

PLANNING & ZONING

Good planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.

The development process starts in Planning, and in most cases will determine the requirements necessary for the project's completion. Type of development, location of development and proper zoning for the development will all come into play when determining the stormwater engineering and architectural drawings needed, if any.

This is a good time to request a pre-development meeting to discuss your project before hand and learn what requirements your particular building project will need and what direction you should follow. You can request a pre-development meeting with the Planning & Zoning Department by calling (870) 932-0406. The staff will guide you through the building process directing you to applicable

Urban planning, or city and regional planning offer better choices for where and how people work and live. Planning improves the welfare of people and their communities by creating more convenient, equitable, healthful, efficient, and attractive places for present and future generations. Providing enjoyable, safe, and desirable places where people want to be – not only to visit, but to live and work every day.

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codes and professional services needed.

A site plan will be of main interest at this initial planning stage with the site plans for residential permits slightly different than for commercial permits. The site plan can be submitted alone at the planning stage or attached with the complete architectural plan submittal.

Residential Site Plans

- Lot size
- Location of existing buildings
- Location of proposed structure or building addition
- Distance from property line-setbacks to existing and proposed structure or building addition
- Driveway and drainage
- Adjacent streets – show name of street(s)
- Finish floor elevation
- Street address, lot and block number of subdivision
- Arrow showing North

Commercial Site Plans

- Lot dimensions (platted lot required)
- Parking lot plan
- Setbacks
- Drive/driveway
- Sidewalks
- Drainage
- Zoning classification
- Erosion control plan- required grading plan, soil erosion and sediment control plans and warranty
- Stormwater-engineered plans
- Landscape and lighting plans