

Elm Springs Vision Plan FUTURE LAND USE CATEGORIES (August 25, 2025)

Elm Springs Vision Plan: Future Land Use Categories

The following future land use categories represent a primary component of the city's Vision Plan and are represented accordingly on the Future Land Use Map. Along with the map, these categories and their descriptions illustrate the overall land use pattern designed to support the adopted vision and goals of the city.



Town Center (TC)



Main Street Mixed-Use (M-MU)



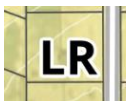
East Elm Mixed-Use (E-MU)



Town Neighborhood (TN)



Neighborhood Residential (NR)



Low Density Residential (LR)



Rural Residential (RR)



Conservation Neighborhood (CN)



Rural (RL)



Civic/Institutional (CI)



Public/Semi-Public Utility (PU)

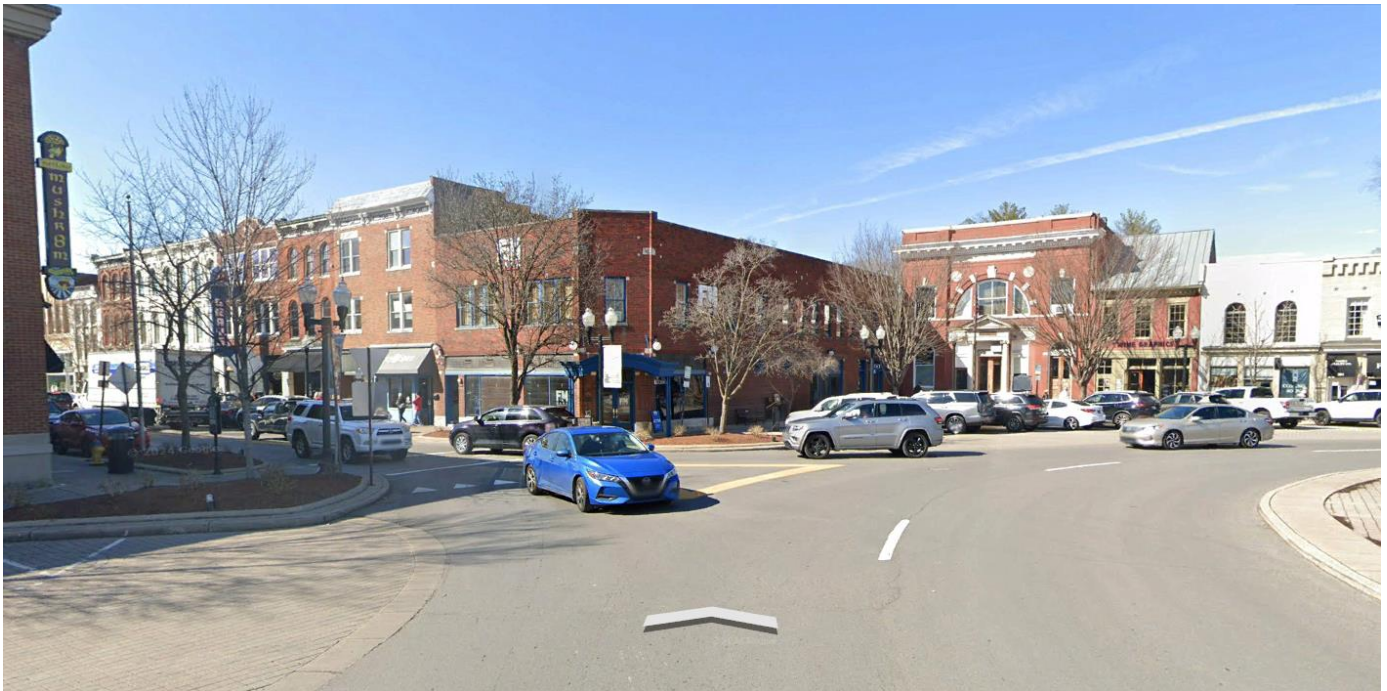
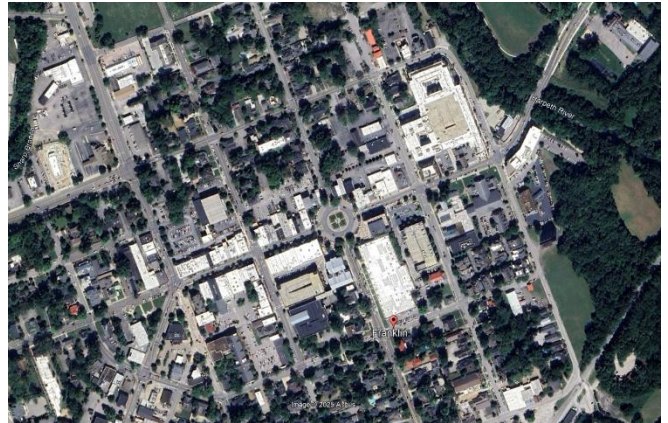
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Town Center – TC: The central community center of Elm Springs, Town Center is a land use category that:

- advances walkability and connectivity,
- provides public gathering/open space,
- encourages vibrant retail and community services,
- promotes diverse housing options to support local business and strengthen the sense of community,
- supports local identity, resilience, and economics, and
- clearly functions as the central core of the community.

Supporting a mix of uses developed in a welcoming urban form, buildings front the street, residential uses are primarily located on 2nd or higher floor, and parking is generally on-street (where possible), in the rear, or in structures.



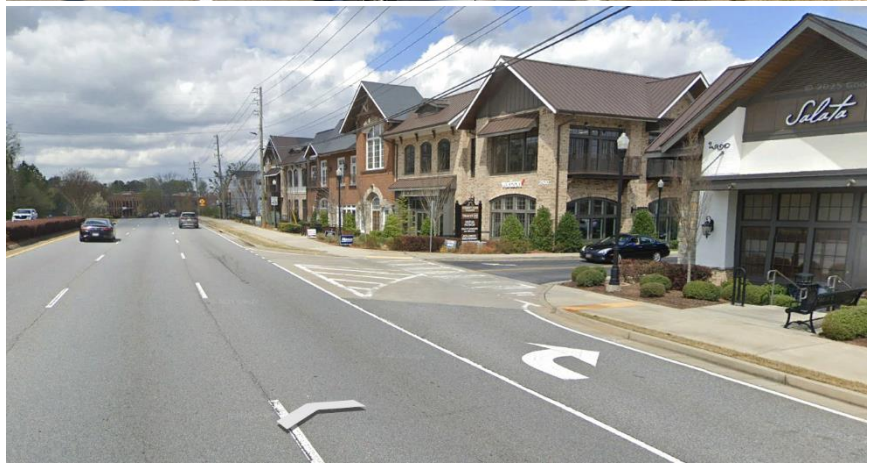
E. Main at 3rd Ave, Franklin, TN: a multi-lane roundabout in the center of a historic downtown could provide inspiration for the redevelopment of downtown Elm Springs, especially where Town Center (1a) lies.

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Main Street Mixed-Use – M-MU:

Lying directly adjacent to Town Center along Elm Street (AR 112), this category represents a prominent entry point into Elm Springs and provides a transition into the heart of the community—Town Center. There is great infill potential within Main Street Mixed-Use, and while development will be less urban than within Town Center, this area should still feature structures placed near the street with the majority of parking in the rear. While certain highway corridor uses are appropriate here, the site design and architectural quality of development shall be of a high quality promoting a sense of community along the city's effective main street. As development occurs, pedestrian and other multi-modal transportation infrastructure should be incorporated to tie into the shared use path and sidewalks planned along the AR 112 Parkway.



Old Milton Pkwy near Westside Pkwy, Alpharetta, GA:

Providing potential inspiration for the mapped **Main Street Mixed-Use (2)**, these images feature pedestrian elements, retail, and mixed residential within proximity to a 6-lane parkway/boulevard. This section in Alpharetta has a 45mph posted speed limit; however, downtown Elm Springs could benefit from a much lower speed limit, such as 30 or 25mph, to better allow safe and comfortable pedestrian activity.

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East Elm Mixed-Use – E-MU: Located just over a half-mile from I-49 Exit 73, this area provides a significant regional and community opportunity, and it represents a critical entry point into Elm Springs. New development should be focused on creating a strong sense of community by providing welcoming outdoor gathering spaces, active transportation connectivity, retail/amenities, and higher density residential developments. Buildings should be placed closer to the street with parking in the rear or internal to the site.



The District, Duluth GA: an area in a small suburb of Atlanta that could inspire the overall scale and feel of East Elm Mixed-Use (1b).

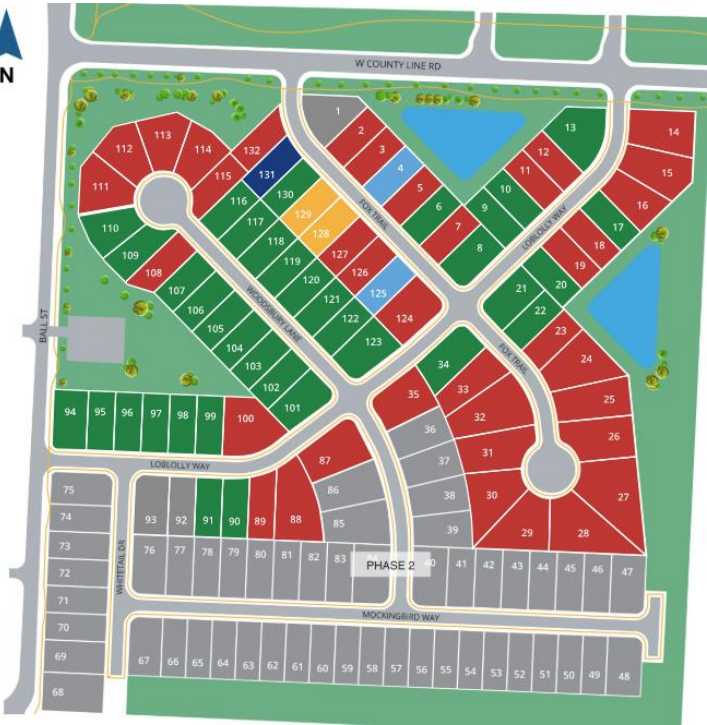
Town Neighborhood – TN: Town Neighborhood features a variety of housing types and small-scale neighborhood businesses, with an overall focus on pedestrian connectivity and access to amenities including parks. Specifically envisioned to support Town Center and East Elm core areas, it serves as a transition zone. Development in Town Neighborhood is more urban and flexible than that of Neighborhood Nodes. Housing types include a mix of single and context appropriate multi-unit housing while small-scale businesses typically provide services and amenities to residents and visitors. Design standards are utilized to promote compatibility between uses and to support the small-town character of Elm Springs.



N. Broadway/E. University, Siloam Springs, AR: a café, law firm, church, and residential units all lie within a block of this intersection, supported by ample crosswalks, broad sidewalks, and parallel parking. This image/idea may provide inspiration for Town Neighborhood (3).

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Neighborhood Residential – NR: Created to promote walkable, established neighborhoods through an efficient use of land, this land use category includes single-family and two-family dwelling units, with a flexible density that is higher than that of Low-Density Residential. Both smaller lot subdivisions as well as smaller rural tracts generally less than ½ acre are included within this residential category.



Parkside Subdivision: an area of Neighborhood Residential (5) at W. County Line Rd and Ball St.



Gulley Grove Subdivision, Fayetteville, AR: with direct access to Gulley Park via dedicated central sidepath, this neighborhood near N. Old Wire Rd/Collette Ave features single family homes on less than 0.10 acre lots, with approximately 1.5 acres dedicated to POA open space and recreation areas. This image/idea could inspire the mapped Neighborhood Residential areas.

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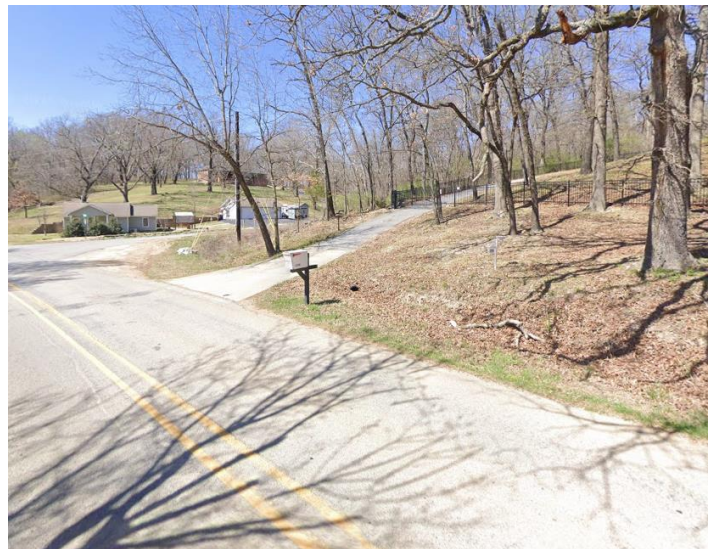
Low Density Subdivision – LR: This category represents low density platted subdivisions as well as unplatted land tracts of the general lot size noted. Primarily featuring single-family homes, lot sizes generally range from ~0.5+ to ~2 acres.

Pinkley Subdivision: a neighborhood of Low Density Residential (6) at Pinkley Rd and Cynthia Ln.



Rural Residential – RR: This category supports rural residential uses on large tracts of land, typically with no uniform development pattern. With a primary tract size of ~2 to ~10 acres, this category often lies adjacent to the Rural (9) category but is more residential in nature. Large tracts in this category seeking subdivision of land in the future should consider Conservation Subdivision / Pocket Neighborhood (8) when possible.

Brush Creek Rd at Kenneth Price: an area of Rural Residential (7) at Brush Creek Rd and Kenneth Price Rd.

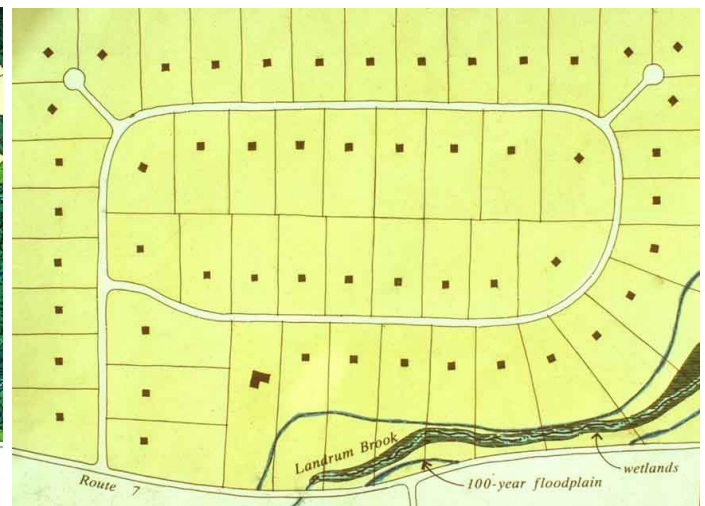


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Conservation Subdivision – CS: This category is created to build a greater sense of community and add housing while also identifying land for general conservation, recreation, or open space. Adaptable on both large tracts as well as smaller tracts of land where infrastructure allows, ideally 50 to 70% of the land is set aside as open space by grouping structures on the developed portions of the land. Compared to traditional subdivision design, this land use category may offer environmental benefits to water quality, retention of wildlife habitat, protection of steep slopes, preservation of existing tree canopy, and a strengthened sense of community, among other benefits.



Danielson Grove, Kirkland, WA: this small acreage development features a central courtyard as open space, rear parking, and attention to both residential and landscape design. Sitting on 2.25 acres, it includes an overall density of 7 units per acre. [Danielson Grove](#).



Conservation Design for Subdivisions, Randall Arendt (1996): The above images show the potential benefits of building a conservation subdivision (left) in lieu of a conventional subdivision (right). Each of the above contains 55 residential lots with over 62% preserved as green space in the conservation subdivision example.

<http://www.landchoices.org/naturalneighborhoodphotos.htm>

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Rural – RL: This category includes active agricultural areas, open spaces in floodplains, as well as other large tracts of rural land. Looking at its contextual application on the Future Land Use Map, the Rural category generally follows the Brush Creek corridor and plays a key role in retaining the rural aspects of the community. The Rural land use category includes limited rural recreation and rural-compatible accessory uses.



Brush Creek Rd at Brush Creek: an area of Rural (9) near Rural Residential (7).

Civic/Institutional – CI: Owned or operated by public and quasi-public entities, these areas provide public services or are projected to do so in the future. Examples include public parks, government facilities, large cemeteries, and schools. Currently limited on the map due to redevelopment anticipated downtown, it is likely that additional properties may transfer to this category in the future as the City grows.



Elm Springs Cemetery: an area of Institutional/Civic (10) along Elm Springs Rd.

Public/Semi-Public Utility – PU: Owned or operated by utility companies serving the community, this land use category reflects public and semi-public facilities that generally have a footprint more substantial than a cellular tower. Wireless communication facilities and utilities occupying smaller footprints are integrated throughout the community and regulated by the zoning code, as applicable.



Southwestern Electric Power (SWEPCO): an area of Public/Semi-Public Utility (11) along Weston St.