

## COMPREHENSIVE PLAN FOR THE CITY OF DOVER

Dover is located in a scenic Arkansas River valley seven miles north of Interstate 40 on the National Scenic Highway 7. It is a growing small town which enjoys the best of both worlds, having a rural residential demeanor serviced by a small-town focused business community. Dover's citizens mainly are employed in nearby cities but enjoy delights of residing in a low-density population area. This enables the citizens to choose how and where to spend their time, whether in recreation, cultural activities, entertainment, shopping, or religious activities. Dover is fortunate to have many churches of different denominations who service the community. It has an active Chamber of Commerce which has many service projects to augment and support the city government and school system. The Dover Public School System services children from throughout the county and enjoys support from many residents outside the city limits. Dover's business community attracts customers who desire to provide basic needs such as gasoline, food, medications, hardware, general merchandise, and banking. Since it is located on Scenic Highway 7, Dover encourages and benefits from the tourist clientele.

Dover has a long-established public pride in its past. Stories about Indian settlements, the great Chief Sequoyia, missionary educators, and emigrants from the East fill the lore of this area. Since the 1830s, large farms and plantations generated a prosperous agrarian economy. It was once the County Seat until the railroad was built through Russellville. Dover was mainly settled by farmers who tilled small-acreage farms which were carved from the earlier large plantations. North Dover was divided into forty acre farms by the federal government during the Depression of the 1930s; later growth occurred mainly east and south of town, where small sub-divisions have been built. This small suburban town is a serene place in which families can grow and thrive.

One attraction that Dover values is its access to nearby recreational areas. It resides in the watershed of several free-flowing bodies of water, namely the Illinois Bayou, McCoy Creek, Linker Creek, and a number of smaller streams. This attracts many people who enjoy various water activities like boating, fishing, and hiking. Lake Dardanelle and several public camping parks are within short driving distance. Since the Ozark National Forrest is close by, hunting is a very popular pastime for Dover citizens. Thus, Dover is a place in which outdoor recreational activities are prevalent.

Dover is fortunate to have access to all utilities. Two water facilities service the area, Dover City Water Department and Tri-County Water in areas outside of town. Cable and satellite television service is available, along with broadband internet service in many areas. Telephone service includes land lines and mobile service from a number of companies. Entergy, Ozark Electric Company and Centerpoint Energy provide gas and electric utilities. Many basic amenities of life, therefore, are available.

The City Council of Dover appreciates the need for orderly and planned growth in our community. In order to maintain and improve the total experience offered to the citizens of

Dover and the surrounding areas, it will enact a Land Subdivision and Development Code and a Zoning Ordinance to enable balanced growth, the preservation of its rural character, enhance economic vitality, and maintain stable neighborhoods. A future Dover will be a residential haven where City government services, protects, and maintains the city infrastructure for the welfare of all its citizens. Planning for future growth will include locations for parks, fire stations, hiking trails, sporting sites and other desired enhancements. Flood plains, business zones, residential zones, and all other developed areas are shown in attached maps. Use of these guidelines will enable citizens and the city government to plan wisely.

Given these goals, the following objectives will enable said goals to be met:

1. Adoption of a Land Subdivision and Development Code by 01/2013;
2. Adoption of a Zoning Ordinance by 01/2013;
3. Completion of a Future Growth Map showing desired enhancements by 01/2013



