

ARKANSAS PLANNER



American Planning Association
Arkansas Chapter

Making Great Communities Happen

A Publication of the Arkansas Chapter of the American Planning Association

FAYETTEVILLE ELIMINATES MINIMUM PARKING STANDARDS

On October 6, 2015, the Fayetteville City Council approved a code amendment effectively removing the minimum number of parking spaces for non-residential uses in the City of Fayetteville. Maximum parking ratios and residential parking ratios were not affected by the amendment.

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The minimum parking requirement has an enormous effect on many aspects of our built environment and yet has limited research justifying the numbers. Minimum ratios are typically based on Institute of Transportation Engineers (ITE) recommendations that are in turn based on surveys performed to measure peak demand;



that one day each year when suburban parking lots are at their fullest. Further, more than half of the 101 published parking rates are based on four or fewer surveys of parking occupancy and 22% are based on a single survey (Shoup, 1999).

The City of Fayetteville’s Planning staff proposed the amendment after months of research and years of observation.

Several times each year City of Fayetteville Planning staff denies a business license or has to discourage a prospective business owner from moving into an existing building because the location cannot meet the minimum parking requirements. Many times this is the result of a change in use of the property, for example from office use to restaurant or retail use. Retail use has a higher minimum parking ratio

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2 PRESIDENT'S MESSAGE

Hello and I hope everyone had a happy Thanksgiving! The past few months have been full of exciting planning related conferences, meetings, activities, and projects. Highlights include:



Fall Chapter President's Council Meetings

The Chapter President's Council (CPC) meets twice a year immediately preceding both the National Conference in the spring and the Policy & Advocacy Conference in the fall. The leadership meetings bring together the CPC, APA Board, AICP Commission, Divisions Council, and the Student Representatives Council. The intensive event allows each organization the opportunity to share ideas and receive reports on the direction of APA and AICP. We also discussed APA's 2015 - 2035 Development Plan, effective October 1, 2015. This is the APA's core document and presents the following goals:

APA will LEAD the planning movement.

APA will COMMUNICATE AND ENGAGE to foster quality leadership and participation and to provide the best planning information.

APA will PARTNER to leverage resources and build coalitions.

APA will ADVOCATE for planning, planning leaders and good government.

APA will INSPIRE building great communities.

APA will SERVE its members.

To read the full development plan, visit www.planning.org/leadership/developmentplan/.

Spring Conference

Mark your calendars for the Arkansas Chapter of the American Planning Association's Spring Conference to be held in Conway on March 10 and 11, 2016. Conference details and registration will be available in

CHAPTER TOOLS

Recently, APA released new tools for chapters including an image library and recruitment videos:

Image Library: Organized by subject, the library offers members thousands of images that may be used in reports, plans and publications without charge. To access the library, visit www.planning.org/imagelibrary.

Recruitment Videos: "The Future Belongs To Those Who Prepare For It" and "Why Join APA?" You can view the videos through various social media formats. Please feel free to post and share the videos.

YouTube

The Future Belongs To Those Who Prepare For It
<https://youtu.be/QqRCWVR9CWI>

"Why Join APA?"
<https://youtu.be/nYmO0ihESwc>

January. Personally, I'm looking forward to checking out all the great accomplishments Conway Mayor Tab Townsell, the City of Conway Planning Staff, and community have achieved.

Planners' Advocacy Network

APA recently launched the Planners' Advocacy Network, which is an initiative to engage in grassroots advocacy. Each state is required to have a State Chair and District Captains. Check out page six for more information on the Planners' Advocacy Network.

Great things are happening in our Chapter and State and I encourage your involvement. If you are interested, please contact me at dshasteen@bentonvillear.com (479) 271-6826. I look forward to seeing you in Conway!

PDO REPORT

We are nearing the end of the last quarter of CM reporting cycle for most of you. As of the last report from the national office, about 40% percent of those in this cycle had not completed the requirements. If you are unsure of how many certification maintenance credits you have logged, log-in your account on planning.org to check. I know this is a busy season, but maintaining your AICP credential is important.

We still have CDs available for you to borrow to get CM credits. Check the chapter website: www.arkansasapa.org for the list of available CDs. Also, watch for continuing updates I send out to let you know about webcasts for CM credits that are offered several times each month. Our Chapter members continue to outperform national averages in completion of CM requirements. Let's all keep up the good work!



Some of you may be interested in becoming certified in 2016. The next exam window is in May 2016, applications to sit for the exam will be taken through December 31st. The chapter participates in a reduced exam fee scholarship program to allow one member per year to pay a substantially reduced fee amount for the exam and application. If you are interested in taking advantage of this opportunity or have questions about the exam, contact me at jpwalden@garverusa.com.

The Arkansas Chapter is responsible for hosting a webcast from time to time in order to continue to provide our membership with free access to all the webcasts. Anyone interested in putting on a webcast, please send topic and session information to jpwalden@garverusa.com. If you change your email or wish reminders sent to an alternative email, please send those to jpwalden@garverusa.com.

APA AR MEMBERSHIP

144 National Members
86 Arkansas-only Members
230 Total Members

Membership is up 11% since Spring 2015!

NEW & RENEWING MEMBERS

Robin Reed, City of Centerton
Michael Crow, University of Arkansas at Little Rock
Pam Hamilton, Planning Board Member, Clarksville
Heather McVay, City Clerk, El Dorado
Thomas Brown, Planning Commissioner, Fayetteville
Willie Cooper, Planning Commissioner, Camden
Kelly Halstead, Planning Commissioner, El Dorado
Taylor Reamer, Planning Manager, Benton County

2015/ 2016 APA AR Officers

President - Danielle Shasteen, AICP
dshasteen@bentonvillear.com

Vice President - Dianne Morrison, AICP
dmorrison@wapdd.org

Treasurer - Walter Malone, AICP
wmalone@littlerock.org

Secretary - Julie Luther, AICP
julie.luther@craftontull.com

Membership Chair - Kelsey Kreher
kkreher@rogersar.gov

Nominations Chair - Dana Carney
dcarney@littlerock.org

Legislative Chair - VACANT

Professional Development Officer - James Walden, AICP
jpwalden@garverusa.com

Communications Chair - Shelli Kerr, AICP
skerr@bentonvillear.com

Lay Planner Representative - Carol Short
cwshort@bullshoals.net

4 AWARDS



From left to right: Daniel Holland with Metroplan, Susan Dollar with Metroplan, and Andrew Garner with City of Fayetteville, accept Arkansas APA Awards at the Quad State Conference on Oct. 23.

2015 CITIZEN PLANNER AWARD

Carol Short

Carol Short is the Lay Planner Representative for APA AR. Carol has shown exemplary support for planning in her 20 years in local government. She has served as a volunteer, appointed official and elected official in both Arkansas and Colorado. Congratulations Carol!

2015 ACHIEVEMENT IN COMPREHENSIVE PLAN DEVELOPMENT

Imagine Central Arkansas, Blueprint for a Sustainable Region - Metroplan

“Imagine Central Arkansas: Blueprint for a Sustainable Region” is the culmination of more than two years’ worth of outreach and engagement. The end result is a broad, long-term vision for a shared future and more specific goals, objectives and strategies for achieving the vision. Imagine Central Arkansas represents the current incarnation of the Long Range Metropolitan Transportation Plan with the year 2040 as the planning horizon, but adds the sustainability principles that guide economic development, health and safety, housing, and the environment in addition to transportation. Thus, while Imagine Central Arkansas is a broad visioning and strategic planning effort, it also includes a focused set of elements including the identification of transportation projects, forecast of available revenue and prioritization of transportation projects based on available revenue.

<http://imaginecentralarkansas.org/>

2015 UNIQUE CONTRIBUTION TO PLANNING

City of Fayetteville Active Transportation Plan - City of Fayetteville

The City of Fayetteville Active Transportation Plan will be used to guide the planning, prioritization and implementation of active transportation infrastructure. The plan builds upon past success and reaffirms the city’s commitment to designing and constructing future active transportation linkages and networks. The plan sets a path forward by identifying a progressive, yet achievable, vision and developing a set of realistic goals and action steps.

<http://www.fayetteville-ar.gov/DocumentCenter/View/5553>

2015 ACHIEVEMENT IN TECHNOLOGY

A Tour of Fayetteville’s Historic Properties - City of Fayetteville

“A Tour of Fayetteville’s Historic Properties” is a dynamic and educational story map created for Fayetteville’s four National Register Districts. The story map allows users to click on any structure within a District to view a recent photograph and read about the architecture and history of the property. The map currently includes information on over 350 of Fayetteville’s most iconic and recognizable properties.

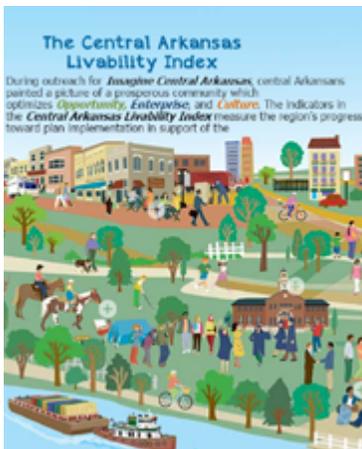
<http://gis2.accessfayetteville.org/historic/app/>

2015 ACHIEVEMENT IN TECHNOLOGY

The Central Arkansas Livability Index - Metroplan

The Central Arkansas Livability Index is part of the Imagine Central Arkansas long-range transportation and sustainability plan. The Index is highlighted by three broad themes: Opportunity, Enterprise, and Culture, and eight more specific topic areas that address housing, transportation, health/safety, environment/energy, economy, education, interaction/diversity, and the outdoors. Forty-six indicators, identified as critical components of livability, will help the region measure its progress toward meeting the vision, goals and objectives of Imagine Central Arkansas. The Livability Indicators will help the general public and stakeholders identify the need for new projects and/or determine the progress of the region toward plan implementation.

<http://centralarkansaslivability.org/bp/central-arkansas-livability-index>



2015 QUAD STATE RECAP



The APA Quad State Conference included the Arkansas, Kansas, Missouri, and Oklahoma Chapters and was held in Kansas City, MO October 21st – 23rd. The Kansas City Section of the Missouri Chapter did an outstanding job planning and organizing the conference. Over 500 people registered, surpassing expectations.



The conference was packed with 61 sessions, 10 mobile tours, 2 keynote lunches, 2 evening social networking opportunities, and a Planning Commissioner training.

Thursday morning kicked off with a session on the recent Supreme Court case, Reed v. Gilbert, AZ, and its impact on local sign regulations. The key take away is to avoid and remove any regulations based on message content.

Thursday’s keynote luncheon was a panel discussion that included a Mayor from each of the quad states. City of Conway Mayor Tab Townsell represented Arkansas well, expressing support for planning and his planning staff.

A big thank you to the presenters from Arkansas. Andrew Garner, City of Fayetteville, spoke on zoning for specific and unique land uses. James Walden, Garver, presented for the Planning Commissioner training. Troy Galloway, City of Bentonville, discussed implementing the Bentonville Downtown Master Plan. Erin Rushing, Alta Planning, spoke about the Razorback Greenway. And, Diane Carroll, Crystal Bridges Museum of American Art, discussed the impact of Crystal Bridges on the Bentonville community.



Tab Townsell, Mayor of Conway, AR joined a panel of Mayors from the three other states.



Walter Malone, Susan Dollar, Bob Markman, and Jasmin Moore (KS Chapter) at the Thursday night reception at Union Station.



Diane Carroll with Crystal Bridges Museum of American Art and Anna Marie Tutera with the Kansas City Museum presented “Museums and Community Building.”



Lisa Koch, Groundswell Consulting (Kansas Chapter), and Erin Rushing, Alta Planning, presented a session on Tiger grants.



Wednesday night reception on the roof of the Westin Hotel at Crown Center.

ENGAGE IN GRASSROOTS ADVOCACY

APA recently launched the Planners' Advocacy Network, which is an initiative to engage in grassroots advocacy. It is free and open to all APA members. Sign up through your "MyAPA" on www.planning.org.

Join this network to:

- Influence policymakers
- Have a leadership role in shaping APA's policy and advocacy work
- Access to special events, reports, training, and assistance
- Receive policy event discounts
- Participate in local events and leadership opportunities

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Each state is required to have a State Chair by January 1, 2016. And, each of Arkansas' four congressional districts needs one District Captain. www.govtrack.us/congress/members/AR

If you are interested in making a deeper commitment to advocacy, consider becoming a State Chair or District Captain.

State Chair Responsibilities: Represent Arkansas, increase participation from the state in the network and increase participation in federal advocacy, organize District Captains, and attend the Policy & Advocacy Conference and Planners' Day on Capitol Hill.

District Captain Responsibilities: Assist the State Chair, increase participation from the state in the network and increase participation in federal advocacy, recruit new members, and coordinate one in-district event or action a year.

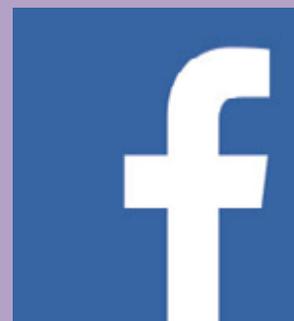
Aside from these roles, network members receive exclusive access to regular briefings and information about federal policy and what is happening in



Washington. APA will also provide exclusive advocacy skills trainings, opportunities to shape APA's policy priorities, discounts for the Policy & Advocacy Conference, and the opportunity to participate in the federal policy discussions in Washington.

Visit the Planners' Advocacy Network for more information: www.planning.org/advocacy.

To volunteer for the State Chair or District Captain, please contact Danielle Shasteen, Chapter President at dshasteen@bentonvillear.com or (479) 271-6826.



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Advanced Training Offered to Planning Commissioners

The Arkansas Chapter of the American Planning Association and the Arkansas Public Administration Consortium (APAC) partner to provide ongoing Planning Commissioner trainings. APAC is a cooperative program of the University of Arkansas at Little Rock, the University of Arkansas of Fayetteville and Arkansas State University.

There was great turnout at the most recent Planning Commissioner Training held on November 12th in North Little Rock at the Arkansas Municipal League. More than 50 registered and included planning commissioners, planners, and mayors from across the state. This was the first “Advanced Planning Training 301” class. Topics focused on design overlay districts, historic preservation tools, Main Street Arkansas, tools to assist with downtown revitalization, and Planning & Development Districts.



A big thank you to the small group of dedicated volunteers that assist with curriculum development and presentations, the Arkansas Municipal League, the UALR Institute of Government, and APAC – specifically to Jolie Busby, Executive Director and Lisa Crittenden, HEI Coordinator for planning, organizing, and running the event.

We are excited to announce that there is a NEW certification program for Planning Commissioners. For more information, please contact Jolie Busby at jabusby@ualr.edu, (501) 569-8469, www.ualr.edu/iog/apac/.

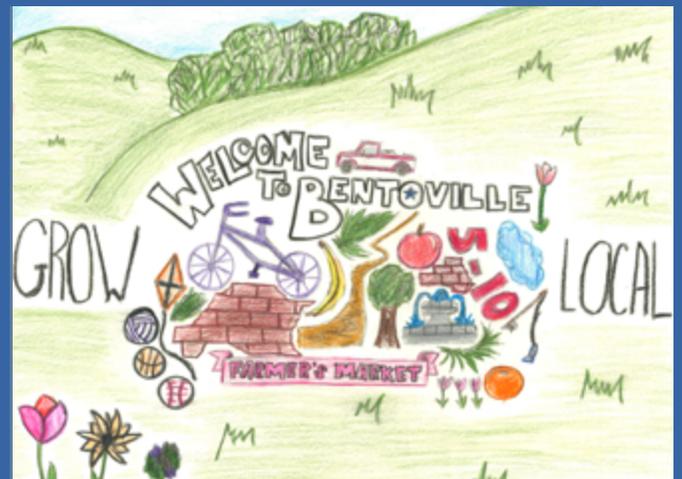


Student Poster Contest Celebrates National Planning Month in Bentonville

The American Planning Association and its members participate in National Community Planning Month to raise the visibility of the important role of city planners and community planning across the United States. National Community Planning Month is held annually in October. This year’s theme was Healthy Communities, Healthy People.

To celebrate National Community Planning Month, the City of Bentonville partnered with the Bentonville Public School District to hold the 3rd Annual Youth Poster Contest for junior high students. The contest provides students the opportunity to visually express how they see and experience Bentonville. Students were asked to illustrate what they think makes the Bentonville community and its residents healthy.

The winning artwork was created by Grace Marsiglio, an eighth grader who attends Fulbright Junior High School. Grace’s artwork is displayed on a banner on the City’s Community Development building.



Regulating Tiny Houses

On August 20th, a member asked the Chapter about how Arkansas cities approach pre-manufactured small homes of less than 500 square feet. Specifically, the member wanted to know how these “tiny houses” are classified and inspected. Similarly, some Arkansas communities are facing large sheds illegally converted into a residential unit.

A quick poll of membership found that tiny houses are treated differently across the state, from manufactured homes to permanent structures to temporary dwellings to accessory dwellings. Below is a summary of advice and perspectives from those responding to the poll.

General Perspectives

- If the unit does not violate the Zoning Code, defer to the Building Official.
- Although rare, Arkansas cities have the authority to regulate the size of a residence [§14-56-416(a)(3)(A)].

As a Manufactured Home...

- If the structure does not meet building codes, it should be treated as a manufactured home.
- Pre-manufactured should be treated as permanent – affix to the ground, permanent utilities, sewer, etc.
- Comply with requirements for manufactured homes.

As an Accessory Dwelling...

- Unit must have separate connections directly to public water and sewer OR tie-in water and sewer service through the principal dwelling unit.
- Unit is dependent on the principal dwelling. For example, kitchenette instead of kitchen, half bathrooms over full baths, etc.
- Unit must comply with applicable building codes for its inevitable occupation.



Camille Fink, 2015

As a Permanent Structure...

- Regulate like any other single family detached dwelling, subject to review and development in accordance with the building code.
- All permanent structures must comply with the Arkansas Fire Prevention Code.

As a Temporary Dwelling...

- Utility connections need to mirror the connection requirements found in an RV park – temporary service pole, etc.

Also check out APA’s November 2015 issue of Zoning Practice for more information on the tiny house movement. www.planning.org/zoningpractice.



Parking Standards *(continued from page 1)*

requirement than does office use, and the restaurant use is higher still. Because of the minimum parking ratios, an older office or retail center cannot easily adapt to changing real estate market conditions and prospective tenants are limited to the originally anticipated use.

Staff’s research and observation has been that if a non-residential use does not have enough parking, the use will go out of business or users will find a different mode of transportation to the site. The City very rarely receives complaints about a lack of non-residential parking or adverse impacts to surrounding property because of a lack of non-residential parking.

Staff concluded that a more accurate assessment and determination of minimum parking needs for a non-residential use should be dictated by the business owner/ developer, customers, and market demand, rather than by a heavy-handed suburban code.

The amendment is an economic development tool with the intent to encourage appropriate infill development and revitalization of Fayetteville’s existing building stock for a variety of new and start-up businesses. The priority for new development is on people, rather than automobiles.

For more information, contact Andrew Gardner, City of Fayetteville Planning Director, at (479) 575-8267 or agarner@fayetteville-ar.gov.