



METROPLAN

SMART PLANNING MAKES SMART PLACES.



METROPLAN

SMALL CITIES  
COUNCIL

# SMALL CITIES COUNCIL MEETING

January 27, 2021 • 9:00 AM

## AGENDA

1. Call to Order & Welcome
2. Summary of Previous Meeting
3. Introductions & Announcements
4. Metroplan Update
5. Model Code Update & Review
6. Tutorial: Connectivity Index
7. Preview of Upcoming Meetings
8. Adjourn

## SCC MEMBERS

- |                    |                   |
|--------------------|-------------------|
| 1. Alexander       | 9. Mayflower      |
| 2. Austin          | 10. Mount Vernon  |
| 3. Bauxite         | 11. Shannon Hills |
| 4. Cammack Village | 12. Traskwood     |
| 5. Greenbrier      | 13. Vilonia       |
| 6. Guy             | 14. Ward          |
| 7. Haskell         | 15. Wooster       |
| 8. Lonoke          | 16. Wrightsville  |





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# SUMMARY OF PREVIOUS MEETING

November 18, 2020



## Small Cities Council Meeting Summary

Wednesday, November 18, 2020  
9:00 AM at Jacksonville Community Center  
DRAFT

### Attending:

1. Mayor Bernie Chamberlain
2. Mayor Charles Gastineau
3. Mayor Sammy Hartwick, President
4. Mayor Sam Higdon
5. Ms. Jennifer Hill
6. Mayor Mike Kemp, Vice President
7. Mayor Terry Mizer
8. Mayor Terry Don Robinson

City of Austin  
City of Ward  
City of Greenbrier  
City of Guy  
City of Haskell  
City of Shannon Hills  
City of Wrightsville  
City of Wooster

### Metroplan Staff:

9. Mr. Casey Covington
10. Ms. Bernadette Rhodes
11. Mr. Allen Skaggs
12. Ms. La'Kesha Stewart
13. Mr. Tab Townsell

Deputy Director  
Community Planner  
Planning Technician  
Planner/Public Outreach  
Executive Director

### 1. Call to Order and Welcome

Mayor Hartwick called the meeting to order at 9:05 AM. He welcomed the attendees and asked Ms. Rhodes to proceed with the agenda.

### 2. Summary of Previous Meeting

The summary of the September 30, 2020 meeting was previously emailed to the Council. Ms. Rhodes gave a brief overview of the summary.

**MOTION** by Ms. Hill, seconded by Mayor Gastineau,  
"To approve the summary of September 30, 2020 as prepared."  
**PASSED**

### 3. Nomination of Officers

Ms. Rhodes informed the Council that per the guidelines for Metroplan Board committees, it must nominate a President and Vice President once every two years. The Council's nominations will be presented to the full Metroplan Board of Directors

for a vote at its next meeting in December. The officers provide input on the Small Cities' Council agenda and operations and represent the Council on the Metroplan Board's Executive Committee.

**MOTION** by Mayor Gastineau, seconded by Mayor Chamberlain,  
"To nominate Mayor Hartwick as President and Mayor Mike Kemp as Vice President of the Small Cities Council."  
**PASSED**

### 4. Introductions and City Announcements

Ms. Rhodes invited attendees to introduce themselves and share news from their communities.

- Greenbrier: Mayor Hartwick noted that City Hall had received many messages regarding the shooting of a dog by law enforcement within city limits. He stated that the Greenbrier Police Department was not involved in the incident.
- Haskell: Ms. Hill, City Clerk, shared that the Haskell Police Department is now serving as a secure package delivery location. Residents may have their packages delivered to the Police Department and pick them up daily between 8:00 am-6:00 pm.
- Wooster: Mayor Robinson reported that developers were seeking approval for eight new subdivisions over 400 acres within city limits. The Mayor and his crews have laid approximately half of the five miles of planned sewer pipe so far this year. The plan also includes two new pump stations, with wastewater treatment being provided in partnership with the City of Greenbrier.
- Guy: Mayor Higdon shared that the City is expanding its water service outside of city limits to serve new subdivisions and is installing a new master meter. Work is continuing on the City's new community center/library, which are expected to open next month for small gatherings.
- Ward: Mayor Gastineau stated that the joint ARDOT/Metroplan project at the intersection of Highways 367 and 319 is proceeding and will provide the City with its first traffic light. The Mayor also commended Mayor Chamberlain for Austin's victory in the county's Census response challenge, with Austin achieving a 77% response rate, higher than any other city in Leno County. As a result, the mayors of Ward, Cabot, and Leno County will wash the Austin Police and Fire chiefs' vehicles on Thursday, November 19th.
- Austin: Mayor Chamberlain echoed Mayor Gastineau's appreciation of the Census response efforts. She also shared that Austin is starting a sewer project, to be completed in 2022. The project will result in a rate increase.
- Wrightsville: Mayor Mizer shared that the City is trying to extend broadband access into city limits and is also awaiting approval for a new playground.
- Shannon Hills: Mayor Kemp announced that he recently signed an executive order that Santa WILL have access to homes in town. Shannon Hills...



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## INTRODUCTIONS & ANNOUNCEMENTS

- New faces
- Exciting projects



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## METROPLAN UPDATE



## AGENDA

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5. **Model Code Update & Review**
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## MODEL CODE UPDATE & REVIEW

- Timeline
- Residential Lot Standards



# MODEL CODE TIMELINE

*Throughout development process:  
Gather input and revisions from SCC,  
Metroplan Board, RAC, and other partners*

## October – November 2020

- Draft menu of zones and definitions ✓
- Populate use table for each zone ✓
- Draft development standards for each zone ✓
- Discuss cities' priorities & challenges ✓ *(on-going)*

## December 2020 – January 2021

- Identify first-round adopter cities ✓ *(Ward, Austin, Mayflower, others?)*
- Draft subdivision regulations – *in progress*
- Draft ordinance text – *in progress*

## February – March 2021

- **Wed, Feb. 24: Model Code work session @ 9am before Board mtg.**
- Work individually with first-round cities on path to adoption
- Develop publication/communication strategy and design
- **Wed, Mar 24: Present sections of draft code @ 9am SCC meeting.**

## April – September 2021

- Continue code drafting, revisions & adoption process with first-round cities
- *Goal: First-round adoption of codes in Q2 or Q3 of 2021*



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## RESIDENTIAL LOT STANDARDS

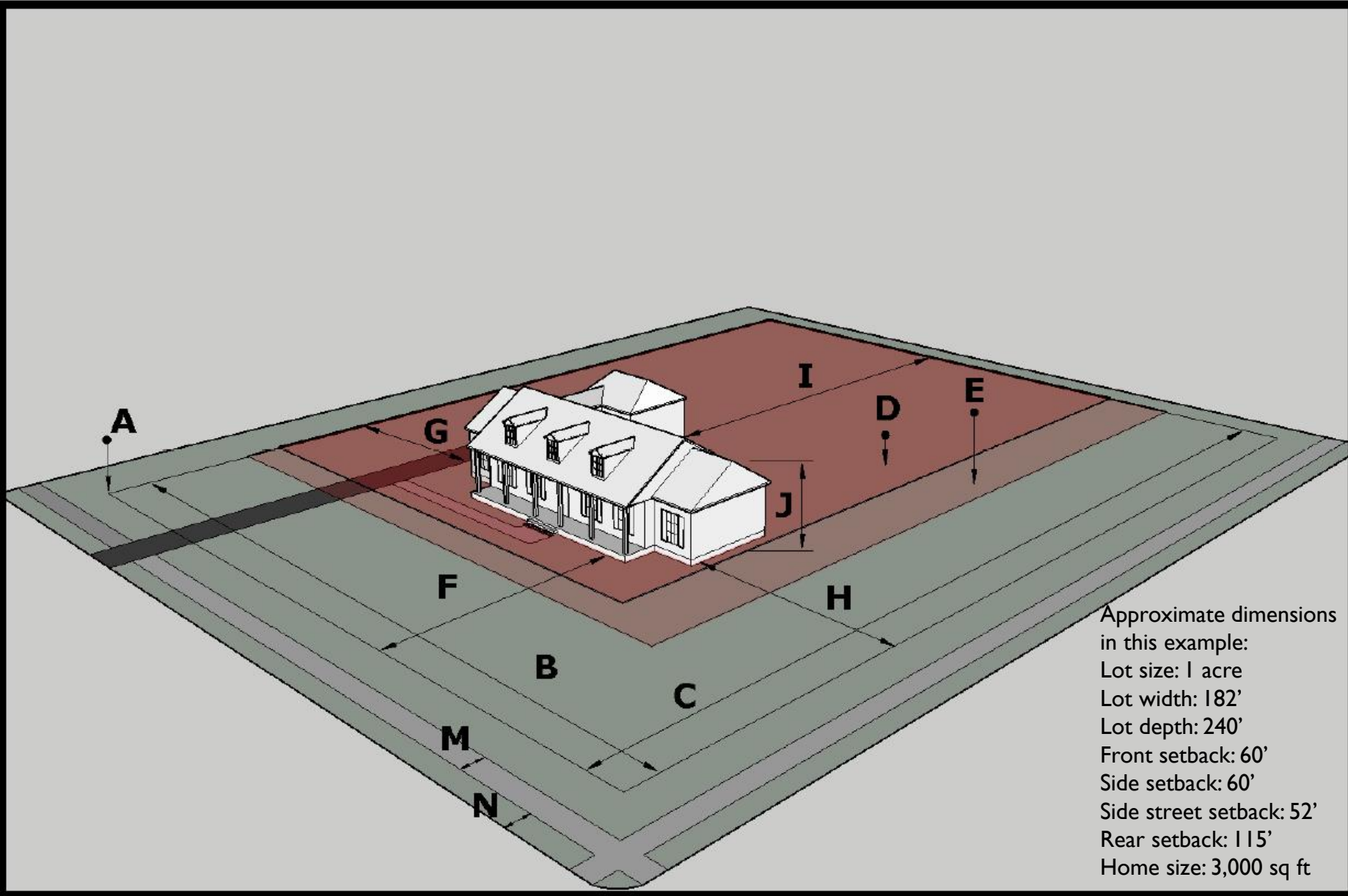
- Lot dimensions (size, width, depth)
- Building setbacks
  - Front
  - Side interior
  - Side street
  - Rear
- Stories
- Building coverage
- Impervious surface coverage
- Sidewalk & buffer widths



Regulated Element	Low-Density Residential	Medium-Density Residential	Flexible Residential
Lot Size Minimum	1 ac (43,560 sf)	5,000 sq ft	Detached single-fam: 5,000 sf; Attached single-fam: 2,500 sf per du; Duplex, triplex, quadplex: 5,000 sf; Multi-family: 10,000 sf
Lot Width Minimum	90'	50' / 42' if pkg off rear alley or in cluster subdivision	Detached single-fam: 36'; Attached single-fam: 25'; Duplex & triplex: 50'; Quadplex: 75'; Multi-family: 100'
Lot Depth Minimum	150'	100'	100'
Bldg. Setback Min. – Front	25'	25' / 15' if side or rear pkg.	20' / 5' if side or rear pkg.
Bldg. Setback Min. – Side Int.	15'	Attached single-fam: 0' 50'+ lot detached: 5' Under 50' lot detached: 3'	Attached single-fam: 0' 50'+ lot detached: 5' Under 50' lot detached: 3'
Bldg. Setback Min. – Side St.	15'	15'	15'
Bldg. Setback Min. – Rear	25'	20'	10' + 5'/add'l story
Stories Max.	3	2 stories by right; 3 stories by PC approval	3 stories by right; up to 5 stories by PC approval
ALL RESIDENTIAL ZONES: 60% max bldg. coverage; 70% max imp. surface coverage; 5' sidewalks w/ 5' buffer betw. street & sidewalk			

Regulated Element	Standard
(A) Lot Size Minimum	1 ac (43,560 sf)
(B) Lot Width Minimum	90'
(C) Lot Depth Minimum	150'
(F) Bldg. Setback Min. – Front	25'
(G) Bldg. Setback Min. – Side Int.	15'
(H) Bldg. Setback Min. – Side Street	15'
(I) Bldg. Setback Min. – Rear	25'
(J) Stories Max.	3

# Low-Density Residential



Regulated Element	Standard
(A) Lot Size Minimum	1 ac (43,560 sf)
(B) Lot Width Minimum	90'
(C) Lot Depth Minimum	150'
(F) Bldg. Setback Min. – Front	25'
(G) Bldg. Setback Min. – Side Int.	15'
(H) Bldg. Setback Min. – Side Street	15'
(I) Bldg. Setback Min. – Rear	25'
(J) Stories Max.	3

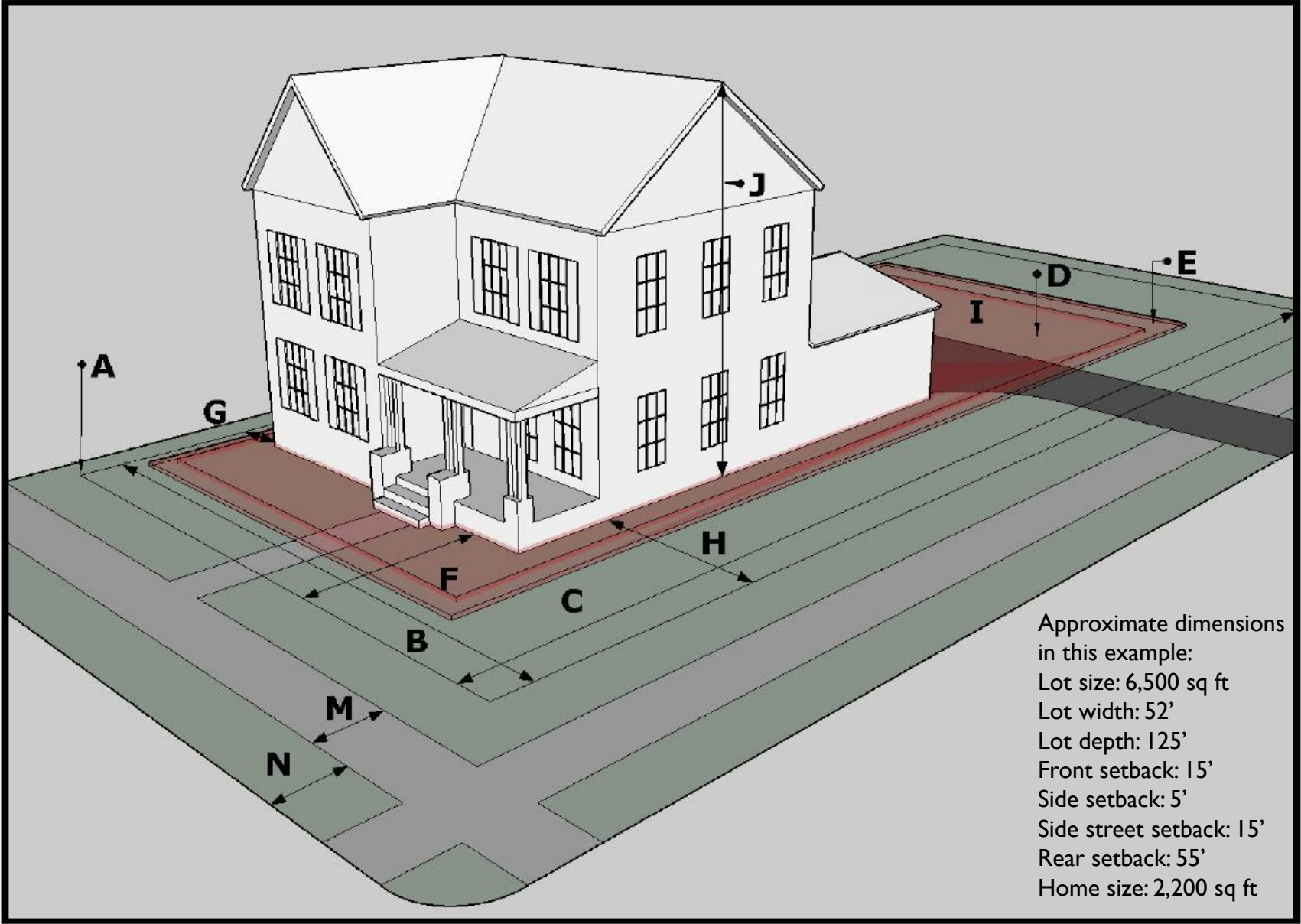
# Low-Density Residential





Regulated Element	Standard
(A) Lot Size Minimum	5,000 sq ft
(B) Lot Width Minimum	50' / 42' if pkg off rear alley or in cluster subdivision
(C) Lot Depth Minimum	100'
(F) Bldg. Setback Min. – Front	25' / 15' if side or rear pkg.
(G) Bldg. Setback Min. – Side Int.	Attached single-fam: 0' 50'+ lot detached: 5' Under 50' lot detached: 3'
(H) Bldg. Setback Min. – Side Street	15'
(I) Bldg. Setback Min. – Rear	20'
(J) Stories Max.	2 stories by right; 3 stories by PC appl

# Medium-Density Residential



Regulated Element	Standard
(A) Lot Size Minimum	5,000 sq ft
(B) Lot Width Minimum	50' / 42' if pkg off rear alley or in cluster subdivision
(C) Lot Depth Minimum	100'
(F) Bldg. Setback Min. – Front	25' / 15' if side or rear pkg.
(G) Bldg. Setback Min. – Side Int.	Attached single-fam: 0' 50'+ lot detached: 5' Under 50' lot detached: 3'
(H) Bldg. Setback Min. – Side Street	15'
(I) Bldg. Setback Min. – Rear	20'
(J) Stories Max.	2 stories by right; 3 stories by PC appvl

# Medium-Density Residential



50’ lots in  
West  
Little Rock

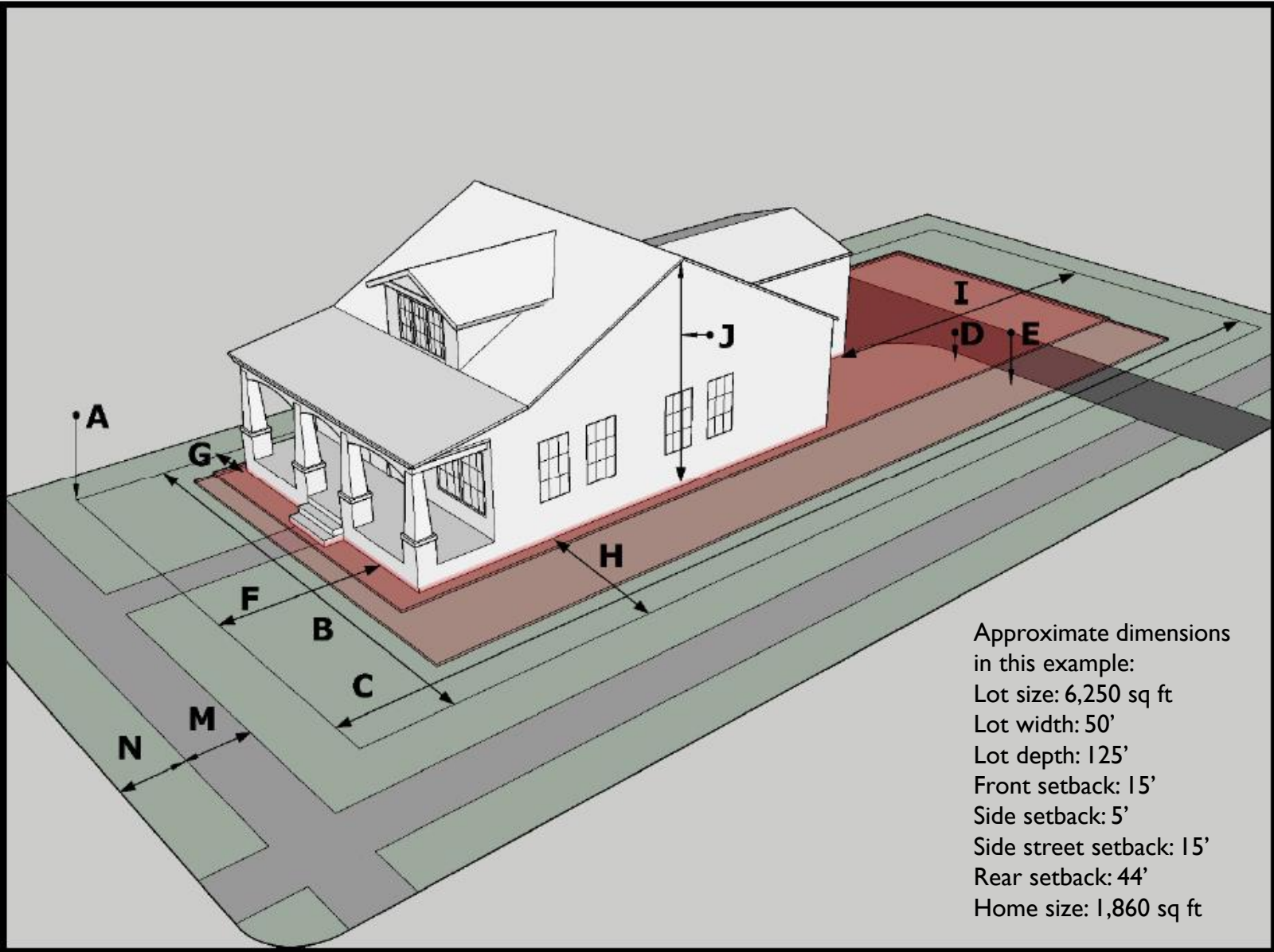


42’ lots in  
Hendrix  
Village,  
Conway



Regulated Element	Standard
(A) Lot Size Minimum	Detached single-fam: 5,000 sf; Attached single-fam: 2,500 sf per du; Duplex, triplex, quadplex: 5,000 sf; Multi-family: 10,000 sf
(B) Lot Width Minimum	Detached single-fam: 36'; Attached single-fam: 25'; Duplex & triplex: 50'; Quadplex: 75'; Multi-family: 100'
(C) Lot Depth Minimum	100'
(F) Bldg. Setback Min. – Front	20' / 5' if side or rear pkg.
(G) Bldg. Setback Min. – Side Int.	Attached single-fam: 0' 50'+ lot detached: 5' Under 50' lot detached: 3'
(H) Bldg. Setback Min. – Side St.	15'
(I) Bldg. Setback Min. – Rear	10' + 5'/add'l story
(J) Stories Max.	3 stories by right; up to 5 stories by PC approval

# Flexible Residential



Regulated Element	Standard
(A) Lot Size Minimum	Detached single-fam: 5,000 sf; Attached single-fam: 2,500 sf per du; Duplex, triplex, quadplex: 5,000 sf; Multi-family: 10,000 sf
(B) Lot Width Minimum	Detached single-fam: 36'; Attached single-fam: 25'; Duplex & triplex: 50'; Quadplex: 75'; Multi-family: 100'
(C) Lot Depth Minimum	100'
(F) Bldg. Setback Min. – Front	20' / 5' if side or rear pkg.
(G) Bldg. Setback Min. – Side Int.	Attached single-fam: 0' 50'+ lot detached: 5' Under 50' lot detached: 3'
(H) Bldg. Setback Min. – Side St.	15'
(I) Bldg. Setback Min. – Rear	10' + 5'/add'l story
(J) Stories Max.	3 stories by right; up to 5 stories by PC approval

# Flexible Residential



Multi-family in NLR



Duplexes in LR



Small multi-family residence



Small-lot single-family in Austin, TX





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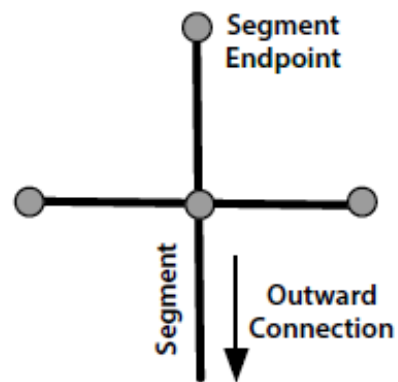
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## APPLYING THE CONNECTIVITY INDEX

- Measures the connectivity of a subdivision or neighborhood
- Maps development into SEGMENTS and SEGMENT ENDPOINTS
- $\text{INDEX} = \text{SEGMENTS} \div \text{SEGM. ENDPOINTS}$
- **SEGMENT:**
  - Stretch of road or path between two endpoints
- **SEGMENT ENDPOINT:**
  - Intersection
  - Cul-de-sac
  - Dead end
  - *Connection to outside is NOT an endpoint*

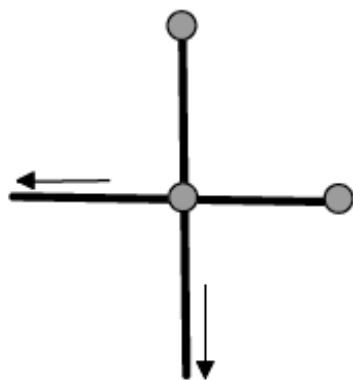


4 Segments with  
4 Segment Endpoints



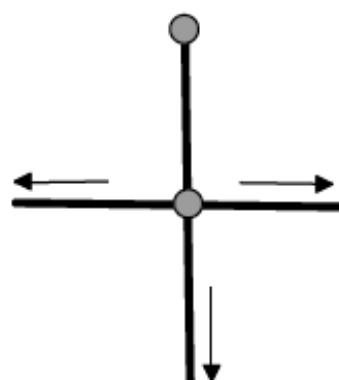
**1.00**

4 Segments with  
3 Segment Endpoints

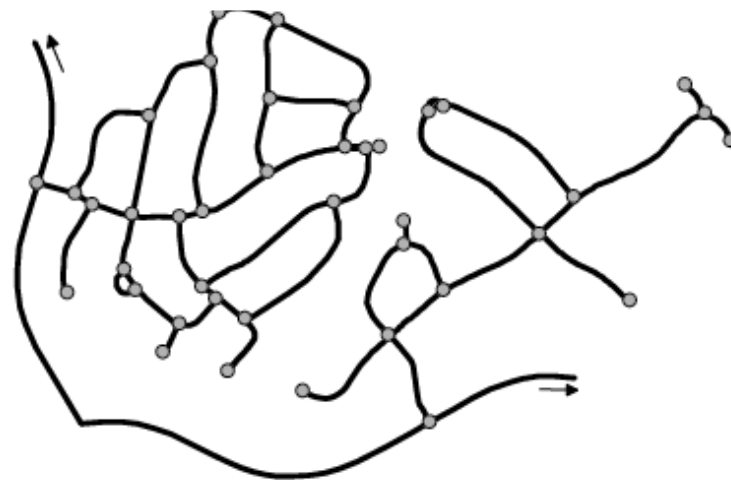


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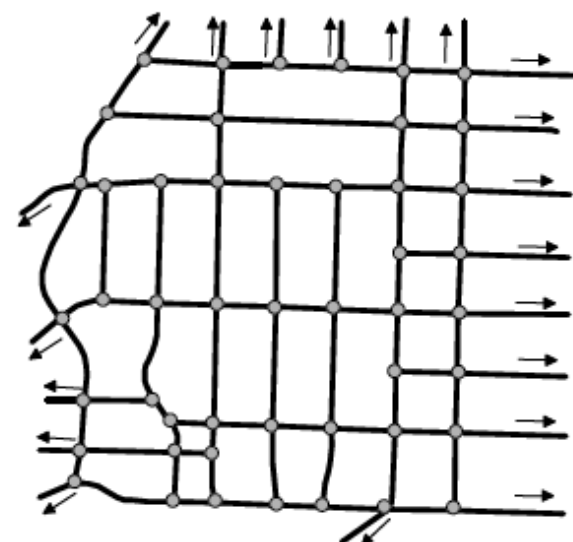
4 Segments with  
2 Segment Endpoints



**2.00**



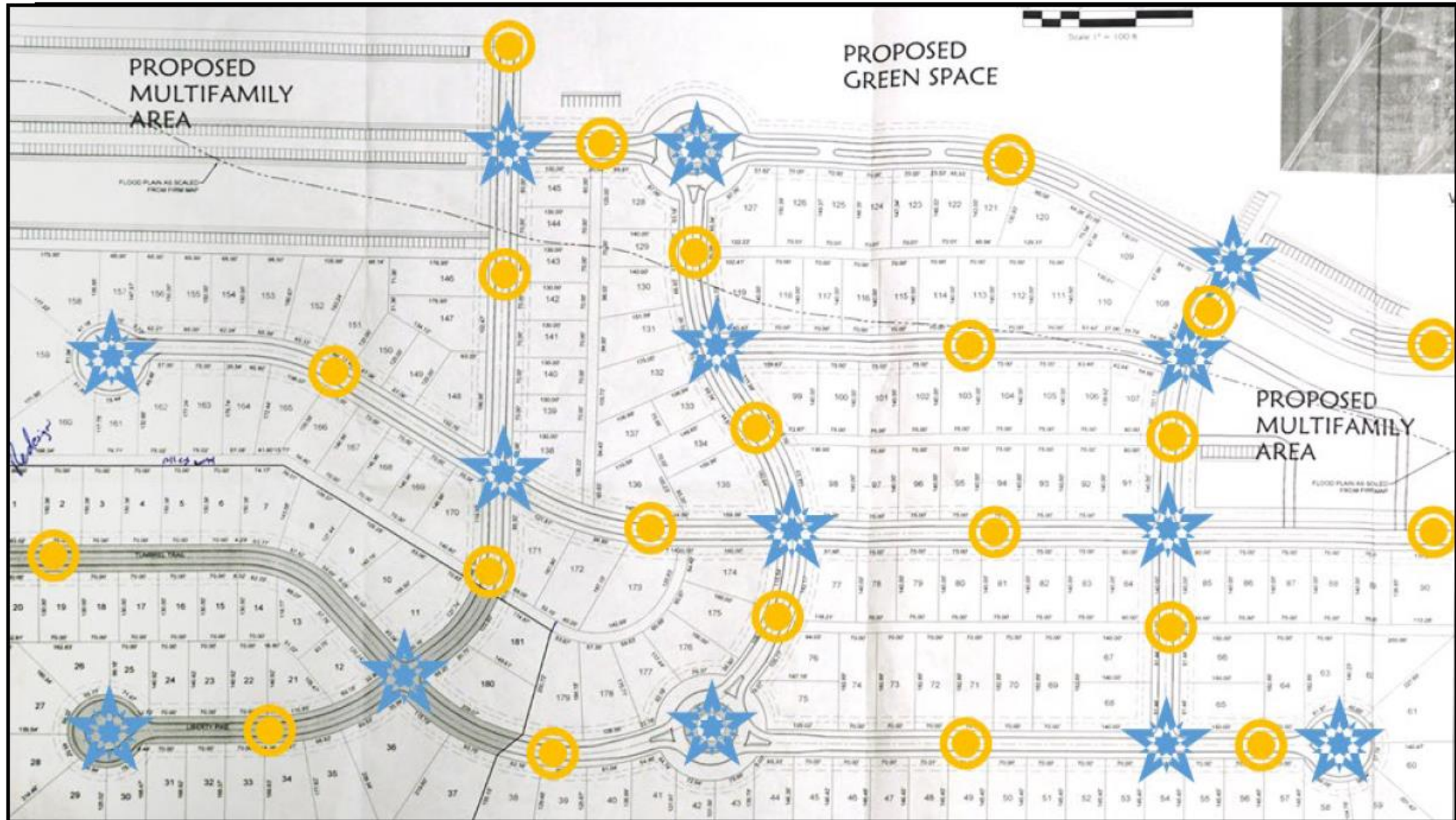
**1.31**



**1.98**

# Ward Subdivision Connectivity Index

22 Segments 14 Segment Endpoints Connectivity Index:  $\text{Segments} \div \text{Segment Endpoints} = 22 \div 14 = 1.57$  Result: Moderately Well-Connected



This proposed subdivision in Ward is moderately pedestrian-friendly. Some of the housing units have alleys to allow garages in back.



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**MODEL CODE WORK SESSION:  
WED, FEBRUARY 24, 2021**

*(9:00 am before board meeting)*

- Provide input on model code document

**NEXT REGULAR MEETING:  
WED, MARCH 31, 2021**

- Present draft model code document



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**THANK YOU!**

**Contacts:**

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