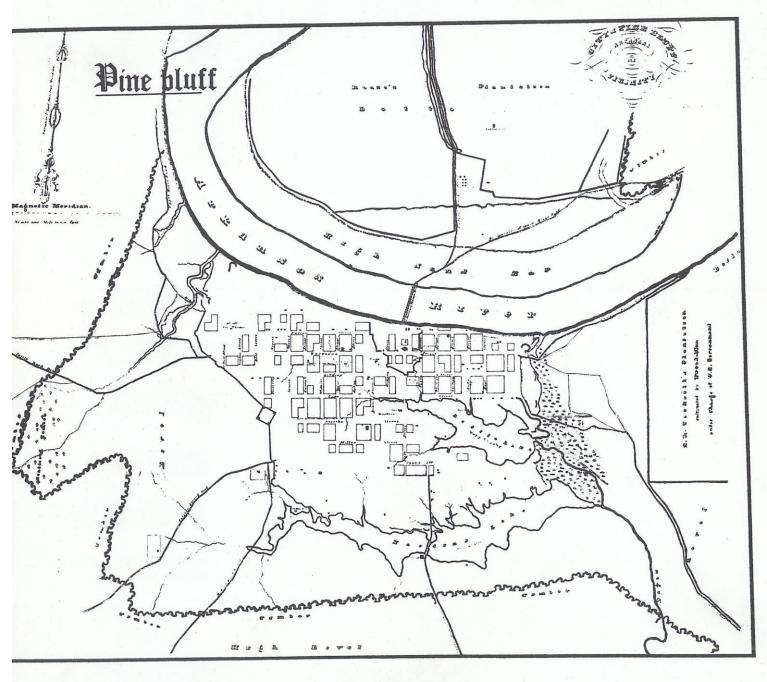
CITY OF PINE BLUFF ARKANSAS LAND USE PLAN



PREPARED BY
CITY OF PINE BLUFF
PLANNING DEPT.

26

RESOLUTION NO. 974

ADOPTING THE LAND USE PLAN

1	WHEREAS, the Planning Commission shall prepare a work program making
2	comprehensive studies of the present conditions and the probable future
3	growth of the municipality and its neighboring territory, and
4	WHEREAS, the Zoning Ordinance may only be adopted after the adoption
5	and filing of the Land Use Plan, and
6	WHEREAS, the Land Use Plan is a broad declaration of policy, and
7	WHEREAS, the Land Use Plan also provides a framework within which
8	individuals and public officials may make knowledgeable decisions;
9	assured that all are working toward common and compatible goals.
10	NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
L1	PINE BLUFF, ARKANSAS:
12	That the Land Use Plan of the City of Pine Bluff, Arkansas, is hereby
L3	adopted.
L4	Passed and Approved this 1 day of May, 1984.
15	
L6	May lillis
L7	$\frac{\text{ATTEST}}{2}$
L8	Walter Sight
.9	Michelle Elkins
20	. City Clerk
21	APPROVED AS TO FORM:
22	
23	City Attorney
24	City Accorney
2.5	

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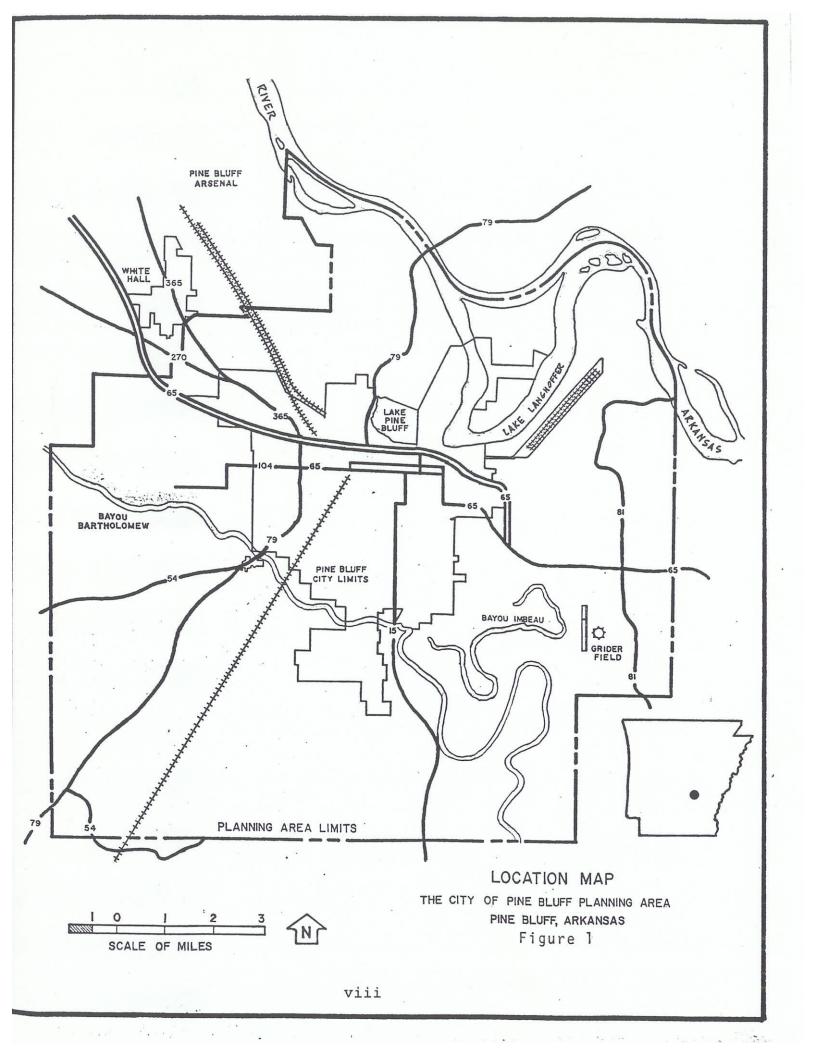
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"Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization..."

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I. Introduction

CHAPTER I

INTRODUCTION

Pine Bluff, Arkansas, is the State's fourth largest City, and the county seat of Jefferson County. Located in the southwest corner of Jefferson County on the south bank of the Arkansas River (See Map 1), Pine Bluff is the retail trade center for Southeast Arkansas, as well as being a river port and railroad center.

According to the 1980 U. S. Census, Pine Bluff has a population of 56,636, close to two-thirds of the county's population of 90,718. Although showing a loss from the 1970 Census, these figures do not reflect the fact that many persons moving out of the City are locating in the fast growing urban area directly south and southwest of the City limits. (See annexation index)

The City of Pine Bluff is governed by the Mayor/Council form of government. The Mayor and eight (8) aldermen are chosen in City-wide elections for terms of four (4) years. A number of boards and commissions are appointed for the various functions of local government.

The Land Use Plan for the City of Pine Bluff is a statement of goals and objectives for the future development of the urban area. It is a general guide for future growth, and provides a framework within which individuals and public officials may make knowledgeable decisions, assured that all are working toward common and compatible goals. Since no more land can be produced to accommodate growth, the way each acre is used becomes more critical as time passes.

Planning for better use of our land is not revolutionary. Since the beginning of our nation, cities have been planned and laid out in a logical manner; the purpose of this discipline was protection of property rights. Because of this territorial feeling about land, we have been slow as a society in recognizing the benefit to the public interest in the regulation of land.

When we recognize that our land is a finite resource, not a mere commodity, and the entire urban community should not be damaged by the actions of a few. We then realize that the City of Pine Bluff must continue future land use planning by promoting the most efficient use of the community's land.

This Plan provides for the harmonious and economical arrangement of land uses, including transportation system and other public facilities needed for the proper development of a City. To accomplish this, many prior plans and studies were assimilated with the cooperation of both public and private efforts.

Pine Bluff has grown considerably from it's original boundaries as defined in 1836. The following map indicates Pine Bluff's growth over the past years. Unfortunately, for the most part, this growth has been haphazard and without regard for the long-term effects. Through the implementation of the first Lane Use Element, and the adoption of Zoning and Subdivision Regulations for the City of Pine Bluff, this approach to growth ceased, and the City has experienced a planned and orderly growth.

This Land Use Plan sets forth broad community goals and objectives to guide Pine Bluff's physical growth and development in order that it may become a more pleasant, desirable and attractive community, offering a sound economic base and good living conditions.

There are also sociological/humanistic advantages of physical land-use planning. Planning is the "means" whereby sociable improvement can take place, beyond the short-run benefits of physical refurbishment.

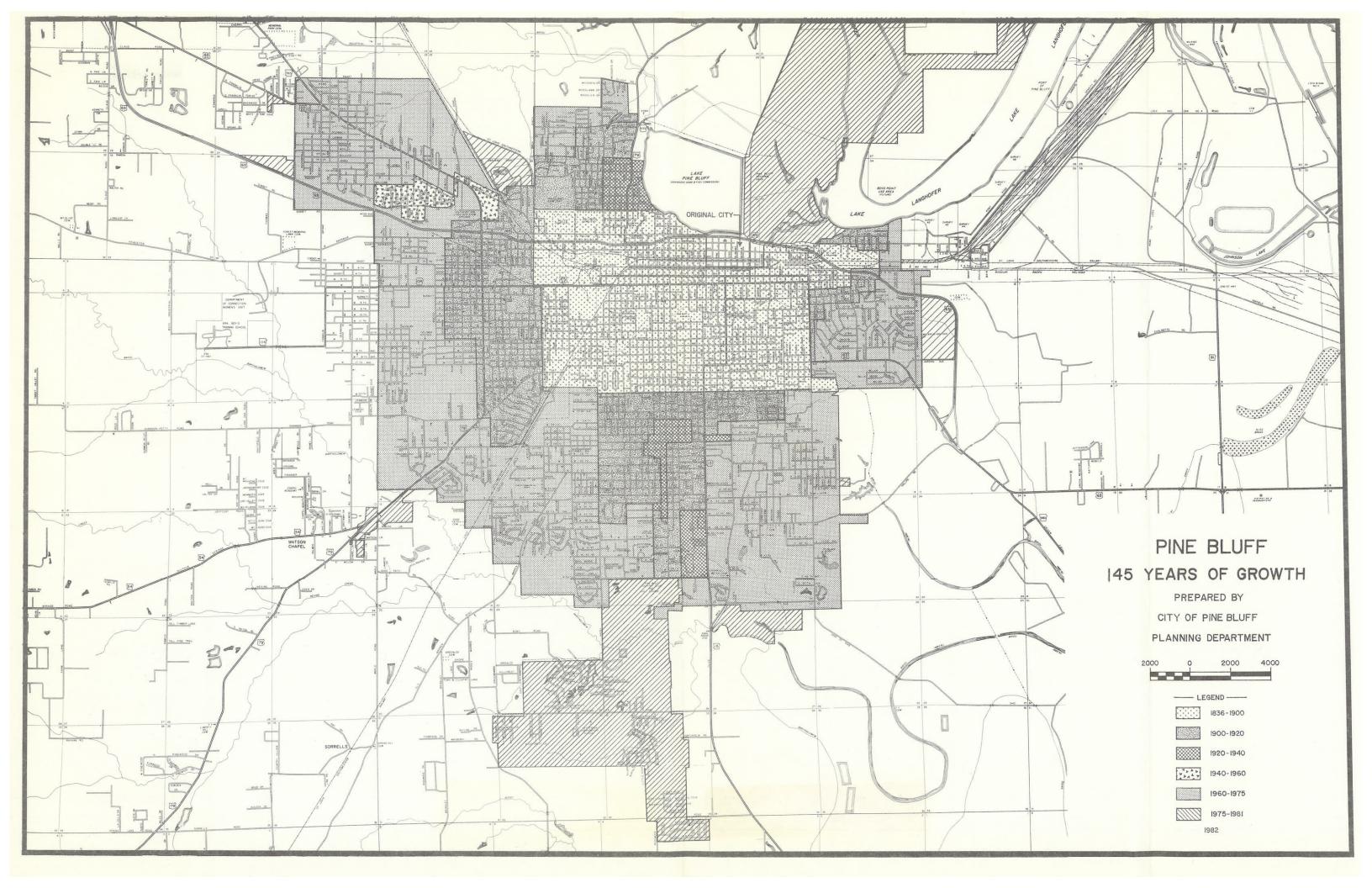
The Pine Bluff Planning Commission and the City Council have followed these two basic guidelines:

- To insure maximum benefits for each area, considering the needs of the entire community.
- 2. To be realistic, emphasizing the most desirable plan within the framework of legal, financial, and administrative capabilities.

Few will disagree that these are sound objectives, nor are there many likely to question the value of vision and foresight. However, any plan for community development, even progress itself may pose a threat to various individual interests. The constant challenge is to recognize, identify and resolve any conflicting interests, doing so in such a way that more people will benefit from the final decisions.

TABLE 1
POPULATION DATA OF THE CITY OF PINE BLUFF

Year	Population	
1850	460	
1860	1,396	
1870	2,081	
1880	2,203	
1890	.,952	
1900	11,400	
1910	15,161	
1920	10,280	
1930	~1,760	
1940	21,290	
1950	37,162	
1960	44,037	
1970	57,386	
1980	56,636	



II. Policies & Plans

A. GROWTH POLICIES

Urban growth occurs as a community's population increases and/or its man-made physical structures expand beyond present geographic boundaries in response to an increase in economic activity.

The following policies are considered to be a general statement of growth objectives for the City of Pine Bluff. The City Council and the Planning Commission should use these statements as guides when making decisions which affect the direction and amount of growth the City will be facing. These policies serve as a guide to growth when specific evaluations are needed for proposed land use changes. The Zoning Ordinance and Subdivision Regulations should serve as the specific tools for the implementation of the objectives and policies of the Land Use Plan.

OBJECTIVES:

- Allocate land within the City, recognizing that both land and energy may become a scarce resource, to be conserved rather than wasted.
- Provide for the orderly growth and development of the region, while preserving a measure of diversity among its parts.
- 3. Help promote sound economic development and assure employment stability of both the City and the region, and which would 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.
- 4. When growth occurs rapidly, provide the required public services, particularly transportation and utilities.
- 5. Encourage inward growth which would protect the historical resources of the City, including the revitalization and improvement of the downtown business area.
- 6. Insure an adequate number of natural areas within and near the City, including parks and wilderness areas. Recognizing that the outdoors must continue to meet the needs of an increasing population.

POLICIES:

 The City of Pine Bluff shall encourage expansion of its population for planning purposes through annexation.

- 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 employment available to the City.
 - b. Be consistent with land use regulations of the City.
 - Show compliance with all City Ordinances.
- 3. The City of Pine Bluff will discourage inappropriate development in the flood plain. Any development within the flood plain shall meet the requirements of the City's flood damage prevention ordinance, as amended, and any other state or federal requirements for developing in a flood prone area.
- 4. The City of Pine Bluff shall plan capital improvements to accommodate its population. 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. Encourage and coordinate the use of innovative design and development techniques within residential area which permits the most effective use of energy resources, open space, public facilities, etc.
 - b. 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 guarantee adequate standards of health and safety for area residents.
 - c. The City recognizes and endorses the right of every citizen to obtain housing located and constructed according to his/her choice to the extent that it is consistent with land use regulations, housing, and building codes.
 - d. The City will discourage a piecemeal approach to subdivision design and will recommend that developers submit a development plan that can be followed during the separate phases of construction.

- e. The City will consider the effect of existing and proposed rules and regulations relative to the cost of residential lots and housing construction.
- f. Recognizing the low vacancy rates among low-and moderately-priced housing, the City will protect existing neighborhoods as it would any valuable resource. Plans should be discouraged that would result in a substantial reduction or devaluation of existing housing units, when they meet the housing and and building codes.
- g. Avoid concentrations of public assisted housing in any one area. Public housing should be diversified throughout the City.
- h. The City recognizes the need for substantial aid in the provision of low-cost housing and will continually explore the possibilities of programs that will help accomplish this end.
- 6. The City of Pine Bluff should encourage maximum utilization of land available within each land use category.
- 7. The City will promote the development of long-range energy resources such as power by both public and private agencies.

B. LAND USE POLICIES

The usage of land is broken up into four major categories: 1) Residential, 2) Commercial, 3) Industrial, and 4) Public and Semi-Public in the metropolitan area. One of the primary goals of the City of Pine Bluff relative to land use is the erection and perpetuation of high quality surroundings throughout the City. In order to achieve a high degree of quality conflicts between land used must 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 following policy statements provide criteria for evaluating land use proposals with regard to the overall public interest.

OVERALL GOALS

- Satisfy the health and safety needs of all residents within the City.
- 2. View the allocation of land and energy and resources recognizing that they may become scarce resources, to be conserved rather than wasted.
- Help maintain the existing economic base and assure employment stability.
- 4. Minimize conflicts with residential, commercial, and industrial areas.

Besides these overall goals this report takes each category stating the objectives (what the ultimate goals are), and policies (the way it is planned to meet the objectives). The Zoning Ordinance and the Subdivision Regulations are the legal tools for the final implementations of these objectives and policies.

RESIDENTIAL

A physical environment which provides maximum livability should be the ultimate goal of residential development. Maximize the opportunity for a wide range of choice in residential living, which will serve the varying housing needs of the City's population.

OBJECTIVES

 Adequate sewage disposal and potable water should be available for all residential areas.

- Lots should be of sufficient size and shape to provide proper living space.
- Unsuitable land for residential development such as bayous, flood plains and unsuitable soils should be avoided.
- 4. Open space and other forms of buffering should separate residential areas from incompatible activities.
- 5. Residential neighborhoods should be developed in those areas suited to such development.
- 6. The Transportation Plan should be designed to eliminate through traffic on neighborhood streets.
- 7. Safe access should be provided to all facilities.
- 8. Facilitate health and recreational services.

POLICIES

- The City shall encourage the availability of choice of life styles within neighborhoods in terms of net densities, housing types, proximity to convenient commercial services and public services.
- 2. The City will encourage adherence to the following principles of residential development:
 - a. Housing densities will be grouped into three categories as follows:

Low Density - less than 5 dwelling units per acre.

Medium Density - 5-11 dwelling units per acre.

High Density - 12 and more dwelling units per acre.

- b. Land use patterns will be encouraged in such a way that where a change in land use occurs, there will be transitional change in land use intensity.
- 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 type intensive use.

f. Single-family dwelling units should be oriented away from arterials; single-family detached dwelling should front on local streets.

COMMERCIAL

As growth in Pine Bluff continues, commercial activities are becoming more dispersed in the form of strip commercial development. This can create many new problems unless standards are implemented to guide such development.

Problems in rural areas most often center around strip commercial developments along major highways. This is evident by the strip commercial growth on the outskirts of Pine Bluff.

OBJECTIVES

- Whenever possible, commercial activities should be grouped into existing business districts.
- Encourage an efficient mix of activities in commercial areas.
- Commercial development in areas along major highways should be controlled to prevent undue congestion from improper development.
- 4. Commercial activities should not be allowed or limited along highways where future widening or access controls are not feasible.
- 5. Land that is zoned for strip commercial development should be restricted to what can reasonably be expected to take place. This should help reduce scattered commercial activities which infringe on predominantly residential areas.

POLICIES

- Buffering should be provided when commercial development adjoins residential areas.
- Commercial land use should be located in relation to specific function and service area.
- 3. 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 and historical structures.

- Existing commercial areas should expand only after thorough evaluation of the effects on adjacent areas and uses.
- 5. Uses proposed where strip development exists should be limited to those which are best suited to such a location and which are not incompatible with surrounding development.
- 6. 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 or by mixed-use zones.
- 7. 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.
- 8. Commercial sites should only be developed after sufficient right-of-way improvements, control of access and parking have been assured.
- Lot intensity development of office space should occur near arterials and between more intensive commercial areas and residential areas.
- 10. Minimize the negative impact of commercial areas on surrounding land-use via:
 - a. Limit commercial signing
 - b. Limit outdoor storage
 - c. Provide adequate parking
 - d. Provide landscaping and buffering

INDUSTRIAL

The City's potential for industrial growth will create increased demands on certain areas of vacant land, particularly those areas along the river and near certain major thoroughfares. Industrial land has more critical location requirements than most other land uses. The following is a list of objectives that are recommended to assure adequate land and proper sites for industrial location.

OBJECTIVES

 Industrial land use should be separated from residential uses and should be located in close proximity to major transportation facilities including major highways, railroads, airports and waterways. Sites should be selected in accordance with utilities and services, where they can be adequately provided in an economical manner.

- Land reserved for industrial development should be protected from encroachment of incompatible uses.
- 3. Development should be encouraged in planned or existing industrial districts which provide large land areas for grouping of industrial activities.
- 4. Sites made available for development of industrial parks should be designed so that attractive and well-designed plants are surrounded by landscaping and other features which will attract favorable public attention and new industry.
- 5. Industrial sites and industrial parks should be protected through the effective use of zoning and protective covenants which set forth regulations and standards to be followed in regard to performance, the use of property, setbacks, off-street parking and loading and building design.

POLICIES

- Industrial locations should be free of slope, well drained, and free from flooding.
- Convenient access should be provided to major thoroughfares, ports and rail facilities.
- A wide range of utilities including water, sewage disposal, and electric power should be available.
- A variety in the size of sites should be available.
 Certain industries require large tracts of land and onestory buildings for warehousing.
- 5. Industrial operations which create nuisances such as noises, odor, smoke, glare and dust or those which pose a potential hazard, should be located well away from concentrations of non-related uses.
- 6. Industrial sites along major highways should be reserved for industries which produce little or no adverse environment effects.

PUBLIC & SEMI-PUBLIC

Public & Semi-Public means recreational areas, open space, school, hospitals, churches, etc.

OBJECTIVES

- The City of Pine Bluff recognizes the importance of and encourages the reservations of open space for recreational uses for the preservation of natural areas for aesthetic values.
- Areas with recreation potential should be preserved through a program of land acquisition or other methods to insure future availability.
- Specific public uses should be arranged in a consistent manner with development of land use patterns. Existing public uses should be planned to equalize areas.
- 4. Programs should be implemented to utilize existing and future public areas such as airport approach zones, excess yard area of public buildings, school grounds, and flood plains so as to have them serve a dual function of recreation or attractive open space.
- When selecting a site for public and semi-public uses, particular attention must be given to potential traffic and parking problems.
- 6. Generally speaking, those semi-public uses which do not serve a given area or neighborhood should locate as a buffer between residential land and land used for other purposes. Those institutions which do serve a given area or neighborhood should locate in the center of the area or neighborhood.

POLICIES

- Existing park facilities should be maintained and well kept.
- Semi-public uses which are commercial or industrial in character should locate in a commercial or industrial area.
- 3. Public and semi-public uses which serve residential neighborhoods should be located conveniently to the area served. Where parking or traffic problems are anticipated, a location should be selected which will protect the residential areas from hazards and inconvenience. Sites should be large enough for off-street parking, landscaping and future building expansion.

OTHER LAND USE GOALS

The following policy statements relate to all Residential, Commercial, Industrial and Public and Semi-Public Uses.

- 1. Conflicts in the use of land relate primarily to the physical environment such as noise, lights, odor, traffic, and overcrowding. The City will encourage land uses patterns that will minimize adverse effects of these overcrowding or density characteristics between land uses through the strict enforcement of zoning and subdivision regulations, which should serve as implementing tools of the Land Use Element.
- 2. The transition between high and low intensity uses of land use should be gradual.
- 3. 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.
- 4. 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 assistance for the use in preservation efforts. The City should also consider innovative types of zoning which have worked well in other cities.
- 5. The City of Pine Bluff recognizes and encourages the development of additional medical/health services, art/music services and other amenities necessary for continued growth.

AGRICULTURE

Agriculture is a major contributor to the economy of Jefferson County. Because of the quantity of underground water available, rice, cotton, soybeans and wheat are the major money-producing crops in the county. In 1981, some 44,000 acres of cotton returned to the farmers of Jefferson County approximately \$19 million. The 130,000 acres of soybeans returned \$24 million. The 65,000 acres of rice returned \$30 million to Jefferson County producers. Wheat has become an important crop and in 1981 the value of this crop exceeded \$7 million on 51,000 acres. Other crops include: corn, hay, oats, grain, sorghum, potatoes, poultry, fruits, nuts, berries, and vegetables. Silviculture is very important in the county. Timber varieties include: Pine

(shortleaf and loblolly), elm, Bitter Pecan, Cypress, Hickory, Hackberry, and Willow. The division in type of farm soil (hill lands and alluvial bottom lands) makes this readily possible.

In 1981 the value of all crops was approximately \$80 million. There are 561 farms in the county according to the 1980 Census. (1982)

AGRICULTURAL LANDS

GOALS

1. The City of Pine Bluff recognizes the need to preserve prime and unique agricultural lands.

POLICIES

- To use the standard federal criteria to identify prime and unique farmland within the Pine Bluff planning area.
- To encourage the assessment of farmland on the basis of its actual use rather than its development potential. (Scheduled to begin in 1984).

C. UTILITY POLICIES

1. Sewer Policy

The following is only some of the major requirements under the "Specifications and Policy for Sanitary Sewers".

General:

This stipulates the general requirements for the preparation of reports, plans, specifications, methods of construction, inspection, and final approval of any proposed sanitary sewer lines, appurtenances, or other structures that are within the jurisdiction of the City of Pine Bluff Sewer Department. deviation from the requirements set forth herein in either the general requirements, materials section, construction procedures, or testing requirements will be approved only by written authorization from the City of Pine Bluff Sewer Department. Special conditions may arise on any projects that are not covered in these specifications or that may require special handling. In case of such special conditions, complete detail as to materials, method of construction, or other procedures shall be submitted to the City of Pine Bluff Sewer Department for their review and approval.

Standard construction details are incorporated and made a part of the specifications and shall become a part of the standard requirements for sewer line construction. The details are included in the standard specifications.

Where reference is made to a particular industry specification (ASTM, etc.), it is hereby understood that reference is made to the latest specification revision in effect.

Sewer Extensions:

The following procedure is to be followed by any individual, firm, partnership, association or corporation developing an area, subdivision or addition after herein referenced to as a sponsor, seeking sewer extension for expansion approval for the sanitary sewer system of the City of Pine Bluff, Arkansas.

- (1) Sponsor shall make a preliminary written application to the Sewer Department for the proposed sewer extension or expansion. The application shall include in detail the following basic information.
 - a) A map of the area to be served by the extension or expansion.

- b) A statement as to how many services will be connected within the area when the project is completed and shall indicate how many connections are expected to be connected by the time the area served is completely developed.
- A copy of the above information is to be submitted to the Department Head of the Planning Office for review. After the Planning Department determines that the extension request complies with current development and planning regulations, the Planning Department is to send a written approval notice to the Sewer Department. Only after this approval is received will the application be processed by the Sewer Department.
- d) If the application has any unusual circumstances or special conditions, the Sewer Department staff may take the application before the Sewer Committee for final approval.
- (2) After (1) above has been satisfied, the sponsor is required to submit plans and specifications.
- (3) 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 expansion will not be permitted to connect to the existing system until the Sewer Department receives verification from the Planning Department that the entire area has been annexed into the City limits. Homes located within the following subdivisions are the only areas where connections are permitted outside the City limits.

Cardinal Heights North
Western Chapel Addition
Wildwood
Piney Woods
Leawood Heights North

Chapel Heights
Leawood Heights
Westchester
Scenic Village
Jefferson Industrial
Park

Port Industrial Park

- (4) In cases where an application for extension or expansion is given approval by the Sewer Department, and actual work on the project has not started within six (6) months from the date of such approval, approval shall be cancelled unless good cause for the failure to begin construction is presented to the Sewer Department.
- (5) If the sponsor is required to build a sewer line larger than required to serve the area that is being developed, for the purpose of serving other areas, then and in the event, the Sewer Department may enter into an agreement whereby the differential in material 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 Department before tying onto the new line. The Sewer Department 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 minus a service charge who have tied onto the line outside of the area developed by the sponsor. The remittance shall be made once a year for a ten (10) year period. The sponsor will not be permitted to collect any additional money after a ten (10) year period. In no event may the original sponsor collect an amount greater than the amount specified as the differential cost for the larger line.

(6) In connection with the sewer extension application, the Sewer Department will review and consider the effect of the proposed extension in relation to its effect on the existing system and its workability in so far as the Master Plan is concerned.

Sewer Taps:

All sewer taps on City owned and/or operated sewer lines will be made by Sewer Department personnel only. A fee of \$50.00 will be charged for each tap. Any person requesting a sewer tap should give 24 hours notice to the Sewer Department. All taps will use saddles with rubber gasket large enough to prevent any leakage. All lines must be uncovered by the developer with a 3 foot work space on the connection side of the sewer main before a tap will be made by the Sewer Department.

Design Considerations:

As a minimum, design and layout shall meet the requirements of the "Ten States Standards" referred to in A3.2. In addition, the following principles shall be adhered to:

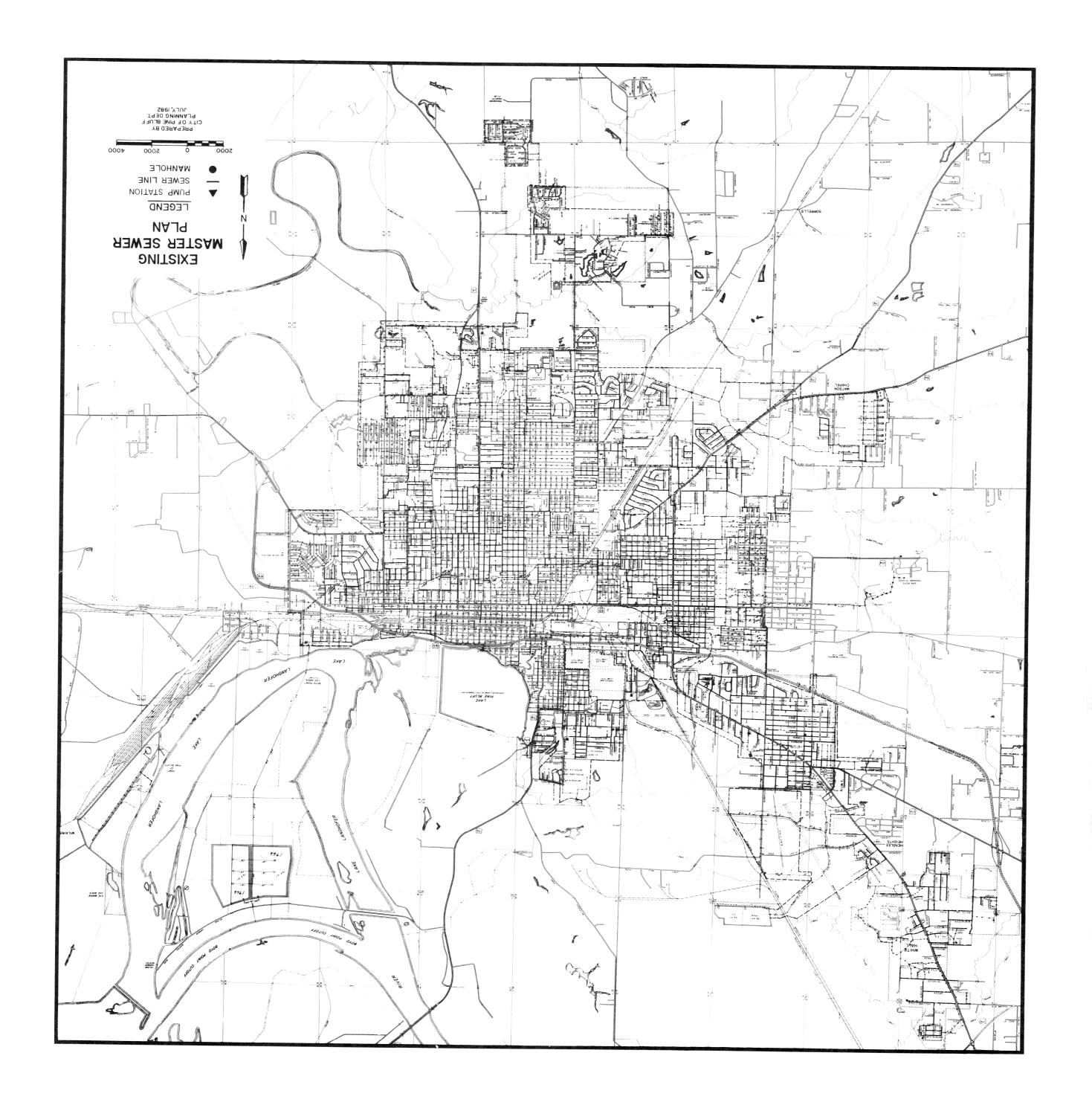
- Where the difference in invert elevation between any two pipes entering a manhole exceeds 2.0 feet, a "drop" connection shall be utilized as shown on the standard detail sheets.
- 2. Where the earth cover over the pipe bells cannot be maintained at least 2.5 feet (30 inches), the pipe material shall be cast or ductile iron pipe as specified in Section B2.6 or B2.8 of the specifications.
- 3. Sewer pipe material shall be of the types listed in Section B2 of the specifications. Materials specifically authorized in the specifications are forbidden for use in the Pine Bluff System unless

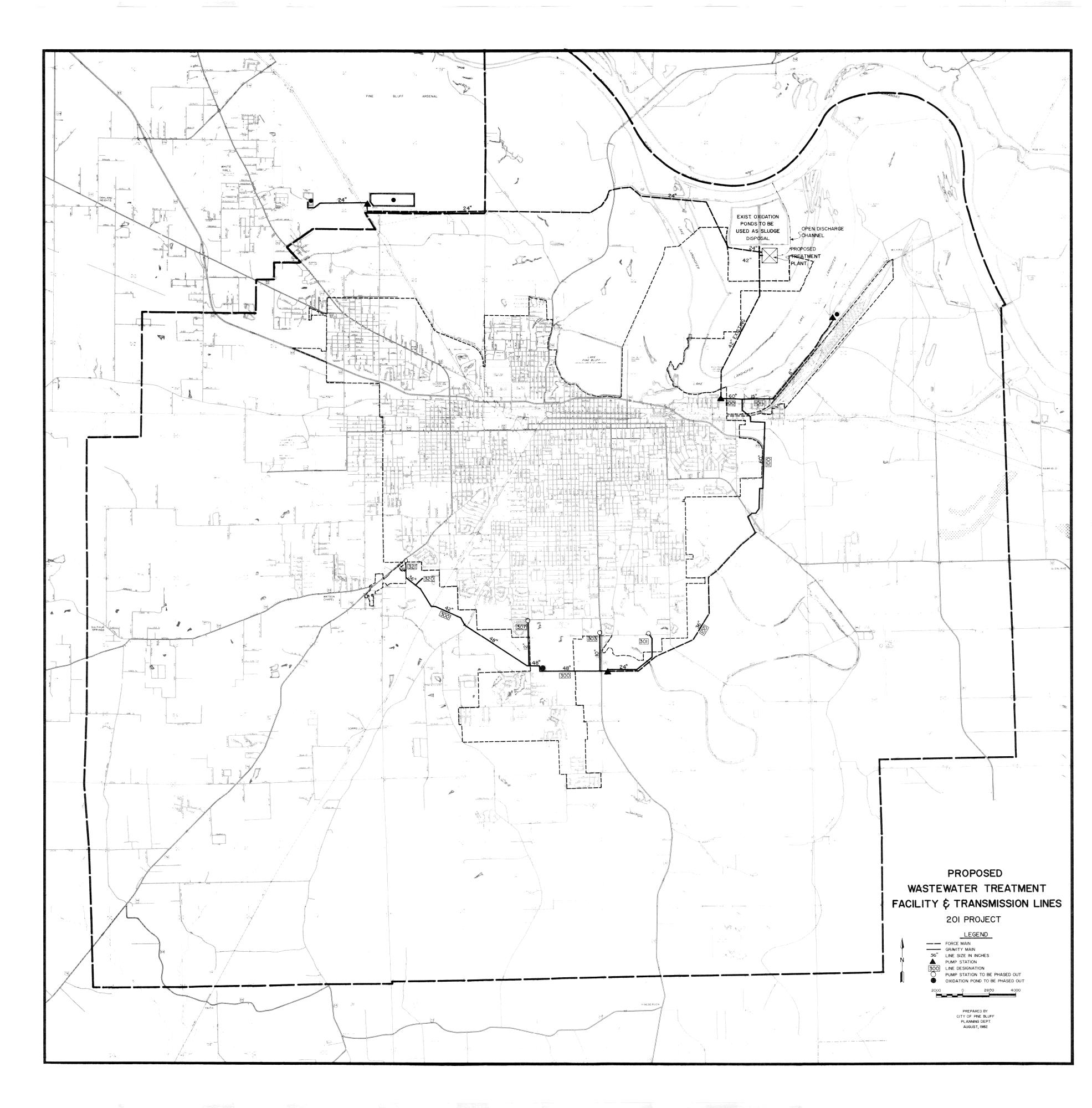
approved in writing. Sewer mains on grade 15% or greater must be constructed of cast or ductile iron pipe as specified in Section B2.6 or B2.8 but may be 6-inch nominal diameter unless hydraulic design requires a larger pipe.

- 4. Location of main extensions to serve parcels of property shall be planned so as to minimize the length of building sewer which must be maintained by the property owner. Only one parcel of property may be served by a building sewer maintained by a single property owner. Each parcel of property or lot must be connected to a Sewer Department approved main by its individual building sewer.
- 5. All main extensions without regard to length must terminate in a standard manhole.

Conformity:

All plans, specifications, and construction procedures shall conform to the standards as established by the City of Pine Bluff Sewer Department. All plans and specifications shall be completed by a Professional Engineer registered in the State of Arkansas. The Engineer's seal shall be on all plans and specifications.





2. General Waterworks Corporation

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 Waterworks has nine (9) wells presently in operation pumping water from the Sparta Sand aquifer to its two treatment plants. The wells have a combined capacity of 11,180 gallons per minute, or 16.1 million gallons per day. Five (5) wells pump into Plant No. 1, located at 5th and Locust Streets, and four (4) wells pump into Plant No. 2, located at 29th & Myrtle Streets.

At the present time, the combined treatment capacity of the two plants is 12.9 million gallons per day. The plant addition at Plant No. 1, put into operation in 1980, consisted of adding filter media to the filter which was constructed in 1975. This increased the combined plant total capacity to 12.9 million gallons per day. Four million gallons of ground storage and one million gallons elevated storage help offset demands on the plant during periods of peak water usage.

General Waterworks feels that in areas of its jurisdiction, or service areas, they have the capacity to serve any normal growth as the demand occurs.

The annual water demand has increased from 1,884 million gallons (MG) in 1965 to 3,320 MG in 1981, an increase of 80.1 percent in sixteen years. Based on the population data and water consumption records, it is calculated that the average day per capita usage has risen from 101.6 gallons per capita per day (gpcd) in 1965 to 146.7 gpcd in 1981. The study attempted to estimate water demands of residential, commercial and industrial sectors in separate projections. However, water requirements of new industries or increased demands by existing industries are difficult to predict. The Pine Bluff system does not have any significant water use on its system. Therefore, including the industrial usage in the total yearly uses gives good per capita consumption figures.

Developments of any industry requiring unusual amounts of water will require revision of the report figures. The rising standard of living has been accompanied by a rising per capita water consumption.

TABLE 2
Water Consumption

Year	*Estimated Population (Persons)	Annual Total (MG)	Daily Average (MGD)	Per Capita Consumption (GPCD)
1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 **1980 1981	50,713 52,048 53,383 54,718 56,053 57,389 58,176 58,963 59,752 60,539 61,329 62,115 62,309 62,500 62,629 63,315 62,877	1,884 2,112 2,245 2,506 2,493 2,591 2,525 2,700 2,753 2,734 2,850 2,941 3,088 3,233 3,218 3,680 3,320	5.2 5.8 6.9 6.9 6.8 7.1 6.9 7.5 7.5 7.5 8.1 8.8 8.8 10.2	101.6 111.6 115.2 128.2 121.3 123.7 118.9 125.5 126.2 123.7 127.4 129.8 134.6 139.1 137.1 161.5

^{*}Includes areas outside actual city limits; such as, customers served in Watson Chapel, Hardin, etc.

^{**}Exceptional hot year with above normal pumpage.

FIRE FLOW

Fire flow demand is the amount of water required for fire fighting purposes. The standards of the American Insurance Association provided a means of classifying municipalities with reference to their fire defenses and form a basis for setting fire insurance rates. However, that standard is no longer adopted by the Insurance Services Office, the new agency for fire insurance grading. This study has examined a report entitled "Insurance Services Office-Public Fire Protection Report on Pine Bluff, Arkansas", dated October 1977. Table 3 shows the official fire flow test results and the required fire flow rate for the system.

From the definition provided by the Insurance Services Office, a commercial district includes businesses, shopping centers, industrial warehouses, educational facilities, hotels and apartments. It can be seen from Table 3 that the highest required fire flow is 6,000 GPM for commercial districts and 1,000 GPM for residential districts. In order to properly calculate the capacity of the water source and storage requirements, 6,000 GPM for commercial districts and 1,000 GPM for residential districts have been adopted for the system's fire flow requirement. The Insurance Services Office also recommends that a duration of six hours be needed for the required fire flow of 6,000 GPM and two hours for 1,000 GPM. Therefore, the total volume of fire flow reserve for the Pine Bluff water system would be 2.28 million gallons.

DESIGN FLOW

In addition to average day consumption, the rates of maximum day demand and peak hour demand are two important factors for a water system design.

It is projected that the maximum day per capita water consumption will increase to 194.5 GPCD in 1985 and to 217 GPCD in the year 2000. The maximum day water demand for the system will increase from 11.3 MGD in 1979 to 13.4 MGD in 1985, and increase to 17.4 MGD in the year 2000.

SUMMARY OF DESIGN YEAR WATER DEMANDS

It is projected by General Waterworks that the City of Pine Bluff will have a total population of 65,000 in 1985 and 70,000 in the year 2000. The projected water requirements for the system are summarized in Table 4.

TABLE 3
Required Fire Flow

Location	Static Pressure (psi)	/	psi vailable (gpm)
Business District Chestnut St. & 3rd Avenue Barraque St. & Main St. 3rd Ave. & Texas St. Main St. & 4th Ave.	68 69 70 70	4,000 4,000 3,000	3,900 3,300 3,600 4,900
Shopping Center Jefferson Square	78		5,100
Industrial Districts Myrtle St. & Pullen St. Gum St. & 6th Ave. Spruce St. & 6th Ave. Idaho St. & 2nd Ave. 20th Ave. & Hwy. 79 W. 17th Ave. & Miramar Ave. 20th Ave. & Ohio St. Midland Park & Catalpa St.	57 70 68 70 73 74 80 72	3,500 4 3,000 4 5,000 3 5,000 2 4,500 2	1,700 4,000 4,900 1,400 3,300 2,700 2,300 3,000
Institutional Districts Poplar St. & 6th Ave. 24th St. & Cherry St. Olive St. N. of Martin Ave. Kennedy Dr. & N. Cedar Dr. 42nd Ave. & Mulberry St.	70 79 74 61 81	3,000 4 3,000 2 1,750 2 3,000	,800 ,800 ,800 550 ,600
Apartment Districts Hunters Cove & W. 40th St. Olive St. & Woodlawn Dr. 6th Ave. & Wisconsin St. 37th Ave. & Kentucky St.	75 70 72 74	2,000 3, 2,000 1,250 2	,200 900 ,200 ,700
Residential Districts Mosley Ave. & Bryant St. School St. & S. Richard St. Hepburn & Blake 12th Ave. & Indiana St. West Gate Lane & Belmoor 17th Ave. & Maple St. 28th Ave. & Maple St. 32nd Ave. & Ash St.	58 63 68 66 72 71 78	1,000 1 1,000 2 1,000 2 1,000 2 1,000 2 1,000 2	,800 ,700 ,600 950 ,200 ,000 ,400

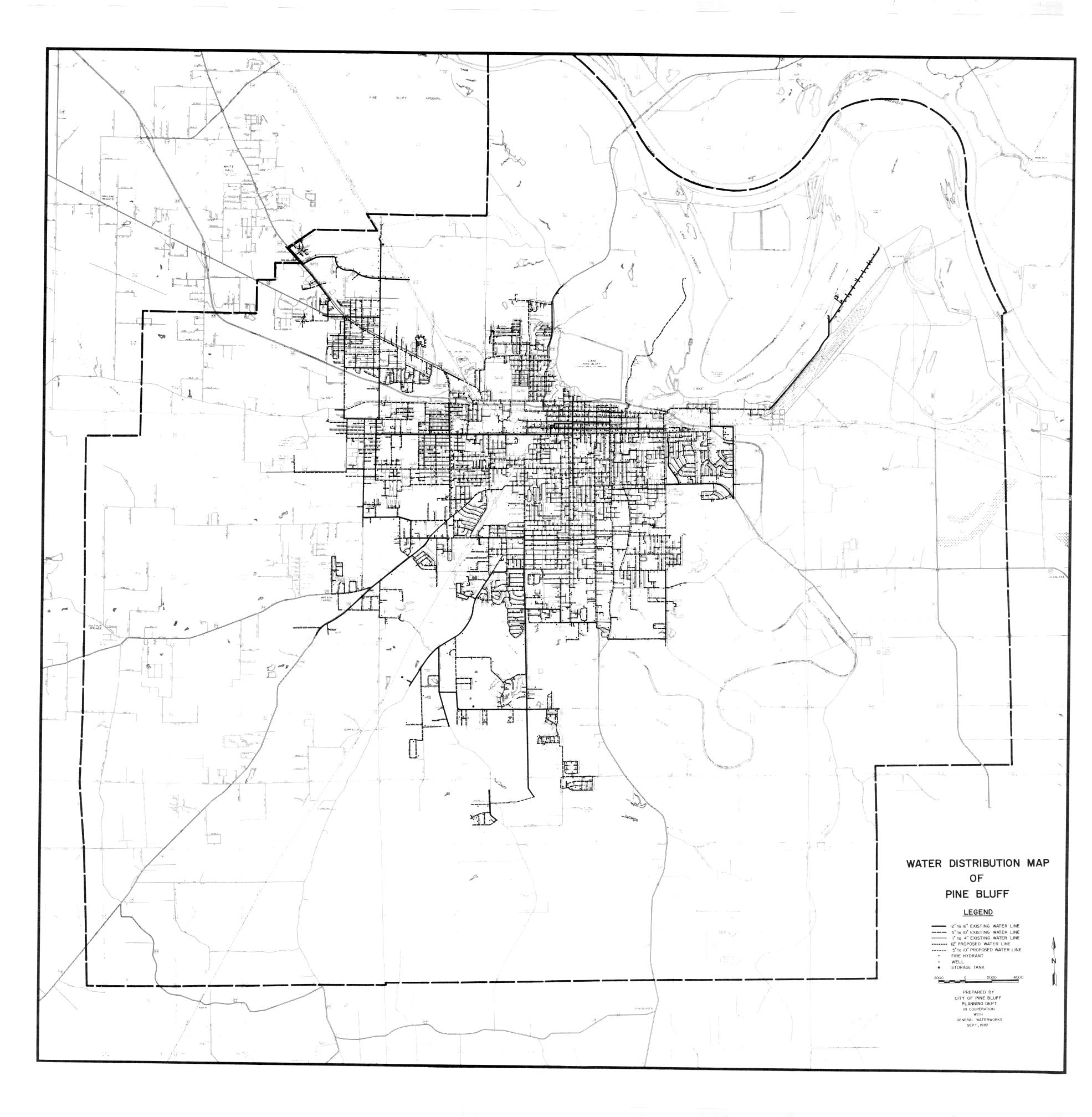


TABLE 4

Design Year Water Requirements

Year	1979	1985	2000
Estimated Population (Persons) Average Day Water Consumption (GPCD) Average Day System Demand (MGD) Annual Water Requirement (MG) Maximum Day Water Consumption (GPCD) Maximum Day Water System Demand (MGD) Fire Flow Required (MG) Maximum Day Demand Plug Fire Flow (MG)	62,629 137.1 8.82 3,218 175.6 11.30 2.28 13.58	65,000 143.0 9.58 3,497 194.5 13.39 2.28 15.67	70,000 * 155.0 12.40 4,526 217.0 17.36 2.28 19.64

^{*}General Waterworks calculate their own population projections.

3. 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 Plan.

The Company's extension 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 Public Service Commission.

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.

PLANNED LAND USE DEVELOPMENTS

The Company will extend single-phase and three-phase facilities into planned land use developments as provided in this Section. 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.

- Located outside the corporate limits of any municipality;
- (2) Be an area of at least one hundred (100) 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.

4. Arkansas-Louisiana Gas

The extension policy of this gas company requires that the developer of any proposed addition or subdivision which requires the installation of gas mains 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 through the Year 2000.

D. TRANSPORTATION

STREET AND HIGHWAY PLANNING

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 plans be integrated with 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.

Street and highway planning in the Pine Bluff Urban Area is conducted by the Pine Bluff Area Transportation Study (PBATS). This group was established in 1964 to insure continued eligibility for Federal Highway Assistance. This planning process is a cooperative, comprehensive and continuous effort on the part of the City of Pine Bluff, City of White Hall, Jefferson County and the Arkansas Highway and Transportation Department.

The Federal guidelines for a language plan call for a 20 year planning period. In 1969, the City adopted the Pine Bluff Urban Area Transportation Study and Transportation Plan. In 1978, PBATS adopted the Year 2000 Transportation Network. This represents what would be built if financial resources were available. (See Transportation Plan Page). The next step in the plan adoption process is to prioritize each road section into a long-range capital improvement programs.

In designing the Year 2000 Transportation Network, we have created what we consider to be a feasible, safe and balanced system. The most important implication that this holds for our road system is a heavy reliance on the existing system. New construction is viewed as a low priority. This will require extensive reconstruction of some streets and roads, either because they are inadequate in size and design, or because they have fallen into serious disrepair.

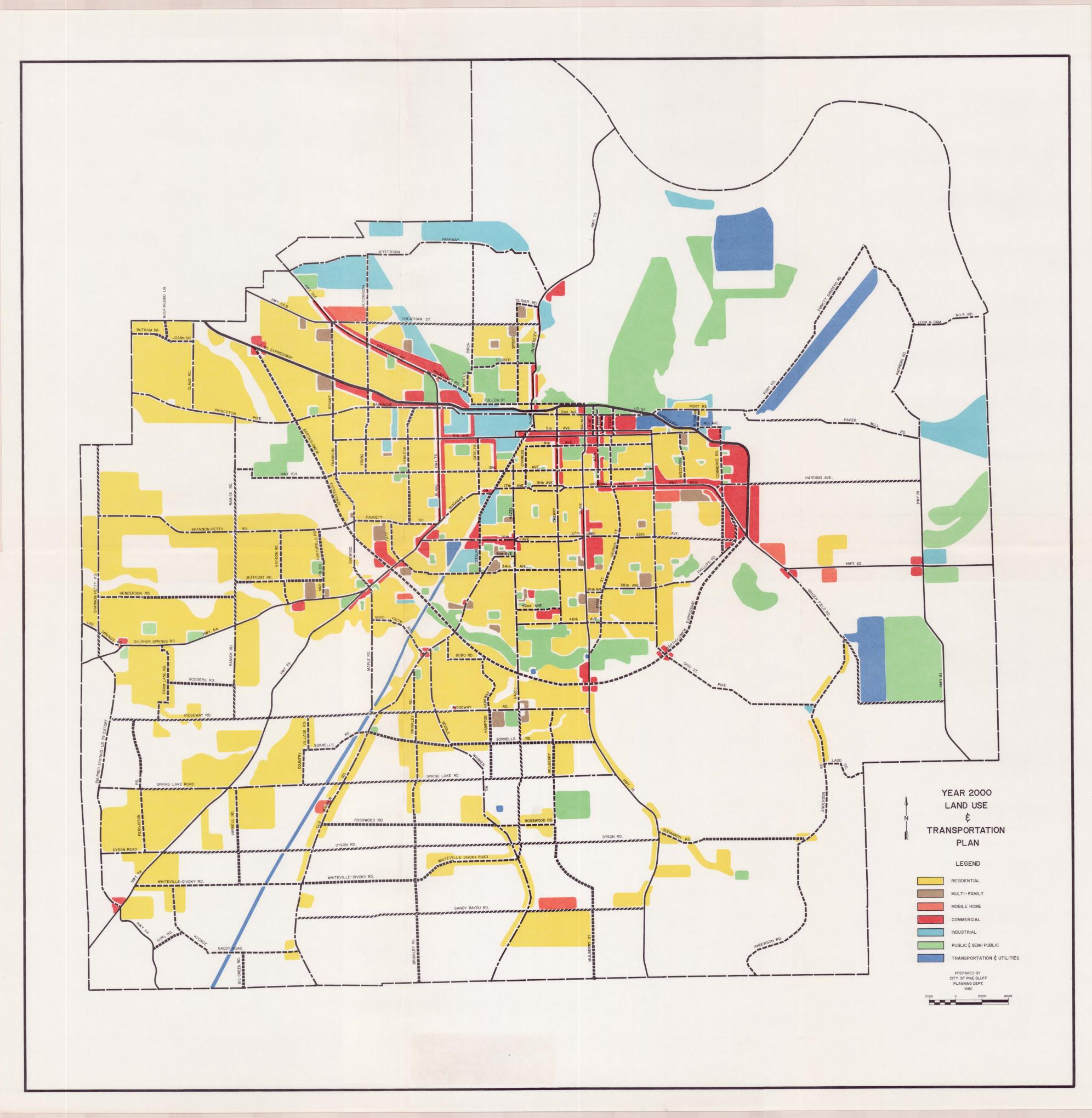
This part of the work will primarily take place in

developed portions of the urbanized area. The reason for the shifted emphasis from new construction to reconstruction is due to the fuel shortage, and fuel costs rising, it is becoming apparent that cheaper, more efficient means of transportation must be developed. However, this cannot be done overnight. The transportation system is the most expensive capital improvement in any community. Major modification must be carefully planned and will take a long time to carry out.

The Year 2000 Transportation Network also meets the community goals and objectives. In order to meet the overall goals, collector, arterial, and freeway routes 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 PBATS Plan components are categorized according to the level of service they tend to provide. In simple terms, the routes of travel in the PBATS Plan are 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 serve facilities. In general terms, freeways are 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 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 Street 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.



EXISTING TRANSPORTATION PROBLEMS

The following is a brief description of the problems of transportation facilities that should be addressed in the future:

The City of Pine Bluff street network is plagued by offset intersections. Often when a street does not jog when crossing another street, it ends altogether.

Both Arkansas Highway 15 and U. S. Business Route 65 use several different paths to get through town.

Some of the Street intersections are poorly designed with such problems as no left and right turn lanes, too many approach lanes, and approach lanes that are too narrow.

There is an inadequate system of collector streets.

Some of the arterial streets do not have adequate access controls. By not limiting access, it is almost impossible for these streets to function as designed.

Parking is a problem on many of the City streets. Many local and collector streets are not wide enough to allow for two lanes of traffic and parking lanes. In some cases, it becomes impossible for emergency vehicles to travel the streets.

There is a lack of good east-west collector and arterial streets within the City.

There are not enough grade separations at some of the critical intersections with railroads. This presently causes slower response time for emergency vehicles.

PUBLIC TRANSPORTATION

In 1981, the average daily ridership of the Pine Bluff Bus company was approximately 1,125, less than 0.5% of total person trips in Pine Bluff. the vast majority of the transit riders have no other means of transportation, and in the long range transportation planning process, transit ridership will not increase sufficiently.

The City of Pine Bluff purchased the City Bus Company from a private owner in 1976, at which time it decided to operate the bus system as a City Department. Its service area covers approximately 70% of the entire city and has a population of approximately 33,000. There are four fixed routes that are serviced by six buses, with service provided Monday thru Friday from 6:30 a.m. to 6:00 p.m.

Through the PBATS Planning process, a Transit Development Plan was developed and adopted which indicates the goals and objectives of a multi-year Transit Development Program. A Transit Management Study was also conducted which indicates the methods and techniques needed to be implemented in order to improve transit service for the City. These goals and objectives of transit service are stated on Page 36 of this report.

The availability of public transit will become increasingly important as our energy supply becomes more unreliable and costly. In the event of a critical gasoline shortage, the City Bus Department could not provide increased capacity and coverage even if large amounts of emergency funds were available.

In all probability, public transportation in Pine Bluff will continue to be used by a very small number of people until its appeal and accessibility can be broadened.

At present, it is viewed largely as being for the poor, elderly, and minority. To increase ridership, mass transit must be made more attractive to more people. To do this, the bus must go where people want to go, when they want to go at an affordable price, and it must not take too long to get there. That by undertaking these steps, we could significantly increase the communities use of the transit system.

BICYCLES

In the past, local Governments have virtually ignored the needs of bicycle riders. As a result, there are only two bicycle routes. Another route will be implemented this year which will connect the Regional Park with Townsend Park and Oakland Parks. The City has published a bicycle map guide which will indicate streets that should primarily be used for cycling.

The need to provide paths for bike riders is now being given a higher priority locally. This is due to the increasingly popularity of cycling.

Because children are highly dependent on bikes for transportation safety is of the utmost importance; pleasant surroundings are secondary. The most important thing is to minimize potential conflicts with cars. The surest way to do this is to physically separate bikes on their own path. such paths are necessary on major highways and busy City arterials. However, costs and lack of available space mean that most cycling will be done on roads. In this situation, the purpose is to alert motorists and make bicycle movements safe and predictable.

PEDESTRIAN/CIRCULATION

The needs of pedestrians have been given an even lower priority than those of cyclists. This, too, is beginning to change with the increasing popularity of running, jogging, and just plain walking. Since facilities designed for cyclists can go a long way toward meeting the needs of pedestrians, combined facilities should be developed.

We must, of course, translate the higher priority being given to pedestrians into concrete measures before the situation can be improved. This will require financial expenditures and changes in regulations. We propose that:

New subdivisions have sidewalk bikeways along arterials, and have through collector roads designed and modified for bike use.

New subdivisions can be required to provide a pedestrian/bicycle circulation system and connections with surrounding land uses.

Linear corridors for bicycle/pedestrian circulation be included in the design of flood control, drainage, and storm water detention facilities.

The problem facing pedestrians in developed areas must be addressed. Solutions here will not be found as easily as in new development where the needs of pedestrians can be taken into consideration from the beginning. Before we can make any recommendations for these areas, we must know what exist now. Consequently, a study of pedestrian facilities and laws in Pine Bluff should be done first. It would result in a priority list of improvements, and recommended changes in local laws.

OVERALL TRANSPORTATION GOALS

Objective 1

Develop a comprehensive multi-model transportation plan that will provide for efficient, safe, and convenient movement of people, goods and services in and through the Study Area.

Policy

Promote transportation improvements which will save travel time, lower operating costs, and strengthen access between interdependent land uses.

Policy

Provide and encourage the use of an adequate public transit service for those people who are unable or do not desire to use private motor vehicles for travel.

Objective 2

Promote a functional, coordinate, and environmentally compatible transportation system in the Study Area.

Policy

Encourage the development of a transportation system which will preserve community resources and amenities, and minimize air and noise pollution levels.

Policy

Encourage greater concentration of urban development and redevelopment along existing transportation routes and discourage development of new transportation facilities which contribute to undesirable and costly urban sprawl.

Policy

Minimize conflicts of pedestrian, bicycle, and motor vehicle traffic.

Policy

Promote the highest standards of safety for all modes of travel in the Study Area.

Objective 3

Develop an area transportation system which will facilitate economic growth and diversification, while retaining the identity and individuality of the Study Area.

Policy

Promote a transportation system which will aid and encourage the further development of sound and progressive enterprises, both private and public.

Policy

Discourage transportation improvements which promote uncontrolled low density development between the Study Area and other neighboring urban centers.

Objective 3

Develop a transportation system which encourages land to be developed in accordance with community desires, changing trends, and financial ability of the Study Area.

Policy

Promote a transportation plan which will consider the views and desires of Study Area elected officials and their constituents.

Policy

Promote a coordinated long range implementation program of priority transportation facility improvements based on adopted land use plans and financial resources.

TRANSIT OBJECTIVES

Objective 1

The transit system should seek to establish and maintain a level of service that meets the expressed public transportation needs of all citizens to the extent that it is feasible. These expressed needs include those of minority groups, the elderly, and the handicapped as well as the general population. These needs also include service to all major commercial and employment centers.

Objective 2

The Transit system should seek to establish and maintain a quality of service that makes using public transportation as attractive an alternative to the private automobile. Determinants of service quality include system reliability, access to the system, trip duration, user costs, comfort, safety, and information availability.

Objective 3

The transit operation and its service should be managed in such a manner that benefits from public and private funding are maximized. This goal has an extremely broad base and, in a sense, includes emphasis from all the other goals. Objectives derived from this goals seek to ensure that (1) each route has a maximum rate of financial return, (2) maintenance of rolling stock and other property is kept at a given level, (3) energy efficiency is maintained, (4) ridership increases at a predetermined rate, and (5) a professional level of management can continue to exist without regard to city administration changes.

Objective 4

The process of transit planning should be adequately maintained. Transit planning should be an integral part of the developmental process of the public transportation system. It should be well integrated with the transportation planning process including the TSM/TIP process. Objectives relating to the planning process should address issues such as surveillance, problem identification, programming of service and management improvements, development of new types of services to meet specific needs, and the establishment of an effective citizen participation process in transit planning.

2. AIRPORT

In 1981, the City of Pine Bluff adopted the "Airport Master Plan - Grider Field, Pine Bluff, Arkansas". The report presents a detailed analysis of the existing facilities with recommendations for long-range (20 yrs.) development of Grider Field. The following is a summary of the major findings of the Master Plan.

AVIATION DEMAND

Enplaned passenger at Grider Field will grow from an estimated 1,800 in 1980 to 6,727 in the year 2000. This represents a 275% increase and should support commuter airline operations.

General aviation aircraft based at Grider Field are expected to increase from the current level of 115 to 195 by the year 2000, a 70% increase. This increase will in turn affect the number of general aviation operations. An increase of 40,684 general aviation operations will occur over the next 20 years with minor increases expected in commuter and military operations.

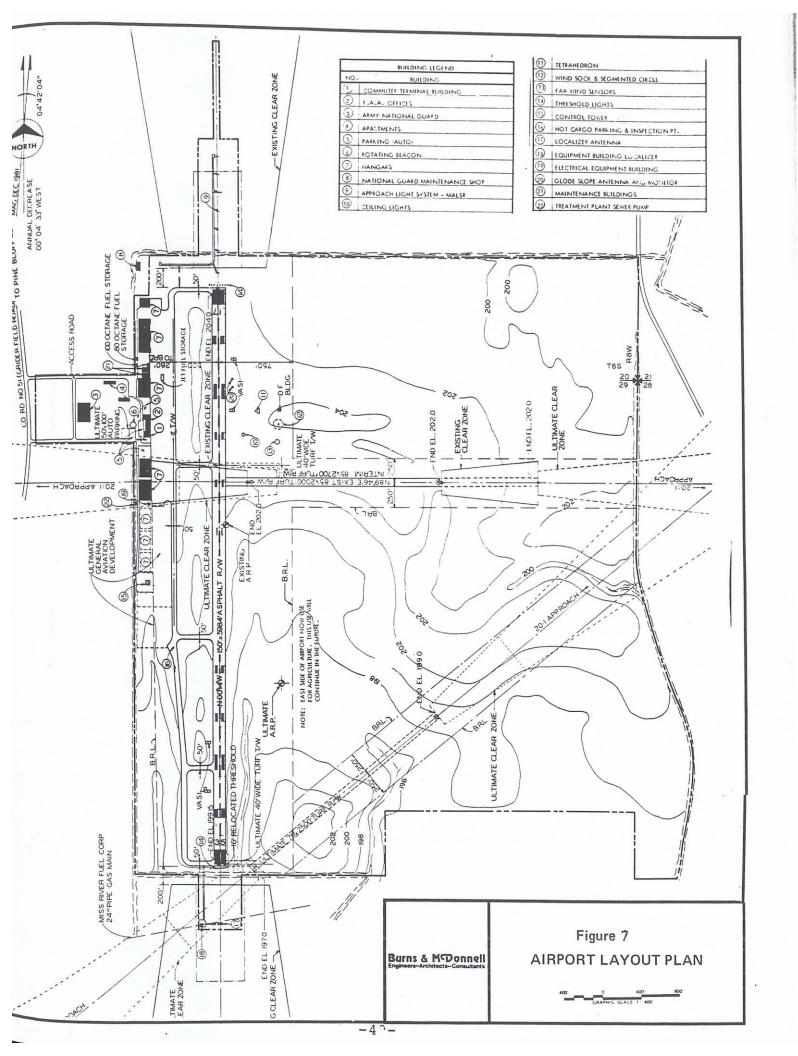
FACILITY DEVELOPMENT

Stage I - 1981-1985

- Construct additional apron and hangar space
- Extend runway 8/26 and relocate threshold
- Construct taxiway to the relocated runway 8 approach end
- Construct office space
- Install additional navigation aids
- Install culvert at Runway 17 approach end

Stage II - 1986-1990

- Construct additional apron and hangar space



Stage III - 1991- 2000

- Construct new crosswind runway

- Construct additional automobile parking

- Construct additional apron and hangar space

3. RAIL

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. Pine Bluff, a division point for the Cotton Belt, is the location for division offices, engineer's office, diesel and car repair shops, and an electronic gravity yard. All have contributed greatly to the economy of Pine Bluff.

4. THE PORT OF PINE BLUFF

The Corps of Engineers "Arkansas River and Tributaries, Arkansas and Oklahoma" Development Project was authorized by the River and Harbors Act of 1946. The final project established the McClellan-Kerr Arkansas River Navigation System with navigable 9-foot channel. Pine Bluff is the first port city upstream from the Mississippi on the Arkansas River and its port was one of the first opened to water traffic in the Arkansas River Development Program.

Pine Bluff has a 372 acre Harbor Industrial District along the channel, which has been hydraulically filled above the 100 year flood elevation. The Harbor also contains a towboat service, barge cleaning, barge repairs, fleeting service, and a 20 acre public terminal.

Navigation has been designated as the single most important aspect of the Arkansas River development. Other benefits of the River development include recreational areas and flood control. However, it is navigation which has, and will continue to have, the most significant impact on economic development around the river.

In order for continued development of the Port of Pine Bluff, there must be a cooperative effort between highway, rail, and water transportation.

Table 5

ECONOMIC DATA - PORT OF PINE BLUFF

1982

1990

TONNAGE:

Over 1,000,000 tons shipped annually

3-1/3 Million Tons

VALUE:

\$300 million value of goods shipped

\$100 Million (Without Inflation)

FOREIGN TRADE:

Barge, rail, and truck to ship; Europe and Far East by LASH AND SEABEE; container shipments

Lighter Abroad Ship (LASH) and Mini-Ship Service available

INTERNAL TRADE:

All types service by barge lines and common carriers. 13 common carrier and 3 contract carrier barge lines certificated to serve Pine Bluff; interface with rail, truck, pipeline and air transport

SAME

PRINCIPAL EXPORTS: Animal feed, bulgar, grains, logs, lumber, machinery, paper, boats, fertilizers, fluorspar, petroleum

Paper and lumber products, logs, sand, soybeans, scrap and other metals, chemicals, cotton, animal feed and pitch prill

PRINCIPAL IMPORTS: Steel, vermiculite

Steel, tractors and machinery, salt, cement, heavy electrical materials, coal, crushed stone, gravel, fertilizer, plywood, crude oil, gasoline, flake board, textiles, sugar, and raw materials for paper and lumber products.

FOREIGN AREAS SERVICED:

Australia, Belgium, England, France, Germany, Holland, India, Italy, Japan, Puerto Rico, Venezuela

Northern Europe and United Kingdom by LASH Central American & South American by Mini-Ship Puerto Rico South Africa, Switzerland, by ocean going barge.

1980

1990

ECONOMIC BENEFITS:

16 river oriented industries or terminals; investments exceeding \$30 million; more than 800 direct jobs; \$30 million annual economic impact.

25 tenants, 1500 to 2000 Employees \$10,000, 000 Annual Payroll. (without inflation). \$100,000,000 Annual flow of goods and services (without inflation). \$500,000 Annual property tax revenue (without inflation)

PUBLIC FACILITIES:

20 acre public terminal and barge loading and unloading; 80,000 square ft. intransit warehouse, tempature and humidity control; 44,000 square ft. dry bulk storage; liquid storage; outside storage; 50-ton crane and 25-ton covered overhead crane

1 Public Terminal
(enlarged and improved
over present). LASH &
Mini-Ship Service. Rollon, Roll-off Service.
Bulk loading and unloading facilities to/
from barge. Chemical
fertilizer storage tanks.
Heavy lifts up to 60 tons.
1 boat/barge building and
repair facility. 5
Special purpose terminals.
1 Waterfront Industry.
3 Back Lot Industries.

RECREATION:

Water oriented, mariana, skiing, etc.

SAME

E. PARKS AND RECREATION

The Pine Bluff Parks and Recreation Department operates and maintains the parks system under the direction of a five (5) member Parks and Recreation Commission. Each member of the Commission is appointed for three (3) year terms by the Mayor, with City Council concurrence. All policies adopted by the Commission become effective only after approval by the City Council.

The Parks System offers a wide variety of programs and facilities for active recreation, such as softball, basketball, flag football, soccer, ballet, aerobic exercise classes, volley-ball, tennis, table tennis, swimming, and playground activities. The system serves the entire population of Pine Bluff, plus an estimated 25,000 other residents of the County and Southeastern Arkansas.

In 1981, the City of Pine Bluff adopted as the Master Park Plan the "Recovery Action Plan for the Recreational Resources of Pine Bluff, Arkansas". The Plan of Action included in the report is as follows:

GOALS

Over the next five (5) years, the Pine Bluff Parks and .. Recreation Commission will endeavor to accomplish the following goals:

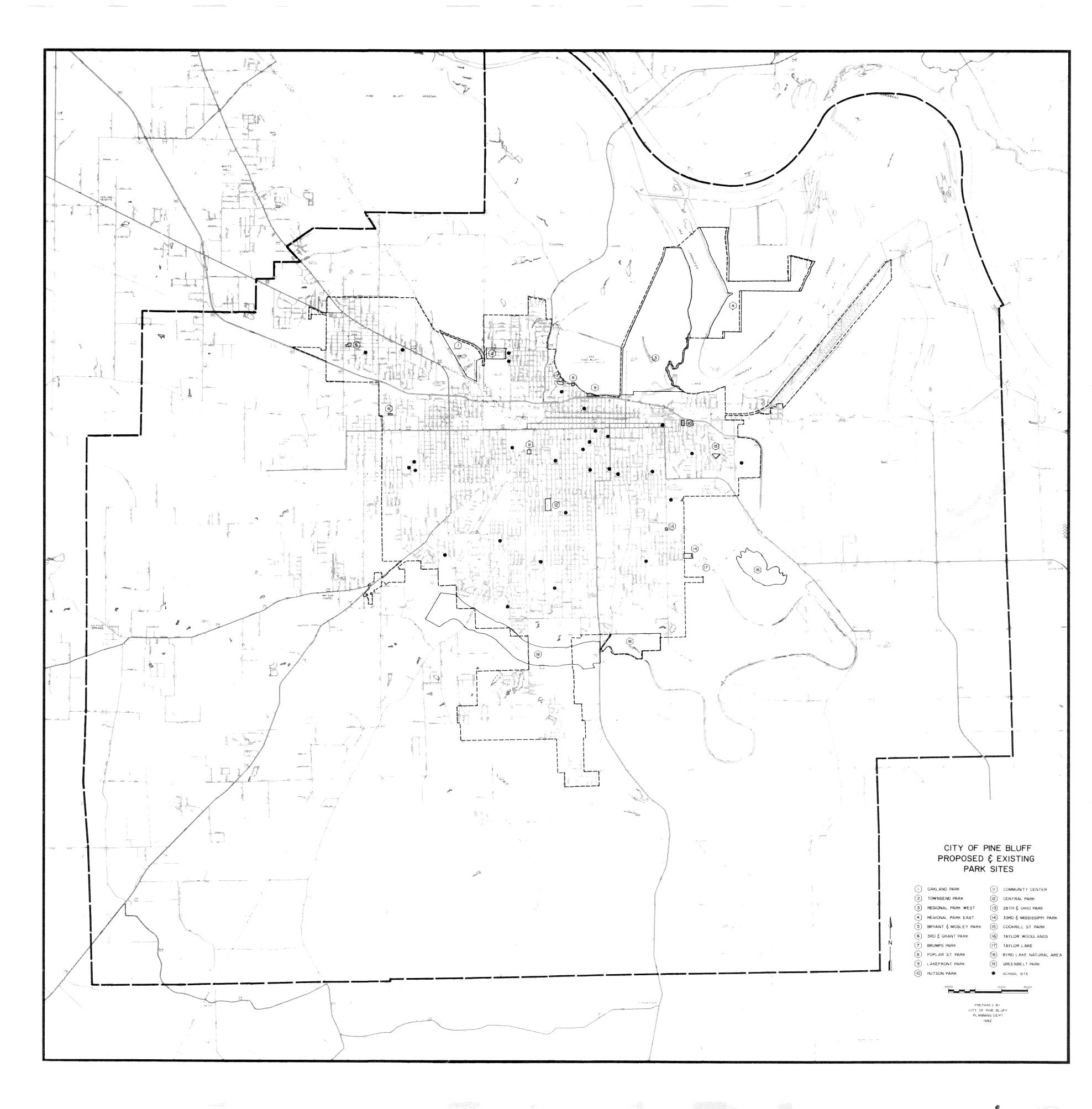
- Establish formal agreements with the University at Pine Bluff (UAPB), and the Dollarway and Watson Chapel School Districts for the reciprocal use of recreational facilities.
- 2. Establish an "adopt a park" program for local civic clubs, church groups, and conservation organizations to improve and/or maintain park sites.
- 3. Develop a bus route plan in cooperation with the Southeast Arkansas Regional Planning Commission (SARPC), and the City Bus Company, which will provide public access to the Parks System.
- 4. Establish a Citizen Participation body, similar to the Urban Parks and Recreation Recovery (UPARR) Steering Committee to provide input and feedback to the Parks and Recreation Commission and City Council.
- 5. Establish a policy and guidelines concerning the acquisition of new park lands, especially in regard to maintenance responsibilities.

- 6. Eliminate the responsibility for street right-ofway, and trash disposal under the Parks and Recreation Department.
- Establish at least one vest pocket park in the downtown area to support revitalization and public transit needs.
- 8. Work with other agencies in an anti-litter campaign.
- 9. Continue the development of those parks already acquired (Regional Park, Taylor Park, Bryant Street and Lake Front Parks).
- Retrofit all existing facilities to meet handicapped accessibility standards.
- Design an open space system along floodways and drainage easements with emphasis on passive recreation.
- Rehabilitate Oakland Park buildings and lakes. Complete renovations at Townsend Park.
- 13. Conduct a financial review to investigate reduction of City and County subsidies for operations and develop a Capital Improvements Program.

RECOMMENDATIONS

The Pine Bluff Parks and Recreation Commission should, over the next five (5) years, strengthen its public outreach and feedback mechanism, to respond to changing community needs and reduced budgets.

Efforts to cooperate with the Arkansas Highway and Transportation Department, the Arkansas Natural and Cultural Heritage Commission and the Arkansas Game and Fish Commission should be continued for the maximum usage of public lands.



F. NATURAL BARRIERS TO GROWTH

There are three (3) broad categories of natural barriers which have a direct effect on the development in Pine Bluff. (1) The floodplain, (2) the Arkansas River, and (3) soil limitations. If future development is allowed to occur without the recognition of these areas as natural barriers, there could be grave consequences.

1. THE FLOOD PLAIN

The flood plain is an area adjacent to a stream, river, or bayou that is subject to flooding. It consists of three (3) parts. first, there is the channel which carries the river or streams normal flow. Second, there is the floodway which means the channel of the river or stream and the adjacent land area that must be reserved in order to discharge the base flood (100-year flood) without cumulatively increasing the water surface elevation by more than one foot. The floodway is the area that has the greatest impact on the velocity and height of the flood flows. Third, there is the flood fringe which is outside the floodway and receives the lower velocity flood waters.

AREA B in the flood fringe is called the Area of special flood hazard meaning the land in the flood plain within Pine Bluff subject to a one percent or greater chance of flooding in any given year (100-year flood).

AREA B are areas between the 100-year flood and the 500-year flood or where the contributing drainage area is less than one square mile subject to a 0.05 percent or greater chance of flood per year.

For any particular flood at any given point along a stream, there is a predicated water level on elevation. These levels are usually expressed in terms of elevation above mean sea level (MSL).

FLOOD PLAIN MANAGEMENT PROGRAM

Pine Bluff's floodplain management program has the following fundamental concerns:

- To reduce the loss of life and property due to flooding.
- (2) To minimize the need for rescue and relief efforts.
- (3) To insure that property owners (or potential buyers) are on notice that property is in an area of special flood hazard.

- (4) To preserve the natural value of floodplain, including the vegetation which retards flood flows, absorb, pollutants, reduces sediment loads, and can provide many recreational resources.
- (5) To allow the citizens of Pine Bluff to purchase flood insurance.

NATIONAL FLOOD INSURANCE PROGRAM

On July 16, 1981, the City entered the Regular Program of the National Flood Insurance Programs. This included the adoption of (1) Federal Flood Insurance Rate Maps, (2) Federal Flood Insurance Study including the base flood elevations and risk zones, which indicate what actual insurance rates will apply, (3) and the required permits with enforcement measures.

The Planning area is in the Emergency Program, which includes the adoption of: (1) Flood hazard boundary maps, and (2) the required permits with enforcement measures. Both the City and the County have the same authority to issue permits.

REGULATORY MEASURES

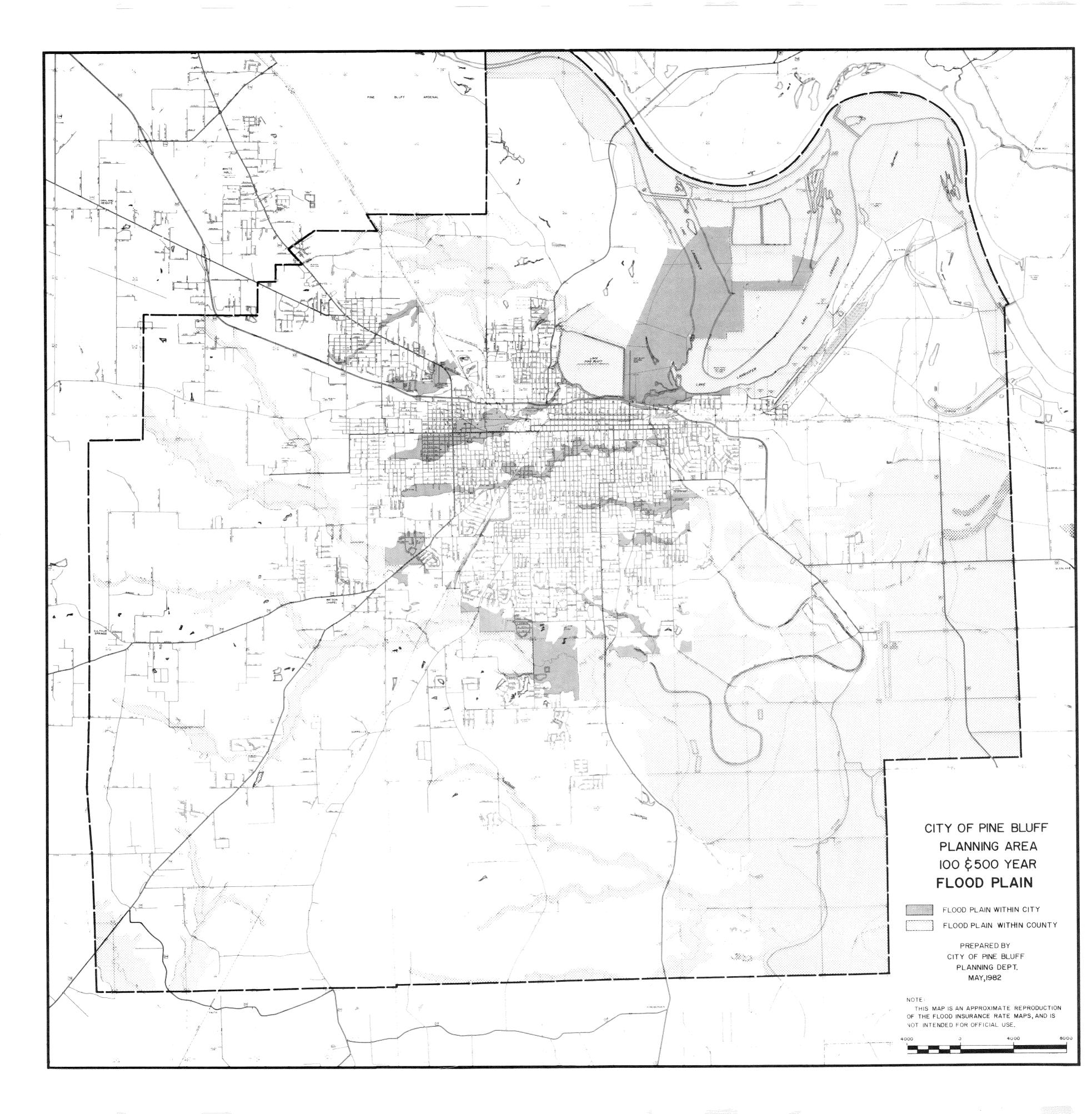
Encroachment means any of man's intrusions into the floodplain that effects the flood flow. Encroachments can raise the water level upstream and lengthen the time it takes to drain away the flood waters. In Pine Bluff's flood management it is the responsibility of the developer or builder to demonstrate that the proposed encroachment will meet the requirements of Pine Bluff's Flood Prevention Ordinance; using an equal degree of encroachment, and which will not increase the flood elevation by more than one foot on any point along the stream channel.

Elevation and flood proofing measures contained in regulations are intended to protect new construction and substantial improvements from flood damage. Two types of improvements are excluded from the substantial improvement definition: (1) Improvements to insure the safety of a structure, and (2) Improvements to historical structures.

PINE BLUFF'S DRAINAGE SYSTEM

The ${\tt major}$ drainage identified by the National Flood Insurance Study are:

Caney Bayou, Tributary A 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.



Brumps Bayou has a small drainage area of slightly more than 5 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 surrounded by commercial development and, for the most part, is completely The 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.

Outlet Canal & Interception Canal - Both Canals were designed to contain the 100-year flood.

Harding Drain is covered for much of its length by the Harding Drainage Districts which drains the downtown business district and empties into Harding Drain.

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

Eden Park Drain has had heavy residential development in the last ten years causing some storm water runoff problems in many areas along the drain.

Floodways have been developed for Brumps Bayou, Bayou Bartholomew, Eden Park Drain, and Outlet Canal Tributary A.

There are other areas in the City with serious flood potential resulting from storm water runoff and/or poor storm sewer system design. The City is in serious need of a Master Drainage Plan. This plan should encompass all of the drainage basins which drain through the city limits and should include:

- a) Flow rates actual and projected to fully developed land use for 10-year and 25-year design frequency rainfalls.
- Existing drainage easements and designation of easements to be acquired.
- c) Complete topographic maps having contour intervals of one foot.
- d) A hydraulic budget with stream predictions.

2. ARKANSAS RIVER

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.

The river, its flood plain including Lake Langhofer, and Lake Pine Bluff are generally located to the north-south-east of the City and expand over a relatively large land area.

Today the Arkansas River does not pose the same threat to Pine Bluff as it once did because of the construction of levees, diversion, and bank stabilization. The river and its flood plain still serve as a natural barrier to growth. The growth trend has generally been in a southerly and westernly direction.

For more information on the Arkansas River - See Port of Pine Bluff.

3. 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 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 association of the Soil Conservation Service to serve as a major input in formulating the Land Use Plan.

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.

This soil has a low potential for most urban uses. Wetness is a severe limitation for dwelling and insites. 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.

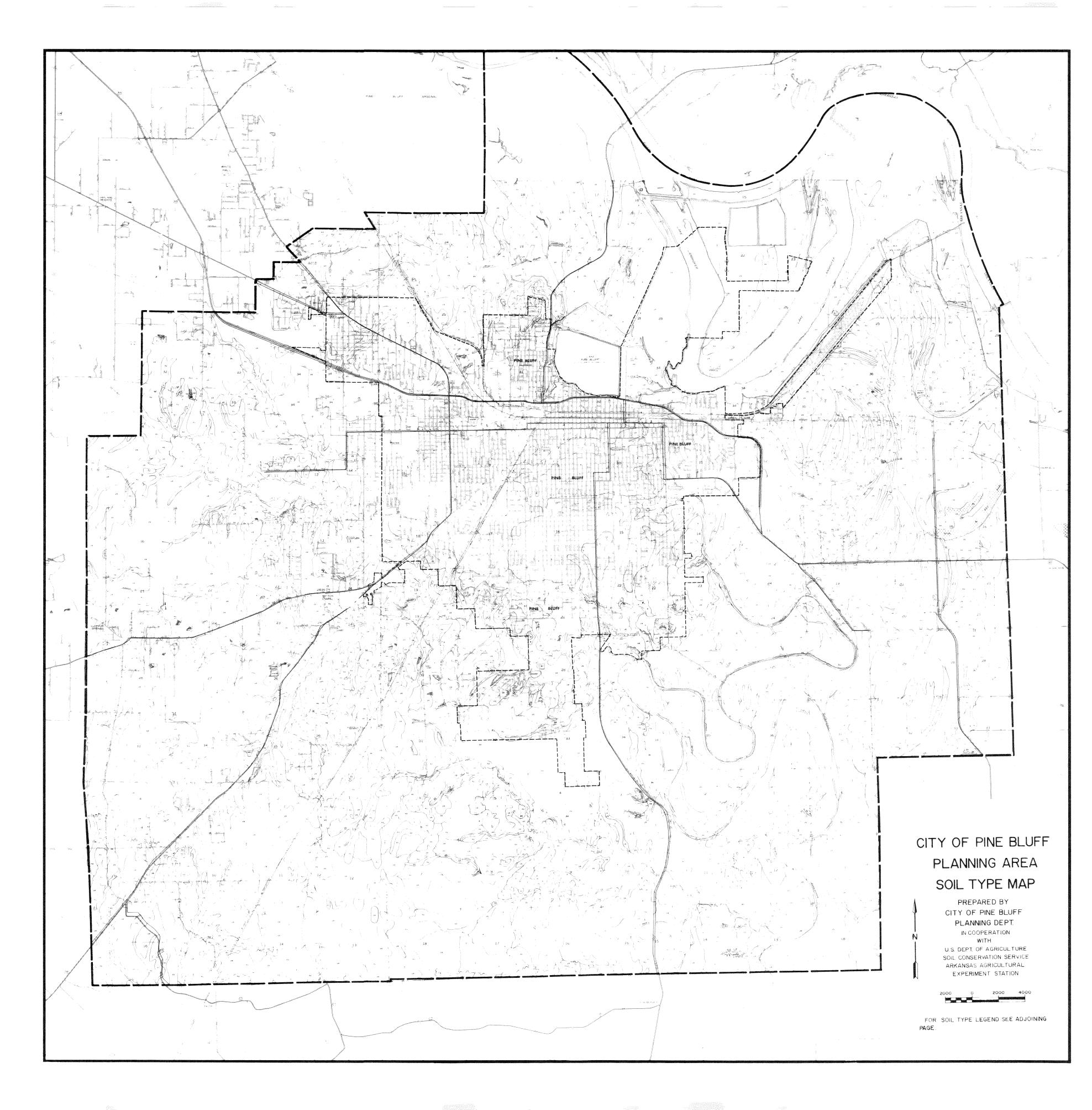
Wetness is a limitation for dwelling and industrial sites. Wetness and shrink-swells are severe limitations for septic tank absorption fields. These limitations are difficult to overcome.

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.

- 1 Amy silt loam
- 2 Amy soils, frequently flooded
- 3 Amy-Urban land complex
- 4 Calloway silt loam, 0 to 1 percent slopes
- 5 Calloway silt loam, 1 to 3 percent slopes
- 6 Calloway-Urban land complex
- 7 Caspiana silt loam, 0 to 1 percent slopes
- 8 Coushatta silt loam
- 9 Coushatta soils, occasionally flooded
- 10 Coushatta-Urban land complex
- 11 Crevasse loamy fine sand
- 12 Crevasse soils frequently flooded
- 13 Desha clay
- 14 Desha clay, occasionally flooded
- 15 Grenada silt loam, 1 to 3 percent slopes
- 16 Grenada silt loam, 3 to 8 percent slopes
- 17 Grenada-Urban land complex, 1 to 3 percent slopes
- 18 Grenada-Urban land complex, 3 to 8 percent slopes
- 19 Hebert silt loam
- 20 Henry silt loam
- 21 Henry-Urban land complex
- 22 McGehee silt loam
- 23 McGehee silt loam, occasionally flooded
- 24 Oklared fine sandy loam, occasionally flooded
- 25 Ouachita soils, frequently flooded
- 26 Perry clay
- 27 Perry clay, occasionally flooded
- 28 Pheba silt loam, 0 to 2 percent slopes
- 29 Pheba-Urban land complex, 0 to 2 percent slopes
- 30 Portland clay
- 31 Portland clay, occasionally flooded
- 32 Portland-Urban land complex
- 33 Rilla silt loam, 0 to 1 percent slopes
- 34 Rilla silt loam, undulating
- 35 Roxana silt loam
- 36 Roxana silt loam, occasionally flooded
- 37 Roxana-Urban land complex
- 38 Ruston fine sandy loam, 1 to 3 percent slopes
- 39 Sacul fine sandy loam, 1 to 3 percent slopes
- 40 Sacul fine sandy loam, 3 to 8 percent slopes
- 41 Savannah fine sandy loam, 1 to 3 percent slopes
- 42 Savannah fine sandy loam, 3 to 8 percent slopes
- 43 Savannah-Urban land complex, 1 to 3 percent slopes
- 44 Savannah-Urban land complex, 3 to 8 percent slopes
- 45 Sawyer silt loam, 1 to 3 percent slopes
- 46 Sawyer silt loam, 3 to 8 percent slopes
- 47 Smithdale fine sandy loam, 3 to 8 percent slopes
- 48 Smithdale fine sandy loam, 8 to 12 percent slopes
- 49 Wabbaseka-Latanier complex, undulating
- 50 Wabbaseka-Latanier complex, occasionally flooded
- 51 Yorktown silty clay



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.

This 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 limitations 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 a 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. Quachita 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.

G. ENERGY

The Planning staff realizes energy is an atypical topic for a land-use plan; however, energy resources and their use has become a vital planning concern.

As in the rest of the county, the citizens of the City of Pine Bluff face the possibility of an energy shortage and the certainty of rising fuel prices. An adequate energy supply is essential to the health and well-being of Pine Bluff residents in terms of not only cost and comfort, but also to assist in attracting new industry. The use of alternate energy sources has shown it can reduce energy dependence and also reduce the requirement for capital, land, and other resources needed for the generation of electricity.

SOLAR ENERGY

The use of solar energy systems on homes is a growing trend today. It is widely believed that the use of solar energy will grow tremendously in the future as technology is further developed and fossil fuels become more scarce. But to enable this growth to occur, the availability of sunlight to buildings being built now must be protected. It is important to make clear the importance of energy conservation potentials of solar energy use and the utility of protecting solar access.

Solar access refers to the availability of sunlight to solar collectors and energy systems. A collector used to generate heat for water or space heating must be exposed to sunlight for a certain period of time for adequate performance. Solar access is closely related to land use aspects, and by protecting solar access now, the City of Pine Bluff leaves open the option of considering future uses of solar technology. The City has one subdivision (12 lots) with active solar homes.

The City of Pine Bluff recognizes the importance of solar energy use and the need for solar access protection.

POLICIES

- Any new comprehensive plans and policies should support solar access.
- Examine existing regulations and development policies, such as the Zoning Ordinance and Subdivision Regulations for the accommodation of the increasing use of solar energy.

III. Existing & Future Land Use

EXISTING AND FUTURE LAND USE

A. BACKGROUND

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

Existing land use patterns have developed in ways dictated by economic, social, and political pressures and will continue to respond to these pressures. Pine Bluff has developed in what is known as the multiple nuclei concept. The growth of the City has responded to a series of nuclei in the patterning of the urban land uses rather than a single central core. The central business district serves as one nucleus. Others appear as industrial and retail centers where specialized economic activities of similar or complementing character have gravitated together. The structure and function of the urban economy and region to this economy has much to do with the amount and type of growth Pine Bluff is experiencing.

The City, in its growth patterns, has also responded to socially motivated determinants of land use. Individuals' needs and wants, their values concerning social desires which supplement the necessities of urban living, have had and will continue to have, an impact on how the City develops.

The ultimate goal of any plan is to improve the quality of life within the region. This entails the examination of the significant features or activities which influences growth and change. Every inhabitant of the region is influenced by the location, quality and accessibility of jobs, housing, recreation, retail centers, transportation, services, and utilities. The unwise management of development can overtax the ability of the City's resources to respond to these demands. Land management practices which allow incompatible use can eventually create an intolerable environment. The land use plan attempts to provide a basis for growth and change in the most beneficial manner.

The following sections of the Land Use Plan are concerned with the existing land use patterns in the City of Pine Bluff, land use requirements, and future land use development.

B. EXISTING LAND USE 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 windshield survey of the City's land area within the corporate limits and the Planning

area. Data were collected an recorded on field maps in regard to the specific use of each structure, the conditions of each residential structure, and the approximate amount of acreage being used by each structure.

These data categories were collected on a census tract/sub-tract basis. After each tract was totaled, all the subtracts were summed up in order to provide grand totals for each land use category within the city limits, and then within the Planning area.

DEFINITIONS

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.

Residential Land

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

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

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

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 (1980) were used to determine the condition of each structure. The following definitions were used.

STANDARD

Standard condition refers to units which have no defects, or only slightly 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 masonary; small cracks in walls; plaster or chimney; cracked windows; slight wear on floors; doorsills, doorframes,

windowsills or window frames; and broken gutters or downspouts.

DETERIORATED

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 rotten or loose window frames or sashes that are not 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 deterioration, 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

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.

Manufacturing/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 manufacturing 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, mining, and all other operations of an industrial nature.

Public and Semi-Public Land

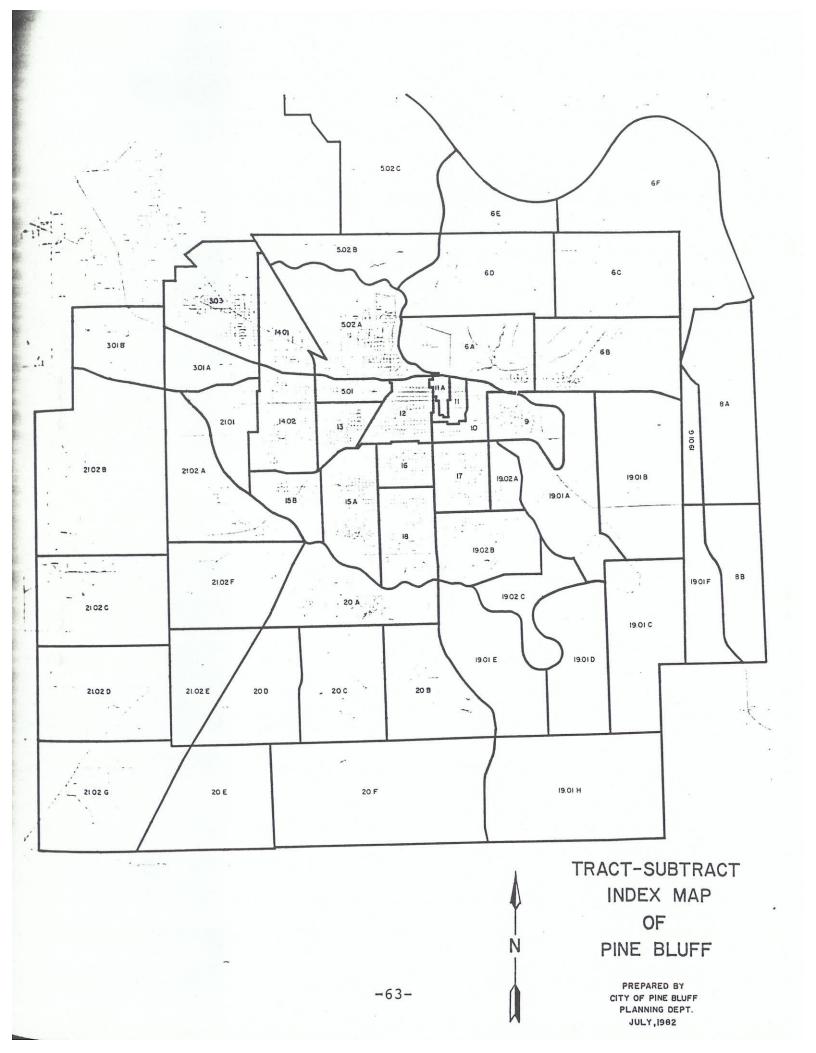
Public and semi-public Land includes land on which structures are located which are operated for the benefit of the public, such as parks, schools, libraries, playgrounds, churches, hospitals, colleges, trade and vocational schools, health centers, cemeteries, and other similar uses. Also included are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

Undeveloped/Vacant/And Agriculture Land

Land which was wooded, vacant, undeveloped, used for agricultural purposes, or otherwise in nonintensive use was included in this category.



HOUSING CONDITIONS MAPS

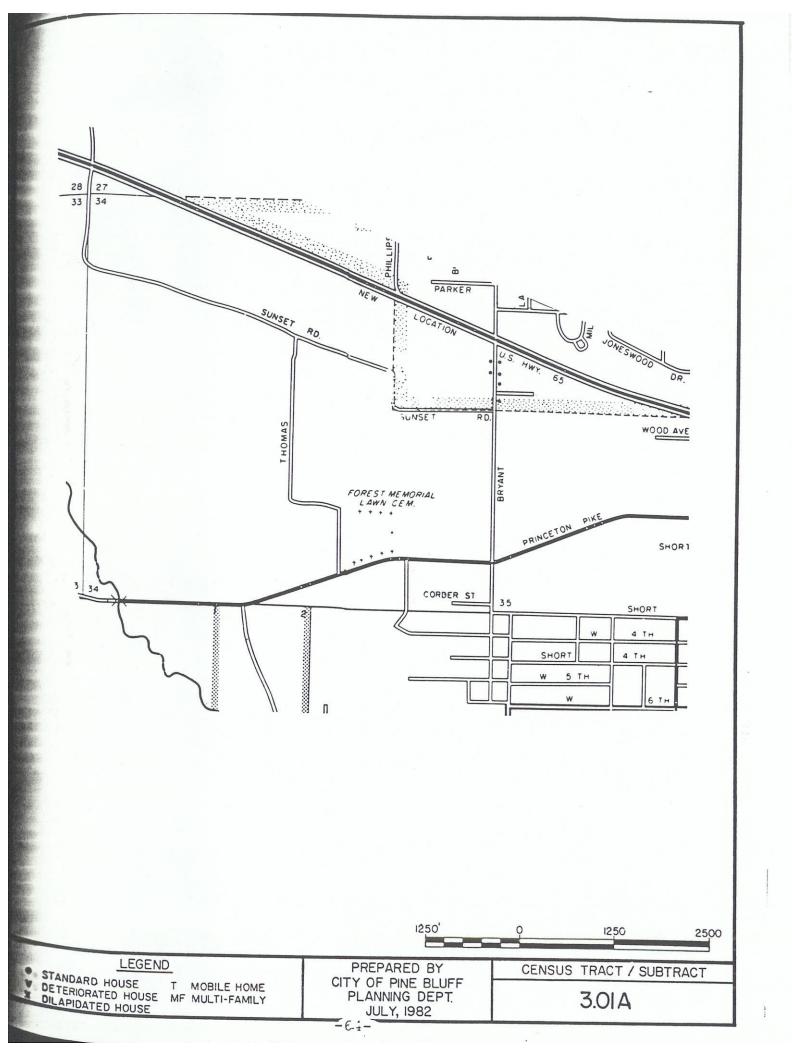
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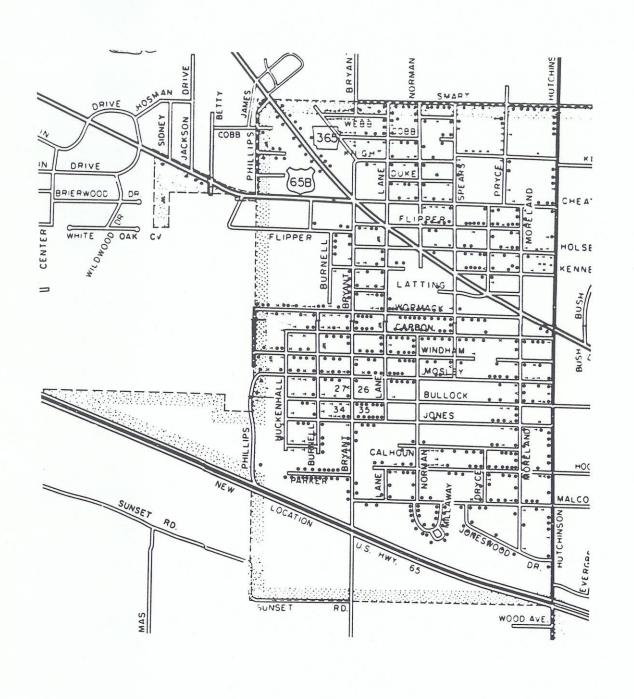
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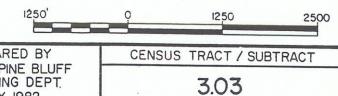
WITHIN THE

CITY LIMITS

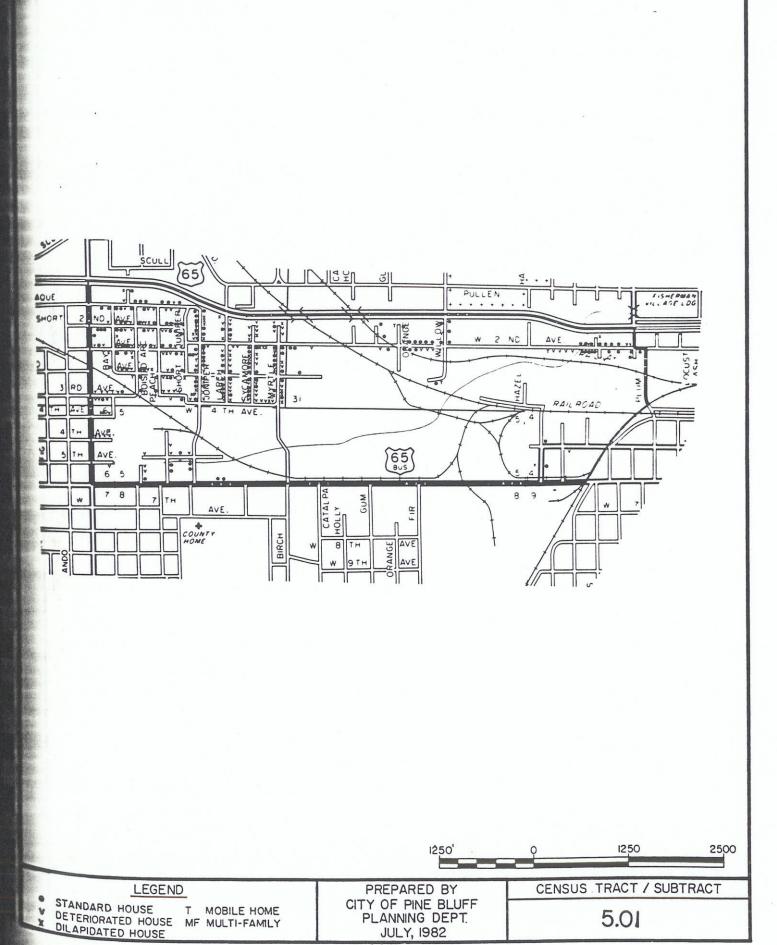
NOTE: ONLY RESIDENTIAL STRUCTURES ARE INDICATED ON THESE MAPS.

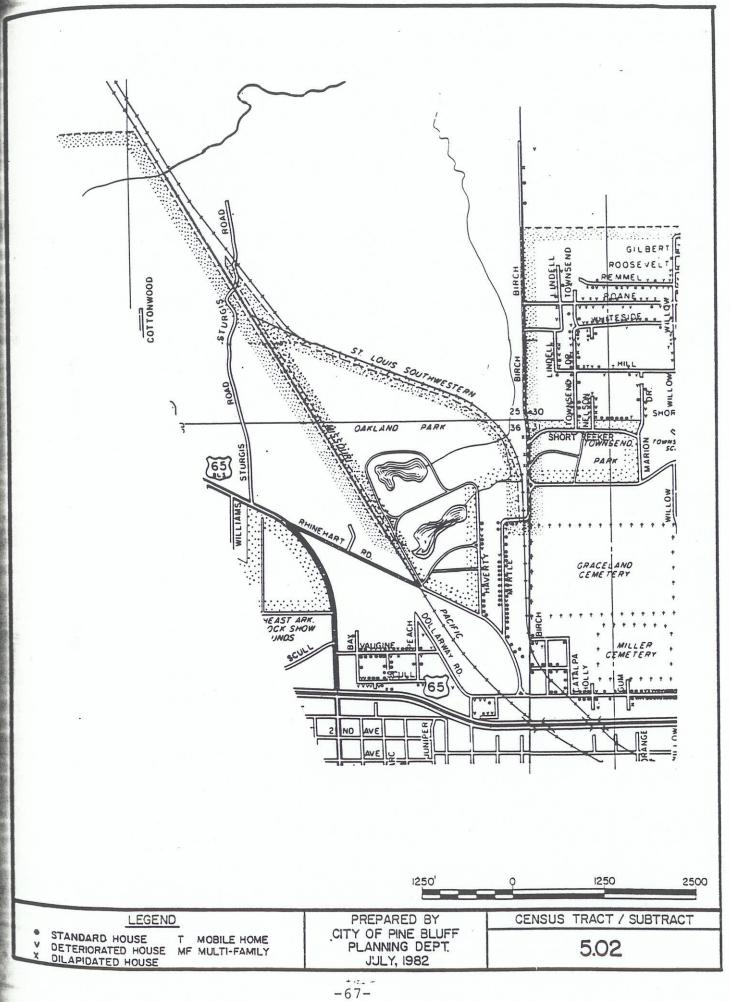


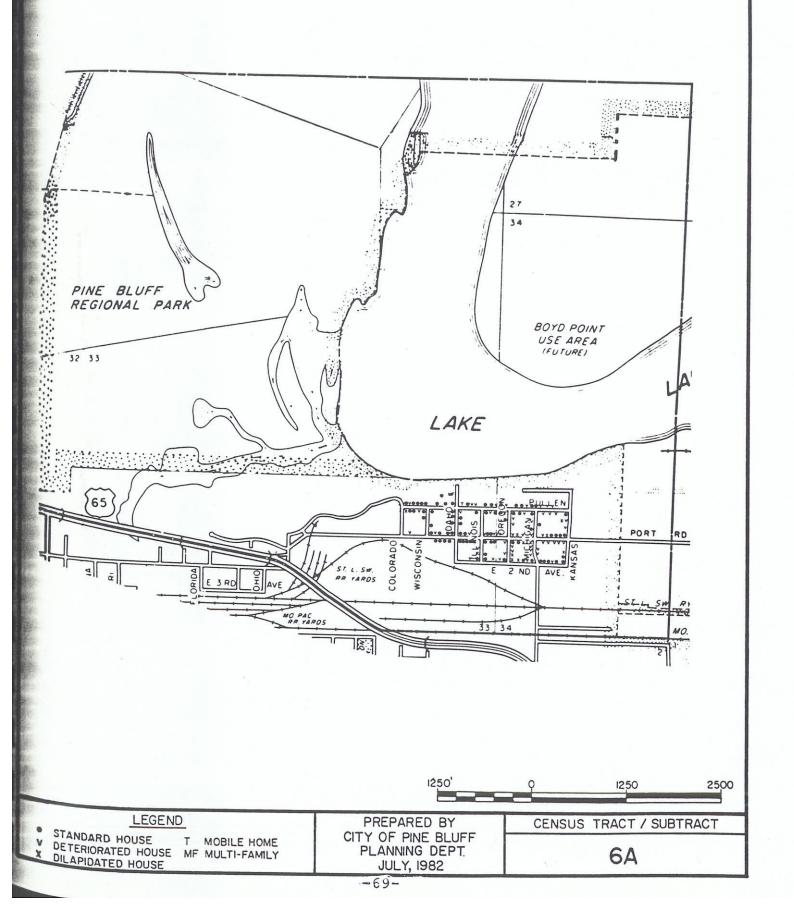


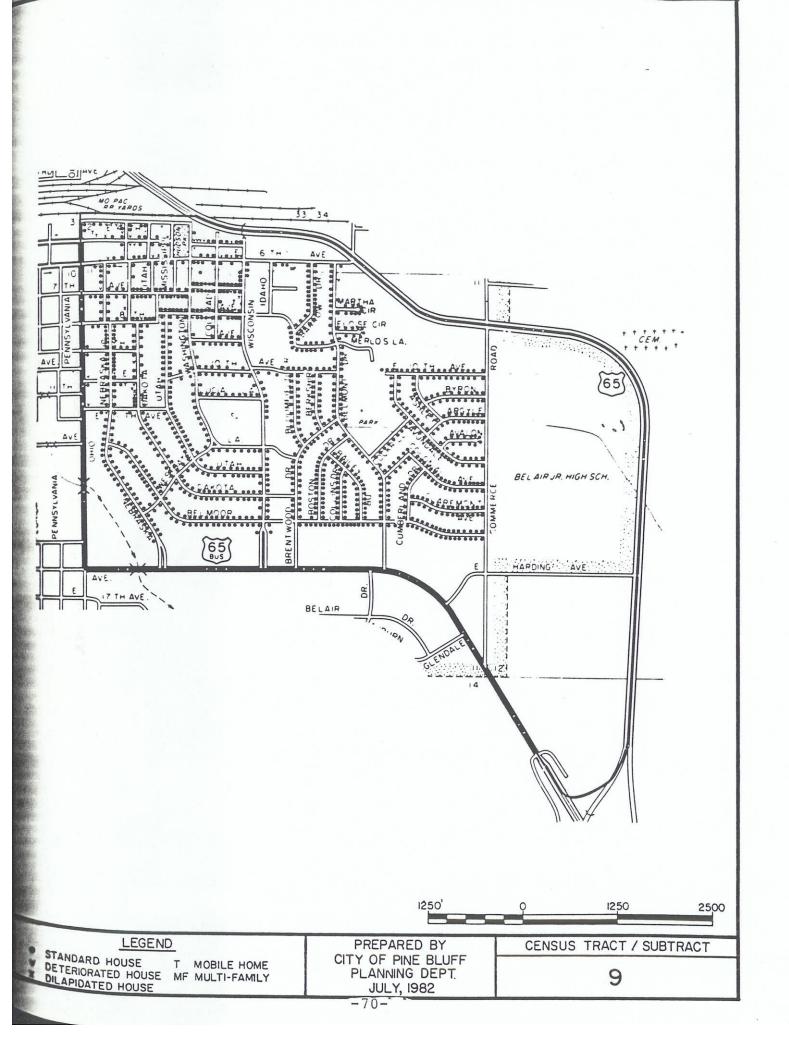


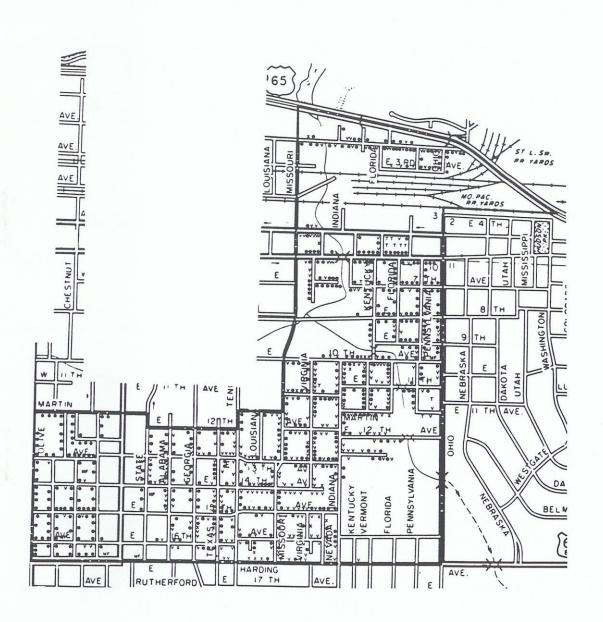
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CITY OF PINE BLUFF
PLANNING DEPT.
JULY, 1982



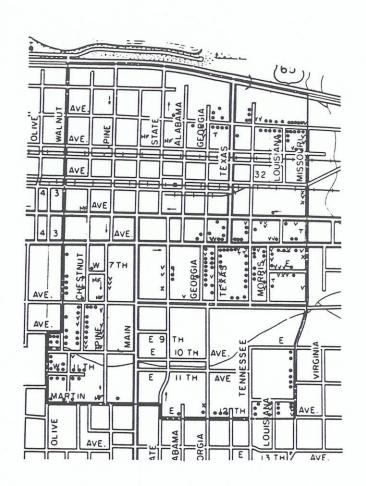


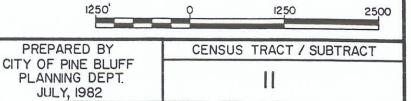








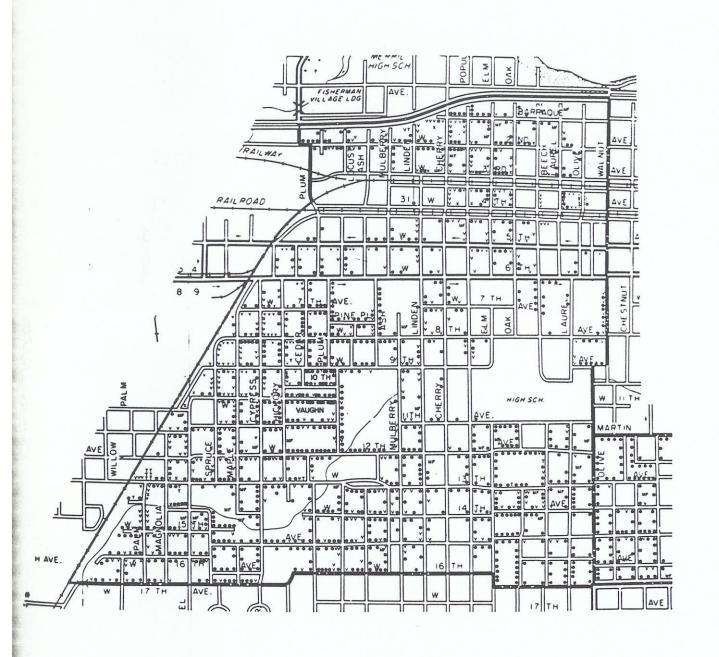


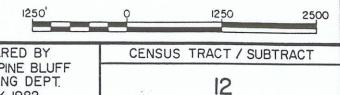


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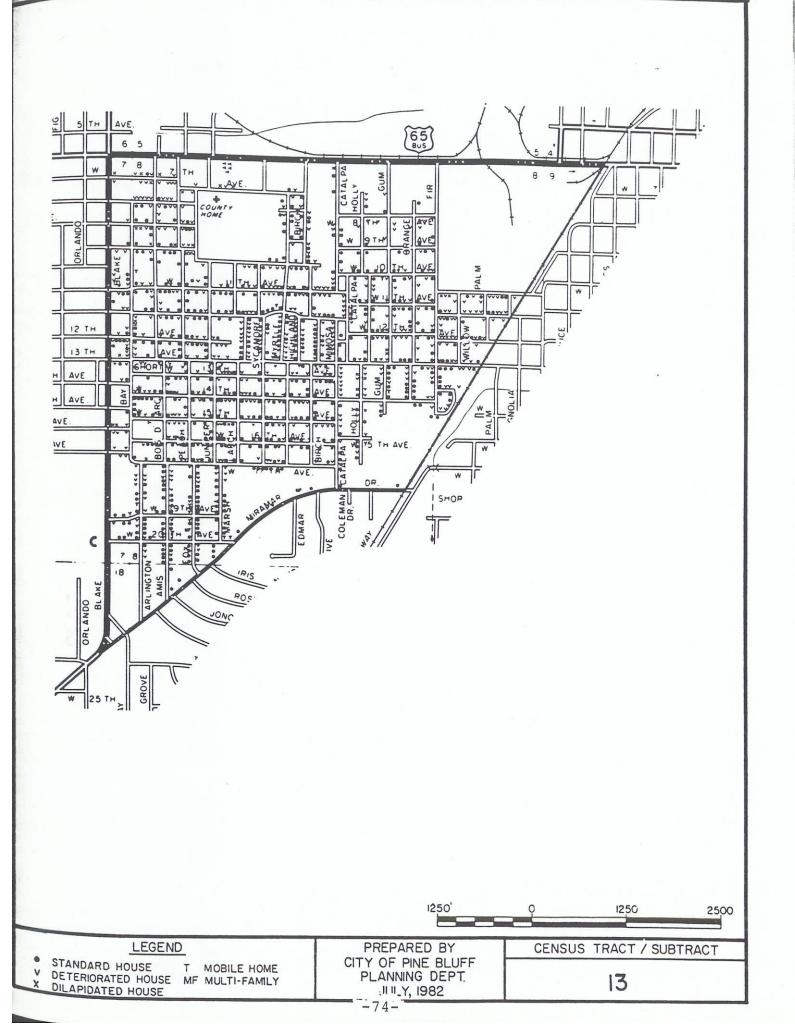
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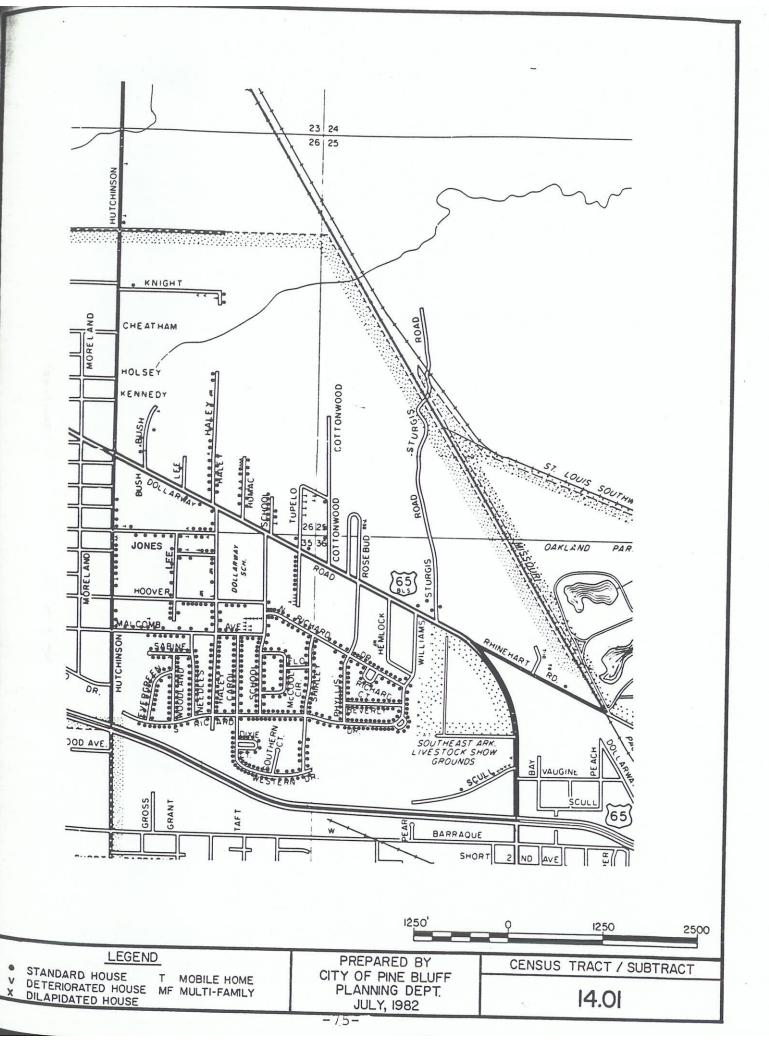


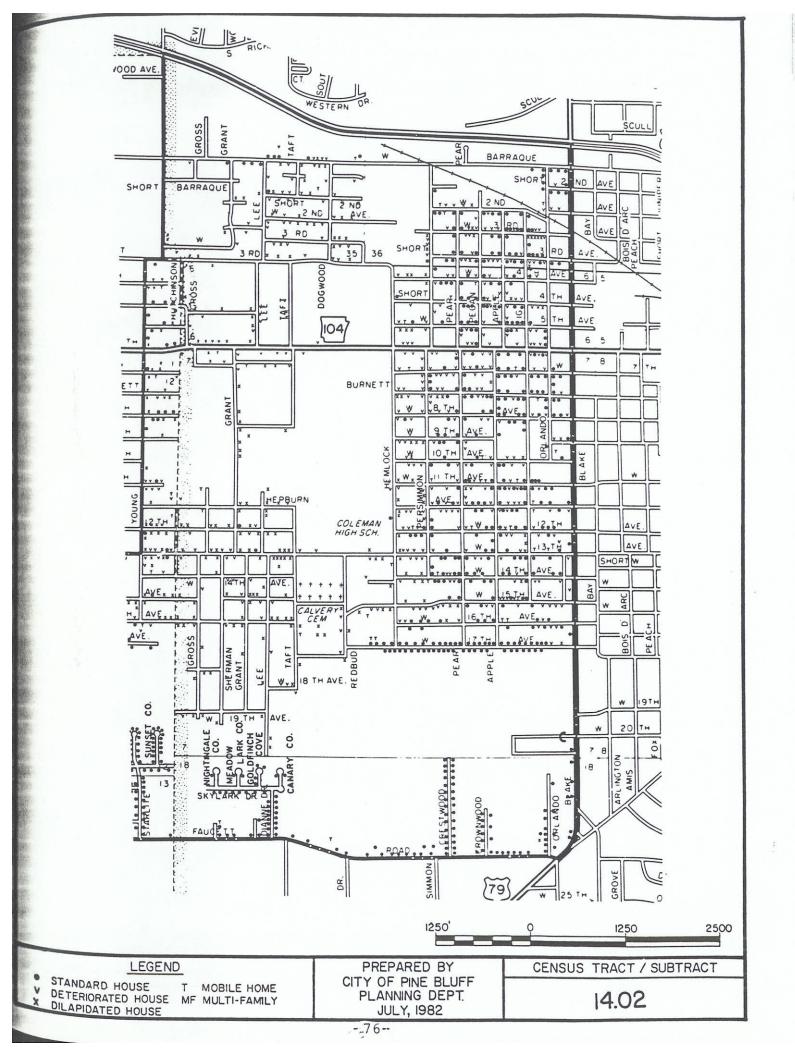


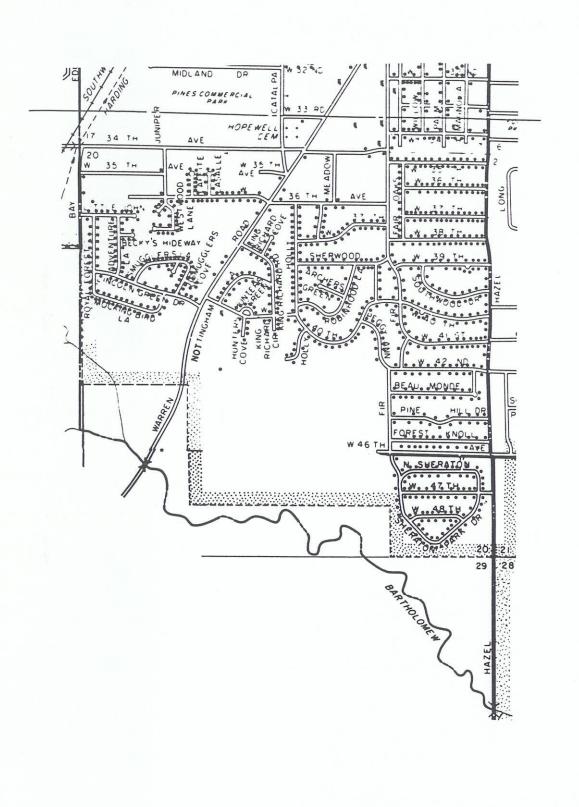
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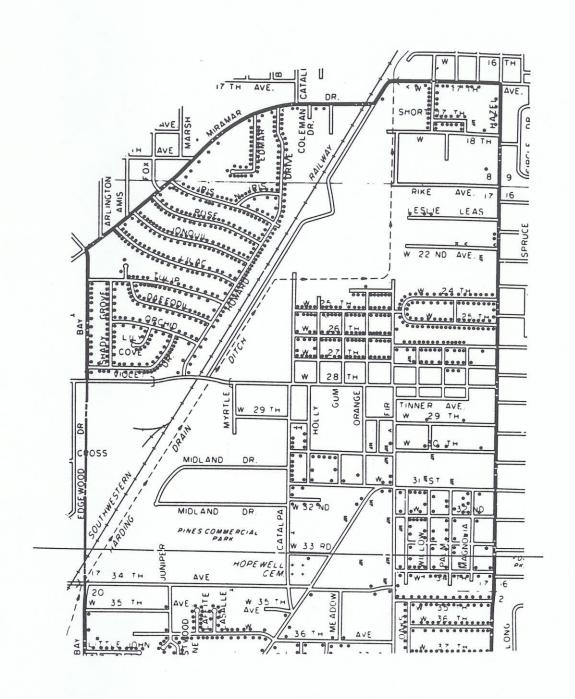
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CENSUS TRACT / SUBTRACT

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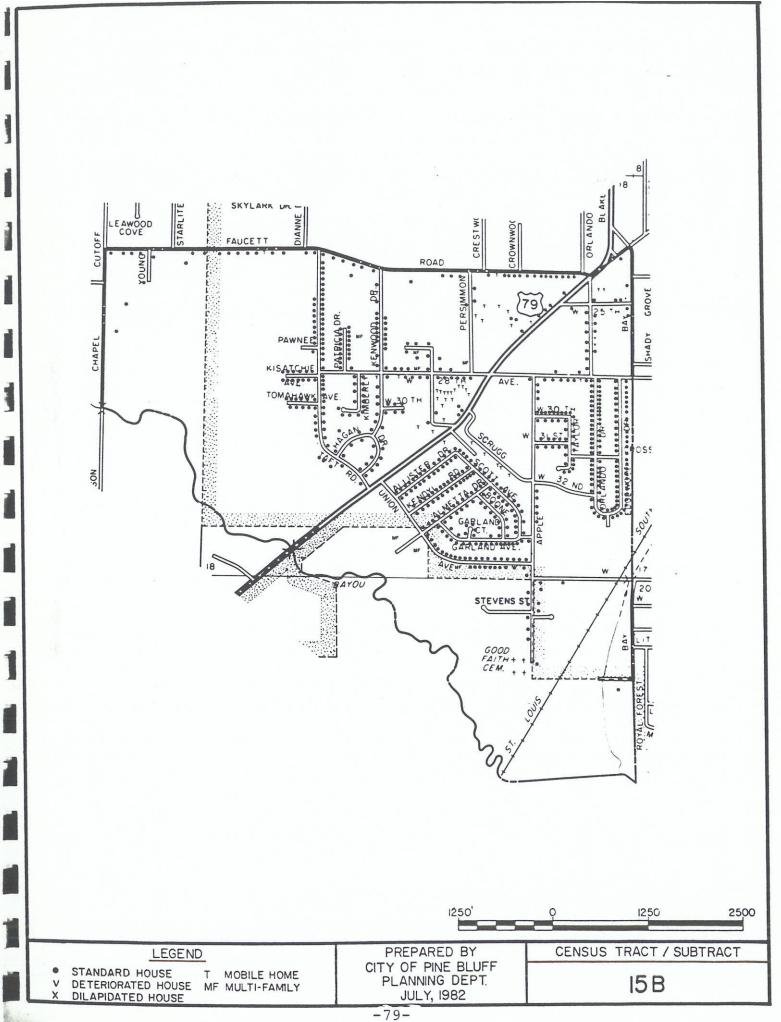


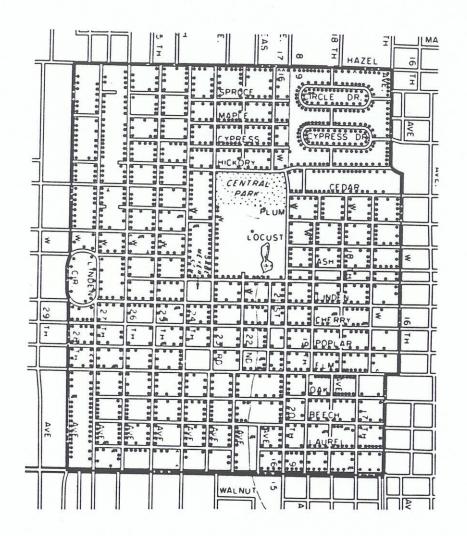


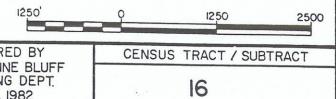
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15A



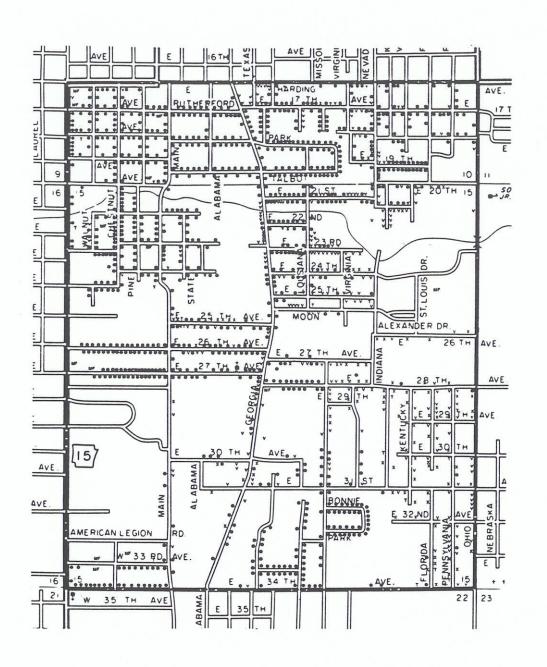


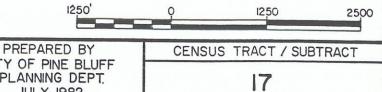


STANDARD HOUSE T MOBILE HOME DETERIORATED HOUSE MF MULTI-FAMILY DILAPIDATED HOUSE

LEGEND

PREPARED BY CITY OF PINE BLUFF PLANNING DEPT. JULY, 1982

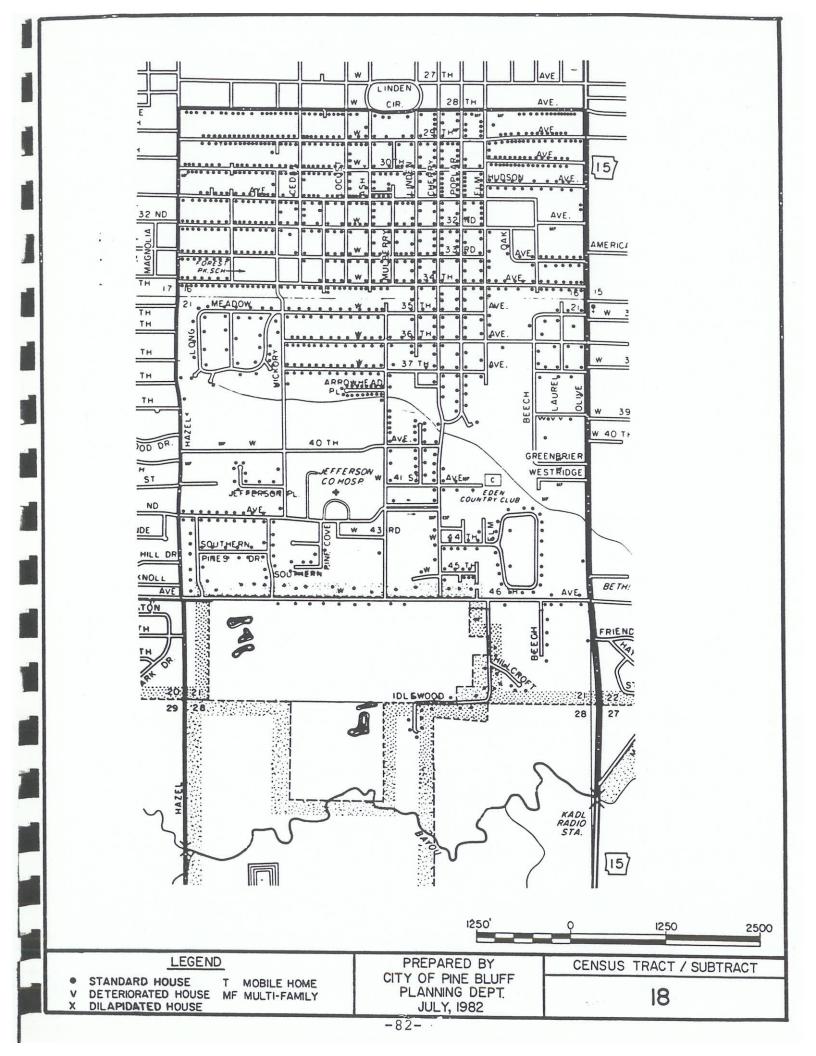


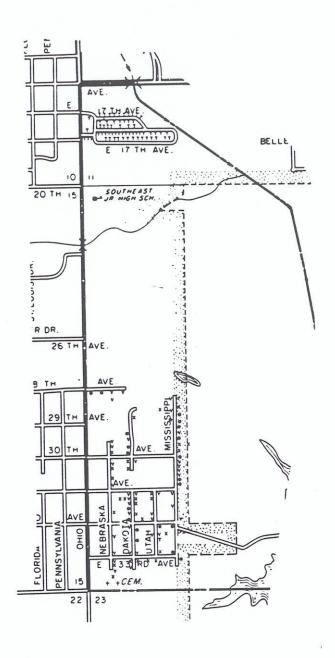


LEGEND STANDARD HOUSE T MOBILE HOME DETERIORATED HOUSE MF MULTI-FAMILY DILAPIDATED HOUSE

CITY OF PINE BLUFF PLANNING DEPT. JULY, 1982

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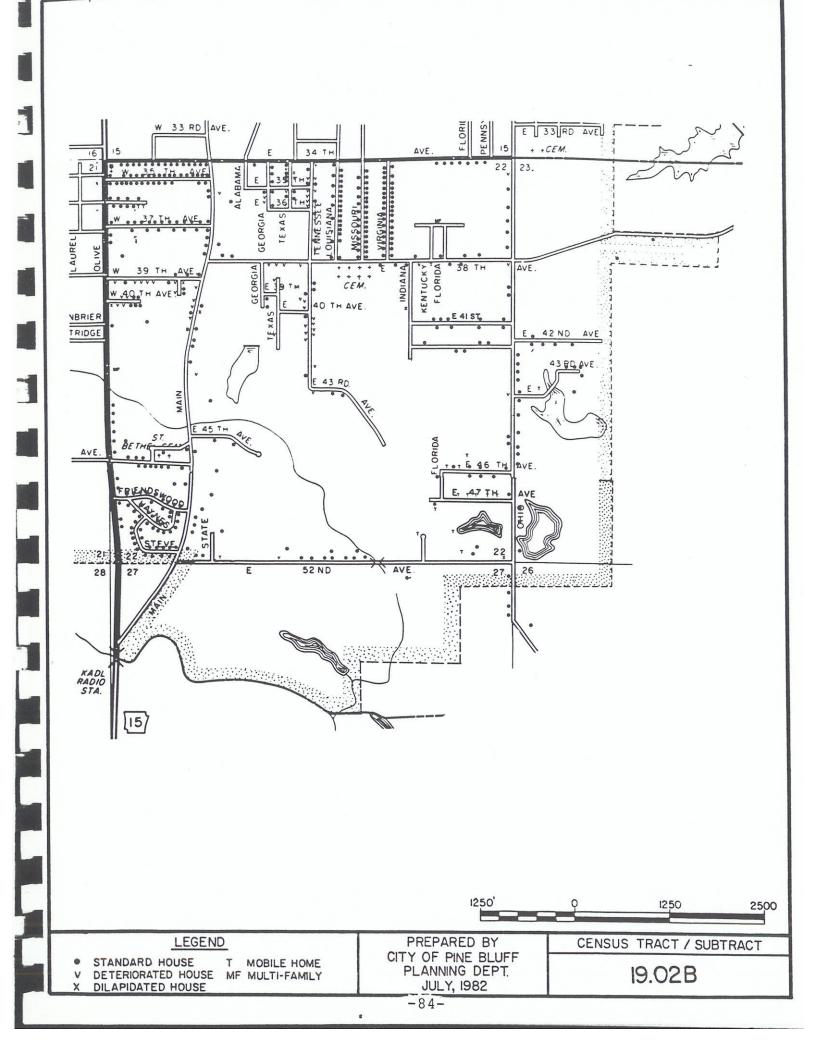


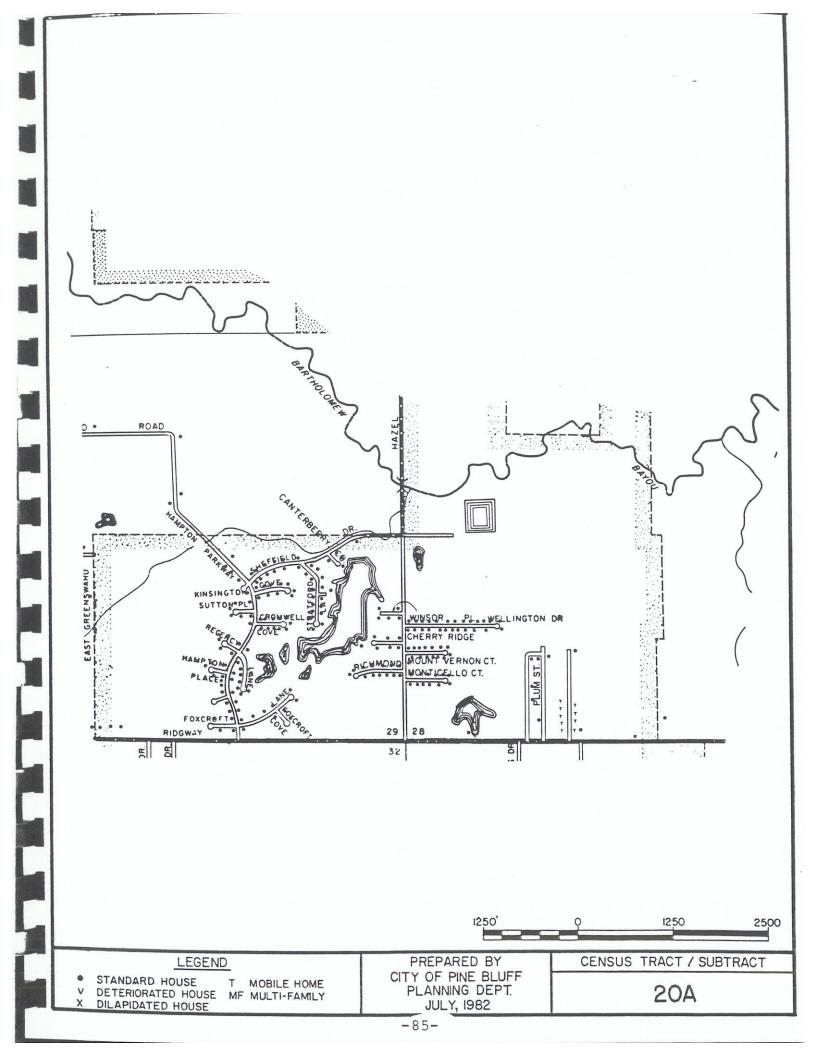
STANDARD HOUSE T MOBILE HOME DETERIORATED HOUSE MF MULTI-FAMILY DILAPIDATED HOUSE

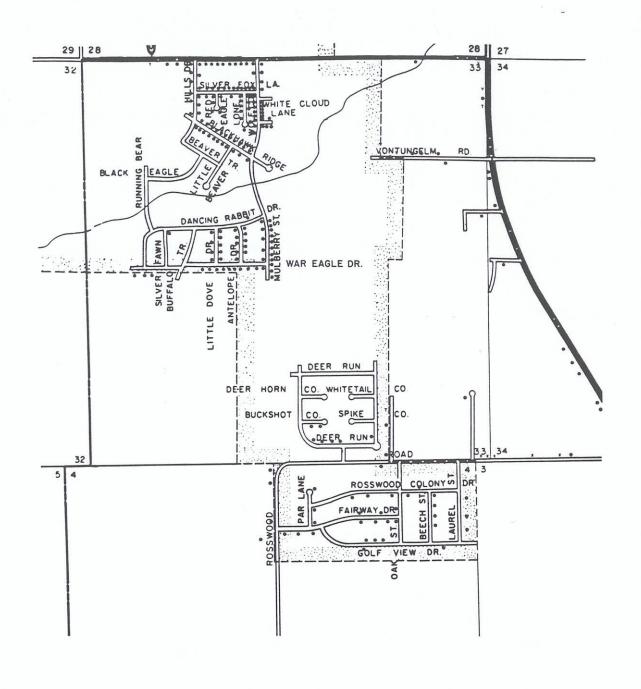
PREPARED BY CITY OF PINE BLUFF PLANNING DEPT. JULY, 1982

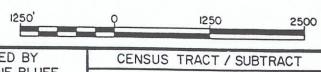
CENSUS TRACT / SUBTRACT

19.02 A









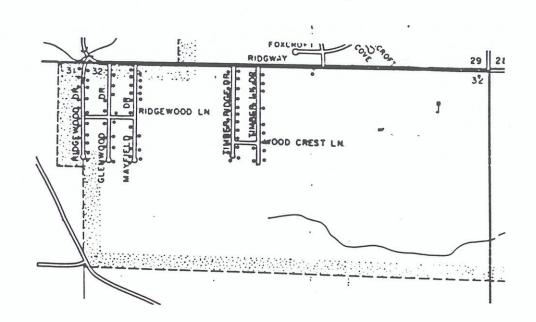
STANDARD HOUSE T MOBILE HOME
DETERIORATED HOUSE MF MULTI-FAMILY

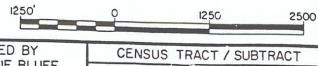
X DILAPIDATED HOUSE

PREPARED BY CITY OF PINE BLUFF PLANNING DEPT. JULY, 1982

20B

-86-

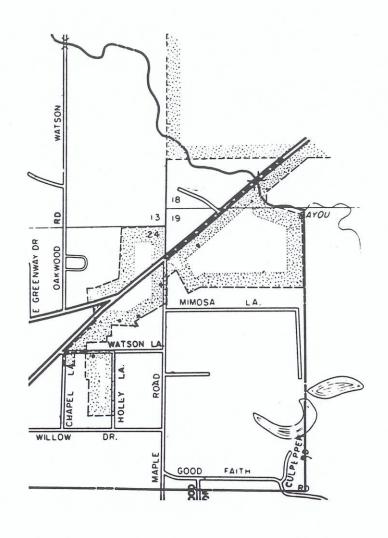


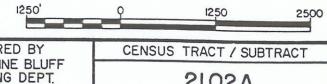


LEGEND STANDARD HOUSE

STANDARD HOUSE T MOBILE HOME DETERIORATED HOUSE MF MULTI-FAMILY DILAPIDATED HOUSE PREPARED BY CITY OF PINE BLUFF PLANNING DEPT. JULY, 1982

20C





STANDARD HOUSE T MOBILE HOME DETERIORATED HOUSE MF MULTI-FAMILY DILAPIDATED HOUSE

LEGEND

PREPARED BY CITY OF PINE BLUFF PLANNING DEPT JULY, 1982

21.02A

EXISTING LAND USE DATA
BY
CENSUS TRACT/SUBTRACT

Table 6 EXISTING LAND USES BY CENSUS TRACT

RESIDENTIAL

1159 50 75 35 1 56 51 3 9 81 481 - 346 229 1150 50 73 27 1 52 50 3 99 18 423 - 309 227 1151 50 73 27 1 52 50 3 99 18 423 - 309 227 1152 50 73 27 1 52 50 3 99 18 423 - 309 227 1153 50 73 27 1 52 50 3 99 18 423 - 309 227 1153 50 73 27 1 52 2 - 2 5 6 13 - 4 5 7 11					CENSUS	S TRACT	CENSUS TRACT/SUBTRACT	CT				100 01	10 02	203	20b	20c 20d	20d 2	20e 20f	21.0	1 21.0	a 21.02	ib 21.02	c 21.02	d 21.02	21.01 21.02a 21.02b 21.02c 21.02d 21.02e 21.02t 21.02g	21.029
THE 1159 SO 73 75 75 75 75 75 75 75 75 75 75 75 75 75			.10	10 of	19,010	19.014	19.01e	19.016	19.019	19.01h	19.028	130.02	13.020	L		T	1	-	-	-	_		- 2	_		80
1153 50 73 27 1 52 50 3 99 18 423 - 90 227 167 64 71 104 121 531 159 314 346 55 - 90 3 99 18 423 - 90 227 167 64 71 104 121 531 159 179 179 179 179 179 179 179 179 179 17	ategory	118	19.01				90	ī	-	39	81	481	1		229	171		76 11			_			-	-	
50 73 27 1 52 50 3 39 18 423 - 309 22/1 10/1 04 64 1 64 1 64 2 8 2 8 2 8 2 4 3 2 - 1 - </td <td>OTAL OCCUPIED</td> <td>1159</td> <td>20</td> <td>75</td> <td>35</td> <td>-</td> <td>96</td> <td>;</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1</td> <td></td> <td>-</td> <td>-</td> <td>155</td> <td>_</td> <td>365</td> <td>-</td> <td>135</td> <td>80</td>	OTAL OCCUPIED	1159	20	75	35	-	96	;								1	1		-	-	155	_	365	-	135	80
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Y 10 1 2 3 - 2 2 - 6 13 - 4 21 7 - 1 6 3 1 1 2 - 1 1 6 13 7 - 1 1 6 3 1 <td>Deteriorated</td> <td>9 1</td> <td>1 1</td> <td></td> <td>o 1</td> <td>1</td> <td>4</td> <td>1</td> <td>1</td> <td>1</td> <td>29</td> <td>7</td> <td>-</td> <td>1</td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td></td> <td>4</td> <td>7</td> <td></td> <td>1</td> <td></td>	Deteriorated	9 1	1 1		o 1	1	4	1	1	1	29	7	-	1				-	-			4	7		1	
7 1 2 -							,	2	1	1	9	13	ı	4	21	7	1	1	3	,			-			-
7 1 2 - - 1 - - - 1 3 - <td>FOTAL VACANT</td> <td>10</td> <td>1</td> <td>2</td> <td></td> <td>ı</td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td>a</td> <td>1</td> <td>-</td> <td>1.2</td> <td>7</td> <td>,</td> <td>1</td> <td>1</td> <td>9</td> <td></td> <td>3</td> <td>_</td> <td>7 -</td> <td>1 1</td> <td></td>	FOTAL VACANT	10	1	2		ı				-	-	a	1	-	1.2	7	,	1	1	9		3	_	7 -	1 1	
3 3 3 10 1 1 66 80 3 10 1 1 62 12 - 17 11 6 19 22 46 19 75 41 58 24 39 33	Standard	7	1	2	1 3	1 1	1 1	1 1	1 1	1 1		° °	1	r 1	4	1	1 1	1 1	2 - 2	7		2 - 3	- 1	- 1	1	
1 166 89 3 10 1 1 62 12 - 17 11 6 19 22 40 17 1	Deteriorated	m I	t 1		o m	1	-	2	î.	1	4	2	-	'	0			-	-	+	+	+			33	18
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	TOTAL MOBILE HOMES	-	100	2	X X X				-		-	-	_		-			-							٠	**

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	20	905	1		246	246	1	1	1466 283	
	TOTAL	Standard	Deteriorated Dilapidated		TOTAL MILT TI-FAMILY	C+ undard	Deteriorated	Dilapidated	TOTAL	RESIDENTIAL

Table 6 continued

Residential

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17	1,259	686 263 103	15	m m a	7.
16	1,409	96.2	13	2 " 1	7
15b	57в	567	~	m 1 1	4.5
15a	1,736	1,081 2c	1.3	202	2
14.02	1,205	6.79 Jo.3 223	41	24	47
13 14.01 14.02	576	13	1	1 3 3	66
13	1063	505 503 55	3.1	12 6	18
12	6 1,293	854 420 19	13	7 2	21
11a	0	1 2 1	1	111	
- 1	217	172 41 4	7	1 2 1	7
10 11	784 2	478 II. 282 4	6	2 2 2	12
6	163 78	1,125 4°	3	m 1 1	-
8b	17 1,163	16 1,	2	1 1 2	
8a 8	15	9 1		1 1 4	1
6f (50	20	1	1 1 1	20
99	24	23	,	1.1.1	17
64	2		1	1 1 1	1
900	7	1	- 1	1 1 1	1
6b	94	8 60 20	4	1 1 4	1
	112	104	10	1 1 1 1 1	10
5.02c 6a	28	4 4 1	,	1.1.1	4
5.02b		1	,		
CENSUS TRACT/SUBTRACT	1,223	595 548 80	13	1 18	7.2
1SUS TR 5.01	326	147 140 39	11	1 7 6	6
3.03	754	693 8 53	19	15	217
3.01a 3.01b 3.03 5.01 5.02a 5.02b	92	69 14 9	1	1.1.1	54
3.01a	48	41.	1		111
Category	TOTAL OCCUPIED SINGLE FAMILY	Standard Deteriorated Dilapidated	TOTAL VACANT SINGLE FAMILY	Standard Deteriorated Dilapidated	TOTAL HOBILE HOMES

3.0	10	t-0.7	7.77	15.5
190	90 106 -	300	112 -	
9	911	103	103	7.35
3.5	23 6	591	346 245 -	2:50
8	2 4	-	111	1301
7	4 - 1	69		715
6	5 4	8	811	9111
130	50 76 -	183	176	1646
2	2 -		22.01	15
24	18 12 4	4		259
36	18	37	19 18 -	878
10	2 4 4	197	761	1373
1	1 1 1	1	6.1.1	20
1	1 1 1	1	. 1.1	16
1	1 1 1		6.1.35	40
1	111	1	1 1 1	41
1	- 1	1	1	2
1	1	ľ	1	2
1	1.1.1		1.1.1	99
9	191	1	1 1 1	138
	1.1.1	1	1 1 1	35
ì	1	1	1	0
62	40 20 2	45	24 21 -	1,370
8	4 4 1	3	m ı ı	357
28	28	143	143	1,161 357 1,370
1	1 1 1	ï	1 1 1	146
ı		,	1.1.1	59
TOTAL DUPLEX UNITS	Standard Deteriorated Dilapidated	TOTAL MULTI- FAMILY UNITS	Standard Deteriorated Dilapidated	TOTAL RESI- DENTIAL UNITS BY TRACT

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Table 7 Commercial

Building Materials	Census to	Census tract/subtract	btract	5.01	5.01a	5.02b	5.02c	6a	q 9	9	p 9	99	8 J9	8a 8	8b 9	10	11	11a	12	13	14.01	14.02	15a	15b	16	17
Hardware & Farm Equipment				1	3	1	ī					,	1	- '	2	74	-	ī,	2	9	-	1	4		t	2
General Merchandise and Pharmacy Wholesale Food		4	4 E	25	3 13	1 1 1	111	п	-			1 1 1	1 1 1	1 1 1	7 - 2	1 1 m	3 . 2	14 5 3	2 4 2	1 - 0	1-0	2 70	2 2 1	w 14	1	m 1 m
Automotive, Aircraft, Narine, & Accessories			8	12	18	,	1		2			1	1	'	8	18	9	11	29	21	j4	27	12	13	00	18
Apparel Furniture & Appliances Eating & Drinking		1		3	r r 8		1 1 1	2				1 1 1		1 1 1	2 7	10		20 15 10	111	2 1 2	1 m 4	1 1 9	13	222	2 4 2	2 2 11
Finance, Insurance & Real Estate					Э							-		1	2	3	11	12	19	2	1	1	14	4	m	4
Personal Jewelry Repair			2	2	3	1 1 1	1 1 1					1 1 1	1 1 1	1 1 1	5 1 1	8 1 4	3 1 6	17 6 6	21 2 5	m 11	4 11	4 12	15	1 2	10	2 2 1
Professional Liquor Store			1 2	1	2	1 1	1 1	1 1				11	1.1	1.1	1 ~	- 1	7 -	11	24	1			'nε	1 2	41	2.2
Amusement and Entertainment			1	2	9	ī	1	1			-	1	1		2	3	1	80	5	е -	1	4	3	1	1	2
Motels/Hotels			1	2	1	1					1	'	-	1	1	П	-	2	ı	1	1	7	ı	ï		1
General Office Building Other			1	4	r 8	1 1	1 1	1	1	- 1	1	1	1	1	t	4	ra .	6	9	1	1 .	1	1	ı	ı	1
Total Commercial		5	39	34	06	0	0	7.	е	0			-1	I .	10	14	9	25	64	12	4	7	74	n	12	7

Table 7 continued Commercial

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2, Aircraft, 3			1 1	1 1)	1 1 1	1 14	1 1 1	1 1 1	1 1 -	. , ,	1 -	-	-	1 -	- 2	1 10	-	- 2	-	1 -	1 1 -	1 1
							1		1 1	1 1	1 1	m 1	1 1	r 1	0 1	7 4	-	- '	m	e	- 1	
Apparel 4 3 Purniture & Appliances - 2 Eating & Drinking 2 3	+	1 1 4	1 - 1	1 1 1	1 1 1						1 - 1	1 1	1 1 1	1 1	1 1 1	3 8 2		1 1 1	-			1 1
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Jewelry 3 1 Sepair 1 - 1	e 1 1	1 1 1		1 1 1	1 1	1 1		_			1 1 1	1 1 1	1 1 1	1 1 1	1.1 1	3 11	-	1 1		1 1	1 1 1	1 1 1
Professional 27	3 1	1 1	1 1	1 1	1 1	1 1	- 1	1 1			1	_	1 1	1 1	1 1	1 -		1 1		1	1	
Amusement and 1 Entertainment	-	-				1							1	1	1			1		-	1	,
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Other 10	33	æ	-	0	1	s	S	2	_ T	0 91		7 10	0	2	2 13	44	2	2	7		1-	5

Table 8

Manufacturing, Industrial

by	tract
sctures	act/Sub
strı	IS Ti
l of	Census

	Cens	us Trac	Census Tract/Subtract	act																								
Category	3.01a	3.01a 3.01b	3.03	5.01	5.02a	5.02b	5.02c	6a	6 b	29	P9	99	9 £	Ва	8b	9 1	10 1	11 11a	a 12	2 13		14.01	14.02	15a	15b	16	17	
Food & Kindred			-	1	4		1	1	í			1	. 1	1	1	1	,	6 2				,	,	2	-	1	3	
Textile Apparel Lumberwood	1		2 1	1 1 m	- 1 1		1 1 1	1 1 4	1 1 1			1 1 1	3 1 1	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1		1 - 1		1 1 1		1 1 1	1 - 1	1 1 1	1 1 1	7
Furniture & Fixtures			1	1	1		1	1	1			1	,	1	1	-	-	1		-		1	1	3	1	1	1	T
Paper Printing & Publishing			1 1	1 1	1 1		- 2	1 1	: 1			1 1	,1 1	п .	1 1	1 1	, ,	1 1		1 m		1 1	1 1	1 2			r r	1
Chemicals Petroleum/Gas			1.1	49	1.1		t i	1 -1	1.1			1 1	1.1	2 1	1.1	1 1	1 1	1 - 1		1	-	1 - 1	1 1	1 2	1 1	1 1	1 1	
Rubber & Plastic Stone, clay, & Glass			1 1	1 1	1 4		1 1	1 2	t t			t 1		1 1	1 1	1 1		2 - 2		1 1		1 1	1 1	1 2		1 1	' '	
Fabricated Metal			m 1	1 4	2 1			1 1	1 1			1	1 1	1 1	11			13		1.1		1.1	5 2	4.0	1 1		- 1	
Min, x & Related			- '	-	1			-	1			1	1	1	_					-			ı		-			
Warehouse Other	-			20 22	1.1			1 1	- 1			1 1	1 1	1 1	1 1	1 1	9	3 - 1	1		1 -		- 2	2 2		1 1	1 1	
Total Manufacturing/ Industrial by Tract									·								,				-							

Table 8 continued Manufacturing, Industrial

Category	18	19.01a	19.01b	19.01c	19.014	19.01e	19.01f	19.019	19.01h	19.02a	19.02a 19.02b 19.02c	19.02c 2	20a 20b	0b 20)c 20	20c 20d 20e	3 20f	21.01		21.02b	21.02a 21.02b 21.02c 21.02d 21.02c 21.02f 21 02g	1.02d 21	.026 21	02f 21	020
Food & Kindred	ı	ī	1		1	ľ	ı	ī	1	ı	1	1	1	1	1	1	'_	1	,					,	
Textile	1	2		1	1		1		,		1	,	+	+	-	1	1							1	
Apparel	ī	i	1	1	ı	ı		ı	1	1	1	1	1	1		1	1		1						
Lumberwood		1	•	,	•	1	ı	1	ı	ı	ı	1	1	1	1	1	1	1	1		1				E
Furniture & Fixtures	1	ı	1	•	1	1	1	ŗ.	1		1	1	-	1	1	1	1		1					1	,
Paper Printing & Publishing	1 1	1 1	1 1	3 - 1	i i	1 1	1.1	1 1	1 (1 1	T I	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1		1 1		1 1		1 1
Chemicals Petroleum/Gas		1.1	1 -	1.1	1.1	11	1-	1.3	1.1	1.1	1 1	1 1	1 1	1.1	1 1	1 1	1.1	1.1	1.1		1 1		1.1		
Rubber & Plastic Stone, clay, & Glass	1 1	1 1		1 1	1 1	1 1	1 1	î î	1 (1 1	1 1	1 1	1 1	1 1	1 1		1 1	1 1	1 1		1 1	1 1	1 1		1 1
7.77.47									*						-		1								
Fabricated Metal Construction	1 1	1 (1	1.1	1 1	1 1		1.1	1 1		1 1	1.1	1 1	1 1	1 1		1.1	100	1 2		- 1	1 1	' '	11	
Mining & Related	1	t	r	ı	ı	ī	1	1	1			,	1	1	'		ı	i	1		1	-	-		
Warehouse Other	1 1	1 1	1	1 1	1 1	1 1	1 31	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1		1 1	1 1	1 1		3 9	1 1	1 1	1 1	
Total Manufacturing/ Industrial by Tract																									

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Table 9 Public

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13							-	:	~	16	
12	11	α	1	1	4	1	2	13	t	38	
11a	7	e.	1	1	1	1	3	1	ı	=	
11	4	1	1	1	1	1	61	4	1	10	
10	4	4	1	1	1	,	ı	10	-	20	
6	е	e .	-	T.	1	1	1	11	1	18	
86	1	3	1	1	1	1	ı	1	п	2	
Вa	:	1	1	1	1	1	1	1	•	0	
J9	1	1	1	1	1	1	ı	1	1	0	
99	1	1	1	1	i i	1	1		1		
p9							1			1	
9										0	
q 9	1	1	1	1	i.	1	1	т.	ı	6	
6a	1		1	1	1	1	-	п	1	2	
5.02c			1	1	1	1		- 1		9	
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Table 9 continued Public

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Table 10

Transportation, Communications, Utilities

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Table 10 confinued Transportation, Communications, Utilities

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Table 11 Vacant and Undeveloped Land

Category by Census Tract/Subtract

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15a	40	7		1	ı	2	50			
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Category	Undeveloped Land	Vacant Floor Area		Under construction	Agricultural	Destroyed structure	Total by Tract			

Table 11 continued Vacant and Undeveloped Land

Subtract	
Tract/	
Census	
By	
Category	

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ZONING AND SUBDIVISION REGULATIONS

Zoning and Subdivision Regulations are the tools a city uses to regulate growth patterns. Although this Land Use Plan is not a regulation, and does not attempt to change existing land uses, it will serve as a guide for classifying future land uses and/or governing petitions to change existing land use. Therefore, it is important to the relationship between zoning and subdivision regulations and land use patterns be established.

A well-conceived and properly executed land use plan served as the framework within which existing deficiencies may be adjusted and desirable growth may occur. The benefits derived are both financial and physical, including support for the continued property of the community and the improvement of physical facilities which contribute to the health and happiness of the inhabitants. To assure that the plan for the use of the land is actually carried out, zoning ordinances and subdivision regulations are prepared.

Experience has shown that some amount of public control is necessary to prevent the building in residential areas of such inappropriate structures as factories, garages, rock-crushing plants, to some other type of structure, which, by itself is not a nuisance, but becomes one when located too close to places where people live. The zoning ordinance provides the means for imposing, in the public interest, restraints on individual discretion. The community, through its local legislative body, establishes zones - or districts for different types of land and building uses.

Subdivision regulations establish standards for the development of the community which pertain specifically to the procedures of new development. These regulations normally include standards for the design of new subdivisions requirements for the construction of needed improvements to the urban environment, criteria for lands to be developed, and standards for maintaining the quality of the natural environment. Subdivisions regulations are in one sense a microsm of the land use plan; they specify very closely the relationship between land use, transportation, and community facilities at the level of the smallest components of the community. Procedures for the review of proposed new subdivisions offer an opportunity to coordinate new development with capital improvements such as roads, highways, sewers and extensions to other systems of the community. A list of platted subdivisions since 1970 is shown on Table 12.

MAJOR SUBDIVISIONS PLATTED SINCE 1970

Table 12

SUBDIVISION NAME	COUNTY PLAT BOOK - PG.	TOTAL AC.	NO. OF LOTS	DATE FILED
Bayou Ridge Sec. I	8 - 52	7.0	16	6-25-80
Bayou Ridge Sec. II	8 - 54	17.0	42	8-19-80
Beechwood	8 - 6	1.9	4	4-11-79
Bethge's Addn	7 - 91	1.0	2	9-20-78
Boastwood South	8 - 30	13.0	13	2-06-80
Bonne Villas	6 - 79	11.5	23	6-29-72
Bonne Villas Unit I	7 - 19	17.4	22	12-20-74
Bradley's Addn	7 - 61	7.2	6	8-03-77
Bryant Unit I	6 - 61	21.2	29	1-20-72
Bryant Sub Unit II	8 - 65	14.0	15	10-23-80
Cantrell Sub	8 - 86	4.7	4	8-13-81
Cardinal Height North	7 - 89	14.6	46	9-11-78
Chamberwood Est. Unit I	8 - 3	44.0	13	4-06-79
Chapel South	7 - 76	54.5	42	3-10-78
Chapel Village	8 - 38	6.3	2	3-31-80
Cherry Creek Est.	5 - 195	19.2	47	10-04-68
Corder Sub	8 - 83	5.0	2	7-08-81
Country Place South Sub	8 - 57	23.7	20	9-09-80
Country Village Est. Phase III	8 - 45	60.2	23	5-06-80
Country Village Est. Section I	7 - 85	60.0	23	6-05-78
Dawson Road	8 - 39	10.0	12	4-01-80
Deerfield	8 - 46&4	6A 40.0	100	6-24-80
Elmwood	7 - 39	25.0	23	9-22-76
Grammil Ac.	7 - 27	31.2	8	10-21-75
Hanark's Addn (Fratesi trailer park)	8 - 74	34.4	2	2-25-81
Harold Harden Sub	8 - 32	20.0	2	2-21-80
Indian Hills I	7 - 15	16.3	50	4-26-74
Indian Hills II	7 - 45	18.3	48	11-04-76
Indian Hills III	7 - 81	19.2	56	4-25-78
Indian Hills Phase IV	8 - 60	19.6	61	9-16-80
Island Harbor Est West	7 - 20	9.9	16	12-20-74

			*	
SUBDIVISION NAME	COUNTY PLAT BOOK - PG.	TOTAL AC.	NO. OF LOTS	DATE FILED
Island Harbor Est	6 - 44	18.9	37	
Island Harbor South	6 - 82	7.1	15	6-25-71
Lavender's Sub	8 - 90	2.0		7-05-72
Leawood Heights North	7 - 26	16.1	2	9-09-81
Lot Split of lot 13 of the replat of lots 3, 4, 13, 14 15, 16 & 17 of the S/D of t SE 4, NE 4 Sec 15 T 65 R 9 W of the 5th PM	9 - 8 the	.8	9	9-30-75 4-16-82
. , , , , , , , , , , , , , , , , , , ,				
Louie Light	6 - 66	20.0	12	2 10 70
Louie Light #2	6 - 80	20.0	12	2-10-72
Malone's Sub	8 - 81	3.3	2	6-30-72
Martin L. James	8 - 21	2.9		6-19-81
Meadowwood Sub	6 - 69	57.5	2	9-11-79
Meadowwood II	6 - 78	64.0	3 2	3-24-72
Meadowwood III	7 - 24	155.1	30	6-07-72
Meadowwood IV	7 - 56	77.5	78	8-27-75
Meadowwood V	7 - 90		3 2	4-07-77
Parker Place	8 - 36	80.1	2 4	9-12-78
Pinewood Sub Phase I	7 - 25	4.0	3	3-25-80
Corrected plat of	7 - 29	54.1	62	9-04-75
Pinewood Sub Phase I	7 - 29	48.5	62	12-30-75
Pinewood Sub Phase II	7 - 34	44.1	75	1-30-76
Replat of Tracts A&B Pinewood Sub	7 - 53	7.1	10	2-23-77
Pleasant Creek	8 - 42	19.5	68	5-09-80
Pleasant Forrest	7 - 82	48.4	48	
Pleasant Forrest East	7 - 83	12.1	10	5-01-78
Pleasant Forrest North	8 - 19	24.1	15	5-01-78
Raintree Estates	7 - 70	74.4	16	8-27-79
Regency Square	8 - 51	17.0		1-17-78
Replat of lots 3, 4, 13, 14, 15, 16 & 17 of	9 - 7	4.3	5 3	7-18-80 3-04-82
the S/D of the SEla, NEla sec 15 T 65 R 9 W of the 5th PM				
Ridgewood I	6 - 100	9.7	1.1	0.16.
Ridgewood Unit IA	7 - 10Blk2	4.9	11	8-16-73
Ridgewood Phase II	7 - 58	11.4	11	3-11-74
Ridgewood Phase III	7 - 59	11.4	2 2	6-22-77
	. T T.	4.1.4	22	6-22-77

	COUNTY PLAT			
SUBDIVISION NAME	BOOK - PG.	TOTAL AC.	NO. OF LOTS	DATE FILED
Ritchwood Est Sub at the SE4 of Sec. 36 T 5 R ll South of Princeton Pike	7 - 96	16.5	13	9-29-78
Riverside Park Addn Phase I	6 - 33	11.5	2 4	4-06-71
Riverside Sec. II	6 - 74	14.7	35	5-02-72
Rosswood Colony	7 - 86A&B	71.4	126	6-08-78
Ryburn Sub	8 - 91	9.5	5	9-17-81
Scenic Village Sec. I	7 - 42	25.5	5 5	10-14-76
Scenic Village Sec. II	7 - 62	20.0	45	8-03-77
Shannon Valley	7 - 64	5.8	10	8-03-77
Shetland	6 - 77	41.5	81	5-30-72
Sleepy Hollow	7 - 60	1.8	3	7-18-77
Spakes Sub	8 - 87	2.1	2	8-17-81
T & S Sub	8 - 82	12.4	2	6-24-81
Tall Timber Sec. I	7 - 73	26.7	14	2-09-78
Tall Timber Sec. II	7 - 74	26.0	14	2-09-78
Tall Timber Est Phase	8 - 56	22.5	14	9-05-80
Tantara Phase I	7 - 75	45.9	69	2-10-77
Taylor Ac	8 - 2	5.0	23	3-19-79
Timber Ridge	7 - 67	19.3	46	11-16-77
Trulock Bay No. I	5 - 199	12.5	20	1-29-69
Trulock Bay No. II	6 - 86	6.7	10	8-17-72
Western Hills Sec IV	8 - 18	. 7	2	8-24-79
Westwood Addn	7 - 17	8.0	20	11-05-74
Wildwood Park Sect. I	6 - 64	10.0	3 3	1-26-78
Wildwood Park No. II	6 - 92	10.0	3 4	10-20-72
Windsor I	6 - 93	9.8	26	2-13-73
Windsor IA	6 - 96	6.4	6	5-02-73
Windsor Place II	7 - '16AE	3&C 53.3	79	5-09-74
Windsor Place IIA	7 - 65	3.5	3	9-23-77
Windsor Place III	7 - 68	40.3	63	11-16-77

C. POPULATION PROJECTIONS

Based on the revised least square method population projections for the City of Pine Bluff are:

Year 1990 = 61,135 (1) Year 2000 = 65,640 (1)

LEAST SQUARE METHOD ASSUMPTIONS

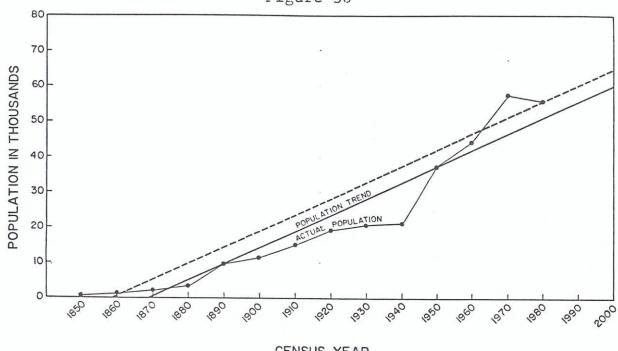
1. No upper limit to population growth.

2. Annexation remains constant.

- 3. Birth and Death rate remain constant.
- 4. All other factors which influence growth remain constant.

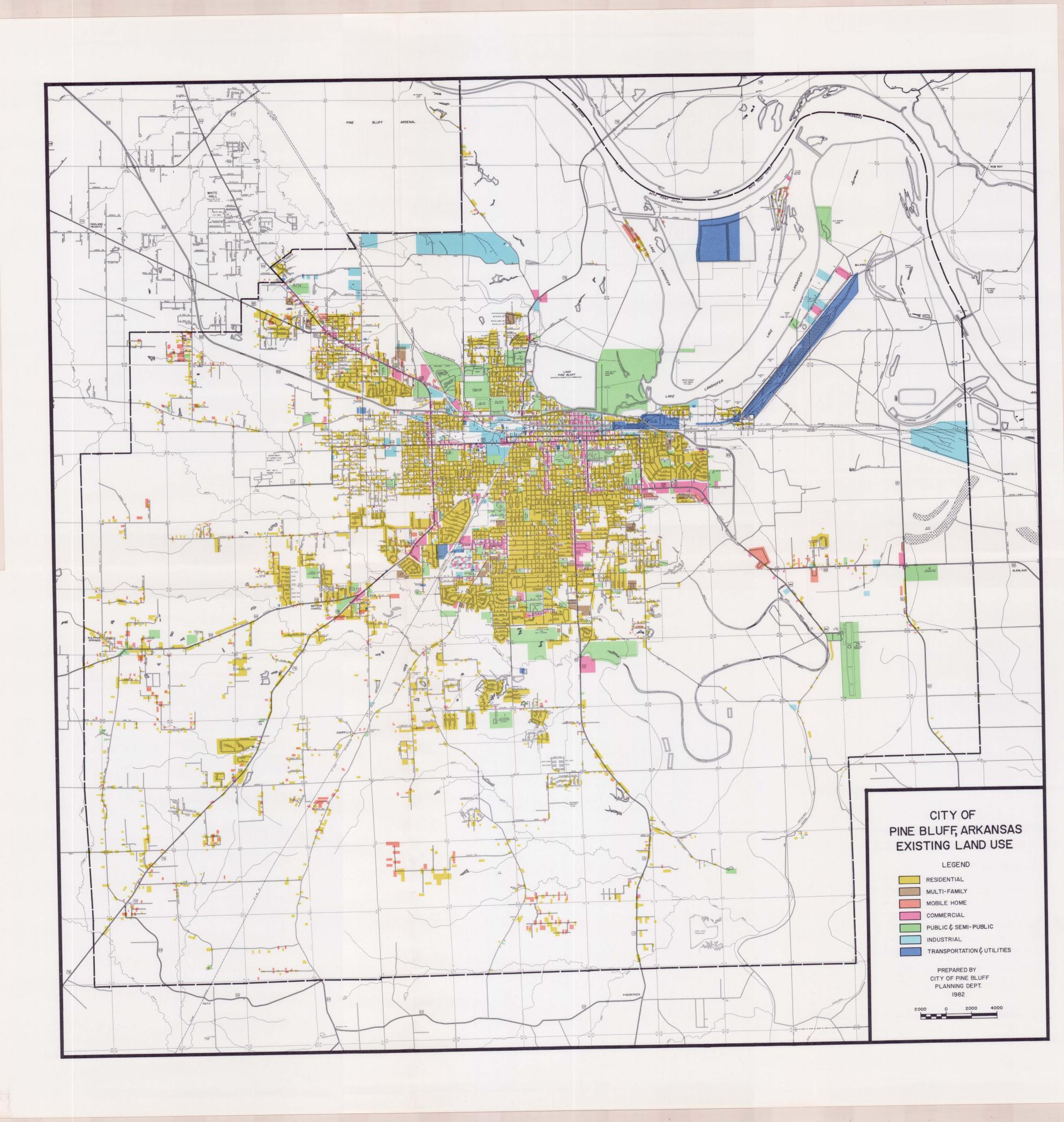
POPULATION TREND USING LEAST SQUARES METHOD

Figure 38



CENSUS YEAR

(1) The projected population trend line was moved up because the least square trend line under-estimated the actual 1960, 1970 and 1980 population. Since these are actual numbers the trend line was moved up (keeping the same trend angle) going through the 1980 population.



FUTURE

D. LAND USE REQUIREMENTS

By the Year 2000 the City of Pine Bluff is expected to have a population of approximately 65,640. Some of this 9,004 person increase is expected to come from annexations, as has much of the population growth of the City; the remaining increase will come from immigration and birth minus deaths. Because past population have included annexations, the population projections take probable annexations into account.

It is expected that the Planning Area will have a population of 75,496 in the Year 2000. The existing Planning Area population of 65,140 includes 8,540 persons outside the Pine Bluff city limits. Although the City's 2000 population will draw from the unincorporated portion of the Planning Area through annexation, it is expected that the Planning Area will expand as the City expands resulting in a population ratio similar to existing ratios.

An increased population will require the use of additional land in satisfying housing demands, industrial development, commercial expansion and other purposes. By formulating existing acreage relative to existing and future population one can determine the acreage need by the Year 2000 to satisfy the increase in population. These projected acreage requirements will then lead to the formulation of future land use.

It should be noted that the projected acreage requirements for the Year 2000 are designed to serve as a yardstick to assist in guiding future growth.

RESIDENTIAL LAND USE REQUIREMENTS

The residential land use requirements are dependent upon population growth, household size, lot size, and existing housing stock. (1) The following projections were made based on the expected increase in population, future annexations, persons per household, density standards, and existing housing stock.

According to the 1980 Census there are 21,269 total dwelling units inside the city limits. 19,960 are occupied year round, and 1,309 are vacant part of the year. This gives a total persons per dwelling unit (2) rate of 2.66 and a vacancy rate of .0615. If these ratios are used for the projected City population of 65,640; a total of 24,677 dwelling units or 3,408 additional units will be needed by the Year 2000. However, future annexations must be taken into account, and assuming that approximately 906 dwelling

units will be annexed supplying the City with 2,410 of the projected population increase 2,502 new additional dwelling units will be needed to support the 6,594 actual increase in population. (See future annexation Table 13).

It should be noted that a constant vacancy rate (3) has been taken into account throughout the projections. It is assumed that as dilapidated housing is vacated or demolished, housing for the affected persons will be provided from within the vacancy rate number.

Present data show a ratio of 0.187 acres per dwelling unit; therefore, 2,502 new units will require 467.87 additional acres within the City. Of this number, 381.31 acres will be needed for single family residents, 26.2 acres will be needed for mobile homes; and 60.36 will be needed for multi-family residences (4).

- Vacant dwelling units may or may not be livable Released Census Data does not consider condition of dwelling units.
- (2) "Persons per dwelling unit" is calculated as ratio of total persons to total dwelling units; "Persons per household", would be calculated as ratio of total persons in households to occupied dwelling units.
- (3) Vacancy Rate is calculated as the percentage of total dwellings that are vacant - 1,309 (vacant units) is 6.15% of 21,269 (total units).
- (4) The ratio of dwellings to acres is a city-wide average; it is valid to assume that new developments will occur at different levels of density. A development such as Whipporwill may have large lots for two reasons: Septic tanks and flood plains; a development such as Chapel Heights may have small lots because of availability of sewer service with no drainage or flooding problems.

Density is calculated as the ratio of the number of people and/or dwelling units to a defined area. A given area may contain 20 acres and 106 dwelling units or 0.187 acres per unit. However, 90 of these units may be on lots that are 7,200 square feet (648,000 feet2), and 16 of these units may be on lots that are 13,950². The ratio of 0.187 acres per dwelling unit does not assume that the proportion on the fringes are the same as in the inner city. Any given area in the City will have

The portion of the Planning Area which is outside the City limits now has approximately 8,504 persons and 3,197 dwelling units. Although, it is expected that future annexations to the City of Pine Bluff will involve 906 of these dwelling units, it is probable that the Planning Area will expand and offset this decrease to the unincorporated part. The expansion will take in existing dwelling units. It must be stated that the annexations to the City will be quite urban in nature and are probably developed at the same rate of .187 acres per unit. However, the remaining area of the Planning Area is more rural at this time, averaging about one acre per unit. It is reasonable to assume that as the population grows an area would become more dense. by the Year 2000, it will probably not reach the average density of the City, but will reach an average of about onehalf acre per unit, well within the objective of less than five units per acre. It is also reasonable to assume that more multi-family housing will occur.

It is projected that by the Year 2000, the unincorporated portion of the Planning Area will have approximately 9,856 person, an increase of 1,352 persons. This increased population will require an additional 508 dwelling units. Of this number, acreage will be needed for approximately 414 single family dwellings, 28 mobile homes, and 65 multi-family units, an increase of about 254 residential acres (5).

⁽⁵⁾ The number of single family dwellings, mobile homes and multi-family units is based on past trends as to their number and acreage used.

Table 13

Future annexations which are proposed.

From Watson Chapel Area	-	515	Dwelling	Units
Franklin Drive Area	-	150	Dwelling	Units
Western Drive of Pine Bluff	-	142	Dwelling	Units
Packing Town		99	Dwelling	Units
		906	Dwelling	Units

Annexation reference - On site wastewater management annexations and 1980 Census.

PROPOSED INCREASES

FOR THE YEAR 2000

Table 14

City of Pine Bluff

1980		2000		
Population Dwelling Units Existing residential	56,636 21,269	Population Dwelling Units Projected residential	65,640	9,004 3,408
acreage in use	3,983	total acreage	4,919	468

Unincorporated Part of Planning Area

1980		2000		
Population	8,504	Population	9,856	1,352
Dwelling Units Existing residential	3,197	Dwelling Units Projected residential	3,705	508
acreage in use	2,706	total acreage	2,960	254

Total Planning Area

1980		2000		Increase
Population	65,140	Population	75,496	10,356
Dwelling Units	24,466	Dwelling Units	28,382	3,916
Existing residential		Projected residential		
acreage in use	6,689	total acreage	7,411	722

^{*}Includes future annexed existing residential acres. Increase shows only $\underline{\text{new}}$ residential acres.

COMMERCIAL LAND USE REQUIREMENTS

Within the total planning area, 727 acres are being used for commercial purposes. Of this number, 566 acres are located inside the city limits and 161 acres are located in the unincorporated portion of the planning area.

From the 566 commercial acres within the city, about 50 acres or 9 percent of the total land designated as commercial use is located within the Central Business District. Several other acres within the city comprise a higher percentage than does in the Central Business District.

Based on the total expanded population of Pine Bluff of 9,004 persons, an additional 90 acres of commercial land uses will be required to satisfy the increased need within the city. The increase of 1,352 persons in the unincorporated part of the planning area, if existing ratios between commercial use and population are used, will require an additional 26 acres.

INDUSTRIAL LAND USE REQUIREMENTS

Inside the Pine Bluff city limits, 241 acres are presently in use for industrial purposes; in the unincorporated portion of the planning area, 764 are presently in use under this category. These figures total 1,005 acres.

The Jefferson County Industrial Foundation, Inc. owns and is developing a 785 acre industrial park located just north of the city limits, and is also developing in behalf of the Pine Bluff-Jefferson County Port Authority a 372 acre harbor industrial district. Of these 1,157 acres, 601 acres are available at this time for industrial development.

These 601 acres will allow for needed industrial growth through the year 2000 and will also benefit the city by locating industries together so that industrial development and subsequent activity will not disrupt residential or commercial areas, existing or proposed. It is recommended that all industrial growth be directed into the industrial park and/or the harbor industrial district.

It is possible that by the year 2000 these industrial parties maybe annexed to the City of Pine Bluff and the land use tables reflect this.

PUBLIC AND SEMI-PUBLIC LAND USE REQUIREMENTS

In the Planning Area, there is a total of 2,463 acres used for public and semi-public purposes: 2,014 within the city limits and 449 in the unincorporated area.

E. FUTURE LAND DEVELOPMENT

RESIDENTIAL DEVELOPMENT

Based on existing conditions and anticipated housing trends, residential land use has been classified into 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.

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 Plan for multi-family housing after giving due consideration to the soil types.

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.

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 Plan 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 plan.

SUMMARY FUTURE LAND USE NEEDS PINE BLUFF CITY LIMITS

Table 15

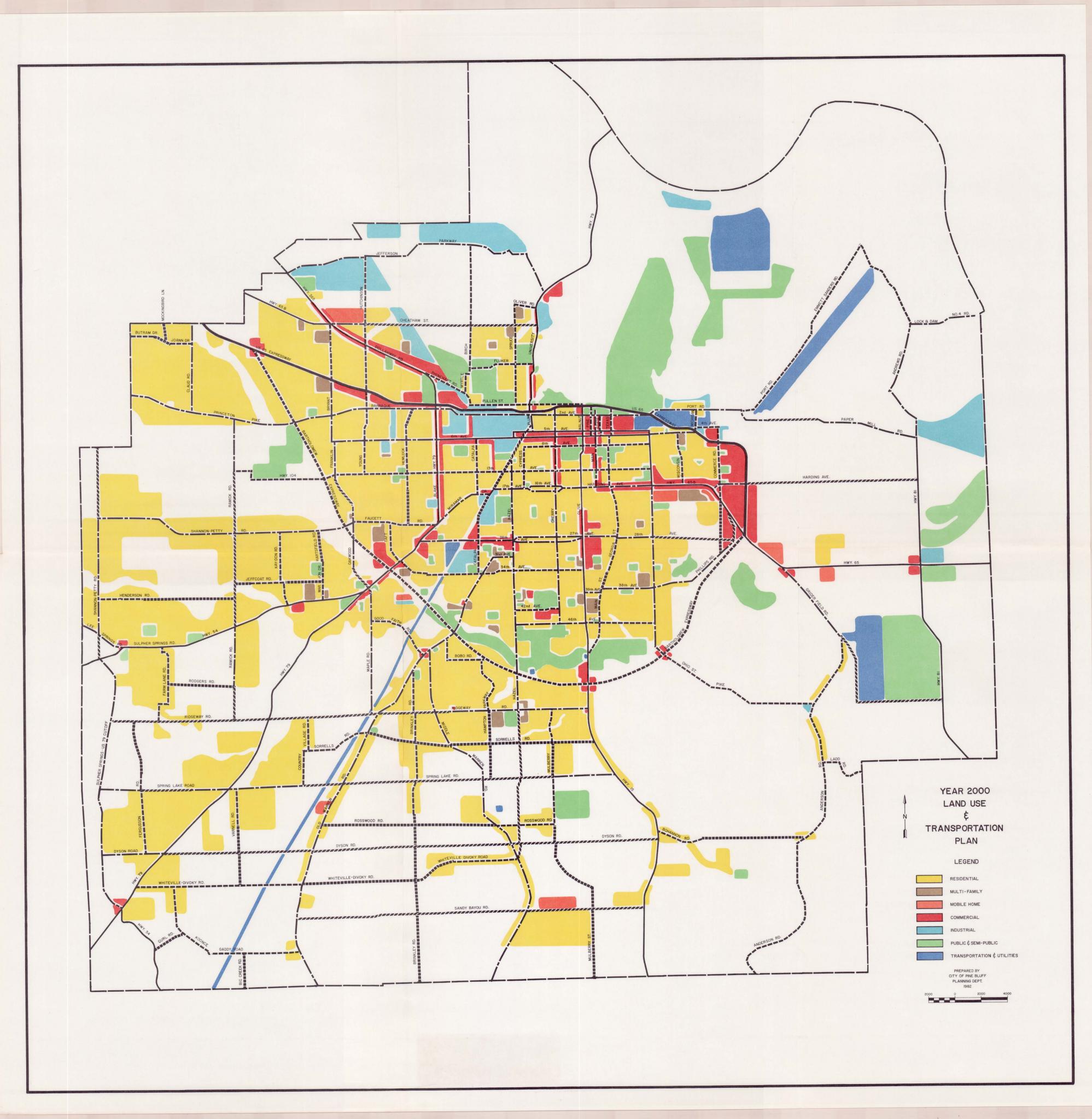
Land-Use Category	Existing Land Use in Acres	Percentage of Developed Land	Percentage of Total Land	Additional Future Land Use needs by Year 2000 in Acres	Total Future Land Use by Year 2000 in Acres
	3983	40,8%	21.8%	468	4919
Commercial	566	5.8%	3.1%	06	656
Manufacturing/ Industrial	241	2.5%	I.3%	ı	1398 includes annexation of industrial parks
Public/ Semi-Public	2014	20.6%	11.0%	06	V 104
Water	412	4.2%	2.3%	1	562 includes annexation of Bayou Bartholomew
Transportation (Streets, rails& rights-of-way)	2549	26.1%	14.0%	498	3215
Total Land in	9765	100%	53.5%	3089	12,854
(1)	8493		46.5%	-1363	7130
Total Land within City Limits	18,258		100%	1726	19,984

SUMMARY FUTURE LAND USE NEEDS PINE BLUFF PLANNING AREA*

Table 16

Land-Use Category	Existing Land Use in Acres	Percentage of Developed Land	Percentage of Total Land	Additional Future Land Use needs by Year 2000 in Acres	Total Future Land Use by Year 2000 in Acres
Residential	2706	25.0%	3.7%	254	2960
Commercial	161	1.5%	0.2%	26	187
Manufacturing/ Industrial	764	7.0%	1.0%	1	214
Public/Semi- Public	449	4.1%	% 9	14	463
Water	4764	44.0%	6.4%	1	4764
Transportation (Streets,rails& Rights-of-way)	1994	18.4%	2.7%	294	excl. incorp of Arkansas River 2288
Total Land in Use	10,838	100%	14.7%	38	10,876
Vacant/ Undeveloped & Non-Urban Land	63,011		85.3%	588	63,599
Total within Planning Area	73,849		100%	626	74,475

^{*}Excluding Pine Bluff City Limits



Ⅳ. Urban Economic Trends

A. URBAN ECONOMICS

Urban Economics is a complex subject; with the potential for rapid change. Pine Bluff fundamental urban problem is low income or poverty. The fiscal crisis of the City is intimately related to poverty. In our present system the City has an important function in providing for the poor. Among these are the partial financing of mass transit systems, the provision of public education, and the supporting of health programs. The City government must, however, raise a substantial fraction of the funds spent for such purposes by taxes leveed within its own boundaries. The growth in numbers of low income persons has substantially increased the demands for what are essentially income redistribution expenditures and has probably reduced the yields of city taxes at given rates. The result has been rising taxes and fiscal stringency.

Employment is the principal income source for most persons in our society. Improving the employment opportunities of low-income persons is thus a natural concern of future commercial and industrial growth. Likewise, education is popularly viewed as one of the principal avenues for increasing one's income. Pine Bluff has in the past not placed enough emphasis on education within the City.

Pine Bluff also has some minor economics problems which are common to other cities: (1) Failure to set appropriate prices, especially where the service or production is regulated by the City government. (2) Residents are charged for local services through taxes, whereas, some residents pay fees through taxes in excess of the services they use, and others pay much less. Such pricing arrangements has inevitably lead to conflicts between taxpayers who vote against issues and others who feel deprived of essential services such as better police, fire protection, libraries, etc.

The most straight-forward way out of such conflicts is to extend the range of services which are supported by fees and to narrow those supported by taxes. The single biggest objection to such fees probably is that they would be oppressive to the poor. This, however, could be overcome by increased opportunities to the low-income through other programs such as the existing Community Development Department.

The two agencies most concerned with the economics of Pine Bluff are, (1) Southeast Arkansas Economic Development District, Inc. and the (2) Industrial Foundation, Inc.

1. SOUTHEAST ARKANSAS ECONOMIC DEVELOPMENT DISTRICT, INC.

The Southeast Arkansas Economic Development District, Inc. was formed as a non-profit organization in January, 1967, as a result of the Public Works and Economic Development Act of 1965. Under the provisions of this enabling legislation, the district sought to identify economic development needs, make plans to satisfy these needs, and provide the organization to implement the plans. As time went on, it became apparent that the organization was well suited to deliver certain services and administer other programs on an areawide basis. As a result of this line of thought, the district progressed to becoming an "umbrella" agency rather than one of single purpose. Currently, the district administers programs in economic planning, industrial development, assistance to the aged, etc.

2. INDUSTRIAL FOUNDATION

The 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 began 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 (under protective covenants) available for industrial development purposes at the Jefferson Industrial Park.

The foundation is also developing, on behalf of the Pine Bluff-Jefferson County Port Authority, the 372 acres 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 601 acres. Furthermore, 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.

▼. Environmental Assessment

ENVIRONMENTAL QUALITY

While environmental quality, by definition, involves the quality of everything that surrounds us, the emphasis of this section will be on natural resources.

The major environmental issues in the planning area are the amount and quality of the remaining natural areas such as forest lands, wetlands, lakes and streams.

The Physiography of an area has a significant influence on the ecology of the area, and the Pine Bluff Planning Area can be divided into two distinct physiographic regions. (1) The Mississippi Alluvial Plain (ie. "The Mississippi Delta") is in the Southeast section of the Planning Area. The waterways are meandering and intrenched. The soils are rich, impermeable and drainage is often poor. These rich soils are one of Pine Bluff's most valuable natural resources. However, these same soils have a slow percolation rates and seasonal high water tables. (2) The Coastal Plain dominates the Western part of Pine Bluff. The soils of the coastal plain are generally poorly suited for urban uses because of high water tables and low bearing strength. This area supports the most abundant and diverse plant and animal communities of the planning area.

There are a number of lakes, ponds and streams in the area, but conflicting land uses have diminished their quality. Land clearing for agricultural or urban (subdivisions) uses has removed much of the high quality bottom-land hardwood forest once found in the area. Modification of streams and manipulation of natural water flow have upset the natural ecological balance in the remaining natural areas. Areas in which this balance has been disrupted are called disturbed areas. Disturbed areas may also be defined as extensively modified areas, such as urban and agricultural lands (including sliverculture). As such, the native vegetation has been removed or disturbed and the climax state disrupted, 95% of the Planning Area falls within this category.

THE DISTURBED PLANNING AREA

The principal overstory species in the urban area are sweetgum, American elm, water oak, sweet pecan, and black willow. Understory plants consist primarily of grasses and sedges.

These cleared and urban areas alone provide little habitat for most wildlife. However, when these areas occur in conjunction with enough forested or climaxtic areas they are often important. Deer, turkey, quail, all benefit from this edge effect (or transition zone).

The greatest single group of mammals occurring in cleared and urban areas are rodents. These mammals proliferate in both of these environments. Many species of mice, rats, and gophers are common. Other common animals in urban and cleared areas include bats, oppossums, and moles.

The urban area is beneficial to some birds and harmful to others. Some species such as purple martins, night hawks, sparrows, and robins have increased due to urbanization. However, wood thrushes, hermit thrushes, blue birds, and owls have declined as forested areas have been converted to subdivisions.

Agricultural areas in the eastern section of the planning area have caused an increase in barn swallows and starlings, but through the elimination of bottomland forests have caused a decline or elimination of herons, owls and passerines.

Migrant waterfowl occasionally occur in flooded soybean and rich fields within the planning area. In the Pine Bluff corporate limits these birds, particularly wood ducks, occasionally occur along the perishery of Lake Pine Bluff and in the southern section of town near Bayou Bartholomew.

Common reptiles and amphibians occurring in disturbed areas include southern copperhead, the prairie king snake, the three-toed turtle, the slender grass lizard, the green tree frog, and the southern leopard frog.

Disturbed areas are an ideal habitat for many invertebrates. Many species of flies, grasshoppers, gnats, beetles, ticks and roaches occur in the urban area. Storm drainage ditches provide an excellent habitat for mosquito larvae. The ditches also provide habitat for mayfly, dragonfly, danselfly, nymphs, water beetles, and crustacens such as crayfish and amphpoids.

Air Quality in Pine Bluff meets EPA Air Quality Standards; however, the air has a strong smell from the nearby paper mill. Pine Bluff is also beginning to occur acid rain, with the high buffering ability of the areas water the Planning Area will not likely have the effects of the Northeast section of the U. S.

Ground water for years has been plentiful, but "after years of overpumping from the Alluvial Aquifer, parts of east-central Arkansas - especially near Pine Bluff - face serious ground-water depletion. In the deeper Sparta Sand Aquifer the most severe problem are at El Dorado and Magnolia" and Pine Bluff - Quote from Arkansas Water Why Wait

for the Crisis"- Winthrop Rockefeller Foundation - by J. L. Jackson and Dr. L. E. Mack.

ENVIRONMENTAL IMPACT

It should be noted that development of land uses, especially residential land use, should be protected from adverse effect 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.

ENDANGERED SPECIES

IN THE

PINE BLUFF AREA

Table 17

CODES

- E. <u>Endangered</u>. Actively threatened with extinction. Continued survival unlikely without the implementation of special protective measures.
- E. Ark. Endangered in Arkansas.
- E.* listed as endangered by the U. S. Department of the Interior.
- R. Rare. Not under immediate threat of extinction, but occurring in such small numbers and/or such restricted or specialized habitats that it could disappear quickly.
- R.Ark. Rare in Arkansas.
- D. <u>Depleted</u>. Although still occurring in numbers adequate for survival, the species has been heavily depleted and continues to decline at a rate substantially greater than can be sustained.
- D.Ark. Depleted in Arkansas.
- I. <u>Indeterminate</u>. Apparently threatened, but insufficient data are currently available on which to base a reliable assessment of status.

Vascular Plants:

Corkwood, Leitneria floridana bottom lands of Bayou Meto (R. Ark).

Wooley dalea, Dalea lanata Pine Bluff Port area (I).

Devil's bit, Chamaelirium Luteum Pine Bluff Arsenal (E. Ark. and R. Ark).

Yellow lady-slipper, Cyprideum calceolus Pine Bluff Arsenal (R. Ark and D).

Fish:

Shovelnose sturgeon, Scaphirhynchus platorhynchus Arkansas River (E. Ark and D. Ark).

Paddlefish, Polyodon spathula Arkansas River (E. Ark and D. Ark).

Alligator gar, Lepisosteus spatula backwater of Arkansas River (E. Ark, D. Ark, and R. Ark).

Ironcolor shinner, Notropis Chalybaeus lower reaches of Bayou Bartholomew (R. Ark).

Taillight shiner, Notropis maculatus upper reaches of Bayou Bartholomew (R. Ark).

Cypress minnow, Hybognathus hayi Bayou Bartholomew and Caney Bayou (I).

Starhead topminnow, Fundulus notti Bayou Bartholomew (1).

Dollar sunfish, Lepomis marginatus Bayou Bartholomew and lower end of Caney Bayou (I).

Swamp darter, Etheostoma fusiforme Bayou Bartholomew (R. Ark).

Reptiles:

Alligator, Alligator mississippiensis listed as endangered by the U. S. Department of the Interior (E^*) .

Birds: Reported seen within the planning area bountries.

Bald eagle, Haliacectus leucocephalus (E*).

Peregrine falcon, Falco peregrinus (E*).

Red-cockaded woodpecker, Pendrecepos borcalis. Is now believed to be extirpated from the study area (E^*) .

Double - crested cormorant, Phalacrocorax auritus. A winter resident (I).

Birds continued:

Pied - billed grebe, Podilymbus podiceps breeds in the vicinity of the Pine Bluff port. (F. Ark).

Anhinga, Anhinga anhinaa Pine Bluff Arsenal and Arkansas River (E. Ark).

Great blue heron, Ardea herodias Ste. Marie Pt. may be a nesting area (I).

Little blue heron, Florida caerulea Lake Pine Bluff, Bayou Bartholomew, the Arkansas River, and other water courses (I).

Great egret, Casmerodius albus (I).

Snowy egret, Egretta thula migrant visitor (I).

Yellow - crowned night heron, *Nyctanassa violacea*. Once common on Bayou Bartholomew. Breeds south of Byrd Lake (I).

Least bittern, Ixobrychus exillis seen on Lake Pine Bluff (E. Ark).

Hooded merganser, Lophodytes cucullatus (I).

Sharp - shinned hawk, Accipter striatus (D).

Red - shouldered hawk, Buteo lineatus (R).

Osprey, Pandion haliaetus (D).

Puprle gallinule, Porphyrula martinica (D).

Barn owl, Tyto alba (E. Ark).

Willow flycatcher, Empidonax traillii (E. Ark).

Bewick's wren, Thryomanes bewickii (D. Ark).

Bachman's sparrow, Aimophila aestivalis (I).

Mammals:

Three large mammals have extirpated from this area:

Cougar, Felis concolor

Black bear, Euarctos americanus

Red wolf, Canis rufus

NOISE

In recent years noise has become a recognized factor in the community planning process. Some significant advancements are being made in the reduction of problem noise at its source; however, noise cannot be eliminated completely. In recognition of this fact, many agencies have developed guidelines and procedures to deal with noise in the community land use planning process.

Several Federal programs include noise standards or guidelines as part of their eligibility and performance criteria, the primary responsibility for integrating noise considerations into the planning process rests with local government which generally has exclusive control over actual land development. Noise, like soil conditions, physiographic features, floodplains and other considerations, is a valid land use determinant. Scientific evidence clearly points to noise as not simply a nuisance, but an important health and welfare concern.

The purpose of considering noise in the land use planning process is not to prevent development but rather to encourage development that is compatible with various noise levels. The objective is to guide noise sensitive land uses away from the noise and encourage non-sensitive land uses where there is noise. Where this is not possible, measures should be included in development projects to reduce the effects of the problem noise.

☑. Historic Preservation Assessment

HISTORIC PRESERVATION ASSESSMENT

The Pine Bluff Planning Commission recognizes the need for the reuse, restoration, and renovation of historic and architecturally significant properties. Naturally, the great majority of these properties lie in the oldest sections of the City, many of which are presently zoned for commercial and even industrial purposes. Consequently, there has been little incentive for individuals or families to invest in the rich variety of old structures available for restoration or renovation as private homes, apartments, offices and shops. If no remedies are implemented to alter this situation, it is inevitable that, as in the past, structures unique and irreplaceable in the heritage and culture of this City will continue to be destroyed.

The following are recommendations addressing this problem:

- 1. The Pine Bluff Planning Commission shall consider the area existing within the borders of the City as of 1900 (See Map #2, Page 4) to be an historic area, and shall encourage the reuse, restoration, and preservation of properties within this area. Decisions concerning use of properties within this area shall be considered on a case-by-case basis.
- 2. The Commission shall, because of the special nature of this area, consider the possibility of mixed-use zoning as a means of encouraging the reuse of these structures.
- 3. A further incentive for the re-establishment of families and individuals in this area shall be the allowance of home occupations, with restrictions to prevent disruptions such as noise and heavy traffic in existing residential sections and specifications as to the size and height of signs.
- 4. Numerous older structures have ample floor space for commercial activity, plus one or more residential units. Much usable space is wasted, because at present, any usage throughout a commercial building involves the expense of meeting commercial building codes. A prime example of this is the downtown area where the upper floors of most buildings remain vacant. The commission therefore recommends that the building codes be adaptable to mixed usage of structures in the historic area.
- 5. The Commission shall endeavor to preserve the architectural and historical character of this City, and, when considering pertinent cases, shall consult all available data concerning the historical significance of the properties involved. Special concern shall be given those structures

listed on the National Register of Historic Places, and those proven to meet the requirements for future inclusion on the register.

6. The Commission in no way intends to adversely affect the stable, well maintained residential neighborhoods located in this area.

Bibliography

Excellent examples of the mixed-use zoning of historic properties may be found in very attractive, vital areas of Savannah, Georgia; Mobile, Alabama; New Orleans, Louisiana; and Little Rock, Arkansas.

"A Future for Jefferson County's Past", Southeast Arkansas Regional Planning Commission, June 1980.

OF HISTORIC SITES OF PINE BLUFF, ARKANSAS

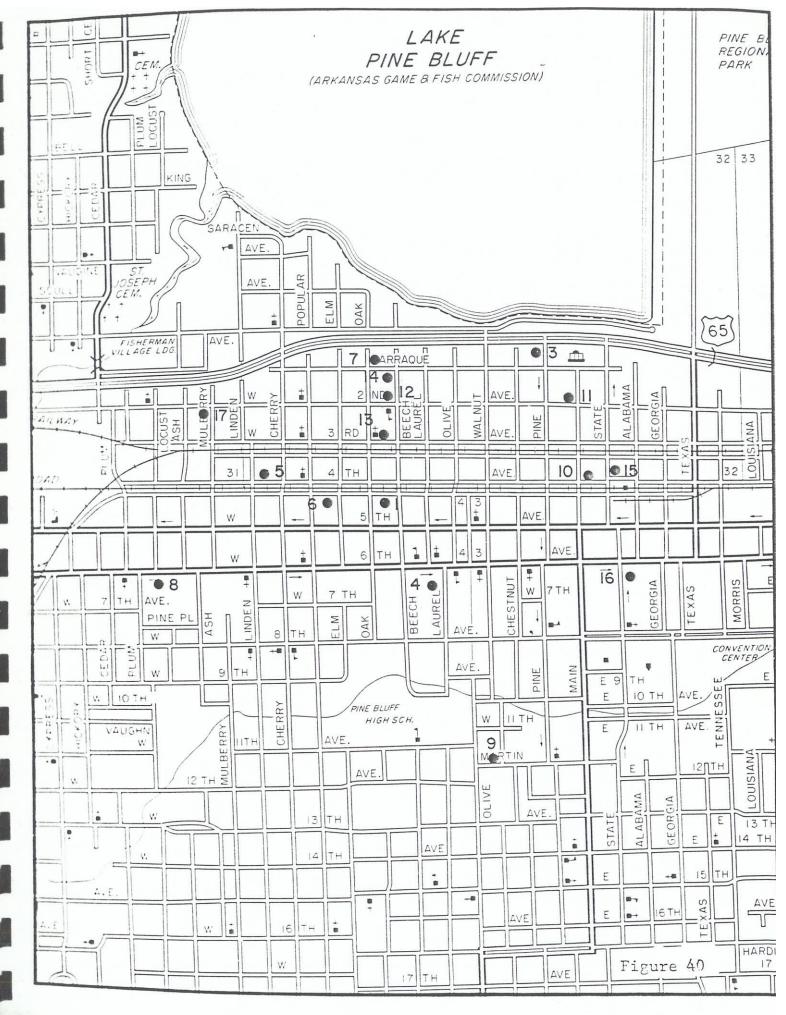
- 1. Boone-Murphy-Moore, West 4th Avenue Built 1860
- 2. Dollarway Road, 23.6 Miles Built 1913-14
- 3. Dexter Harding, Pine Street & Expressway Built 1850
- 4. Dilley House-(Howell Estate), 656 Laurel Street Built 1902
- 5. DuBocage House, 1115 West 4th Avenue Built 1866
- 6. Ferguson-Abbott House (Martha Mitchell House), 1902 W. Barraque Built 1896
- 7. Hudson-Grace-/Burreson House, 716 W. Barraque Bult 1830
- 8. R. M. Knox House, 1504 W. 6th Avenue Built 1885
- 9. MacMillan-Wilkins-Dilley-Irwin, 407 Martin Built 1903
- 10. Masonic Lodge, 121 East 4th Avenue Built 1902
- 11. Merchants & Planters Bank, 100 Main Street Built 1892
- 12. Roth-Rosenwig-Lambert, 717 W. 2nd Avenue Built 1894
- 13. Trinity Episcopal Church, 3rd & Oak Streets Built 1870
- 14. Trulock-Gould-Mullis House, 704 W. Barraque Built 1876
- 15. Union Station, 4th & State Streets Built 1906
- 16. Yauch-Ragar House, 625 State Street Built 1907
- 17. T. Collier Lee-Howard House, 1302 W. 2nd Built 1893

REFERENCES:

Southeast Arkansas Regional Planning Commission (SARPC), June 1980, "A Future for Jefferson County's Past", HUD Report Number CPA-AR-06-37-1075.

Arkansas Historic Preservation Program

James W. Leslie



☑I. Summary

SUMMARY

The Land Use Plan for Pine Bluff is a statement of goals and objectives for the future development of the urban area in accordance with present and future needs. It is a general guide for future growth and provides a framework within which individuals and public officials may make knowledgeable decisions, assured that all working toward common and compatible goals. The Plan provides for the harmonious and economical arrangement of land uses, including an efficient transportation system and other public facilities needed for the proper development of the City.

The Land Use Plan contains six chapters with supporting data referenced in Appendices:

Introduction, Plans and Policies Existing and Future Land Use Environmental Assessment Historic Preservation Assessment Summary

The Plans and Policies chapter contains goals and objectives concerning growth, land use, utilities, transportation, parks and recreation, natural barriers, solar energy, and noise.

The Existing and Future Land Use chapter presents existing land use and housing conditions for the City as a whole and by census tract. It also presents projected land use requirements and a general guide for directing growth.

The Environmental and Historic Preservation Elements discuss the influence these categories should have on the City of Pine Bluff.

In essence, the Land Use Plan attempts to insure maximum benefits for the area considering the needs of the entire community by emphasizing the most desirable plan within the framework of legal, financial, and administrative capabilities.

Appendices

APPENDIX A

Sections of Pine Bluff's Standardized Profile
Adopted For Use By The
Southern Industrial Development Council:

Climate Temperature (annual average) 63.5 a. January (monthly average) 330-510 b. July (monthly average) 710-920 2. Annual Average Rainfall (inches) 46 3. Annual Average Snowfall (inches) 4. Prevailing Winds S-SW Average Elevation 216 Communications 1. Newspapers; Pine Bluff Commercial (daily); Pine Bluff News (weekly) 2. Radio Stations 5 - AM; 2 - FM 3. Television Stations ABC, CBS, NBC, ETV 4. Cable Television 5. Postal Service First Class Post Office Telegraph Service Other Facilities 1. Churches: a. Catholic - 2 b. Jewish - 1 c. Protestant - 62+ d. Other - 3 2. Libraries (Public) 1 a. Volumes - 94,000 3. Motels - 8 a. Rooms 545 4. Major Department Stores - 12 Shopping Centers - 6 Education: 1. Elementary a. Schools - 21 b. Teachers - 407 c. Grades 1-6 d. Enrolled - 7,862 Junior High (Middle) a. Schools - 7 b. Teachers - 282 c. Grades 7-9 d. Enrolled - 4,032 3. High School a. Schools - 4 b. Teachers - 244

c. Grades 10-12
d. Enrolled - 3,616
4. Private & Parochial
a. Schools - 5
b. Teachers - 65

Appendix A Continued

Education continued: D.

- Colleges a. University of Arkansas at Pine Bluff Present enrollment of
 - Other
 - a. Pines Vocational-Technical School
 - Jenkins Center (for the handicapped)

Financial Institutions:

- Banks
 - a. Number 3
 - b. Assets \$800,000,000
- Savings & Loan Assns.
 - a. Number 3
 - b. Assets \$203,000,000
- Plant Financial Assistance is available.

Government:

- Type of Government Mayor-Council
- Police Personnel 103 full time
- Sheriff Personnel 41 full time
- Fire Department Personnel 77 full time in city; volunteer outside city
- Fire Equipment 7 pump and 1 aerial truck 5.
- Fire Insurance Rating #5 city; #9 or #10 outside
- Fire Protection Provided to Industry Beyond Corporate Limits City by contract
- Planning Commission yes, Zoning Regulations yes

Medical: G.

- Hospitals
 - 1 a.
 - b. No. Beds 480
- Clinics 9
- Physicians 115
- Dentists 31 4.
- 5. Other
 - Skilled nursing facility (100 beds)
 - Jenkins Memorial Children's Center
 - Southeast Arkansas Mental Health Center
- Ambulance Service
 - a. City-County operated

Recreation: Η.

- Amateur Theatre
- 2. Ball Fields
- 3. Bowling
- 4. Boys Club
- Golf Course
- 6. Indoor Movies
- 7. Outdoor Movies
- Parks

H. Recreation continued:

- 9. Skating Rink
- 10. Pool
- 11. Tennis Courts
- 12. Other:
 - a. Convention Center
 - b. Arts & Science Center
 - c. Rodeo
 - d. Boating
 - e. Swimming
 - f. Deer, duck, and small game hunting
 - g. Fishing

I. Sites available for industrial development:

- 1. 785 acres, convenient to US 65, carefully preplanned and protected by covenants to provide desirable industrial environment. Utilities, streets and rail in place, or available, for level to gently inclined sites of 1-100 acres. Convenient to residential areas and businesses.
- 2. 372 acres, with waterfront and non-waterfront sites, hydraulically filled to a flood free elevation.
 Utilities, streets and rail in place, or available. Public terminal available. Convenient to residential areas and businesses.

J. Transportation:

- 1. Air
 - a. Nearest Airport Grider Field 3 miles
 - b. Runway Length 6,000' x 150' lighted; Flight Service Station; ILS
- 2. Highway
 - a. Highways Serving Area U.S. 65, 79, 270; State 15, 54, 81, 88, 104, 365
 - Distance to Interstate Interchange 38 miles to I-30 and I-40 via divided 4 lane U.S. 65
 - c. Bus Service
 - 1. Arrow
 - 2. Greyhound
 - 3. Trailways
 - 4. Plus city service by City Bus Lines

- d. Parcel Service
 - 1. Greyhound
 - 2. Purolator
 - 3. Trailways
 - 4. United Parcel Service

7. Yellow Freight System

e. Trucking Service

11 00111110	
Regular Route Common Carriers	Terminal
I. Arkansas Express	Pine Bluff
2. Arkansas Best Freight System, Inc.	Pine Bluff
3. Jones Truck Lines, Inc.	Pine Bluff
4. Roadway Express	Pine Bluff
5. Southwestern Transportation Co.	Pine Bluff
6. Superior Forwarding Co.	Pine Bluff
	D: DI CC

Pine Bluff

- 3. Irregular Route Common Carriers operate in and out of Pine Bluff with shipments of building materials, chemicals, concrete block, heavy equipment, lumber, paper, pipe, steel and various other commodities.
- 4. 3 Local Drayage
- 5. Rail
 - a. Railroads
 - 1. Missouric Pacific Railroad
 - 2. Southern Pacific-Cotton Belt
- 6. Piggyback Service
- 7. Daily of Switching Service
- 8. Water
 - a. Navigable Waterway with a year-round 9' channel called McClellan-Kerr Arkansas River Navigation System.
 - b. Barge Service
 - c. Common Carrier Barge Lines
 - 1. A & O Barge Line
 - 2. American Commercial
 - 3. Arrow Transportation
 - 4. Dixie Carriers
 - 5. Dravo Mechling
 - 6. Federal Barge Lines
 - 7. Flowers Transportation
 - 8. Igert
 - 9. Ohio River Company
 - 10. Riverway Barge
 - 11. SC & NO
 - 12. Valley Line
- 9. Public Terminal Facilities
 - a. Barge loading and unloading; 80,000 square foot in-transit warehouse, temperature and humidity control; 44,000 square foot dry bulk storage; liquid storage; outside storage; 50 ton crane and 25 ton covered overhead crane.

APPENDIX B

ARKANSAS 1980 CENSUS SUMMARY* CITY OF PINE BLUFF, ARKANSAS

١.	URBAN & RURAL
	Universe: Persons
	Total:
2.	FAMILIES
	Total: 14,504
3.	HOUSEHOLDS
	Total: 19,960
4.	URBAN & RURAL
	Universe: Housing Units (Including seasonal & migratory units)
	Total:
5.	OCCUPANCY STATUS
	Universe: Year-Round Housing Units
	Total:
6.	SEX
	Universe: Persons
	MALE: 26,506 FEMALE: 30,130 TOTAL: 56,636
7.	RACE
	Universe: Persons
	WHITE: 28,430 BLACK: 27,766 AMER. INDIAN: 88

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

7. RACE (Cont'd)

ESKIMO:	-0-
ALEUT:	-0-
JAPANESE:	35
CHINESE:	82
FILIPINO:	16
KOREAN:	23
ASIAN INDIAN:	3Ū
VIETNAMESE:	5
HAWAIWIAN:	7
GUAMANIAN:	-0-
SAMOAN:	-0-
OTHER:	154
TOTAL:56,	636

8. SPANISH ORIGIN

Universe: Persons

NOT OF SPANISH	ORIGIN:	56,121
MEXICAN:		347
PUERTO RICAN:		18
CUBAN:		40
OTHER SPANISH:		110
TOTAL:		56,636

9. RACE

Universe: Persons of Spanish Origin

TOTAL:	515
WHITE: BLACK: AMER. IND., ESKIMO,	138 307
ALEUT, & ASIAN & PACIFIC ISLANDER: OTHER:	16
OTHER.	54

10. SEX BY AGE

Universe: Persons	TOTAL	FEMALE
UNDER 1 YEAR: 1 & 2 YEARS: 3 & 4 YEARS: 5 YEARS: 6 YEARS: 7 to 9 YEARS:	1,093 1,889 1,806 913 896 2,746	526 942 909 464 424

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

10. SEX BY AGE (Cont'd)

	TOTAL	FEMALE
10 to 13 YEARS: 14 YEARS: 15 YEARS: 16 YEARS: 17 YEARS: 18 YEARS: 19 YEARS: 20 YEARS: 21 YEARS: 22 to 24 YEARS: 25 to 29 YEARS: 30 to 34 YEARS: 35 to 44 YEARS: 45 to 54 YEARS: 45 to 59 YEARS: 55 to 61 YEARS: 62 to 64 YEARS: 65 to 74 YEARS: 75 to 84 YEARS: 84 YEARS & OVER:	3,592 888 1,019 1,020 1,060 1,122 1,262 1,255 1,135 3,135 4,499 3,696 5,059 5,171 2,822 1,103 1,564 4,643 2,438 810	1,697 444 479 527 551 592 657 674 617 1,689 2,279 1,915 2,671 2,909 1,538 592 863 2,738 1,520 574
TOTAL:	56,636	30,130

11. MEDIAN AGE BY SEX

Universe: Persons

TOTAL: 28.9

MALE: 27.1 FEMALE: 30.7

12. RACE BY AGE

Universe: Persons **

A G E	WHITE	BLACK	AM. INDIAN ESKIMO, ALEUT	ASIAN & PACIFIC ISLAND	TOTAL
Under 5 Years	17,203	2,998	4	11	4,788
5 to 17 Years		7,125	17	40	12,134
18 to 64 Years		14,327	60	131	31,823
65 Years & Over		3,316	7	16	7,891
TOTALS		27,766	88	198	56,636

13. RACE BY AGE

Universe: Persons of Spanish Origin **

AGE	WHITE	BLACK	TOTAL
Under 5 Years	25	4 5	74
5 to 17 Years	19	89	117
18 to 64 Years	80	140	275
65 Years & Older	14	33	49
TOTALS	138	307	515

14. SEX BY MARITAL STATUS

Universe: Persons 15 Years & Older

			MALE	FEMALE
SINGLE: NOW MARRIED, SEPARATED: DIVORCED: TOTAL:	EXCEPT	SEPARATED:	5,802 11,130 539 1,230	5,347 11,166 937 1,946 23,385

15. HOUSEHOLD TYPE & RELATIONSHIP

Universe: Persons

IN FAMILY HOUSEHOLD:

Householder	14,504
Spouse	10,705
Other Relatives	23,171
Non-Relative	498

IN NON-FAMILY HOUSEHOLD:

Male Householder	2,170
Female Householder	3,286
Non-Relative	714

IN GROUP QUARTERS:

Inmate	C	f		Ι	n	S	t	i	t	u	t	i	0	n									673
Other		٠.														•							915
TOTAL	•		•	•	•	٠	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	56,636

16.	PERSONS	IN	HOUSEHOLD	&	HOUSEHOLD	TYPE
-----	---------	----	-----------	---	-----------	------

Universe: Households

1 PERSON:

Male Householder	1,867
Female Householder	3,054

2 OR MORE PERSONS:

Married-Couple F	amily	10,705
------------------	-------	--------

Other Family:

Male	Но	ouseholder,	No	Wi	fe	Pres	sent	t	 			564
		Householden									3	,235

Non-Family Household:

Male Householder	303
Female Householder	232
TOTAL:	19,960

17. HOUSEHOLD TYPE & RELATIONSHIP

Universe: Persons Under 18 Years

IN HOUSEHOLD:

Householder or Spouse	59
Own Child of Householder:	0 007
In Married-Couple Family	9,837
In Other Family (Male or Female House-	
holder, No Spouse Present)	4,733
Other Relatives	2,123
Non-Relative	156

IN GROUP QUARTERS

Inmate of	Institution	9
		5
TOTAL:		16,922

18. AGE

Universe: Related Children

Under 5)	Y	е	a	r	S							•				4,738
5 to 17	7	Y	e	a	r	S											11,955
TOTAL							•		•		٠	•	٠	•	•	•	19,693

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

19. HOUSEHOLD TYPE

19.	HOUSEHOLD I	116	
		Households With One or More Persons Under 18	
	OTHER FAMIL		5,406
	Present Female Hous	older, No Wife eholder, No Husband	291
	Present		2,334
		HOUSEHOLD	57 8,088
20.	HOUSEHOLD T	YPE & RELATIONSHIP	
	Universe:	Persons 65 Yrs. & Over	
	IN FAMILY H	OUSEHOLD:	
	Spouse Other Relat	ives	2,755 1,481 641 39
	NON-FAMILY	HOUSEHOLD:	
	Female House	oldereholdereholder	483 1,847 61
	IN GROUP QUA	ARTERS:	
	Other	nstitution	483 10 7,891
21.	PERSONS IN H	HOUSEHOLD & HOUSEHOLD TYPE	
	Universe: 1	Households with one or More	Persons

2

60 Yrs. & Over

1 PERSON 2 OR MORE PERSONS:	2,686
Family Household	4,412
Non-Family Household	157
TOTAL	7,255

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

PERSONS IN HOUSEHOLD & HOUSEHOLD TYPE 22.

Households with One or More Persons Universe:

65 Years & Older

1 PERSON	2,222
2 OR MORE PERSONS:	3,302
Non-Family Household	125
TOTAL	5,649

TENURE BY AGE OR HOUSEHOLDER (HH) 23.

Occupied Housing Units with One Universe: or more persons 65 Years & Over

AGE	RENTER OCCUPIED	IUIAL
HH Under 65 yrs HH 65 yrs. & Over TOTAL	108 1,328 1,436	564 5,084 5,649

HOUSEHOLDS WITH ONE OR MORE NON-RELATIVES 24. PRESENT

TOTAL: 937

VACANCY STATUS 25.

Universe: Vacant Year-Round Housing Units

For	Sa	1	e	1	0	n	1	У																		177
For								-																		521
Held	f	0	r		0	С	C	a	S	i	0	n	a	1	U	S	е	•							٠	63
Othe	r	V	a	C	a	n	t									•				•		•	•	•	٠.	548
TOTA	AL.		•		•												•	•	•	•	•		•	•	٠.	1,309

26. TENURE

Universe: Occupied Housing Units

TOTAL OCCUPIED: 19,960 RENTER OCCUPIED: 7,340

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

27. TENURE BY RACE OF HOUSEHOLDER

Universe: Occupied Housing Units

RACE		TOTAL	RENTER OCCUPIED
AI FIIT	IND., ESKIMO, & & PACIFIC ISLANDER	11,361 8,451 30 69 49	3,512 3,749 17 26 36 7,340

28. TENURE BY RACE OF HOUSEHOLDER

Universe: Occupied Housing Units With Householder of Spanish Origin

	TOTAL	RENTER OCCUPIED
TOTAL	165	84
WHITE	53	22
BLACK	90	45

29. TENURE & VACANCY STATUS

Universe: Year-Round Condominium Housing Units

TOTAL.														108
RENTER														
VACANT	F	0	R		S	A	L	E	0	N	L	Y		
OTHER	VA	4 C	A	N	T								•	2

30. ROOMS

Universe: Year-Round Housing Units

1	ROOM.															4		216
2	ROOMS																٠	590
3	ROOMS																e	2,062
4	ROOMS													•	•		٠	4,502
5	ROOMS														•	•		6,010
6	OR MC	R	E	R	0	0	M	S			•	•	•			•	•	7,889
T(DTAL											•					•	21,269

31. MEDIAN NUMBER OF ROOMS

Universe: Year-Round Housing Units

TOTAL: 5.0

32. AGGREGATE NUMBER OF ROOMS BY TENURE & VACANCY STATUS

Universe: Year-Round Housing Units

TOTAL			 	 	 	108,626
RENTER	OCCL	PIED	 	 	 	31,145
						977
VACANT						
OTHER V	ACAN	IT	 	 	 	2,826

33. TENURE BY PERSONS IN UNIT

Universe: Occupied Housing Units

RACE		TOTAL	RENTER OCCUPIED
WHITE BLACK		11,361	3,512 3,749
AMER.	IND., ESK. & ALEUT & PAC. ISLANDER	30 69	17 26
OTHER		19,960	36 7,340

34. MEDIAN NUMBER OF PERSONS PER UNIT

Universe: Occupied Housing Units

TOTAL: 2.3

35. MEAN NUMBER OF PERSONS PER UNIT

Universe: Occupied Housing Units

TOTAL: 2.8

36. TENURE

Universe: Persons in Occupied Housing Units

TOTAL: 55,048

RENTER OCCUPIED: 19,299

37. TENURE BY PERSONS PER ROOM

Universe: Occupied Housing Units

	TOTAL	RENTER OCCUPIED
1.00 or Less	18,653	6,596
1.01-1.50	959	515
1.51 or More	348	229
TOTAL	19,960	7,340

38. VALUE

Universe:	Specified	Owner-Occupied	Non-Condominum
	Housing Ur	nits	

LESS THAN	1 \$	10,0	000									٠						1,166
\$10,000 1	to S	\$14	,99	9.					 									1,148
		\$19																1,362
		\$24																1,470
\$25,000	to S	\$29	,99	9.					 									1,155
\$30,000 1	to S	34	,00	Ο.					 	٠			٠					1,049
\$35,000 1	to S	39	,99	9.								×	٠					821
\$40,000	to S	\$49	,99	9.				•	 				•					1,063
\$50,000	to S	579	,99	9.						•		 ٠						1,395
\$80,000	to S	\$99	,99	9.		•											•	264
\$100,000	to	\$14	19,	99	9.				 					•	•			149
\$150,000																		50
\$200,000	to	MOI	RE.										•		•	• •	•	4 7
TOTAL						٠		•		•	. ,		•		•		•	11,139

39. MEDIAN VALUE

Universe: Specified Owner-Occupied Non-Condiminum

Housing Units

TOTAL: 26,800

40. AGGREGATE & VALUE BY OCCUPANCY STATUS

Universe: Specified Owner-Occupied & Vacant-

For-Sale Only Non-Condominium Housing

Units

OWNER OCCUI	PIED	 	370,986,250
			6,381,250
TOTAL		 	377,367,500

41. OCCUPANCY STATUS

Universe: Specified Owner-Occupied & Vacant-For Sale-Only Non-Condominium Housing Units

OWNER OCCUP	PIED		11,139
VACANT-FOR	SALE-ONLY	'	155
TOTAL			11,294

12	AGGREGATE	&	VALUE	BY	OCCUPANCY	STATUS
----	-----------	---	-------	----	-----------	--------

Universe: Specified Owner-Occupied & Vacant-

For Sale-Only Condominium Housing

Units

OWNER OCCUPIED	7,381,250
VACANT-FOR SALE-ONLY	0_
TOTAL	7,381,250

43. CONTRACT RENT

Universe: Specified Renter-Occupied Housing Units

WITH CASH RENT:

	19																															-	~ ~		
Less																																	32		
\$50 t	0 \$	99				٠																									1	, 9	30		
\$100	to																															5	66		
\$120		\$1																														6	12		
4.20																								-								_	02		
\$140		\$1																															-		
\$150	to	\$1	5	9.		•						•			•				•			•						•					40		
\$160	to	\$1	6	9.																				•								2	10	1	
\$170	to	\$1	9	9.																												6	94		
\$200	t.o	\$ 2																														7	77		
4 - 0 0	00	1																														2	63		
\$250	to	\$ 2																																,	
\$300	to	\$3	9	9.			•	•		•	•	•			•			 •		•		•	•	•	•	• 0			•	•		1	11		
\$400	t.o	\$4	9	9.																													10)	
\$500	or	mc	100010																														7	7	
\$300	O i	III C	, 1	C .	•		•	•	•	•	•	•	•	•	•	•	•	 •	•	•	٠	•	•	•	•	•		8							
				_																												Λ	25		
NOCA	ASH	RE	: N	١.		•	•	•	•	•	•	•	•		•	•		 •	٠	•	•	•	٠	•	٠	•	•								_
TOTAL																			٠				٠				•	• •			7	, 0	75	}	
																																			_

44. MEDIAN & CONTRACT RENT

Universe: Specified Renter-Occupied Housing

Units Paying Cash Rent

TOTAL: 123

45. AGGREGATE & CONTRACT RENT BY OCCUPANCY STATUS

Universe: Specified Renter-Occupied Paying Cash

Rent & Vacant-for-Rent Housing Units

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

46. OCCUPANCY STATUS

Universe: Specified Renter-Occupied Paying

Cash Rent and Vacant-for Rent

Housing Units

47. TENURE & OCCUPANCY STATUS BY PLUMBING FACILITIES

Universe: Year-Round Housing Units

	TOTAL	TOTAL OCCUPIED	RENTER OCCUPIED
COMPLETE PLUMBING FOR EXCLUSIVE USE	20,618	19,417	7,071
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	651	543_	269
TOTAL	21,269	19,960	7,340

48. TENURE

Universe: Occupied Housing Units With 1.01 or More

Persons Per Room Lacking Complete Plumbing

Facilities for Exclusive Use

TOTAL: 87
RENTER OCCUPIED: 49

49. TENURE

Universe: Persons in Occupied Housing Units with

1.01 or More Persons Per Room

TOTAL: 8,348 RENTER OCCUPIED: 4,401

50. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE

51. PLUMBING FACILITIES

Universe: Persons in Occupied Housing Units With 1.01 or More Persons Per Room

COMPLETE PLUMBING FOR EXCLUSIVE USE: 7,759
LACKING COMPLETE PLUMBING FOR
EXCLUSIVE USE: 589
TOTAL: 8,348

52. VACANT YEAR-ROUND HOUSING UNITS WHICH ARE BOARDED UP

TOTAL: 94

53. VACANT-FOR-RENT HOUSING UNITS WHICH HAVE BEEN VACANT 2 OR MORE MONTHS

TOTAL: 253

54. VACANT-FOR-SALE-ONLY HOUSING UNITS WHICH HAVE BEEN VACANT 6 OR MORE MONTHS

TOTAL: 60

55. UNITS AT ADDRESS

Universe: Year-Round Housing Units

1	17,708
2 to 9	1,978
10 or More	1,123
MOBILE HOME OR TRAILER	460
TOTAL	21,269

56. PERSONS SUBSTITUTED

TOTAL: 347

57. ALLOCATIONS POPULATION

Universe: Persons Not Substituted With One or

More Items Allocated

PERSONS W/ONE OR MORE ITEMS ALLOCATED	8,202
RELATIONSHIP ALLOCATED	1,778
SEX ALLOCATED	632
AGE ALLOCATED	2,340
RACE ALLOCATED	804
ORIGIN ALLOCATED	3,663
MARITAL STATUS ALLOCATED FOR PERSONS 15	
YEARS & OVER	847
TOTAL	18,266

58. YEAR-ROUND HOUSING UNITS SUBSTITUTED

TOTAL: 232

ARKANSAS 1980 CENSUS SUMMARY CITY OF PINE BLUFF, ARKANSAS

59. ALLOCATIONS (HOUSING)

Universe: Year-Round Housing Units Not Substituted w/One of More Items Allocated

YEAR-ROUND HOUSING UNITS W/ONE OR MORE	
ITEMS ALLOCATED	4,191
VACANCY STATUS ALLOCATED	94
DURATION OF VACANCY ALLOCATED	334
UNITS AT ADDRESS ALLOCATED	626
ROOMS ALLOCATED	532
PLUMBING FACILITIES ALLOCATED	231
TENURE ALLOCATED	556
VALUE ALLOCATED	604
CONTRACT RENT ALLOCATED	635
TOTAL	7,803

APPENDIX C

SUMMARY OF TAXES

State Levied Taxes

A. Corporate Charter Tax

Domestic corporations for profit are required to pay fees upon filing original articles of incorporation and for subsequent changes in the corporate organization based upon authorized capital stock.

Foreign corporations pay an entrance fee based upon the capital stock represented by property and business in Arkansas.

B. Corporate Franchise Tax

The Arkansas Franchise Tax is an annual tax imposed upon domestic corporations for the grant of charter privileges and upon foreign corporations for the privilege of doing business. The tax is based on outstanding capital stock employed in the State.

C. Corporate Income Tax

Domestic corporations and all foreign corporations doing business within the State are subject to a tax on net income at the following rate: First \$3,000 - 1%; Next \$3,000 - 2%; Next \$5,000 - 3%; Next \$14,000 - 5%; Over \$30,000 - 6%.

When business income is derived from activity which is taxable both within and without Arkansas, it is apportioned for taxation according to the percent of property and payrolls utilized in the State and sales attributable to Arkansas (rent and royalties, capital gains and losses, interest and dividends are allocated to the state of situs).

D. Unemployment Insurance Tax

An industry with no previous employment record in Arkansas is taxed at 3.1% on the first 36,000 of each employee's earnings until an employment record is established. Each firm's employment record is determined primarily by its history of employee's involuntary terminations.

E. Sales Tax

The Arkansas sales tax is % of the gross receipts from the sales of tangible personal property and certain selected services. The tax is paid by the consumer at the point of final sale, and is computed on the total consideration received without any deduction for the cost of labor. Taxable services include sales of gas, water, electricity, telephone, and telegraph service, and repair service.

F. Use Tax

The Arkansas compensating tax of 3% is levied on tangible personal property subject to the sales tax in Arkansas purchased outside the State for use in Arkansas. The use tax also applies to tangible personal property that is purchased for resale but is used instead of sold.

G. Personal Income Tax

Resident individuals, estates and trust, and nonresident individuals, estates and deriving income from with in the State are subject to a tax on their net income at the following rates: First \$2,999 - 1%; Next \$3,000 - 2.5%; Next \$3,000 - 3.5%; Next \$6,000 - 4.5%; Next \$10,000 - 6%; \$25,000 or over -7%.

To arrive at net taxable income, the taxpayer may elect to either itemize deductions or to use the standard deduction of \$1,000 or 10% of gross income, whichever is the lesser. Federal income tax is not deductible from income subject to Arkansas' personal income tax.

H. Retail Gasoline Tax

\$0.07½ per gallon.

I. Vehicle License Tax

Passenger Cars - based on horsepower and weight. Range is from approximately \$12.00 to \$26.00. Trucks (other than carriers for hire) based on gross loaded weight.

J. Estate Tax

Taxes are imposed on all estates valued in excess of \$100,000 and the tax collectible is what is known as the "Federal Credit Allowable", or 80% of the federal basic tax as determined by the Federal Government.

K. Other State Levied Taxes

In addition to those taxes on business already mentioned which apply generally to all firms, the State levies a number of other taxes which affect certain types of enterprises. They include severance taxes, an alcoholic beverage tax, a real estate transfer tax, and a cigarette and tobacco tax.

County Levied Taxes

The property tax is the principal source of revenue for Arkansas counties and municipalities. Amendment 47 of 1958 to the Arkansas Constitution specifically prohibits the levying of an ad valorem tax upon property by the State.

Business firms as well as individuals are subject to annual taxes on all real and personal property with exchange value. The legal ratio of assessment is 20%; applied to the true market value of real property, and to the usual selling price of personal property. Business property is assessed at the same legal ratio as is individual property; and the basis for assessment varies among types of property or business activity.

The annual tax rate is the aggregate of all levies for county, municipal, school and other special district purposes within constitutional and statutory limits. Levies are limited by the State Constitution to 14 mills by the county and 17 mills by the city. School district rates are not limited, but must be approved each year by the voters in each school district.

Assessed Valuation - Jefferson County - 1980

CI	TY OF PINE BLUFF	JEFFERSON COUNTY
Real Property	\$ 67,504,183	\$109,667,912
Personal Property	28,594,174	56,795,667
Utilities	11,855,320	102,773,160
TOTAL ASSESSED VALUATION	\$107,953,677	\$269,236,739

Industrial and Harbor District

The following levies apply to Harbor Industrial District and Jefferson Industrial Park:

HARBOR INDUSTRIAL DISTRICT (outside city limits)

County Levy:	Millage	Levy Per \$1000 Assessed Value
County General County Roads County Library County Courthouse Construction Bid Admendment #17 TOTAL	\$.005 .003 .001 .0035 \$.0125	\$ 5.00 3.00 1.00 3.50 \$12.50
School District Levy: District No. 3 (out of city) Total School District Levy	\$.057 \$.057	\$57.00 \$57.00
and the state of t		

Appendix C continued	Millage	Levy Per \$1000 Assessed Value
Total Tax Levy Habor Industrial District	\$.0695	\$69.50
JEFFERSON INDUSTRIAL PARK (West)		
County Levy:		
County General County Roads County Library	\$.005 .003 .001	\$ 5.00 3.00 1.00
County Courthouse Construction Bid #17 TOTAL COUNTY LEVY	.0035 \$.0125	3.50 \$12.50
School District Levy District No. 27 (out of city) Total School District Levy	\$.051 \$.051	\$ <u>51.00</u> \$ <u>51.00</u>
TOTAL TAX LEVY JEFFERSON INDUSTRIAL PARK (West)	\$.0635	\$63.50
JEFFERSON INDUSTRIAL PARK (East)		
County Levy:		*
County General County Roads County Library	\$.005 .003 .001	\$ 5.00 3.00 1.00
County Courthouse Construction Bid #17 TOTAL COUNTY LEVY	.0035 \$.0125	3.50 \$12.50
School District Levy District No. 2 (out of city) Total School District Levy	\$.051 \$.051	\$51.00 \$51.00
TOTAL TAX LEVY JEFFERSON INDUSTRIAL PARK (East)	\$.0635	\$63.50

Pine Bluff Taxes

Levy for the City of Pine Bluff is 12 mills, as follows:

	Millage	Levy Per \$1000 Assessed Value
City General City Police Relief &	\$.005	\$ 5.00
Pension City Firemen Relief &	.001	1.00
Pension	.001	1.00
General Improvement Bonds	.004	4.00
Pine Bluff Library	001	1.00
TOTAL	\$.012	\$12.00

Total taxes for Pine Bluff area residents by school districts are as follows:

School District		School District	Assessed Value	
Number	Name	Millage	Inside City	Outside City
2	Dollarway	51	\$74.50	\$63.50
3	Pine Bluff	57	80.50	69.50
24	Watson Chapel	58	81.50	70.50
27	White Hall	51	68.50* 74.50** 68.50***	*63.50 Rdfl' **63.50 PB ***63.50 WH

(Percentage of total tax for Jefferson County is \$12.50 per \$1,000 as follows: 5 mills - general funds; 3 mills - roads; 1 mill - library; 3.5 mills - courthouse.)

(Percentage of total tax for Pine Bluff is \$11.00 per \$1,000; for White Hall is \$5.00 per \$1,000.)

In addition to county levied taxes, the city imposes privilege taxes on liquor and beer vendors, vending machines and utility companies. They also impose occupation taxes on businesses and professions, either at flat rates or based on inventories. Pine Bluff industries pay only from \$50.00 to \$650.00 per annum for municipal services. Pine Bluff has also instituted a 1% restaurant tax.

^{*} Rdfld - Redfield ** PB - Pine Bluff

^{***} WH - White Hall