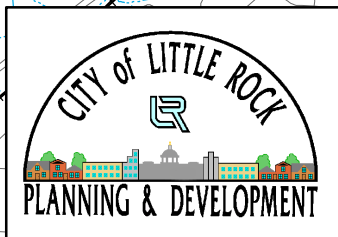
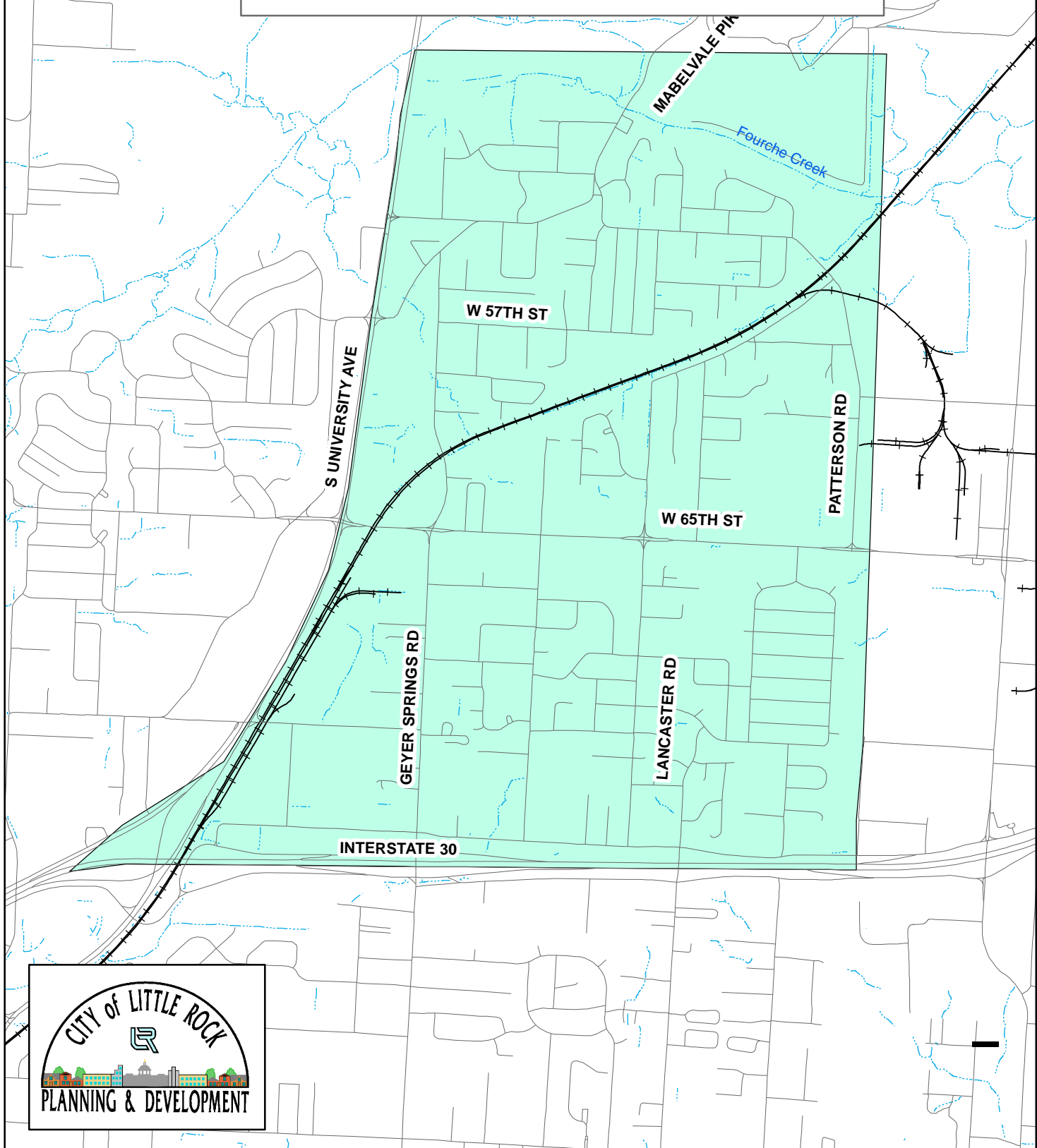


# Geyer Springs and Wakefield Neighborhood Action Plan 2007



RESOLUTION NO. 12,494

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS IN SUPPORT OF THE GOALS AND OBJECTIVES OF THE GEYER SPRINGS WAKEFIELD NEIGHBORHOOD ACTION PLAN.**

WHEREAS, the area residents and Neighborhood Associations formed a Steering Committee to develop a neighborhood Plan; and

WHEREAS, the residents and other "stakeholders" in the area participated in a public meetings to discuss and identify area concerns to include in the plan; and

WHEREAS, After several months of work, a set of goals and objectives were developed and presented to the Neighborhood Associations, City Departments, Plans Committee of the Little Rock Planning Commission; and

WHEREAS, this Plan (Goals and Objectives) provides a way for both neighborhood based groups and others working in and around the neighborhood to advance the desires and meet the needs of the residents;

WHEREAS, comprehensive planning must include not only interests of the neighborhood immediately affected but the interests of the city as a whole; and

WHEREAS, local government encourages and supports neighborhood-based coalitions that develop individual neighborhood organizations, articulate neighborhood views on community-wide issues, and facilitated the planning process; and

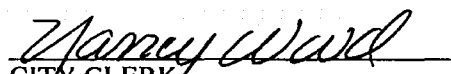
WHEREAS, advocacy planning by neighborhoods is an acceptable and legitimate role for citizens and professional planners,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

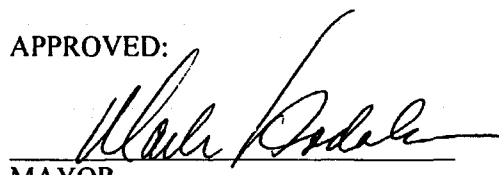
SECTION 1. The Board of Directors of the City of Little Rock does support the vision and goals as expressed in the Geyer Springs Wakefield Neighborhood Action Plan.

ADOPTED: April 17, 2007

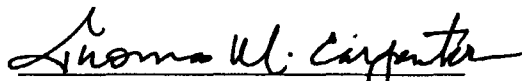
ATTEST:

  
CITY CLERK

APPROVED:

  
MAYOR

APPROVED AS TO FORM:

  
CITY ATTORNEY

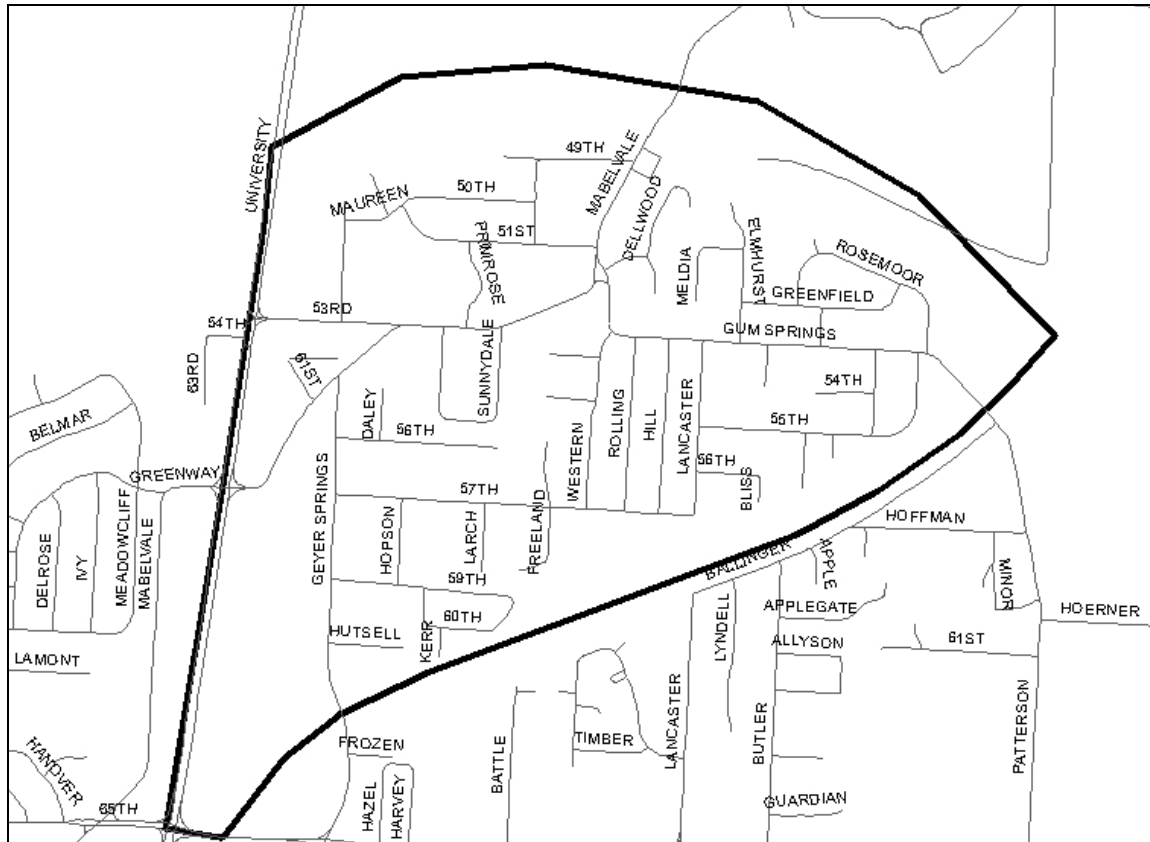
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The City of Little Rock would like to thank the Greater Second Baptist Church, the Geyer Springs United Methodist Church, and the Southwest Community Center for being gracious hosts and providing meeting space during the development of this neighborhood action plan.

## Geyer Springs Neighborhood

The northern boundary of the Geyer Springs Neighborhood is Fourche Creek, and the eastern and southern boundary is the Missouri Pacific Railroad line. The western boundary of the neighborhood is University Avenue. The map below illustrates these boundaries.



Fourche Creek, being the northern boundary of the neighborhood, creates a 100 and 500-year floodplain on the extreme northern boundary of the neighborhood. The neighborhood experiences an increase in elevation as one continues from the creek southward, shifting rapidly out of the floodplain area into a gently sloping plain typical of southern Little Rock.

### Neighborhood Contact:

The City of Little Rock Planning and Development Division made contact with the local neighborhood association in 2002 to obtain input on the Geyer Springs Neighborhood Action Plan. Surveys were distributed to residents door to door. Residents of the Geyer Springs Neighborhood were asked to complete and return the survey in the bulk mail envelope provided to them. The survey was an attempt to sample each household in the neighborhood. Surveys returned and correctly completed totaled approximately 125.

## **Neighborhood Survey:**

In 2000, the Geyer Springs Neighborhood Association volunteered to hand deliver surveys and return-mail envelopes to all households in the study area. The Department of Planning and Development estimated (based on 2000 Census data, building permit data and demolition permit data) that there are 861 households in the study area. Of these households, 128 surveys were returned. This represents an estimated 14.9% response rate. This percentage is an estimate because there is not a guarantee that every household received a survey. City staff considers this method not to be statistically accurate because the survey may be biased due to the method of delivery. Although this survey method is not statistically accurate, the Planning Department does feel it is an acceptable method for receiving “feed-back” from area residents. This survey method allows for the person completing the form to indicate his/her pleasure or displeasure with a particular activity in the area while remaining totally anonymous. While these results may not accurately reflect the desires of the neighborhood as a whole, the information provides a good base point for committee members and city staff to begin developing an Action Plan.

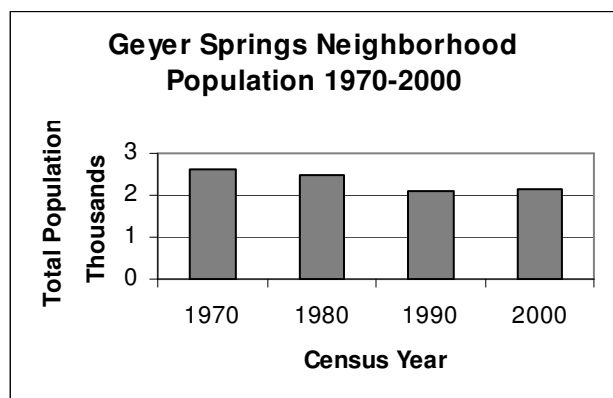
## **Development History:**

The general election of 1959 took in the Geyer Springs Neighborhood as part of the forty-third annexation. This annexation is now known as the largest in the history of the City, accounting for over 14,000 acres. As such, the Geyer Springs Neighborhood was only a small portion of the annexation accounting for approximately three percent or 500 acres of the total annexation.

Subdivision development in the neighborhood began in the early 1950s. By 1959 when the area was annexed, approximately 30 percent of the current subdivisions had been built. Subdivision development continued throughout the 1960s but began to slow in the early 1970s. Approximately 60 percent of the current subdivisions were developed between 1960 and 1970, but only 10 percent of these were developed between 1970 and 1985. By then, the area was largely built-out.

## **Socioeconomic Profile:**

The overview analysis of population started with 1970 Census data. The graph illustrates the Geyer Springs Neighborhood population from 1970 to 2000. The population decreased by approximately 20 percent or 500 residents from 1970 to 1990, but it has remained stable from 1990 to 2000. This population decrease could be attributed to the shift in age distribution in the neighborhood. An analysis of age distribution for the neighborhood from



*United States Census Bureau 2000*

1970 to 2000 indicates the population age shifting. The total number of people eighteen and younger has decreased, but the total number of people eighteen to sixty five has increased. This shift reflects an aging population. Demolition of some housing in the area could have also attributed to the decline in population.



2000 Census data for census tract 20.01-block group 1 was used for the socioeconomic profile for the Geyer Springs Neighborhood. The block group boundaries closely correspond to the neighborhood boundaries and therefore should provide an accurate representation of the population. According to the 2000 Census, the total population of the neighborhood was 2,153 with 58 percent being female and 42 percent male.

The chart below illustrates the age distribution for the Geyer Springs Neighborhood. Fifty nine percent of the population in 2000 was between the ages of 18-64. This percentage was about the same as the citywide average for this age group. The second largest age group in the neighborhood in 2000 was those less than eighteen years of age. This group accounted for 31 percent of the neighborhood population. The age distribution percentage for those under the age of 18 in the neighborhood was higher than the citywide average of 24.7 percent. The smallest age group in the neighborhood was those 65 and older. This group accounted for 9.8 percent of the neighborhood population, which was lower than the citywide average of 11.7 percent.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLE ROCK, ARKANSAS IN SUPPORT OF THE GOALS AND OBJECTIVES OF THE GEYER SPRINGS WAKEFIELD NEIGHBORHOOD ACTION PLAN.

WHEREAS, the area residents and Neighborhood Associations formed a Steering Committee to develop a neighborhood Plan; and

WHEREAS, the residents and other "stakeholders" in the area participated in a public meetings to discuss and identify area concerns to include in the plan; and

WHEREAS, after several months of work, a set of goals and objectives were developed and presented to the Neighborhood Associations, City Departments, Plans Committee of the Little Rock Planning Commission; and

WHEREAS, this Plan (Goals and Objectives) provides a way for both neighborhood based groups and others working in and around the neighborhood to advance the desires and meet the needs of the residents; and

WHEREAS, comprehensive planning must include not only interests of the neighborhood immediately affected but the interests of the city as a whole; and

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NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLE ROCK, ARKANSAS.

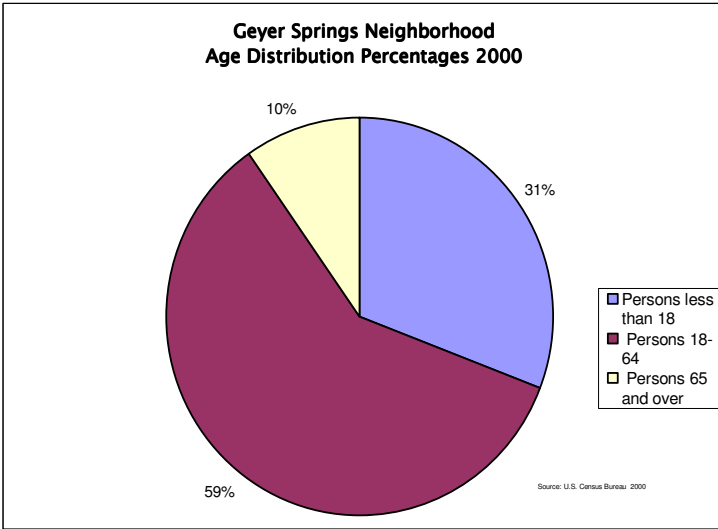
SECTION 1. The Planning Commission of the City of Little Rock does support the vision and goals as expressed in the Geyer Springs Wakefield Neighborhood Action Plan.

ADOPTED: March 15, 2007

ATTEST:

CHAIRMAN

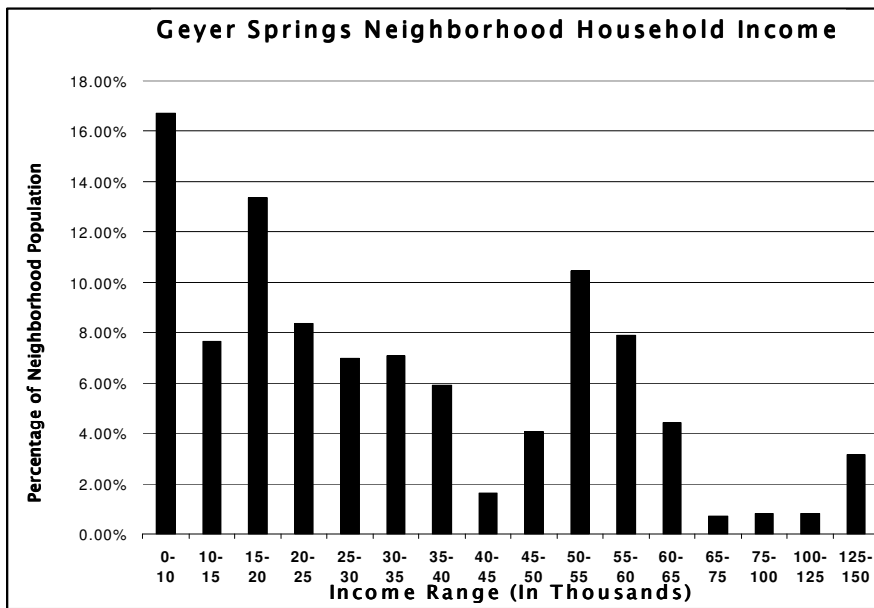
SECRETARY



United States Census Bureau 2000

has gone from 1 percent in 1990 to 5.9 percent in 2000.

The Geyer Springs Neighborhood experienced a major shift in its racial composition over the ten years between censuses. In 1990, the neighborhood had a population that was 78.2 percent white. That percentage dropped to 42.4 in the 2000 census. The black population has gone from 20.9 percent in 1990 to 51.2 percent in 2000. Likewise, the other category in the census data (Native American, Hispanic or Latino, and Asian)



United States Census Bureau 2000

As the chart shows, more than 4% of the population earned more than \$75,000 in the 2000 Census.

This chart illustrates the 2000 income distribution in the neighborhood. The largest income group (16.7 percent of the neighborhood) earned less than \$10,000 per year. This is quite a bit higher than the city average of 10.9 percent. Also, according to the 1990 Census data, no one in this neighborhood earned more than \$75,000.

## **Circulation:**



*Mabelvale Pike is now a four-lane road from Asher to Geyer Springs Road.*

The Geyer Springs neighborhood street system is a modified grid. This makes it fairly easy to get around the neighborhood, but discourages cut-through traffic. Geographically the study area is small, but within the area there are two arterials and one collector. Arterials provide movement through and around the City. University Avenue is one of these arterials providing north-south access through Little Rock. University Avenue is the western boundary of the study area. Mabelvale Pike-Geyer Springs Road is the second arterial serving the neighborhood, also as a north-south road. Mabelvale Pike-Geyer Springs cuts through the neighborhood and functions as a secondary or relief route for University Avenue.

Much of the road through the Geyer Springs neighborhood is not improved to full arterial standard, but Mabelvale Pike is currently being widened to four lanes with sidewalks on both sides. The city is also conducting a feasibility study on widening Geyer Springs Road from 57<sup>th</sup> Street to 65<sup>th</sup> Street including a railroad overpass. Both University Avenue and Mabelvale Pike-Geyer Springs Road provide the neighborhood residents with access to the full arterial network.

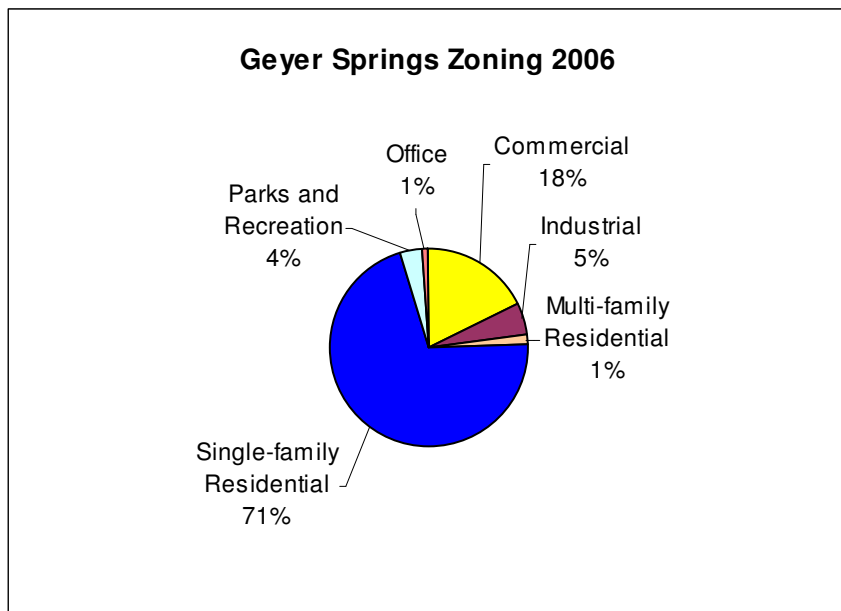
Only one bus route goes into the neighborhood. Route 17 (Mabelvale) travels down University. This route continues south to the commercial areas of southwest Little Rock and then to Mabelvale before returning. To the north, the route proceeds to I-630 and on to downtown via the State Capitol complex. A second route (15-65<sup>th</sup> Street) travels south of the neighborhood and could be accessed after a short walk. This route serves the eastern section of southwest Little Rock and proceeds north to the Governor's Mansion area and on to downtown.



View of new bike lane on Mabelvale Pike.

The City Master Street Plan bicycle section recommends a Class III bicycle route through a section of the neighborhood. A Class III route is signed but does not have area set aside solely for bicycles. The route follows Mabelvale Pike to Doyle Springs Road and on to Patterson Road. The widening at Mabelvale Pike is going to include an eight-foot bike lane from Gum Springs to Asher Avenue.

### **Existing Zoning:**

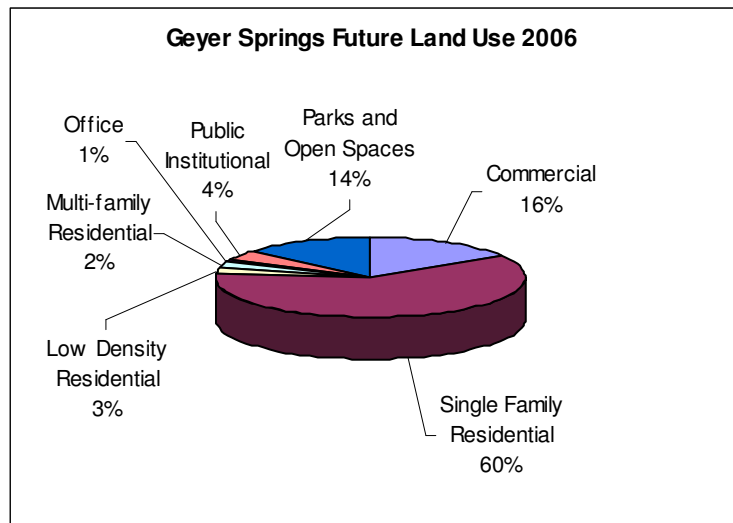


City of Little Rock, Department of Planning and Development 2006

The Geyer Springs Neighborhood is zoned primarily R2 (single family residential) with a corridor of commercial zoning and office zoning along Mabelvale Pike and Geyer Springs Road. Single-family zoning makes up 71% of this neighborhood. There are two areas of Multi-family housing (MF24 and R5), and they comprise less than one percent of the total area. All commercial zoning (C1, C2, C3, C4, and PCDs) combined makes up 18% of the total area. The area between University Avenue and Geyer Springs Road is primarily zoned (C3, C4, I2) for large lot developments. These larger lots are mostly accessed from University Avenue rather than through the neighborhood. Since 2000, there have only been three zoning changes in the neighborhood. One was a Special Use Permit, one was a Conditional Use Permit, and one was rezoning from General Commercial (C-3) to Open Display Commercial (C-4). The Special Use Permit allowed a day care family home to operate in Single Family, R-2 zoning. The Conditional Use Permit was granted to allow the Geyer Springs Church use of a church education building as a dormitory for seminary students and their families.

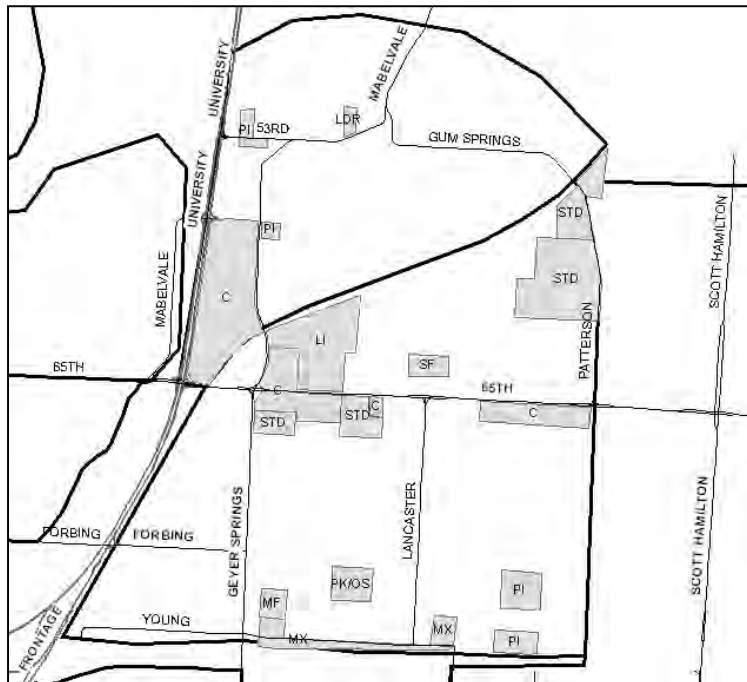
## Existing Land Use and Future Land Use:

Existing Land Use and Future Land Use largely reflects the Zoning pattern. The Geyer Springs Neighborhood is 60% single family residential. Apartments are located at 51<sup>st</sup> Street and Mabelvale Pike and at Geyer Springs Road and 53<sup>rd</sup> Street, but multi-family residential only accounts for 2% of the future land use plan. Commercial and office accounts for 16% of the plan and is mostly found along Mabelvale Pike. Larger lot commercial and industrial are sited between University Avenue and Geyer Springs Road. Non-residential uses have stayed along the edge of the neighborhood and have not intruded into the core. The Future Land Use Plan recognizes the neighborhood school and the local churches.



*City of Little Rock, Department of Planning and Development 2006*

In August of 2000, Ordinance 18,326 was passed to amend the Land Use Plan in this area and in the Wakefield neighborhood. Approximately 230 acres of land in this vicinity were modified in an attempt to make the land use plan more accurately match the existing zoning for the area. While most of the changes in this ordinance took place in the Wakefield Neighborhood, several of the changes did occur along Geyer Springs Road. The area west of Geyer Springs Road, north of 65<sup>th</sup> Street, and east of University was changed from Mixed Commercial Industrial to Commercial under this ordinance. Other smaller changes were also included.



## **Building Permit Information:**

An examination of the building permit data from January 2002 to the present indicates that 24 single-family residences have been built in the Geyer Springs Neighborhood. This subdivision, Mystery Woods, was the first private residential development in this neighborhood since the early 1970s. The average construction value of these units is \$105,250. No additional multi-family units have been constructed in this area.

Construction of non-residential structures in the area over the past four years has yielded three new commercial buildings and one office building. Construction values are estimated at \$654,000. Reinvestment in the area due to residential renovations has accounted for \$505,542. Additions have totaled \$210,600. A total of five single-family residences have been demolished since 2002.

Members of the Planning Department conducted a windshield survey in June 2006. Mabelvale Pike is undergoing major reconstruction at this time to widen into four lanes. Many of the homes in this neighborhood appeared to be in good condition while a few needed minor repairs.

## **Parks Plan:**

Benny Craig Park is located on Gum Springs Road, and it is the main park for Geyer Springs residents to use. This park is approximately 22 acres and is classified as a community park. It has a softball diamond, playground, tennis/basketball court, and picnic tables. The park was initially developed in 1968 in the low-lying land adjacent to one of the principal branches of Fourche Creek. Benny Craig Park has had some major improvements over the last few years. The bleachers and signage have both improved, and the restrooms have been renovated. The playground area also saw renovation in the form of new equipment, resurfacing, and new containment systems. The existing pathway had a new overlay put down, a water fountain has been purchased and installed, and the ballpark fence has been totally replaced. As of June 2006, the tennis courts are pending to be resurfaced.



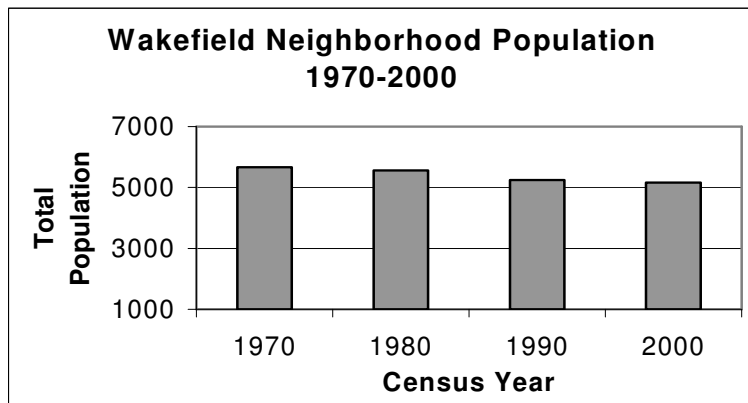
*Benny Craig Park improvements were made with Bond Funds.*

Wakefield Park is on Woodson Road in the Wakefield Neighborhood, and it is easily accessible to Geyer Springs residents. The whole Geyer Springs Neighborhood is within eight blocks of a park area. The third park in the study area is not developed. The Fourche Bottoms Park is proposed to be a regional park. The City owns some of the land for the proposed park – generally the eastern half. This proposed park is located in the northeastern corner of the study area and includes land north, northeast, and northwest of the Geyer Springs Neighborhood.



small developments to the north and south. The election to annex this area into the City of Little Rock was in September 1959 with the courts giving final approval in December 1961. Most of the smaller subdivisions were developed shortly after the annexation was finalized. By the mid-1960s the area layout was completed. Since 1970 there has been little change in the basic development pattern.

**Socioeconomic Profile:**

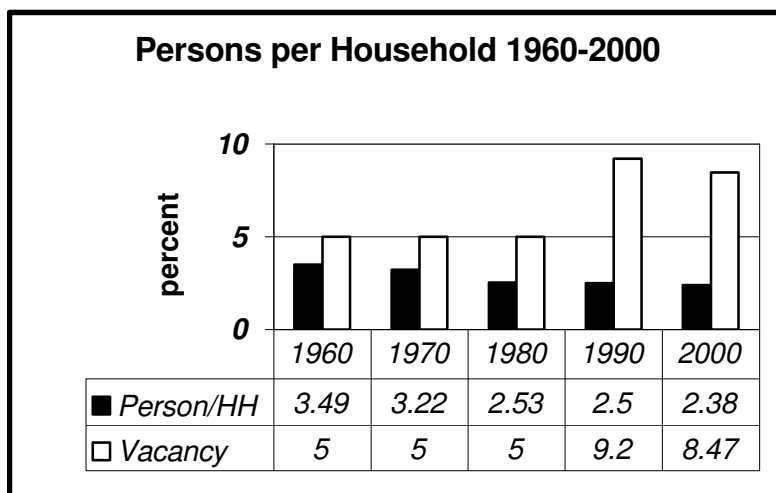


United States Census Bureau 2000

The best source for population data is the 2000 U.S. Census. The Wakefield Neighborhood is found in Census Tract 20.02. In 2000, the population was 5,154. In 1990 there were 5,241 persons counted in the area. Based on census data, the highest population level for the area was reached in 1970.

In 1970 the area was 99.9 percent white, but by 2000 the portion of the population that was white had fallen to 24.3 percent. This was due to a reduction in the white population from 5,661 to 1,252 and an increase in the black population from 2 to 3,199. This is an increase of black population from almost zero percent to 62.1 percent. The 'Other' racial group went from zero percent to 13.6 percent since 1970.

In 1970 the area was 99.9 percent white, but by 2000 the



United States Census Bureau 2000

In 2000, the Wakefield area had a higher percentage of children (under 18), than the City average – 34.52 percent to 24.67 percent. Further, the 'over 65' population represented a smaller portion of the population than the City average – 6.83 percent to 11.8 percent. These numbers indicate a younger population. Adults 18-64 made up 58.65 percent of Wakefield's population.

The number of households in this area reached a peak in 1980 with 2,208. There was a 4.9 percent decline in the number of households between 1980 and 1990. The 1980 and 1990 housing units were basically the same (2,333 and 2,314, respectively), but by

2000 there were only 2,167 units in this area. Of these, 87 percent are occupied while 12.8 percent were vacant at the time of the 2000 Census. The housing units that are not vacant are occupied half by renters and half by owners. Also, 63.9 percent of the housing units are one-unit houses, while the rest are either apartments or mobile homes.

A majority, 51.1 percent, of the households qualified as 'low to moderate' income based on 1994 HUD (Housing & Urban Development) estimates, as compared to 46 percent for the City. In 2000, the household income for the area ranges from under \$5,000 to \$100,000. Over 46 percent of the households made less than \$20,000 with only 9.7 percent making over \$45,000.

### **Neighborhood Conditions:**

Building permit data can be used to get an idea of how the area may have changed statistically. This information will give the general trend for the area. No new residential units have been added to the area. A total of 68 units have been removed. Of these, 60 were apartment units. The loss of all but one of the units occurred prior to 1995. The change in residential units could indicate a continued loss of population. Since most of the loss was in the first half of the decade, if the vacancy rate recovered the loss could be minimized.

The Wakefield Neighborhood area has completed the first round of inspections as part of the rental inspection program. Only 30.39 percent of the rental units passed the first round of surveys. There were 941 units surveyed for this work. Most of the rental units and most of the substandard units are apartment buildings.

Based on a June 2006 windshield study conducted by members of the Planning Department, many of the homes in the Wakefield Neighborhood were found to need some maintenance, and there are several homes in the Wakefield Drive area that appear vacant. Most of the other homes in this area appear to be in good condition.



*Boys and Girls Club located on Harrow Drive in the Wakefield Neighborhood.*

There is also a Boys and Girls Club located on Harrow Drive.

### **Circulation System:**

The Wakefield Neighborhood area is basically a modified grid street system, which makes getting around fairly easy. Interstate 30 forms the southern boundary of the area. There are several arterials within or adjacent to the study area. Arterials are designed to get people and goods around and through the City. University Avenue is a principal arterial, providing north-

south access within Little Rock. Geyer Springs Road also functions as an arterial, providing north-south access within Little Rock. The only east-west arterial is 65<sup>th</sup> Street. This street provides connections to all the north-south arterials mentioned as well as Interstate 30.

There are several collectors within the study area. A Collector should get people and goods from the neighborhoods to the arterial system. Lancaster, Young, and Patterson Roads function as collectors. Due in part to the interstate, Young and Lancaster Roads work together to 'collect' trips and provides access across the interstate. These roads both provide access from the neighborhoods to the arterial system and across a barrier (Interstate 30). Patterson Road provides a connection to 65<sup>th</sup> Street and Mabelvale Pike (both arterials) from the industrial area and the Geyer Springs neighborhood.

The Central Arkansas Transit Authority is primarily a radial bus system. That means numerous bus routes go from downtown to other sections of the metropolitan area. A transfer station downtown allows for connections to other routes.

Two bus routes service the area – Route 15 (65<sup>th</sup> Street) and Route 17 (Mabelvale). Route 15 enters the area at 65<sup>th</sup> Street and I-30. It completes a loop along Scott Hamilton and Lancaster Roads, returning to 65<sup>th</sup> Street and I-30 to head downtown via the Governor's Mansion area. Route 17 services the western edge of the neighborhood. This route continues north to downtown via the University Mall area and south to Mabelvale via Geyer Springs/Baseline area. Between these two routes, residents and employees can access the commercial areas of southwest Little Rock and downtown.

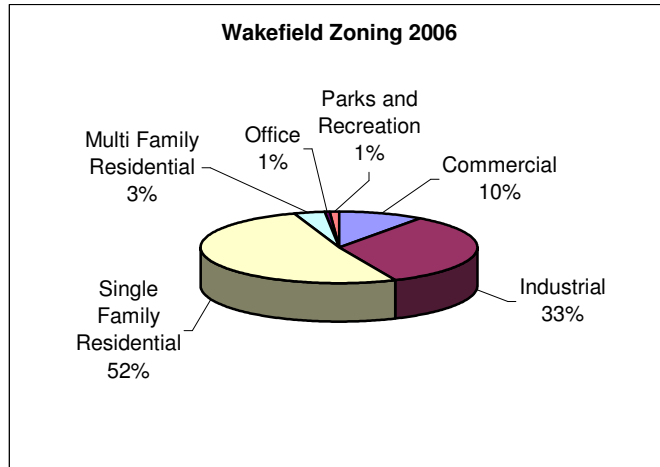
The City Master Plan bicycle section recommends a Class III bicycle route north and south through the western side of the neighborhood. A Class III route is signed but does not have an area set aside for bicycles. The Class III route follows Patterson Road to Wakefield Drive to Portsmouth Drive and across I-30 on Stanton Road. Young Road (from Stanton Road to Enmar Road, then up Enmar Road to Forbing Road) is also a Class III. This route continues to other routes west of University Avenue. None of the Plan's routes for this neighborhood have been implemented.

### **Existing Zoning:**

In the Wakefield Neighborhood area, 55% of the land is zoned for Residential or Multi-family use. Industrial uses make up 33 percent of the area with 318 acres of land. The industrial area is mostly confined to the area lying between Geyer Springs and University Avenue.

Only a small portion is zoned Commercial. These areas are clustered along Geyer Springs and 65<sup>th</sup> Street, and the industrial areas are in the western portion of the neighborhood parallel to University Avenue.

Since 2000, there have been 18 zoning actions approved for this area. Six of these were for Wireless Communication Facilities. Three of the changes were for rezoning. The corner of Geyer Springs and Forbing Road was changed from C-3 General Commercial to C-4 Open Display. A parcel on W. 65<sup>th</sup> Street was rezoned from OS Open Space to C-4 Open Display Commercial for St. Jude Packaging. Also, West Tree Service revised their Planned Industrial Development to allow for tree service business with parking.



City of Little Rock, Department of Planning and Development 2006

One Special Use Permit was granted in 2004 to allow a daycare in a home. One Conditional Use Permit was granted to allow Precious Moments Preschool in a Single Family area.

Five variances have been granted since 2000. One was for signage at Church's Chicken on Geyer Springs, and another two were for signage at 7411 Geyer Springs Road and 6117 W. 65<sup>th</sup> Street. Another variance was granted for Administrative Appeal on W. 61<sup>st</sup> Street to allow vehicle storage. The fifth variance was to permit construction of an addition at 7715 Geyer Springs with reduced setbacks.

**Existing and Future Land Use Plan:**

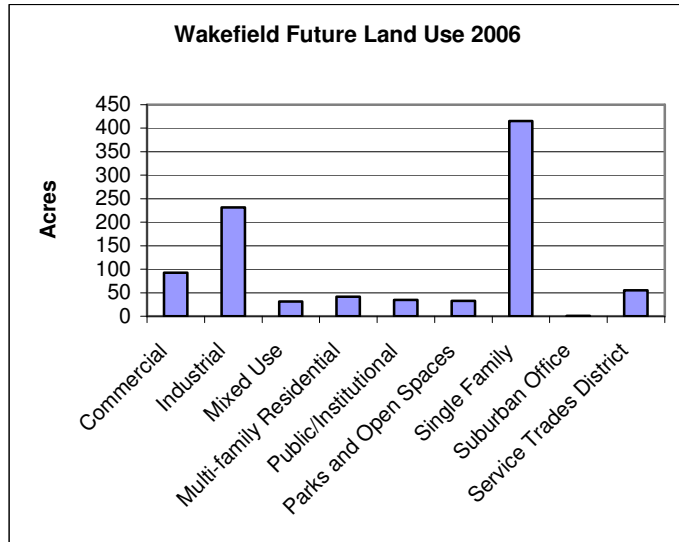
The City's adopted land use plan is similar to the zoning plan for this area. The area between University Avenue and Geyer Springs Road is shown for industrial use. Industrial use accounts for 25% of this area. Areas of mixed commercial industrial are shown along 65<sup>th</sup> Street.

Commercial land use only accounts for 10% of this area. The largest commercial area is along Geyer Springs Road with smaller areas at Lancaster and 65<sup>th</sup> Street. There are approximately 113 commercial structures. The majority of these are along either Geyer Springs Road or 65<sup>th</sup> Street. Of these 113 structures, some are heavy commercial uses and related to the industrial, some are retail commercial for the area residents, and some are highway commercial targeted at interstate traffic.

Residential land use accounts for 45% of this area. There are almost 1,400 residential structures in this area. The residential uses are located between the two industrial areas on either side of 65<sup>th</sup> Street.

**Building Permit Information:**

An examination of the building permit data from January 2002 until the present indicates construction of single-family units to be almost nonexistent. In the four-year reporting period, only one new unit has been added in the Stonegate Subdivision. No additional multi-family units have been added.



*City of Little Rock, Department of Planning and Development 2006*

Since 2002, three new commercial buildings have been added to the neighborhood with a construction value of \$1.18 million. The industrial sector of this neighborhood has had a total of \$3.3 million dollars in construction and additions since 2002.

Reinvestment in the area due to residential renovations has accounted for \$756,765. Additions have totaled \$68,050. Six single-family residences in this area have been demolished since 2002.

**Parks Plan:**

The City Park System Master Plan shows three parks in or adjacent to the study area. Two of these parks are developed. The first park is Benny Craig Park, which is located in the Geyer Springs Neighborhood. This park is easily accessible to Wakefield residents.



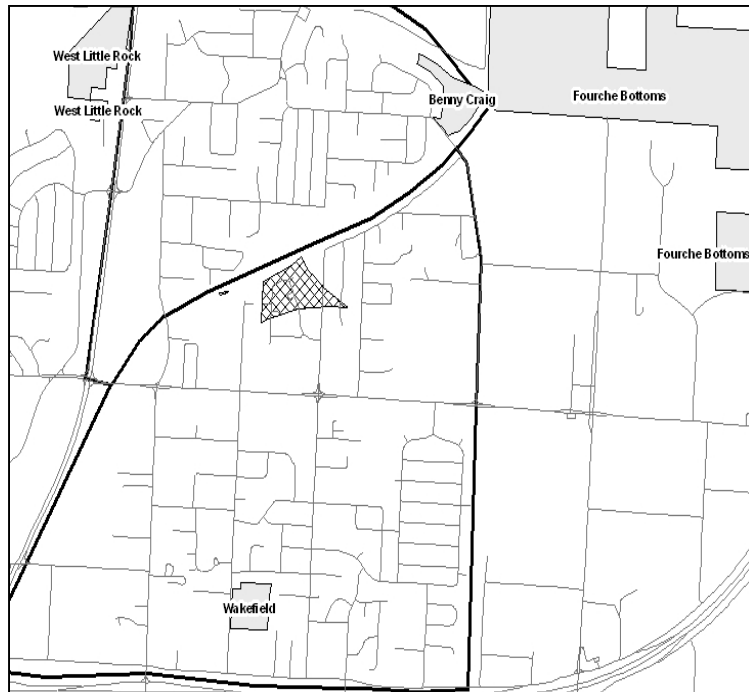
Wakefield Park improvement completed with City of Little Rock Bond monies.

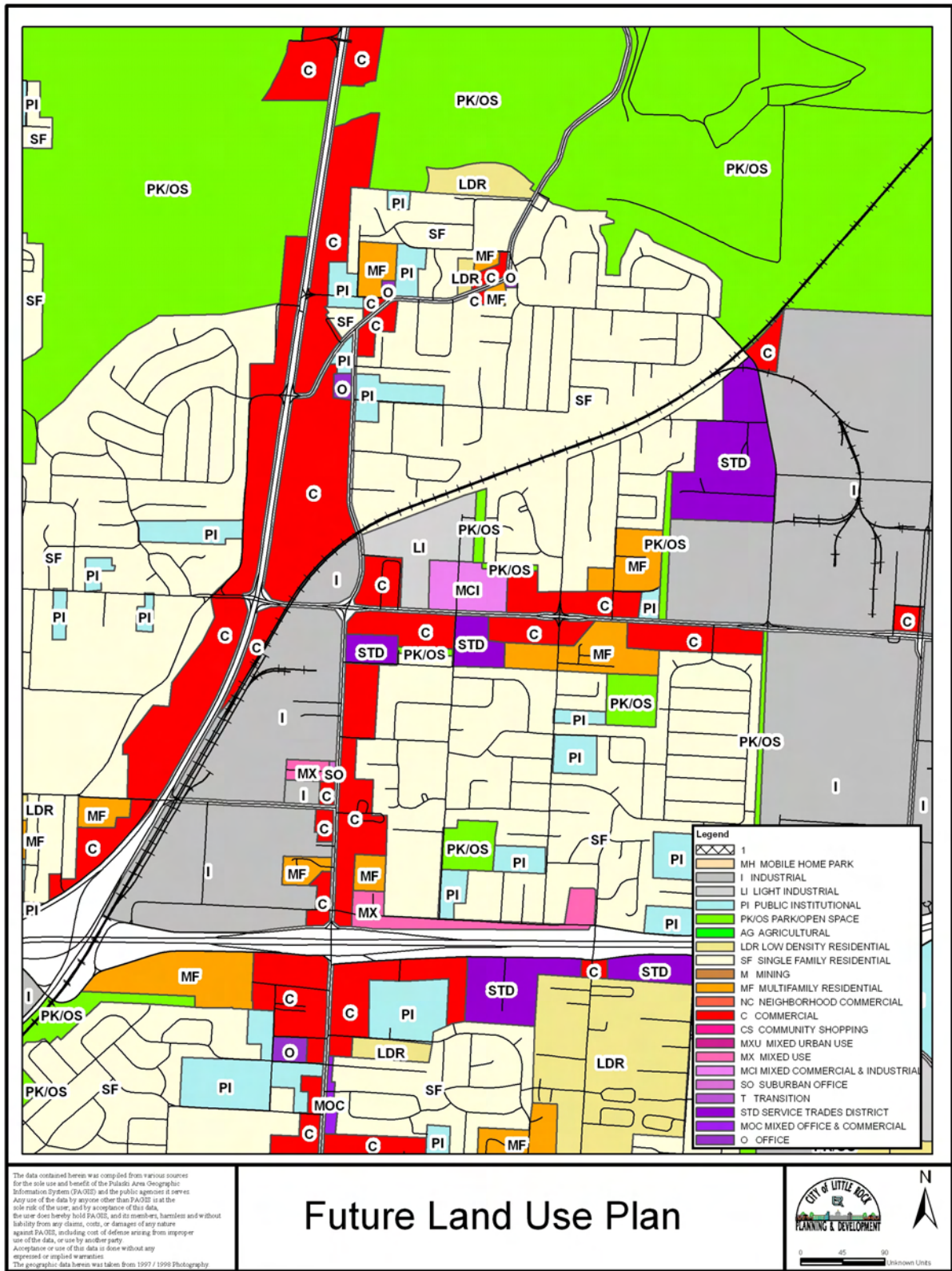
The second developed park is Wakefield Park on Woodson Drive. This park is a neighborhood park and contains approximately 9.5 acres. It has a softball diamond, playground, basketball court, tennis court, and picnic tables. The park was developed in 1973. Wakefield Park has had bleacher and signage improvements. The tennis courts there have been resurfaced, and the pathway has a new overlay. Playground improvements have been made here in the form of new surfacing and containment systems. A water fountain has also been

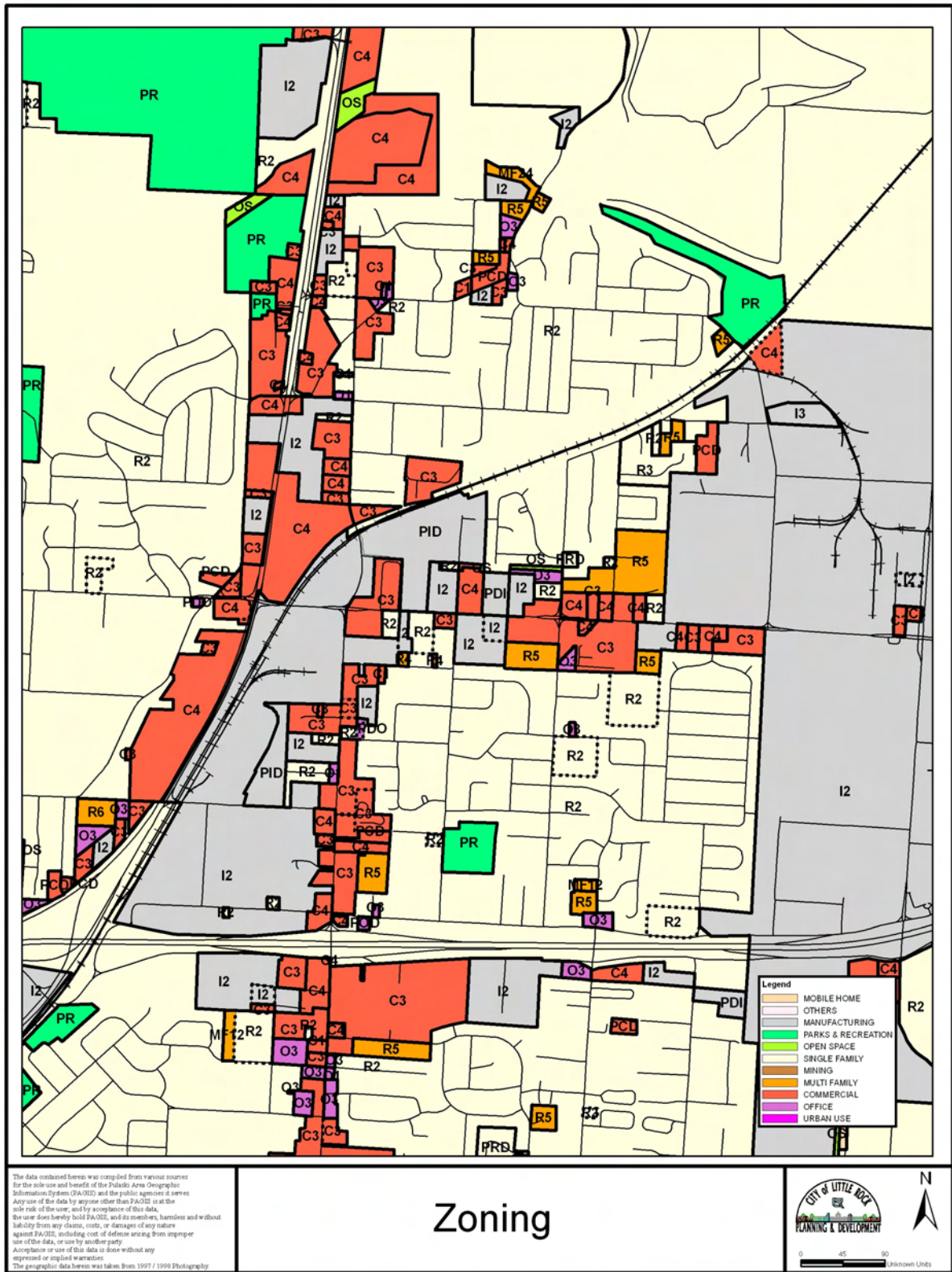
purchased and installed.

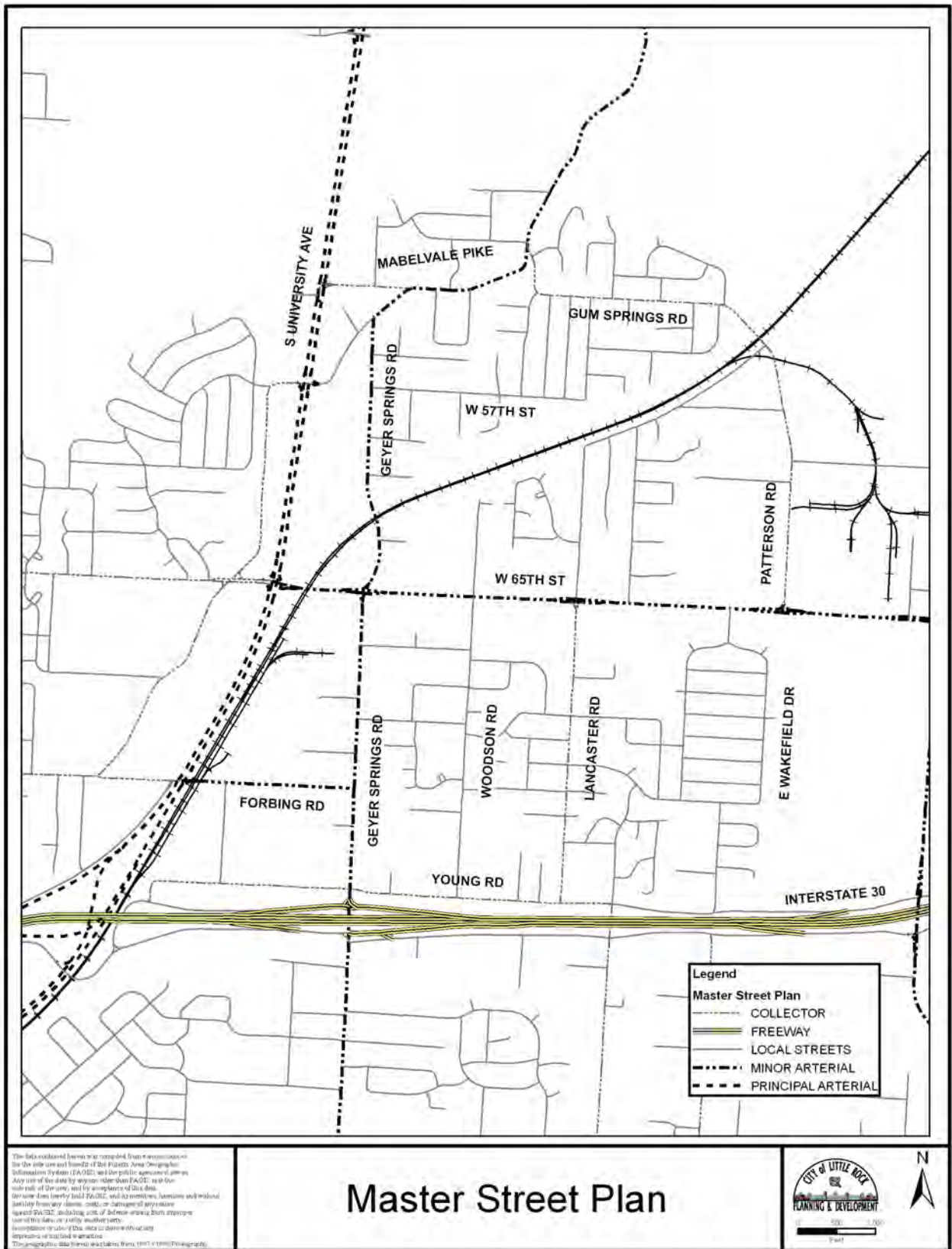
The third city park in this area is undeveloped. The Fourche Bottoms Park is planned as a regional park in the northeastern corner of this study area.

In July 2001, the City of Little Rock did a study on all of the parks within the city limits. This study produced a map of areas that are not within an eight-block range of a park area. A small portion of the Wakefield Neighborhood is just outside of this eight-block range. This area includes Timber Lane and Southern Oaks Drive. The following map illustrates the existing parks (solid polygons) and the deficit area (hatched polygon). As the map shows, the eight block deficit falls in between Benny Craig Park and Wakefield Park.









The data contained herein was compiled from a geographic information system (GIS) and is for informational purposes only. Any use of the data by anyone other than the City of Little Rock is at the user's risk. The City of Little Rock does not warrant the accuracy or completeness of the data. The City of Little Rock does not warrant the accuracy or completeness of the data. The City of Little Rock does not warrant the accuracy or completeness of the data. The City of Little Rock does not warrant the accuracy or completeness of the data.

# Master Street Plan



## **Neighborhood Goals and Objectives**

The following goals and objectives were compiled and written by the Neighborhood Action Plan core group. This group consisted of the following members:

Jay Hocott  
Anna and Randell Templeton  
Marilyn Hays  
Wilandra Dean  
Jean Crow  
Tara Malone  
Ben and Glenda Clay  
Evelyn Bass  
Reginald Ray  
Mickey Brown  
Rich and Betty Snyder  
Parwinder Singh  
Reba Pettus

City of Little Rock Staff:  
Brian Minyard  
Eve Gieringer

The core group has prioritized the following goals. The objectives listed for each goal have been put in order of top priority.

**Public Safety Goal:** Improve public safety of citizens in area. Support enforcement.



*The Southwest Police Station off of Baseline Road is an excellent community resource.*

Objective: Increase number of patrols in area.

Objective: Encourage citizens to report suspicious activities and communicate with police.

Objective: Increase funding to fill vacancies on police force.

Objective: Increase number of substations in area.

Objective: Enforce truancy laws.

Objective: Support county regional detention facility.

Objective: Eliminate speeding in area.

Objective: Enforce noise ordinance.

Objective: Reduce drug activity in area.

**Natural Environment Goal:** Support the Natural Environment.

Objective: Do not support B.F.I. expansion of the landfill.



*Mabelvale Pike improvements near BFI.*

**Housing and Code Enforcement Goals:** Strengthen codes and strengthen enforcement of codes while educating the public of existing codes.

Objective: Support the development of a “LandBank” for the City of Little Rock.

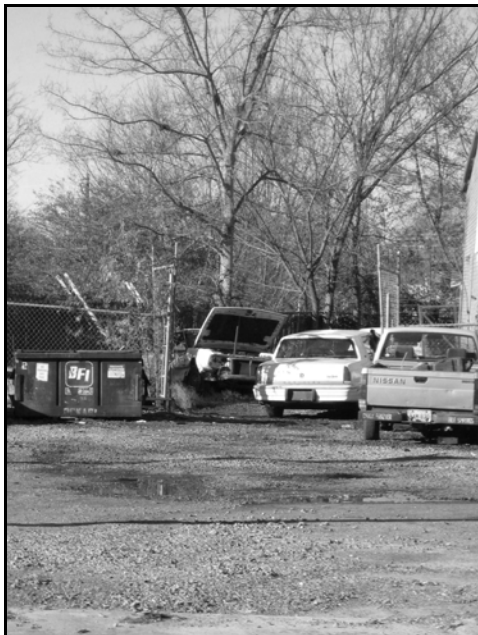
Objective: Beautify the area through community and individual efforts.

- Reduce the number of weed lots.



*Un-mowed property.*

Objective: To eliminate auto related code problems in the area.



*Inoperable automobiles.*

- Work to eliminate cars parked in backyards.

- Work with owners and the city to remove jacked-up cars from backyards
- Remove abandoned and/or inoperable vehicles from neighborhood.

Objective: Work with the City of Little Rock to develop better ways to enforce codes.

- Work with City to help develop a better process for cleaning up weed lots.
- Educate citizens about the Alert Center and its role in bettering the neighborhood.

Objective: Work with the City to reduce the amount of debris and trash in the area.

- Encourage city trash collectors to pick up large items regardless of a special request.
- Educate neighborhood residents about dumpster locations and dates the dumpsters are there.

Objective: Increase funding for Housing Department.

- Seek funding sources and solicit the City of Little Rock to remove demolished or burned structures in a timely basis.
- Increase funding for mowing weed lots.
- Work with the City of Little Rock to improve funding for more officers with better pay to enforce codes for the area.

Objective: To eliminate illegal dumping in the area.



*Dumped couch on Ballinger Road.*

- Encourage neighbors to watch for illegal dumping and to report it to the Housing Department.

Objective: Contact neighborhoods as a part of the code revision process.

- Enhance Communication between the neighborhoods and city staff.

Objective: Encourage the City of Little Rock to develop a resolution banning pit bulls in the City.

**Transportation and Infrastructure Goals:** Improve vehicular and pedestrian movements in area to provide safe and efficient travel. Enforce applicable laws to enhance the area. Bring all infrastructures up to city codes.

Objective: Work with the city to develop a sidewalk system around Geyer Springs and Wakefield Elementary Schools



*A woman walks where a sidewalk should go in front of Geyer Springs Elementary.*

- Install sidewalks at local schools, not only on the school property but also into the surrounding neighborhoods. Schools to receive sidewalks are listed with the highest priority first: Geyer Springs Elementary, Wakefield Elementary
- Install sidewalks on Ballinger Road.

Objective: To improve drainage in the neighborhood

- Flooding of 5900 Geyer Springs due to restriction of water flow to the North compounded by increased run off on newly paved areas. Needs to be investigated by the Engineering staff. Take appropriate steps to alleviate problems.

Objective: Bring neighborhood streets up to code.

- Install curb and gutter on streets with open ditches.

Objective: Work with city to implement the following street improvements:

- Widen Woodson Road to Master Street Plan standards.



*A school bus occupies more than half of Woodson Road.*

- Investigate traffic light installation at 53<sup>rd</sup> and Mabelvale Pike.
- Stripe crosswalks at 53<sup>rd</sup> and Mabelvale Pike. Investigate whether a flashing sign is appropriate.
- Investigate installing a guardrail on the north side of Gum Springs Road at Rosemoor Drive.
- Widen Ballinger Road, especially the end leading towards Patterson Road.
- Reduce the speed on Mabelvale Pike from 40 to 35 to begin at Asher Ave to the beginning of the bridge just before 49th St. and reduced to 25 to University Ave.
- Investigate ways to slow down traffic along curve on Gum Springs Drive near Rosemoor Drive.
- Repave Lancaster Road.

Objective: Work with the city to make the railroad overpass at Geyer Springs Road a priority.



*A train stops traffic on Geyer Springs Road.*

- Neighborhood groups are to lobby the City of Little Rock Board of Directors and Metroplan to start the process of building.

Objective: To work with the city to eliminate some of the heavy truck traffic through the neighborhoods

- Re-route BFI trucks to use Asher Avenue instead of Mabelvale Pike
- Re-route 18-wheelers to use 65<sup>th</sup> Street and other arterials instead of Woodson Street.

Objective: To reduce the skunk and wildlife problem

- Expand city programs to deal with issues such as skunk and possum eradication.

Objective: Work with Central Arkansas Transit Authority to improve bus service to the area.

- Establish a bus route on Gum Springs Road.

Objective: To see the Mabelvale Pike project completed to the specifications promised by the Highway Department



*Construction at Mabelvale Pike and Geyer Springs Road.*

- Monitor installation of additional streetlights on Mabelvale Pike in newly widened section.
- 'Cover the triangle' at Gum Springs and Mabelvale Pike
- Stripe the southern portion of Mabelvale Pike to make it easier to see.

Objective: To improve signage in the area

- Install a "No Outlet" sign at Continental Circle
- Install "No Truck Route" signs on Gum Springs Road from Ballinger to Mabelvale Pike
- Install "No Truck Route" signs along 53<sup>rd</sup> Street by school
- Install speed signs on new portions of Mabelvale Pike

Objective: To work with the city to evaluate major intersections in the neighborhood

- Install stop sign at Geyer Springs and Mabelvale Pike.
- Install a traffic signal at University and 53rd Street
- Investigate and adjust left turn signal timing at Fair Park and Asher

Objective: To reduce the amount of mosquitoes in the area

- Citizens must call public works at 918-3600 to request mosquito spraying
- Increase frequency of mosquito spraying to remove health risks.

Objective: To investigate adding more Hazmat controls for the railroad.

**Zoning and Future Land Use Goals:** Encourage down-zoning where appropriate and encourage new businesses that are neighborhood friendly. Utilize existing buildings before developing new commercial areas. Have city and Neighborhood residents work together to ensure code compliance.

Objective: Study the possibility of downsizing selected parcels to reflect the neighborhood's needs.

- Discourage the addition of any more liquor stores or automobile related businesses in the neighborhoods, especially on Geyer Springs, Mabelvale Pike and 65<sup>th</sup> Street.
- Encourage new businesses to find productive uses for the existing commercial buildings on 65<sup>th</sup> Street.



*An abandoned building on 65<sup>th</sup> Street.*

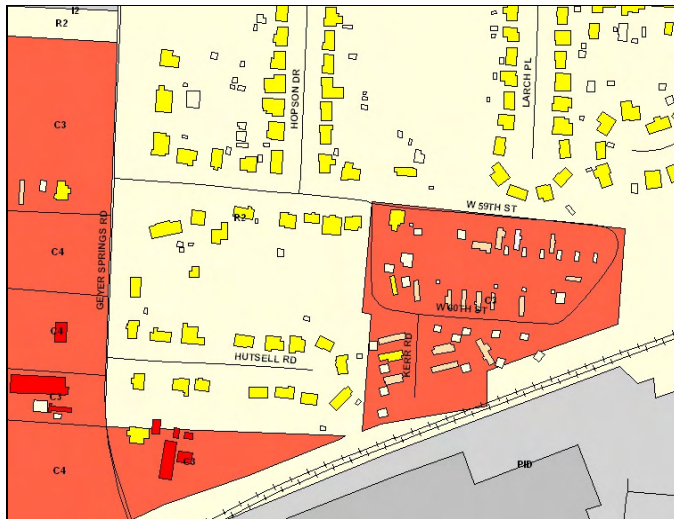
- Reduce the zoning of vacant C-4 property to C-3 zoning.
- Support attempts to develop home rule legislation to enforce out of state code violations.
- Encourage developers to use the Planned Zoning Development (PZD) form of zoning rather than straight zoning to ensure appropriate businesses are brought into the neighborhood.
- Streets with one side of residential and one side of commercial should be zoned for less intense commercial uses.

- Rezone the old Maytag place on Mabelvale Pike from I-2 Industrial to C-1 Commercial.

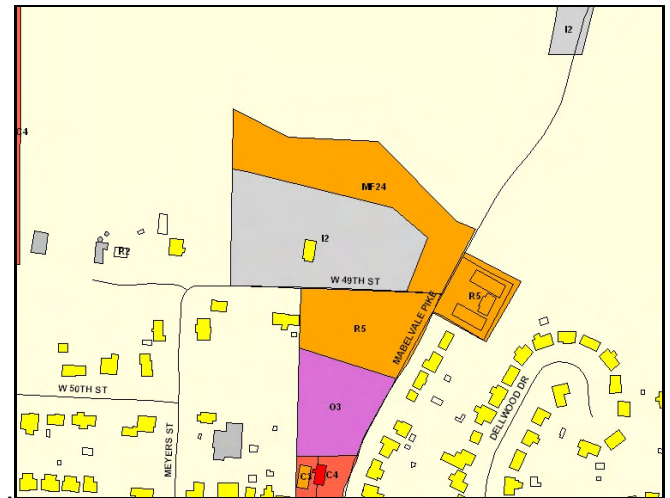


The old Maytag building is still shown as I-2 Industrial according to City zoning.

- Rezone the mobile home park at 59<sup>th</sup> and Kerr Road from C-3 General Commercial to MH Mobile Home.
- Rezone the property at 5406 W. 49<sup>th</sup> Street from I-2 Industrial to R-2 Single Family.



The Mobile Home park on Kerr Road is zoned C-3 Commercial.



This property has been zoned as I-2 Industrial for years, even though it is a single-family house.

Objective: Encourage compliance of all commercial properties.

- Encourage compliance with garage and automotive facilities.
- Enforce no parking of commercial vehicles on residentially zoned land (i.e. semis, delivery vehicles, U-Hauls).
- Encourage compliance for illegal businesses operating out of inappropriately zoned land.
- Clean up non-residential property (trash and debris on property).

Objective: Explore opportunities for utilizing Tax Increment Financing (TIF) for targeted redevelopment areas within the plan area.

## **Helpful Telephone Numbers**

Carla Nichols, West 65<sup>th</sup> Street Alert Center  
501-565-7119  
501-584-7762 (cell)

Stray Dogs 376-3067  
Dead Animals, Special Trash Pick Ups and Illegal Dump Sites 888-2208  
Southwest Precinct Police Department 371-4829 or 918-3900  
Dumpster Request 888-2208  
Toxic Waste Disposal 340-8790

Civil Engineering Manager  
Mike Hood, P.E.  
Office:(501) 371-4811  
Fax:(501) 371-4460  
Mhood@littlerock.org

Director of Housing and Neighborhood Programs  
Andre Bernard  
Office: (501) 371-6825  
Fax: (501) 371-4873  
[abernard@littlerock.org](mailto:abernard@littlerock.org)

Environmental Compliance Engineer  
Vince Floriani  
501-371-4817  
[VFloriani@littlerock.org](mailto:VFloriani@littlerock.org)

Neighborhood Action Plan Contact  
Eve Gieringer or Brian Minyard  
501-371-4483 or 501-371-4789  
[egieringer@littlerock.org](mailto:egieringer@littlerock.org)

Senior Code Enforcement Officer  
Fletcher Smith  
Phone: 501-562-0042  
Fax: 501-565-0688  
FSmith@littlerock.org

Traffic Engineer I  
Travis Herbner  
501-379-1805  
therbner@littlerock.org

Zoning & Subdivision Manager  
Dana Carney  
501-371-6817  
[DCarney@littlerock.org](mailto:DCarney@littlerock.org)