

Siloam Springs 2040 Comprehensive Plan

Draft Future Land Use Map | Public Comments

The City is currently in the process of developing its Future Land Use Map (FLUM), which will be a part of the 2040 Comprehensive Plan. The FLUM is not a zoning map, but decision-makers will refer to the map to help inform zoning-related decisions, capital improvements, and other decisions related to the future development of Siloam Springs.

To collect public input on the draft map, the City posted the map for commenting both in-person and online between September 16 and October 8, 2021. This memo serves as a summary of both the in-person and online input.

In-Person Comments

The in-person boards were posted at the Public Library and the Community Development Department. During the comment period, we received 17 comments, 13 of which were location specific. The full comments are available on the following pages. All comments were received from the Library location; therefore, only one map is shown in the results.

The posted boards included the draft Future Land Use Map and an overview of the proposed land use categories, which are available on the next page.



In summary, the key takeaways from the in-person comments include the following:

1. General agreement with the draft FLU map
2. Pedestrian connectivity is a high priority, particularly across 412, near schools and at large intersections; sidewalks are needed in near-downtown neighborhoods
3. Traffic control is needed at several high-volume locations
4. Additional roadway connectivity and maintenance needed in certain areas; commercial traffic on S Washington St is a concern
5. Additional housing choices are desirable including senior housing and affordable options

FUTURE LAND USE CATEGORIES

The Future Land Use (FLU) map is a graphic representation of recommended land uses throughout the City and the Planning Area. It is intended to guide future land use decisions and infrastructure planning. The FLU map differs from the City's zoning map, which enforces regulations by zoning district; however, the FLU map does help guide and inform zoning decisions. The land use categories shown below are used to describe what the City is envisioned to become in 20 years, not necessarily what exists today.



Rural Residential



These large lot, low-density areas should preserve the rural atmosphere of Siloam Springs.

Suburban Residential



These areas are typical of suburban development, with single-family homes on large- to medium-sized lots.

Neighborhoods 1



This category represents traditional development that includes primarily detached single-family homes on medium-sized lots located outside of the core of the City.

Neighborhoods 2



The Neighborhoods 2 category represents traditional development that blends residential densities, ranging from detached single-family homes on smaller lots to duplexes, triplexes/quadruplexes, and townhomes.

Neighborhoods 3



The Neighborhoods 3 category includes traditional apartments and condominiums, but also allows for mixed-use development and smaller-scale options such as fourplexes.

Mixed Use Centers



Mixed-Use Centers, is a concentrated area of mixed-use development. Downtown Siloam Springs is an example of a mixed-use center.

Local Commercial



This category may include a variety of businesses that serve the local community, such as retail stores, restaurants, offices, and light commercial uses such as groceries, banks, gas stations, and dry cleaners.

Regional Commercial



Regional Commercial is composed of a variety of nonresidential uses; however, Regional Commercial developments are larger scale, including uses such as big-box retailers and corporate offices.

Office + Flex Space



The Office and Flex Space category encourages a mix of professional and service uses, including corporate campuses, research and development facilities, warehousing, advanced manufacturing, flex/office space, and logistics hubs.

Industrial



The Industrial category is more intensive than the Office and Flex Space category, and includes areas that are devoted to manufacturing, storage, distribution businesses/operations, assembly, and processing.

Parks + Open Space



This category reflects the existing recreational amenities within Siloam Springs, such as the golf course, Camp Siloam, and Siloam Springs Lake and the surrounding parks.

Special Land Uses



This category designates unique land use types that warrant special considerations and/or do not align with another category.

CITY OF Siloam Springs 2040 Comprehensive Plan

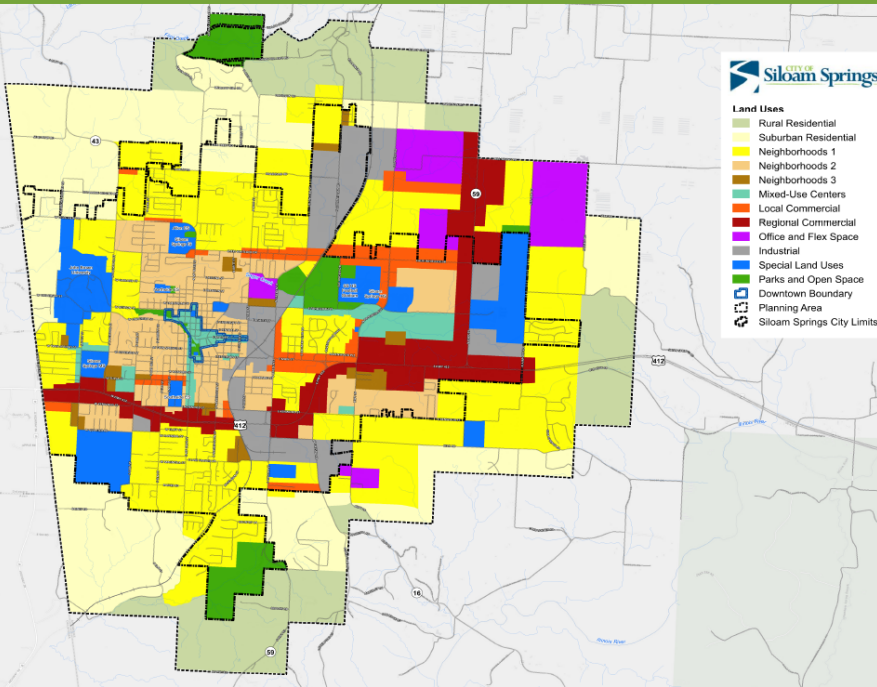
HELP SHAPE THE FUTURE GROWTH AND DEVELOPMENT OF SILOAM SPRINGS!

Below is a draft of the Future Land Use Map (FLUM), which is a part of the 2040 Comprehensive Plan that the City is in the process of developing. It is not a zoning map, but decision-makers will refer to the map to help inform zoning-related decisions, capital improvements, and other decisions related to the future development of Siloam Springs. Future Land Use Categories shown on this map describe future desired development types. They are not zoning designations.

INSTRUCTIONS:

Step 1. If you have a location-specific comment, place a numbered sticker **1** on the map where you would like to give your input.

Step 2. Write your comment on the comment cards provided next to the board. **Do not forget** to reference your sticker number on the comment card.



Learn More and Participate

Visit <http://www.siloamsprings2040.com> for more information. Share your ideas!

Aprenda y Participe

Visite <http://www.siloamsprings2040.com> para obtener más información. Presione el botón titulado "Google Translate" para traducir la página al español. ¡Comparte tus ideas!

Online Option:

(Use this QR Code to submit map comments online)

Participar en Línea:

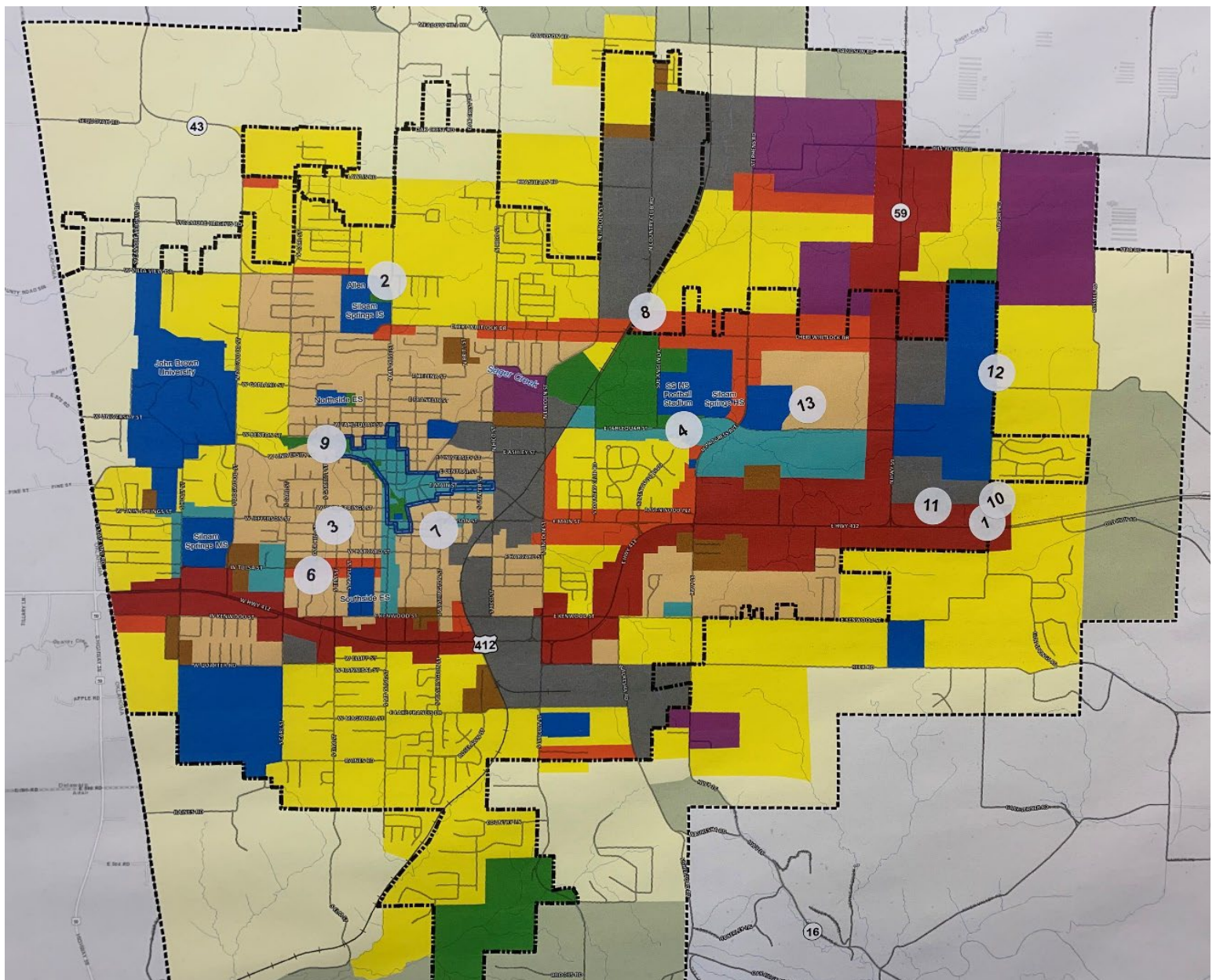
(Utilice este código QR para completar los comentarios del mapa en línea)



All In-Person Comments:

#	Location (If Applicable)	Comment	Topic
1	Intersection of Hwy 412 / Airport Road	There needs to be a stoplight at the corner of 412 and Airport Rd. At the very least a sign with a flashing light above it. Work with the state of AR to reduce 412 speed limit sooner coming into SS from the east. Need some type of traffic control at this corner due to the increased traffic that will be at this intersection as the Hillcrest subdivision and subdivisions south of this corner are developed. There have been accidents at this corner and (I) would like to see traffic controls that may reduce the accidents here.	Traffic Control
2	Mt. Olive St / W Villa View Drive	Residential development - My family and I have relocated to Siloam Springs because it is such a beautiful and blessed area. The 2040 Comprehensive Plan looks very well planned out; taking in all aspects of growth! Thank you for allowing me to provide input!	General
		Idea #1 - This intersection serves many of the residential (Neighborhood 1) families. Many families with elementary school children would like the option to walk or bike their child to school. Traffic here is very dangerous - especially in the mornings when stress is high. A stop light might be a safer option here. Also, a crosswalk or overpass/bridge and better sidewalks to these neighborhoods for walking people. A stop light would improve safety for people in cars.	Traffic Control
		Idea #2 - Siloam has wonderful trails. It would be beneficial to connect the trail to the City Lake Park and trails there. Dawn Hill is very narrow and cars often drive very fast. A bike lane or an extension of the city trail to City Lake would be a smart and safe choice.	Trails
3	W Jefferson St / S Elm St	I would really love to see sidewalks added to this neighborhood. My family and I walk every evening and we typically walk past the library and to the downtown area. It would be so nice to have sidewalks that lead the way to that area. Same with every neighborhood near downtown.	Sidewalks
4	E Tahlequah St - east of Sue Anglin Dr	Restripe the curve around the cemetery on Tahlequah - at night (it's) very hard to see; and around the fountain pond.	Streets
6	W Tulsa St / Oak Hill St	More ethnic varied restaurants, we have lots of the same fast food	General
7	S Washington St - south of Jefferson St	Rezone Washington St south as residential traffic only rather than the current commercial use. This is a residential neighborhood and to allow tractor trailers, dump trucks, etc to use it is disruptive, dangerous, and excessively noisy and unkind to the homeowners. Suggestion - Lincoln St has safer and more common sense access to the commercial businesses than S Washington St also that road has 4 lanes versus the 2 lanes on S Washington St which has multiple driveways and children playing on the sidewalks and streets. Please give this honest and intelligent consideration.	Traffic Control
8	Cheri Whitlock Dr / N Country Club Rd	Restripe Cheri Whitlock at curves by school; restripe almost everywhere - for safety.	
11	N of Hwy 412 - east of N Hwy 59	There is no safe way to ride a bike from Stonecrest to the other side of the airport.	Bike Facilities
12	Airport Rd	Stoplight at entrance to Airport Rd from 412. Dangerous intersection. Also bike lane on 412 to downtown. Bikers cannot get around airport. Repair Airport Rd, repave.	Streets; Traffic Control; Bike Facilities
		Airport Rd needs to be repaved.	Streets

#	Location (If Applicable)	Comment	Topic
13	North of Tahlequah St / East of N Progress Ave	Affordable senior housing would be a good fit for this area. Have senior apartments or duplexes. Then have assisted living. Build a nursing home facility as well. The proximity to the hospital would work in its favor. These entities would work well with Neighborhoods 2. Many of our senior citizens are leaving Siloam as the housing is not here for them. These seniors are leaving family and going to an area where they will have to start over in a sense.	Land Use
		I would like to see more affordable housing options all around town - Neighborhoods 2 & 3; Need more parks and open spaces since our population is growing and we don't have enough parks for young adults, families with modern/new equipment.	Land Use



Online Comments

The online activity was available at the comprehensive plan's website, www.SiloamSprings2040.com. Participants were asked to review the draft map and drag/drop a pin onto the map to indicate whether there was something they liked, an idea or suggestion, or another comment. Additionally, participants were able to view previous commenters' input and upvote or downvote their comments. The online activity received 72 comments from 24 unique participants. The comments are included in full on the following pages.

The following comments received the most upvotes (number of upvotes shown with a +; number of downvotes shown with a -).

+12, -1: Would like more safe ways to cross 412 by bike or walking. Need more bike/hike trails that connect from the east side to the lovely trails on the West side or the North side

+9, -1: Many high school students and residents living south of the 412/16 intersection cross 412 daily. It looks very dangerous to me when they are trying to cross in the intersection, but even more so when they don't use the intersection. A pedestrian bridge may be too expensive but worth investigating.

+6, -0: There is a sidewalk on one side Holly (the Arvest Bank side) but no the other side (the Dentist/cleaners side). There needs to be a sidewalk on both sides of the street and a cross walk in all directions of the corner of Holly and Tulsa.

+6, -0: Need better ways for pedestrians and bikers to access the east side of Progress. Too dangerous to cross roads and no designated pathways. Also need a way to get to trails starting at Lazy Boy park from the East.

+6, -0: I think thier should be more mixed use in the downtown area and JBU

In summary, the key takeaways from the online comments include the following:

1. General agreement with the draft FLU map; improved alignment with existing uses in a few areas may be needed
2. Pedestrian connectivity is a high priority, particularly across 412 and large intersections
3. Substantial support for increased bike/pedestrian trails
4. Additional roadway connectivity, congestion issues, and maintenance needed in certain areas

All Online Comments

#	Comment	Up Votes	Down Votes
1	This area will need to be color coded before released to the public.	1	1
2	The label local commercial does not fit all the area. I would suggest maybe calling it another title or perhaps just include all as commercial.	2	0
3	The area along this portion of 412 is commercial. Pipe life fronts on 59.	1	0
4	If needing to call an area local commercial, this may be the best area since most of the shops are owned by local residents.	0	2
5	I think we are going in the right direction. Good work!!	2	0
6	I think thier should be more mixed use in the downtown area and JBU	6	0
7	I think the city should end single family only zoning, the city should end minimum lot size requirements, also the city should end minimum parking requirements and minimum setback requirements.	5	19
8	Why is this part of main st included? Should be the downtown only. Should be local commercial	0	5
9	What is definition of special land uses?	1	0
10	What are these neighborhoods such as 1-2-3? Seems strange to have special neighborhoods	0	0
11	Would like more safe ways to cross 412 by bike or walking. Need more bike/hike trails that connect from the east side to the lovely trails on the West side or the North side	12	1
12	Many high school students and residents living south of the 412/16 intersection cross 412 daily. It looks very dangerous to me when they are trying to cross in the intersection, but even more so when they don't use the intersection. A pedestrian bridge may be too expensive but worth investigating.	9	1
13	Need to extended turn lane from E Main to Lincoln. Safety cross walk at Alternative School to connectivity walk.	3	0
14	Need to extend turn lane from E Main to Lincoln . Safety cross walk at Alternative school to side walk.	0	0
15	Paint R&R under pass with " WELCOME to Downtown Siloam Springs" west side." Thank you for visiting" east side. We have painted this in the past & KCS will not be concerned	4	0
16	Need better ways for pedestrians and bikers to access the east side of Progress. Too dangerous to cross roads and no designated pathways. Also need a way to get to trails starting at Lazy Boy park from the East.	6	0
17	Consider adding right turn lane where 204 intersects Mt. Olive. This is important at this time, since there is no development immediately adjacent to this intersection in the NE corner. Currently long lines of traffic develop from this intersection east along 204 in the mid to late afternoon.	3	0
18	I would encourage the City to consider adding a right hand turn land from 240 unto Hico. With the development of more residential north on Hico, you have more traffic making this right turn. Long lines of traffic are occurring at this intersection in the mid to late afternoons.	2	0
19	As I walk the various public sidewalks in Siloam, I find that where the sidewalk abuts a storm water inlet on the street that the sidewalk has dropped in elevation in many areas. This drop is a great place to trip. The City has spent funds to grind down some areas where this elevation change occurs. If the City would change their construction specs, this condition could be prevented. Backfill with gravel and dowel sidewalk into inlet box. I have built many miles of concrete sidewalks.	3	0
20	City has not maintained elevation of drainage area at the backside of the stormwater inlet and the drainage runs under the inlet lip and is draining/traveling along the outside of the drainage pipe in the gravel/dirt backfill. This has been brought to the attention of the City but has not been corrected.	0	1

#	Comment	Up Votes	Down Votes
21	Walking along 412 can be tricky. Having easier ways to cross it would help.	5	0
22	Atwoods will be built soon, but more commercial could be helpful. Since this is close to the airport, maybe a hotel or restaurant would work.	3	0
23	This is a large residential area, but there is only one park here. I would like to see a second park and maybe even something like a convenience store or even a Dollar General so people can go and grab a paper or get some supplies without having to go to Walmart.	5	4
24	There continues to be increased foot/bicycle traffic on Airport Road due to increased occupancy at Stone Crest and future Hillcrest Subdivisions. A wide sidewalk or a trail should be considered to keep pedestrians safe as they enjoy walking and biking. Hopefully in the future the trail could somehow link up to the existing trail systems in Siloam.	4	0
25	We need a good way to be able to cross 412 to ride bikes from north side of town to south side of town. Why is Siloam Always last getting better trails. We build subdivisions all over town but why not more trails.	5	0
26	Some landscaping and a new fence along the scrap yard would greatly improve the aesthetics as you enter downtown from the main entrance	4	0
27	I think a sidewalk on Washington street is much needed. It is a busy street and there are many people who walk/run/bike on this street.	3	0
28	We desperately need a stop light here!! Traffic is increasing yearly, and I've seen a lot of near wrecks at this intersection.	1	1
29	Davidson Rd has been ever increasing in traffic. The area around is growing along with the town and Davidson is used as a shortcut from Hico to Country Club. I believe that Davidson should be either paved or the road should be kept to a better standard to keep up with increasing traffic.	4	1
30	Would like a small park or green space to be left at the end of the development area.	2	0
31	Would like to see a shared community building that could be used for performances by both theater groups, local schools and JBU.	2	1
32	There is a sidewalk on one side Holly (the Arvest Bank side) but no the other side (the Dentist/cleaners side). There needs to be a sidewalk on both sides of the street and a cross walk in all directions of the corner of Holly and Tulsa.	6	0
33	The pathway going from the end of south college st to city park needs to be restored and have more lights and railing put in place for safety.	1	0
34	The pathway from the corner of S Wright and W Alpine st to city park needs to be restored and be more visible from the S wright. Railing and lighting also needs to be put in.	1	0
35	The City needs to put a sidewalk on W Alpine st and S maple st for better pedestrian safety.	1	0
36	The City needs to complete the sidewalk on S college for better pedestrian safety.	0	0
37	The City needs to complete the sidewalks on the vacant land on S wright and W Jefferson.	1	0
38	The City needs to continue the sidewalk on S wright and W alpine st for better pedestrian safety.	0	0
39	Need to Complete and add sidewalks on S wright, S college, W Alpine, W Jefferson, S Maple st, Twin Springs, S mt olive, and W Granite.	1	0
40	City needs to add a sidewalk on E main st for better pedestrian safety	1	0
41	Would like to see a pedestrian/ cycling underpass under the S mt olive brige.	2	0
42	Would like to see a sidewalk added to Jefferson St and Elem St.	0	0
43	Would like to see the dogwood trail continue instead end on University st, maybe have it cut through the fields and end directly across from beginning of trails JBU Trail system.	4	0
44	There should be a speed hump added at the intersection of the dogwood trail and n Washington st to slow down cars and make it safer to cross for pedestrian.	0	0
45	There needs to be a side walk added across twin springs st. from s carl and twin springs st intersection to s mt olive and twin springs intersection	1	0
46	Would like if there was more play ground equipment, and exercise equipment like the one at JBU and parks mixed in to neighborhoods and trails.	2	0
47	Need a sidewalk from harps to the elementary school part of s wright.	2	1
48	Need more town homes in close proximity of the dogwood trail and JBU	1	1
49	Need to put speed humps at crossing between the dogwood trail and streets for better safety.	1	0
50	Need to do something to help improve visibility to make this intersection safer.	0	0

#	Comment	Up Votes	Down Votes
51	If you're this close to Dawn Hill, please take us in.	1	1
52	I think there should be a biking/walking trail that runs along Dawn hill st and Dawn hill east st that connects city lake to the dogwood trail near the intermediate school.	4	0
53	The dogwood trail needs to cut through the golf course and connect to the siloam springs high school	3	1
54	Increased housing near Stonecrest means more traffic. A light at the intersection of Airport Rd and 412 is greatly needed and will increase safety. Would love to see a safe way for bike riders to get from Airport Rd to downtown. Would businesses on the South side of the airport allow a trail behind them for pedestrians and bikers? A crosswalk at the intersection of 412 and hwy 59 as well as bike lane on hwy 59 would allow for alternative means of transportation.	5	0
55	Bike trail behind businesses going East to West would be really helpful for people living on East side of airport	2	0
56	Crosswalk and sidewalk for pedestrians and bikers	2	0
57	This road needs to be completely repaved.	5	0
58	Why doesn't this road continue and meet up with East Tahlequah? Could really help with congestion near Lowe's and Walmart	3	0
59	Intersection / light here for bike riders to cross hwy 59	5	0
60	Need to complete sidewalks on both sides of the road along highway 412 from McDonald's on the west side to dogwood junction on the east side.	1	0
61	The city needs to link the side walks on East University st from downtown to JBU	1	0
62	I would like this Neighborhoods 2 defined much more clearly. duplexes and triplexes, townhomes can quickly explode to apartments and too many homes on too small of an area. I would not like this to become apartments, etc, it is a beautiful downtown area of homes that have come from so many different decades. Please maintain the exceptional and unique footprint of these areas.	2	0
63	As this area continues to develop residentially, it's important that amenities grow with it and space is reserved for its development, as well. Swaths of single-family housing with no outlets for recreation - parks, trails etc. - only exacerbates traffic and strips this area of a cohesive identity. Right now, people who live out of town in this area do so because of the quiet. If growth continues to happen, it needs to be handsome and balanced growth, not merely spec houses and cul-de-sacs.	1	0
64	The city should value mixed-use zones more highly, moving to form-based codes and away from land use zones. The most attractive place in Siloam, downtown, does this well. There's no reason other development areas in Siloam shouldn't be set up similarly - mixing residential and commercial spaces. Doing so alleviates traffic and adds to a sense of community to our city, making Siloam a truly unique place.	1	0
65	The city needs a public park for this growing neighborhood. And sidewalks so kids can get there safely	1	0
66	There are no sidewalks at all between here and the area around walmart. There is no way for pedestrians or bike riders to get between these locations safely.	2	0
67	Harvard needs sidewalks. I constantly see both adults and kids walking along the street, with cars racing through to avoid the traffic on Tulsa.	1	0
68	This would be a great place for the city to put in a mixed use area, with affordable housing and walkable shops.	1	0
69	East Helena is an extremely narrow street with many dips on the edges and bad patches that make it very difficult to navigate. It is extremely dangerous for any pedestrians. It is difficult when two larger vehicles are passing each other. Please consider widening and resurfacing. It will need some support underneath, as well.	2	0
70	I would suggest that the city adds railing at the ends of these type of bridges on the dogwood trail.	0	0
71	I think the dogwood trail should be widened for more space for people to walk right next to each other without taking up the whole path, and for people riding bicycles to more easily and safely pass pedestrians.	0	0
72	IT SEEMS STRANGE THAT THIS LONG STRETCH IS PART OF DOWNTOWN WHEN THERE IS EVEN A BRIDGE SEPARATING IT FROM DOWNTOWN AND WHAT IS THE PURPOSE MAKING IT PART FO DOWNTOWN?	0	2