term adverse impacts simply because of the time between adoption of the plan and adversities will be corrected through the implementation tools of the plan.

4) Alternatives to the proposed plan or policies:

Alternatives to the plan or policies are defined as (1) no action resulting in decreased federal funding for the city of Pine Bluff, or (2) some derivation of the plan which would be in advisable since the plan is acceptable at the local level.

(5) Long-term impacts of the proposed plan or policies with regard to the enhancement and maintenance of National Register properties:

The Land Use Element is designed to promote and enhance in the long-term preservations of the National Historic Properties in Pine Bluff. The Future Land Use Map indicates residential development in the proposed areas of Historic Properties. Surrounding land uses are also compatible with these Historic homes.

Below is a list of National Historic Properties currently on the National Register and a list of two additional homes being considered for the inclusion into the register.

The Element recognizes the importance of Historic Preservation and should serve to enhance all living areas within the city.

The following are Pine Bluff properties presently on the National Register of Historic Places:

DuBocage House	115 West Fourth
Knox House	1504 West Sixth
Hudson-Grace-Borreson House	719 West Barraque
Trinity Episcopal Church	Third and Oak
McMillan-Wilkins-Dilley-Erwin House	407 Martin
Roth-Rosenswieg-Lambert House	717 West Second

The following are houses which have been or soon will be nominated to the National Register. Final confirmation will come from Washington, D.C.:

Trulock-Gould-Mullis House	704 West Barraque
Dilley House	656 Laurel

- (6) Applicable Federal, State and Local controls or programs for conserving and enhancing historical properties:
- (a) National Historic Preservation Act of 1966
  - (b) National Environmental Policy Act of 1969
  - (c) Advisory Council's "Procedures for the Protection of Historic and Cultural Properties" -36 CFR Part 800