



W. 65th Street Neighborhood Plan



City Of Little Rock, Arkansas



RESOLUTION NO. 11,478

A RESOLUTION OF THE MAYOR AND THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS IN SUPPORT OF THE 65TH STREET WEST NEIGHBORHOOD ACTION PLAN.

WHEREAS, the area residents formed a Planning Committee to develop a neighborhood plan; and,

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

WHEREAS, after several months of work by the Planning Committee, a set of goals and objectives were developed and presented to the Neighborhood Associations, City Departments, Plans Committee of the Little Rock Planning Commission as well as at a neighborhood meeting to review the draft; 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,

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

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

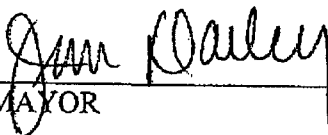
NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.


Section 1. The Board of Directors of the City of Little Rock does support the vision and goals as expressed in the 65th Street West Neighborhoods Plan.

Adopted:

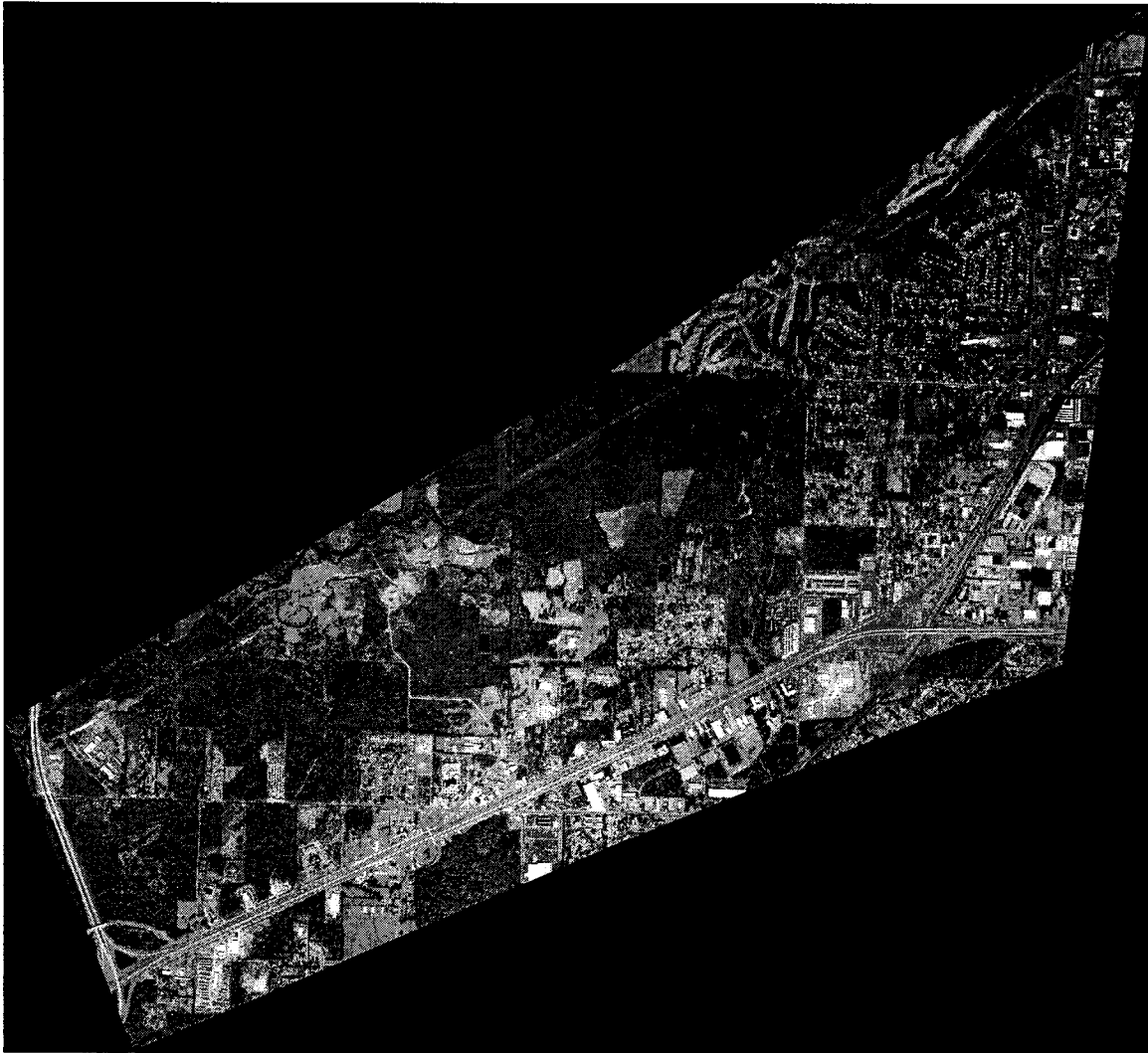
March 18, 2003

ATTEST:


MAYOR


CITY CLERK

65th Street West Neighborhood Action Plan



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

February 28, 2002

65th Street West Neighborhood Action Plan

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South Brookwood / Ponderosa, John B. Honea President
Town and Country, Richard Gillert President

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Special Thanks to the Brookview Baptist Church for providing meeting space within their facility for the Plan Committee Meetings.

Policy Plan

65th Street West Area Neighborhood Action Plan

**Prepared by:
65th Street Neighborhood Action Plan Steering Committee**

**City of Little Rock
Department of Planning and Development
723 W. Markham Street
Little Rock, AR 72201-6863**

December 2001

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Housing Goal:

To stabilize and increase property values in the 65th Street West Neighborhood Action Plan area and Champion the neighborhood as an environment that supports independence and personal development while recognizing and respecting the diversity of its residents.

Objective:

- Hold property owners accountable for the appearance and condition of their property.

Action Statements:

- * Increase participation and membership in neighborhood associations
- * Require property owners, residing outside of the city, to maintain a local point of contact person to correct violations of city code
- * Establish ordinances that will increase the penalties for non-compliance incrementally, so that with each successive violation, the penalty increases

Objective:

- Strictly enforce building codes, especially for rental property.

Action Statements:

- * Advocate strong enforcement and an adequate budget for the rental property inspection program
- * Bring substandard housing up to code
- * Require enforcement of fencing, screening and buffering requirements to ensure non-residential sites are not visible from the street or neighboring residential properties
- * Complete rental inspection program in the area and maintain the 2 year cycle for inspections
- * Encourage better maintenance of yards and housing in the area
- * Lodge a complaint with City's Code Enforcement Office if structures appear unsafe or if weeds on vacant lots become overgrown
- * Establish clear standards and expectations for absentee landlords
- * Request a report of actions taken by code enforcement officers

Objective:

- Encourage demolition of vacant and abandoned buildings if renovation and reuse does not occur within two years.

Action Statements:

- * Work with Code Enforcement to remove burnt and unsafe buildings
- * Work with state legislature to establish Long-Arm Statute to prosecute absentee property owners

Objective:

- Encourage new single-family housing be compatible in architecture and mass with the existing housing type in the area.

Action Statements:

- * Oppose any additional mobile home parks from locating in the area
- * Discourage the placement of any additional manufactured housing in the area

Housing Goal:

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Objective:

- Encourage property owners to have pride in their property's appearance.

Action Statements:

- * Discourage area residents from parking vehicles on lawns and non-designated parking areas
- * Require that all rental and owner occupied units (both single-family and multi-family) be maintained in a high-quality manner (both lawns and structures)
- * Promote pride in home and yard appearance

Objective:

- Manage the insect and animal populations in the area.

Action Statements:

- * Work with Housing and Neighborhood Program's Animal Control Division to control or manage the stray cat population of the area
- * Inform residents through Neighborhood Association Newsletters and Association meetings to contact Little Rock Solid Waste Collections when mosquito spraying is desired
- * Request Animal Control work with neighborhoods to manage the wild animal population of the area to discourage a potential rabies epidemic

Land Use and Zoning Goal:

Work to establish compatibility between land use and zoning in the area, as well as compatibility of residential and non-residential uses.

Objective:

- Ensure that non-residential development and multi-family development in the area be limited to areas currently reserved for such uses on the Future Land Use Plan or in areas currently zoned for non-residential and multi-family uses.

Action Statements:

- * Limit expansion of non-residential developments to areas shown as non-residential on the Future Land Use Plan
- * Limit the development of multi-family development to areas shown as multi-family and low density residential on the Future Land Use Plan
- * Explore changing the Future Land Use Plan in the area along the Fourche Creek to be representative of the 100-year floodplain
- * Explore changing the Future Land Use Plan to limit multi-family and low density residential developments to occur on currently zoned properties

Objective:

- Promote protection of natural areas through development of zoning initiatives.

Action Statements:

- * Ensure significant environmental features and functions are preserved
- * Develop and implement an ordinance for the preservation of undisturbed natural spaces
- * Rezone area, currently owned by the City of Little Rock, adjacent to the Fourche Creek and N. Chicot Road to Undisturbed Natural Spaces

Objective:

- Protect the residential integrity of the neighborhood by maintaining adequate separation or sufficient buffering between residential and non-residential uses.

Action Statements:

- * Set up a review committee to monitor rezoning requests before they are presented to the Planning Commission and/or the Board of Directors
- * Ensure the Planning Department keeps the review committee informed of pending changes in the area
- * Encourage low density multi-family to take place on currently zoned vacant lands within the neighborhood
- * Oppose the rezoning of additional lands to multi-family
- * Discourage the conversion of existing single-family residences into non-residential uses
- * Non-residential developments within the neighborhood should be low volume traffic generating businesses
- * Support home based businesses which are limited to the existing guidelines of the current zoning ordinance
- * Office uses in the area placed on streets with collector classification should be small scale (medical services, legal services, financial services) and larger scale office developments limited to arterial classifications and above

Zoning and Land Use

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- * Oppose any further expansion of the automobile industry into the neighborhood
- * Stop the heavy dirt and debris hauling trucks from using the road adjoining the property at 8804 Mabelvale Pike where three residences are greatly disturbed by dust, exhaust fumes and noise pollution created by these heavy diesel trucks and require the use of an existing roadway and utilities right-of-way along the north line of the NE ¼ of the SE ¼ of Section 34, Township 1N, Range 13W for moving their goods. This right-of-way provides access to an existing paved street within an Industrial Park which is approximately 150-feet east of where the hauling road now intersects Mabelvale Pike.

Objective:

- Review the appropriateness of the Future Land Use Plan and existing zoning classifications in the area every three (3) to five (5) years.

Action Statements:

- * Determine if the areas identified on the Future Land Use Plan for non-residential uses are sufficient to meet the demand
- * Determine if existing zoning classifications compromise the interest of revitalization and stabilization of the neighborhood
- * Request that planning staff reexamine allowable conditional and special use permits in R-2 areas and restrict allowances that generate traffic in otherwise calm neighborhoods
- * Expand the requirement of notification of adjacent property owners to notification of the neighborhood for changes in land use that currently require variances
- * Aggressively enforce zoning violations that impair housing and the neighborhood (i.e. auto repair businesses, multiple families living in one structure)
- * Encourage non-residential uses continue to be located along University Avenue and I-30 and not infiltrate into the neighborhood

Infrastructure Goal:

Implement an adequate infrastructure network, including roadways and drainage systems, within the neighborhood, that is designed and works to produce a safe and attractive neighborhood environment.

Objective:

- Identify and construct neighborhood curbs, gutters and sidewalks where needed.

Action Statements:

- * Construct Mabelvale Pike to a 36 foot roadway (Back of Curb to Back of Curb) with a 4 foot sidewalk on the south side of the roadway from Forbing Road to the intersection of North Chicot Road; Construct North Chicot Road to a 36 foot roadway with a sidewalk on the east side of the roadway from the north intersection of Mabelvale Pike to the south intersection of Mabelvale Pike to allow separation between school children and motorists
- * Realign North Chicot Road at the intersection with Mabelvale Pike and construct the section of North Chicot Road from the intersection of North Chicot Road and Carolina Drive to Residential Master Street Plan Design Standards (Curb, Gutter and a Sidewalk on the east side of the roadway) to allow motorists and school buses ease in negation of the narrow roadway and allow school children a place to walk outside the roadway
- * Construct Grace Road from Mabelvale Pike to North Chicot Road to Master Street Plan Design Standards (with Curb, Gutter and Sidewalk on the south side of the roadway)
- * Widen and resurface roadway which travels through Hindman Park from West 65th Street north to the low water bridge which accesses the golf course

Objective:

- Identify and correct drainage problems in the neighborhood.

Action Statements:

- * City take responsibility for cleaning Young Creek from the “bridge” on Mabelvale Pike north to the Fourche Creek south of the Hindman Municipal Golf Course
- * City identify the reason for year-round standing water in Pin Oak Ditch (between lots 7 and 15 of the Town and Country Subdivision) and correct the problem (determined if a leaking water or wastewater line)
- * Public Works conduct a study to determine the feasibility and alternatives for long term solutions to eliminate the drainage problems of Young Creek
- * Public Works maintain a Bi-Yearly maintenance schedule of all drainage ditches within the City of Little Rock
- * Replace the “off-set” box-culvert at North Chicot and Carolina Drive with a straight-in box-culvert to eliminate two 90° turns which trap debris clogging the drainage structure
- * Perform yearly cleaning of ditch behind homes on Grace Drive (on the south side)
- * Correct drainage problems near 20 Sheraton Drive

Objective:

- Create a system that links the community internally and externally to other areas of the city with all modes of transportation.

Infrastructure Goal:

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Action Statement:

- * Upon improvements (road widening) place signage along Mabelvale Pike indicating the roadway is a designated bike route from Baseline Road to the intersection with South University Avenue
- * Maintain the current level of city bus service in the area and work with Central Arkansas Transit Authority (CATA) to plan additional bus routes

Objective:

- Ensure significant environmental features and functions are preserved.

Action Statements:

- * City perform yearly maintenance on the city owned wooded property located on the north side of North Chicot Road near Hindman Park and the south intersection of Mabelvale Pike

Objective:

- Identify and increase the amount of city services in areas where they are needed.

Action Statement:

- * Improve solid waste collection in the area, both household garbage collection and yard waste; Customer household collection is not being performed on a weekly basis, in some instances customers are being “missed” for several consecutive weeks and yard waste collection is not performed in a timely manner once residents call for a special pick-up

Objective:

- Improve traffic flow and safety in the area.

Action Statement:

- * Adjust the traffic signal at Forbing Road and South University Avenue (west side of South University Avenue) to allow motorist traveling north on South University Avenue to make a left-hand turn when a train is crossing the section of Forbing Road (east of South University Avenue)

Parks and Recreation Goal:

Provide safe and sufficient active and passive recreational opportunities to meet the needs of residents while protecting the existing environment and natural sound barriers, which preserve the quiet, rural residential nature of the area.

Objective:

- Provide additional safe recreational areas for children and families through implementation of the Parks and Recreation Department Master Plan provision for placing neighborhood parks in close proximity to all Little Rock neighborhoods.

Action Statements:

- * Expand Hindman Park with play equipment for children ages 1 – 6 years
- * Enhance the Meadowcliff School as a neighborhood park with the addition of play equipment for children ages 1 – 6 years, add additional equipment for all other children and amenities to entice parents to also visit the facilities with their children
- * Support the Parks and Recreation Department’s efforts to secure funding for the purchase and maintenance of active and passive recreational space, possibly the real estate transfer tax in the amount of \$100 on \$100,000 sale of real property
- * Place a neighborhood park in Town and Country near North Chicot Road, Loretto Lane and Mabelvale Pike with play equipment for children ages 1 – 6 years, picnic tables (one in each corner of the park large enough for 8 people) and a walking track for parents around the perimeter
- * Place a neighborhood park in Winston Terrace with play equipment for children ages 1 – 6 years, picnic tables (one in each corner of the park large enough for 8 people) and a walking track for parents around the perimeter
- * Place a neighborhood park in Beverly Terrace near Grace Road and Mabelvale Pike with play equipment for children ages 1 – 6 years, picnic tables (one in each corner of the park large enough for 8 people) and a walking track for parents around the perimeter
- * Place a neighborhood park at the intersection of Mabelvale Pike and N. Chicot Road next to the north property line of the Church with play equipment for children ages 1 – 6 years, picnic tables (one in each corner of the park large enough for 8 people) and a walking track for parents around the perimeter

Objective:

- Ensure parks are safe and maintained.

Action Statement:

- * Maintain the 65th Street entrance to Hindman Park

Objective:

- Provide bicycle lanes on area streets.

Action Statement:

- * Add bicycle lanes (Class I or II) to roadways as streets are widened, resurfaced or otherwise reconstructed

Parks and Recreation Goal

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Objective:

- Promote protection of natural areas, systems and urban forestry initiatives.

Action Statements:

- * City aggressively purchase all lands within the Fourche Creek 100-year floodplain in the study area. Also, stop the commercial operations of stripping topsoil and disposing of tree trimmings and construction site clearing material, such as concrete, asphalt, soil and other debris. This would allow the floodplain to heal and return to its former mixed hardwood and pine forest nature. The area should be added to Hindman Park and other City owned park lands in the study area to form one continuous park and natural forest for citizens to go and commune with nature for restoration after a stressful period of work.
- * Clean up underbrush on city-owned property located on North Chicot Road and Mabelvale Pike

Public Safety Goal

To provide a safe environment for area residents, businesses and visitors.

Objectives:

- Improve proactive communications between residents and law enforcement.

Action Statements:

- * Make Police Department aware of problems in the area and request an increase of patrol officers when situations arise
- * Request more frequent police presence – by various means such as more frequent car patrols, bicycles and mobile alert centers to reduce vandalism, burglary, etc.
- * Expand the City’s Community Oriented Police Program (COPP)
- * Request the City enforce the noise ordinance concerning loud music from vehicles driving through the area
- *

Objective:

- Reduce speeding and traffic hazards in the neighborhood.

Action Statements:

- * Increase police enforcement of speed limits on residential streets, particularly Carolina Drive, Sheraton Drive, Brookview Drive
- * Increase police enforcement of speed limits on thoroughfares, such as S. University Avenue, W. 65th Street, Mabelvale Pike, N. Chicot Road, McDaniel Drive
- * Aggressively enforce traffic signal laws on S. University Avenue especially at the intersections of W. 65th Street and Mabelvale Pike

Objective:

- Familiarize neighborhood with crime prevention practices.

Action Statements:

- * Educate residents of the importance of CPTED (Crime Prevention Through Environmental Design) to reduce the probability of becoming a victim
- * Reeducate residents and expand the crime watch program to the entire neighborhood
- * Inform residents of Police Department Numbers to call when requesting assistance
 - Immediate Emergency Assistance - 911
 - Non-Emergency Incidents 371-4829 or 371-4830
 - Traffic Problems and Radar Enforcement Request 918-3900
 - Vacation Home Reports – 918-3500

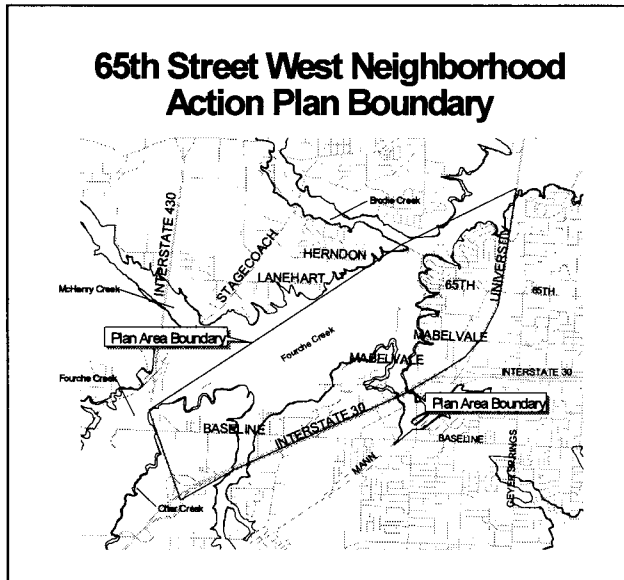
Existing Conditions

65th Street West Area Neighborhood Action Plan

City of Little Rock
Department of Planning and Development
December 2000

Introduction

The 65th Street West Neighborhood Plan is designed to guide current and future development in the area in accordance with the needs and desires of the residents and businesses of the area. The study area is composed of block group 2 and 3 of census tract 20.01 and block group 4 and 9 of



Census tract 41.03. The plan is located in a portion of three separate planning districts, 65th Street West (Planning District 12), Geyer Springs West (Planning District 15) and Otter Creek (Planning District 16). The plan area is located in the eastern portion of Planning District 12, the northern portion of Planning District 15 and the northeastern portion of Planning District 16. The topography of the area is for the most part “flat” with the Fourche Creek bounding the area on the north.

There are three Neighborhood Association located within the plan area: Meadowcliff/Brookwood, South Brookwood and Town and Country. An

area west of the Arkansas Highway and Transportation Department reaching to I-430 is not covered by a Neighborhood Association.

The 65th Street West Plan area is located in southwest Little Rock in township 1N range 13W sections 24, 26, 33, 34 and 35. More specifically the physical boundaries of the plan area are Falls Boulevard to the north following the Fourche Creek southwesterly to the intersection with I-430 following I-430 to the intersection with I-30. Turning east and following I-30 to the intersection of S. University Avenue and following S. University Avenue north to the intersection of Falls Boulevard. This map visually describes the boundaries of the action plan area.

Census Population & Housing Units

1990 census data indicates there are 2103 housing units in the area and a population of 4532. This is an average of 2.16 persons per household, which is comparable to the City of Little Rock 1990 data of 2.17. The area comprised 1.20 percent of the total City of Little Rock 1990 population.

An analysis of the 1990 census data has been performed for the area. As indicated there are three associations in the area and an area not covered by a Neighborhood Association. For the most part these areas follow census block group boundaries. This divides the area “neatly” for analysis. The area of Meadowcliff/Brookwood (BG 02 CT 20.01) comprises the largest percentage of the population at 43.03 percent and 39.42 percent of the total housing units. The remainder of the area is comparable in population and housing units. The South Brookwood Association (BG 03 CT 20.01) has 26.32 percent of the population and 28.29 percent of the housing units, the Town and Country Association (BG 04 CT 41.03) contains 17.48 percent of the population and 17.55 percent of the housing units and the area with no association (BG 09 CT 41.03) holds 13.17 percent of the population and 14.74 percent of the housing units.

Multi-family units in the area are located in the South Brookwood Association (255 units), Town and Country Association (113 units) and the no association (78 units) areas. According to the 1990 census there are 169 mobile homes in the area and the bulk of these are located in the Town and County Association area and in the area not covered by an association.

Owner occupied units is 62.5 percent in the plan area and 56.2 percent citywide. Association areas within the plan area are not divided as evenly. Meadowcliff/Brookwood is 79.8 percent owner occupied, Town and Country is 58.2 percent owner occupied, the area not covered by an association is 50/50 percent owner/renter occupied and the South Brookwood Association is 46.6 percent owner occupied. Vacancy rates in the areas covered by an association range from 7.2 percent to 8.4 percent. In the area not covered by an association the vacancy rate is 18.7 percent.

Income ranges in the area are from under \$5,000 to \$125,000 - \$150,000. The largest percentage of household incomes falls into the range of \$20,000 - \$25,000. In 1990 the area was 35.8 percent low to moderate income according to standards set by the Department of Housing and Urban Development (HUD). The area with the largest percentage of low to moderate-income families was the area not covered by an association (50.6 percent). This area had more than 20 percent of the households with incomes below \$10,000 and the largest number of single-parent female households (9.5 percent).

Racial composition of the area is predominately white (88.50 percent) compared to 1990 data for the City of Little Rock as a whole of 64.7 percent. The male / female population of the area is similar with 48.5 and 51.5 percent respectively.

Annexation Activity and Subdivision Development

The area began developing as a suburb of the City of Little Rock prior to annexation beginning in 1957 and ending in 1980. The area saw a series of 13 annexations over this 23-year time period. One annexation (#43 in 1959) was a part of a general election. All other annexations were by

Table 1. Annexation Activity

Date	Annexation	Name
1/7/57	#31	Part of Meadowcliff Add
1/2/58	#36	Part of Meadowcliff Add
2/2/59	#40	Part of Meadowcliff Add
9/22/59	#43	General Election
9/19/60	#50	Part of Meadowcliff Add
1/16/61	#52	Brookwood 1st Add
9/18/61	#57	Brookwood Add
12/3/62	#61	Brookwood Park Add
9/2/65	#77	Brookwood 2nd Add
7/5/66	#82	Ponderosa Add
7/3/79	#203	Riggs Island
12/18/79	#218	I-30 Corridor
6/3/80	#220	Bay Meadow

petition of the property owner. The Meadowcliff Addition was the first area to petition for annexation in the plan area in 1957 and was annexed by 1960. From 1961 to 1965 the Brookwood Addition was annexed into the city and in 1966 a portion of the Ponderosa Addition was annexed. In 1979 three annexations #186 (Hindman Park), #203 (Chicot Road/Forbing Road/I-30) and #218 (Town and Country Subdivision and non-residential adjacent to I-30) resulted in a large portion of the remainder of the area becoming a part of the City of Little Rock. In 1980 Bay Meadow Court area was annexed into the corporate limits thus completing annexation activities in the area. The table list details of the annexation history of the plan area. (Table 1. Annexation Activity)

Subdivision development also began in the late 1950's. Final plat dates usually indicate when infrastructure and street systems are completed and residential lots are ready to be sold and developed. (Table 2. Subdivision Development)

Table 2. Subdivision Development

Subdivision	# Lots	Date Platted
Betty Jean	Lots 1-8	
Beverly Terrace Addition	Lots 1-43	
Brookwood	Lots 1-176	
Brookwood	Lots 176-309	
Dickey Subdivision	Lots 1-31	
Graceland Acres		9/6/88
Hansford Addition		
I-30 Mini Storage	Lots 1-2	
Mabelvale Industrial Park	Lots 1-7	
McMinn Addition	Lot A	
Meadowcliff	Lots 1-535	
Old Oak Addition	Lot 1	
Orbit Subdivision	Tract C, E, F, G	11/2/84
Owne Henderson		12/4/82
Parkside Place	Lots 1-3	
Peoples South Subdivision	Lots 1-35	
Ponderosa	Lots 1-87	
Richmond	Lots 1-28	
Southwest Commercial		
Town and Country Estates	Block 3 Lots 1-35	
Town and Country Estates	Block 4 Lots 1-26	
Town and Country Estates	Block 5 Lots 1-28	
Town and Country Estates	Block 6 Lots 1-11	
Town and Country Estates	Block 7 Lots 1-17	
Trigon Addition	Lot 1	8/26/88
Vogelsherg	Lots 1-3	
Winston Subdivision	Lots 1-92 and Lots 1-28	

Future Land Use Plan

The Future Land Use plan represents a reflection of a wide variety of considerations, which influence the uses of land. These include the existing land use pattern, current zoning, the existing street pattern and the Master Street Plan, environmental characteristics and community goals and objectives. The Future Land Use Plan should represent a reasonable prediction of the future arrangement of land uses in an area, given the various factors impacting the uses of lands. The City of Little Rock has 22 Future Land Use classification. The 65th Street West plan area contains 13 of these designations according to the City's GIS. These classifications, acres and percent of total acreage are shown on Table 3 – Future Land Use Plan Acreages. The areas, which have developed, have done so as predominately single-family thus the Single-Family Future Land Use classification comprises the largest portion of the acreage (1604 acres) followed by Parks and Open Space (842 acres). The majority of the area shown on the Future Land Use Plan as Parks and Open Space is the floodway and/or a portion of the flood plain on each side of the Fourche Creek and the Hindman Park and Municipal Golf Course. When looking at the development pattern in the area in terms of residential designation approximately 50 percent (47.06%) is classified on the Future Land Use Plan as some form of residential. This also

combined with areas which are designated as “green space” approximately 70 percent (69.32%) of the area has developed in a lower intensity.

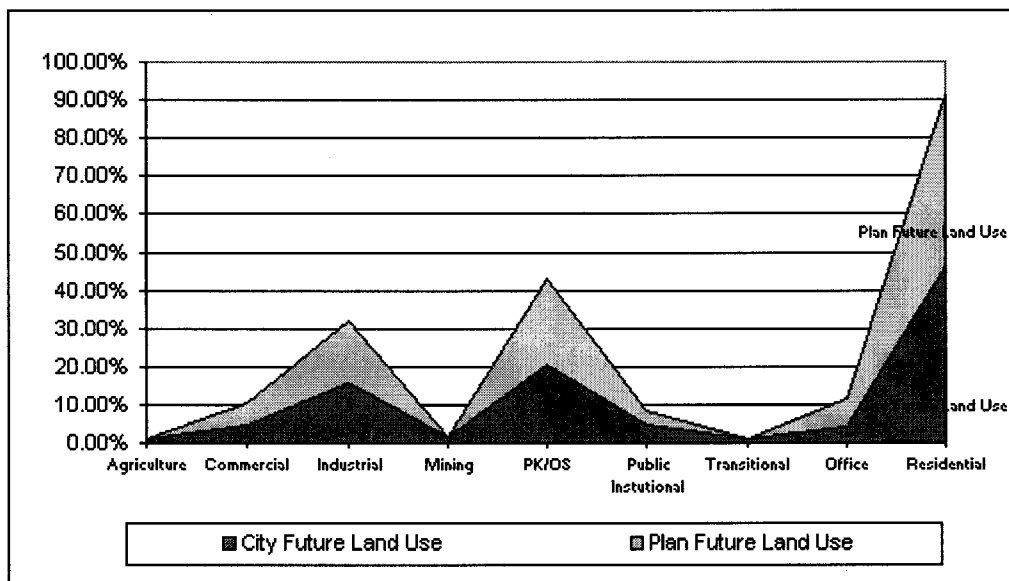
Table 3. Future Land Use Plan Acreages

Classification	Acres	% of Total
Single-Family	1604	42.21%
Parks/Open Space	842	22.16%
Service Trades District	442	11.63%
Suburban Office	181	4.76%
Commercial	173	4.55%
Public Institutional	130	3.42%
Light Industrial	102	2.68%
Mixed Office Commercial	91	2.39%
Industrial	73	1.92%
Low Density Residential	66	1.74%
Mixed Commercial Industrial	51	1.34%
Multi-Family	42	1.11%
Office	3	0.08%

Non-residential classifications are predominately along arterials and the I-30 Freeway. A large portion of the area is designated for Service Trades District (442 acres). Suburban Office and Commercial each contain approximately the same acreage (181 and 173 respectively) followed by Public Instructional (130 acres). Combining industrial type classifications (Light Industrial 102 acres, Industrial 73 acres and Mixed Commercial Industrial 51 acres) these represent 5.94 percent of the total acreage of the area, which would rank industrial type uses as the fourth largest Future Land Use classification. (See Appendix II for definitions of Future Land Use Classifications.)

When comparing the plan area to citywide percentage of totals the two are somewhat similar. The city contains three areas the plan does not (agriculture, mining and transitional) but these two are very small percentages of the total City acreage. Combined these two groups comprise less than three percent of the City total acreage. The following chart (Acreage Percentage of Total–Future Land Use Plan) graphically represents plan percentages and citywide percentages of Future Land Use classifications.

Acreage Percentage of Total - Future Land Use Plan



Future Land Use Plan Amendment

Three Planning District Plans cover the area: 65th Street West (PD 12), Geyer Springs West (PD 15) and Otter Creek (PD 16). A total of seven plan amendments have been approved within the area.

There have been nine changes to the 65th Street West District Plan since adoption in February 1987. None of these changes have occurred in the plan area.

The Geyer Springs West District Plan was adopted in April of 1998 and has seen 25 changes. In the plan area 8006 Mabelvale Pike was changed from Single-Family to Light Industrial in December 1999. In June 1999, a change was made from Single Family to Service Trades District and Suburban Office at 9620 Baseline Road. An area of Single Family to Mixed Use was made on Mabelvale Cutoff west of the Chicot Road intersection in December of 1995.

The Otter Creek District Plan was adopted in October of 1984 and has seen 21 changes. Four of these changes have occurred in the plan area. One was in February 1995, and consisted of a change from Single Family, Multi-Family and Light Industrial to Mixed Office Industrial, Mixed Office Warehouse, Mixed Office Commercial, Public Institutional & Parks/Open Space. In December of 1995 the area, which was previously changed to Mixed Office Warehouse, was changed again this time to Mixed Office Industrial. In May of 1990 the area east of the Arkansas Highway and Transportation Department was changed from Single Family to Strip Development and an area west of Chicot Road and north of I-30 was also changed from Single Family to Strip Development in early 1990.

Current Zoning

Zoning is the basic means of land use control employed by local governments in the United States. Zoning divides the community into districts and imposes different land use controls on each district, specifying the allowed uses of land and buildings, the intensity or density of such uses, and the bulk of buildings on the land. Although, the conceptual and legal basis for zoning was laid out in the 1920's the major impact was not felt by local governments until the period of rapid building that followed World War II. Traditional use regulations have separated land uses into four basic categories: residential, commercial, industrial and agriculture. The City of Little Rock separates mining from agriculture and office from commercial general zoning classifications.

When comparing the City of Little Rock to the plan area, in general zoning classifications with the exception of industrial each have very similar characteristics. Residential comprises a large percentage of each. In the plan area residential is associated with approximately 90 percent of the total acreage and citywide residential acreage is approximately 74 percent (Table 4. Acreage Percent of Total – Zoning). The general classification of zoning represented in the plan area includes commercial (211 acres), industrial (151 acres), office (23 acres), residential (3408 acres) and open space (5 acres) (Table 5. Zoning Acreage by Classification). Although, there are some areas with scattered non-residential zoning, for the most part, the non-residential zoning is located adjacent to S. University Avenue and along I-30 Frontage Road. The multi-family zoning (MF-18) is located adjacent to Chicot Road near the intersection with Mabelvale Pike. **(See Appendix II for definitions of Zoning Classifications.)**

**Table 4. Acreage Percentage of Total
- Zoning**

	City Zoning	Plan Zoning
Agriculture	0.24%	0.00%
Commercial	6.20%	5.58%
Industrial	12.57%	3.97%
Mining	2.17%	0.00%
Office	3.20%	0.61%
Public Instructional	0.12%	0.00%
Transitional	0.69%	0.00%
Residential	73.81%	89.71%
Open Space	1.01%	0.14%

**Table 5. Zoning Acreage by Classification
- Plan Area**

Classification	Acres	% of Total
C3	53	1.40%
C4	153	4.04%
I2	147	3.86%
MF18	32	0.85%
O3	23	0.61%
OS	5	0.14%
PCD	4	0.12%
PDC	1	0.02%
PDI	4	0.11%
PRD	3	0.08%
R2	3367	88.62%
R6	4	0.10%
R7A	2	0.06%

Rezoning and Subdivision Activity

Historical data (1990-1999) indicates the area has filed for 21 “straight rezoning” (53.09 acres) and the Planning Commission has approved 15 of these for a total of 33.17 acres. For the most part these were in the area of S. University Avenue, Wanda Lane, Baseline Road, Chicot Road and I-30. There have been 12 Planned Development request filed and the Planning Commission has approved 7 of these cases. “Straight zonings” and Planned Developments combined indicate seven of the cases approved were for industrial activity (13.75 acres) and 15 cases were for commercial activity and 38.70 acres. One case was filed and approved for a Planned Development in 1999 located on Baseline Road near I-430. The request was to change three acres from R-2 zoning to a PDI.

Subdivision activity has been limited in the area with activity being for seven plats. Four were final plats, one was a revised plat and two were for preliminary platting activity. The largest was in the Zoel Subdivision (10.02 acres) and represented three lots. This case was approved in May 1996, and a second case was approved in February 1996, for .79 acres 1 lot. Two of the cases were approved in 1998 (5.37 acres and 2 lots and 1.37 acres and 1 lot) and one was approved in 1999 (1.65 acres and 2 lots).

Existing Land Use

In a field survey the Department of Planning and Development determined the area had developed with five primary uses: residential, public institutional, office, commercial and industrial. The “windshield” method survey was used to make this determination.

Table 6. Existing Land Use - Structure Types

Total Number of Structures	2789
Variable Recreation	2
Church	8
Club	1
Eating/Drinking Establishment	3
Schools	4
Single Family Residential	1570
Apartment Complexes over 20 units	3
Hotel/Motel	6
Accessory Building Residential	990
Duplex Units	4
Apartment Complex 3 - 6 Units	2
Apartment Complex 7 - 20 Units	38
Food Sales	3
Apparel Sales	1
Household Goods/Repair	2
Specialty Shops	1
Motor Service	68
General Commercial	7
Office	23
Government Offices	13
Food Manufacturing	1
Metal Manufacturing	4
Other Manufacturing	1
Wood/Paper Storage	6
Metal Storage	14
Vehicle Storage	3
Fire Station	1
General Storage	9
Outbuilding, Excluding garage	1

Residential development generally falls into three categories. Single-family housing developments, which have occurred during the past 25 years, apartment complexes or multi-family developments and the final is residential development, which are, scattered rural or semi-rural developments. As indicated previously the plan area began developing in the mid-1950’s and by the late 1970’s was primarily what we “see today”. Residentially little to no growth has taken place in the area over the past 20 years. The area is predominately single-family detached housing with apartment complexes located along N. Chicot and Mabelvale Pike. There is an estimated 450 apartment units in the area. Located adjacent to Baseline Road is a mobile home park with 35 mobile homes.

Public institutional uses consist of public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, churches, utility substations or parklands. Within the boundaries of the plan area is an elementary school, a park facility and several churches. The chart summarizes the current

existing land uses for the area according to the cities GIS. (Table 6. Existing Land Use – Structure Types)

Shopping Centers/Office Buildings/Warehouse Buildings

Shopping centers in the area are limited. There is a small strip development adjacent to S. University Avenue near Wanda Lane. This development houses a barbershop and three office uses. For the most part establishments are single “stand alone” structures housing one business activity. The area has numerous automobile related activities. The I-30 Frontage Road is home

to several types of commercial establishments (home furnishings, home repair, motorcycle dealership, churches, miniature golf, etc.). The non-residential activities in the area are very diverse although many are destination type businesses and not considered neighborhood commercial type activities.

New Construction and Reinvestment in the Area

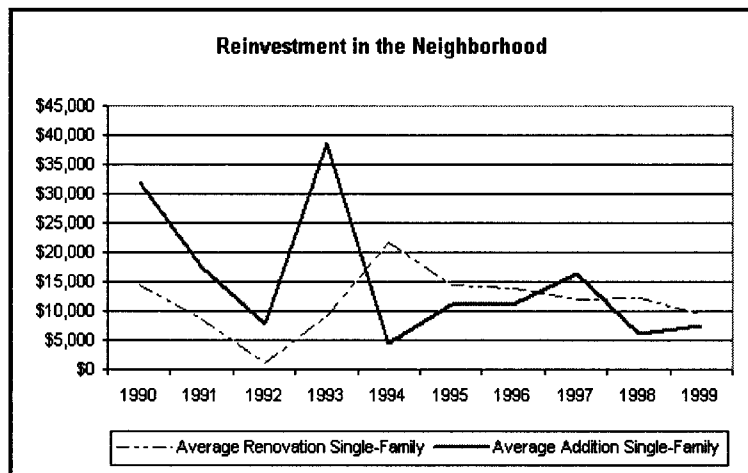
Building permit data was collected for the years 1990 through 1999 for the plan area. The permit data obtained was new construction, renovation activity, residential additions and demolition activity. New construction in the area has been predominately non-residential. Only three new units have been added to the area: two in 1993 (both modular homes) and one in 1998 (manufactured home). The area has lost 15 residential units over this same period. Seven of the units lost were in the 5000 to 8000 block of Mabelvale Pike.

All additions in the area totaled \$610,896 (this includes storage buildings, garages and a \$270,000 addition to the school facility). Residential addition (which adds living space to a structure) construction dollars totaled \$318,050. Residential renovations to the area totaled \$789,902. The following chart indicates the yearly renovation and addition funds expended as well as the average funds expended yearly. (Table 7. Average Renovation and Addition Activity)

Table 7. Average Renovation and Addition Activity

Year	Renovation Construction Dollars Permitted	Average Renovation Single-Family	Addition Construction Dollars Permitted	Average Addition Single-Family
1990	\$71,956	\$14,391	\$32,000	\$32,000
1991	\$51,000	\$8,500	\$88,150	\$17,630
1992	\$1,200	\$1,200	\$23,500	\$7,833
1993	\$36,400	\$9,100	\$38,500	\$38,500
1994	\$173,500	\$21,688	\$9,000	\$4,500
1995	\$101,690	\$14,527	\$44,900	\$11,225
1996	\$82,694	\$13,782	\$22,000	\$11,000
1997	\$107,705	\$11,967	\$33,000	\$16,500
1998	\$98,007	\$12,251	\$12,000	\$6,000
1999	\$65,750	\$9,393	\$15,000	\$7,500

Residential reinvestment in a neighborhood can be illustrated by the amount of renovation and addition funds expended. Renovation activities usually represent where housing stock “lags behind” and in a majority of the cases funds expended are to repair “fire damage” or to “bring the house up to code”. Funds expended for addition in living space to the structure usually indicate a strong commitment to the neighborhood. There is no



true pattern to examine to establish a “commitment to the neighborhood” in the plan area. Funds increased and decreased yearly over the reporting period. For citywide comparison of renovation activity and addition activity 1999 was used. The average renovation activity for 1999 was \$17,107 and the average addition funds expended in 1999 was \$43,988. The plan area is well below the 1999 citywide average for both renovation and addition activity. The chart indicates neighborhood reinvestment to the area in the form of additions and renovations. (Reinvestment in the Neighborhood – Page 21)

The following table indicates real estate activity in the area (Table 8. General Listing of Housing offered in the Area). This data was obtained from a Multiple Listing Service site and indicates “asking prices”. Data was not available for sales prices or the number of days on the market, which are both true indicators of real estate activity.

Table 8. General Listing of Housing offered in the Area

Subdivision	Bedrooms	Baths	Built	Sq. Ft.	Price	\$ / Sq. Ft.
Meadowcliff	3	1	1955	1000	\$39,500	\$39.50
Meadowcliff	3	1.5	1956	1008	\$43,500	\$43.15
Brookwood	3	1	1964	945	\$44,500	\$47.09
Graceland Acres	3	1	1955	1206	\$47,000	\$38.97
Brookview	3	1.5	1961	1200	\$49,900	\$41.58
Brookview	3	1	1971	950	\$49,900	\$52.53
Brookwood	4	1	1961	1296	\$51,500	\$39.74
Brookwood	3	1	1960	957	\$57,900	\$60.50
Meadowcliff	3	2	1960	1400	\$59,000	\$42.14
Brookwood	3	2.5	1963	1304	\$59,000	\$45.25
Meadowcliff	3	2	1959	1316	\$59,000	\$44.83
Brookwood	4	2	1966	1522	\$59,500	\$39.09
Meadowcliff	3	1	1965	1325	\$59,900	\$45.21
Brookwood	3	1	1970	1224	\$60,000	\$49.02
Meadowcliff	4	1.5	1958	1596	\$62,900	\$39.41
Graceland Acres	4	2	1920	1318	\$67,500	\$51.21
Ponderosa	3	2	1963	1450	\$67,900	\$46.83
Town & Country	4	2.5	1979	2392	\$78,500	\$32.82
Town & Country	3	2	1963	2200	\$89,900	\$40.86

Building Permit Data

As indicated only three residential units have been added in the plan area since 1990. Non-residential activity since 1990 has seen 25 permits issued for a total of \$3,588,896 construction dollars and approximately 84,000 square feet of commercial and office space added to the area. In 1996 the City of Little Rock expended \$1,034,872 for Fire Station #11. The following table identifies non-residential permit activity in the plan area for the years of 1990– 1999. (Table 9. Non-residential Building Permit Activity)

Table 9. Non-Residential Building Permit Activity

Year	Bld. Permits	Non-Residential	Square Feet Added
1990	4	\$453,800	7,400
1991	3	\$200,225	11,540
1992	1	\$60,000	1,200
1993	2	\$90,000	2,400
1994	3	\$149,000	3,600
1995	1	\$500,000	11,990
1996	4	\$1,395,656	11,900
1997	4	\$248,000	2,432
1998	2	\$406,000	25,575
1999	1	\$86,215	6,000

CATA Bus Service

Bus service is somewhat minimal in the area. There are two routes that service the area: Mabelvale-Downtown and Mabelvale-UALR. Both routes travel University Avenue from Asher Avenue to the intersection of Mabelvale Pike and W. 65th Street respectively. Once on Mabelvale Pike the bus travels into the plan area on Sheraton/Mabelvale Pike then out of the plan area on Forbing Road/Geyer Springs Road to Baseline Road. Traveling west on Baseline Road to the I-30 Frontage Road, then south to the Southwest Hospital/Mabelvale W. Road. East passed Mabelvale Elementary School, north on Chicot Road to Baseline Road, then traveling the same northern pattern as the southern pattern. The Mabelvale-Downtown route continues to downtown by connecting to Route 16 (South Highland-UALR which continues to the downtown area by way of Wright Avenue to Main Street).

Master Street Plan Street Classifications

There are three Master Street Plan classifications of streets (other than residential) located within the plan area. These are collector streets, principal arterial streets and a freeway/expressway. The following briefly describes these classifications and their functions along with the streets, which are designated to each classification.

A collector street is the traffic connection from residential streets to arterial streets or to activity centers, with a secondary function of providing access to adjoining property. Street design speed is generally 30 mph with a minimum pavement width of (back of curb to back



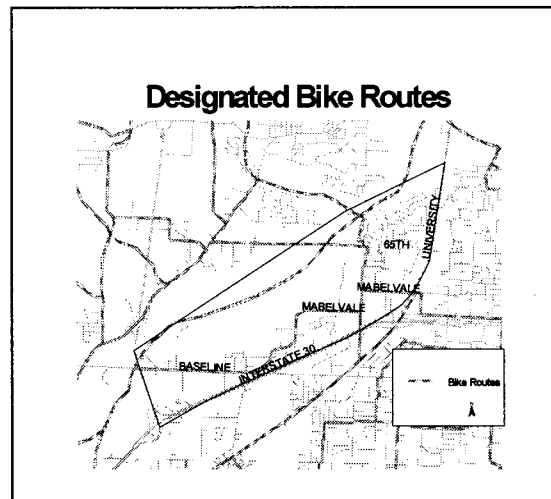
of curb) 31' or 36'. Sidewalks are to be constructed on both sides and 5' wide in commercial areas or one-sidewalk 4' wide in residential areas (a minimum of 5' from back of curb). The area contains two collectors – Mabelvale Pike and W. 65th Street.

A principal arterial's primary function is to serve through traffic and to connect major traffic generators or activity centers within an urban area. Roadway design within a developed area included 110' rights-of-way and for the construction of two 37' travel lanes with a 14' median. Sidewalks are required on both sides five foot wide and located at the property line. Design speeds are generally 45 mph. One principal arterial, S. University Avenue, is located within the planning area.

I-30 Freeway is the southern boundary of the planning area. These roadways are generally part of the freeway network and design standards are established by the federal government. The primary function is to serve through traffic of long distance trips and is always designed as full access control road. The spacing of freeways is variable since they relate to regional transportation needs. The map labeled Master Street Plan Road Classification indicates the various street types in the plan area.

Bike Paths, Bike Routes, Bikeways

There are three classes of bike facilities located in the City of Little Rock. A Class I bikeway is the total separation between automobile traffic and bicyclist. In some cases these facilities are constructed when connections are needed and no roadway exists. This is the case within the action plan area with the Fourche Creek South Trail, which connects the Arkansas River to Mabelvale Pike and the Brodie Creek Trail, which connects Cooper Orbit Road to the Fourche Creek West Trail.



A Class II bikeway (paved bike lanes on a shared roadway) is located in the area designated by the 65th / Lanehart which connects Stagecoach Road to Chicot Road.

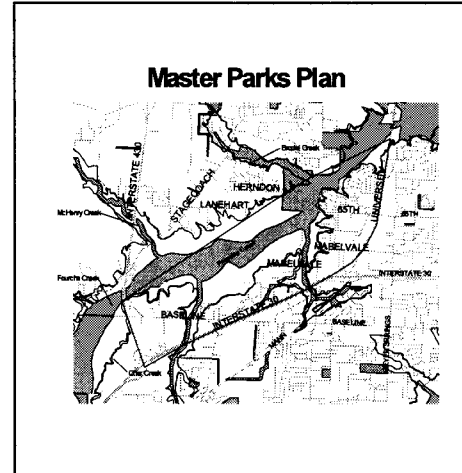
Two Class III bikeway (only special signage to denote a bike route) are also located in the area. One connects 65th Street and Mann Road via Chicot Road. The second connects the Fourche Creek and Chicot Road via Baseline Road/Mabelvale Pike. The (Designated Bike Routes) map indicates the bikeways in the area.

Master Parks Plan

The area contains approximately 850 acres designated as green spaces by the cities future land use plan. This area is primarily along the Fourche and Brodie Creeks. The city owns a park sites in the area the Hindman City Park and Municipal Golf Course. The park occupies 210 acres of gently rolling, tree covered land adjacent to two of the principal tributaries of the Fourche Creek. Construction began on Hindman Park in 1965 with the construction of a ball field and playground facility. The 18-hole golf course and clubhouse were developed in 1971, with assistance from the US Bureau of Outdoor Recreation. Additional recreational facilities were added in 1976 and 1977 to provide a wide range of recreational opportunities for the park visitors. Hindman Park

was named after Biscoe Hindman, whose estate contributed \$50,000 toward the development of the park.

Current park facilities include a softball diamond, playground equipment, basketball court, tennis court, picnic tables, restrooms a maintenance building and as stated an 18-hole golf course with clubhouse. The graphic indicates designated open spaces desired by the City of Little Rock as a part of the *Chain of Parks* but the lands which are not currently owned (lands adjacent to the creek beds) are priority two which is the lowest set by the city for acquisition. A lake with fishing pier is proposed to the south of the golf course (north of Forbing Road west of Chicot Road). This facility is on the short-range plan for development by the Parks Department.



Area Schools

In the 1999 – 2000 school year, the Little Rock School District “redrew” the attendance zones to accommodate the “middle” school concept. This shifts sixth graders to junior high and ninth graders to high school. In the past, the boundaries of the attendance zones changed due to fluctuations in the numbers and addresses of children enrolled in the public school system. In general, these boundaries were not drawn along neighborhood lines, which promoted integration between neighborhoods. A large percentage of the student population traveled by bus or private vehicle to their assigned school, which in some cases was quite far from their neighborhood. The neighborhood school concept is hopeful to allow children to remain in their neighborhood for educational needs thus allowing the school facility and parents to view the facility as a neighborhood center. It is important to remember that neighborhood schools provide the basic needs for education for children, which in-turn makes it an ideal foundation in a neighborhood. Schools also act as an integral part of the community’s cohesion by not only providing educational needs but the facility also serves the community as a meeting place for neighborhood organizations.

One elementary school is located in the plan area at 25 Sheraton Drive. There are approximately 250 students enrolled in kindergarten through fifth grade at this facility (Meadowcliff Elementary School). The school facility recently expended \$270,000 in addition construction funds to the facility.

Crime Data

Data was supplied from the Little Rock Police Department for a six-month comparison of January 1 – June 30, 1999 and January 1 – June 30, 2000. This data was reviewed to analyze criminal activity in the area. As indicated on the following chart violent crimes increased by 21 percent from 1999 to 2000 while non-violent crimes fell by 20 percent for the same time period (Comparison of Violent Crimes and Property Crimes – Page 26). There were no homicides reported in the areas during this time period.

Other areas of interest were that harassment calls fell by 31 percent (32 calls- 1999, 22 calls- 2000), simple assault calls fell by 10 percent (72 calls – 1999, 65 calls – 2000), terrorist threat

calls fell by 46 percent (59 calls – 1999, 32 calls – 2000) while criminal mischief increased by 12 percent (43 calls – 1999, 48 calls – 2000).

Comparison of Violent Crimes and Property Crimes
65th Street West Neighborhood Action Plan Area
(1999 vs. 2000 January – June)

	1999	2000	% Change
Violent Crimes			
Homicide	0	0	0%
Rape	2	2	0%
Robbery			
Business	4	8	100%
Individual	2	2	0%
Aggravated Assault	27	30	11%
Subtotal	33	40	21%
Property Crimes			
Burglary			
Business	19	26	37%
Residential	47	11	-77%
Larceny	236	183	-23%
Vehicle Theft	32	46	44%
Arson	0	2	0%
Subtotal	334	268	-20%

Rental Inspection Program (Housing 7/17/00)

The follow information is the up-to-date statistics regarding the Rental Inspection Program for the 65th Street Area Neighborhood Action Plan area. These stats were compiled and reported as of January 2001.

Dwelling Units Inspected: 534

Dwelling Units Declared Unsafe: 3

Dwelling Units Remaining to be Inspected: 128

Dwelling Units Inspected on 2 year Cycle: 210

Dwelling Units Repaired:

Total Rental Units: 662

Note: The number of rental units in the area maybe inconsistent with the data reflected above. There is no notification process when a single-family unit becomes a rental unit and vice versa and the area inspectors must rely on “word of mouth” to pass along this information. The data provided above is to the best of the Code Enforcement Officers knowledge of rental units in the area.

Substandard Streets

The area began development prior to annexation by the City of Little Rock therefore; the streets have not been constructed in accordance with the Master Street Plan design standards. Mabelvale Pike is a two-lane roadway with open ditches for drainage and no sidewalks. W. 65th Street has been constructed somewhat to the design standard (with four travel lanes and sidewalks on a portion of the street). S. University Avenue is a four-lane boulevard roadway but there are not sidewalks in place for the majority of the plan area.

Based on the City of Little Rock past history when a property owner approaches the city for development or redevelopment in an area additional necessary rights-of-way are obtained and the streets are “brought up to standard”. This would include the construction of sidewalks. With the limited redevelopment activity in the area sidewalks have not been put into place.

Appendix I

City of Little Rock Zoning Classification and Descriptions

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City of Little Rock Future Land Use Plan Classifications and Descriptions

Outline of Zoning Classifications and Descriptions

The City of Little Rock, with the exception of the State Capitol Zoning District and the Central Little Rock Zoning Area Downtown, is divided into the following 34 zoning districts:

1. “R-1” – Single Family District

For large lot single-family development with a minimum lot size of 15,000 square feet. This district is the least utilized of the several single-family zones.

2. “R-2” – Single Family District

For conventional single-family development with a minimum lot size of 7,000 square feet. This district is the predominant single-family district within the City of Little Rock west of University and south of Asher Avenue.

3. “R-3” - Single Family District

For small lot single-family development with a minimum lot of 7,000 square feet. This district is the predominant single-family district within the City of Little Rock north of Asher Avenue and east of University.

4. “R-4” - Single Family District

For development of duplex dwellings with a minimum lot size of 7,000 square feet.

5. “MF-6” - Multifamily District

For apartment development at a maximum of six dwelling units per acre. This district is used predominantly in the west and southwest portions of the City generally for upper income and condominium type developments.

6. “MF-12” - Multifamily District

For apartment development at a maximum of 12 units per acre. This district is used predominantly in the west and southwest portions of the City as a transition zone between lower and higher density residential developments.

7. “MF-18” - Multifamily District

For apartment development at a maximum of 18 units per acre. This district, which is predominantly located west of University, is primary “MF” District for construction of apartments in the suburban area.

8. “MF-24” - Multifamily District

For apartment development at a maximum of 24 units per acre. This district is utilized throughout the City; however, the majority of this district is located in the northwest portion of the City. It is generally developed in close proximity to higher intensity uses either office or commercial.

9. “R-5” - Urban Residence District

For apartment development at a maximum of 36 units per gross acre.

10. “R-6” – High Rise Apartment District

For apartment development at a maximum of 72 units per gross acre. This district is the High-Rise Apartment District and is the least utilized of the several apartment zones. This district is primarily located in the core of the City north of Asher Avenue and east of University.

11. “R-7” – Mobile Home District

For mobile home parks at a maximum of eight dwelling units per gross acre. This district is utilized for creation of rental mobile home parks only.

12. “R-7A” – Mobile Home District

For mobile home subdivisions proposing lot sales for placement of mobile home units. The maximum permitted density is 12 family units per net saleable acre.

13. “O-1” – Quiet Office District

For office use providing for conversion of residential structures in older neighborhoods to uses compatible with existing residential neighborhoods.

14. “O-2” – Office and Institutional District

For large tract office and institutional development. This district provides for the high-rise office development.

15. “O-3” – General Office District

For development of freestanding offices serving a broad range of public needs.

16. “C-1” – Neighborhood Commercial District

For development of small personal service uses. This district allows uses that are generally neighborhood oriented.

17. “C-2” – Shopping Center District

For development of large-scale commercial projects such as shopping malls.

18. “C-3” – General Commercial District

For development of a broad range of general sales and service uses.

19. “C-4” – Open Display Commercial District

For development of a range of uses requiring open display of merchandise such as automobiles, mobile homes, and building materials.

20. “I-1” – Industrial Park District

For development of an efficient well-designed industrial park. This district encourages the development of park-like settings with significant landscaping and design effort.

21. “I-2” - Light Industrial District

For development of general industrial uses including light manufacturing and assembly.

22. “I-3” – Heavy Industrial District

For development of industrial uses of an objectionable or hazardous nature. This district normally includes uses that emit a high level of noise, dust, odor, or other pollutants thus; requiring separation from residential or other more sensitive uses.

23. “AF” – Agriculture and Forestry District

For sites utilized as farming or other rural activities. This district is also utilized for recreational uses.

24. “M” – Mining District

For sites utilized as mineral extraction, forestry, or agriculture. This district much like the Heavy Industrial District should be separated from residential or other more sensitive uses.

25. “OS” – Open Space District

For use as a buffer zone between uses, a protection zone for difficult topography, and to preserve natural conditions. This district is most often utilized to buffer one land use from another such as apartments, office, or commercial development from single family.

26. “F” – Floodplain District

For regulation of usage of flood prone lands to protect the water flow and to reduce flooding effects.

27. “PZD” - Planned Zoning Development

A process for owners/developers to utilize when it is desirable to present a unified site plan and plat for City review. There are four (4) Planned Unit Development districts utilized in the process for multi use developments. There are:

a. “PRD” – Planned Residential

This district is used when residential uses are proposed in a development of mixed use permitted.

b. “POD” – Planned Office

This district is used when office development is the intended principal use. Some commercial and residential is permitted when made a part of the review process.

c. “PCD” – Planned Commercial

This district is used when commercial mixed-use development is proposed. A mix of residential, office and commercial is permitted.

d. “PID” – Planned Industrial

This district is used when warehousing, manufacturing or similar uses are proposed in a mix of uses.

28. “PD” – Planned Development

A process utilizing the same submittal and review procedures as a “PUD” except, that this process permits development of single use projects exclusively, these districts are:

a. “PD” – Residential

This district permits residential projects of any density with no mix of other uses.

b. “PD” – Office

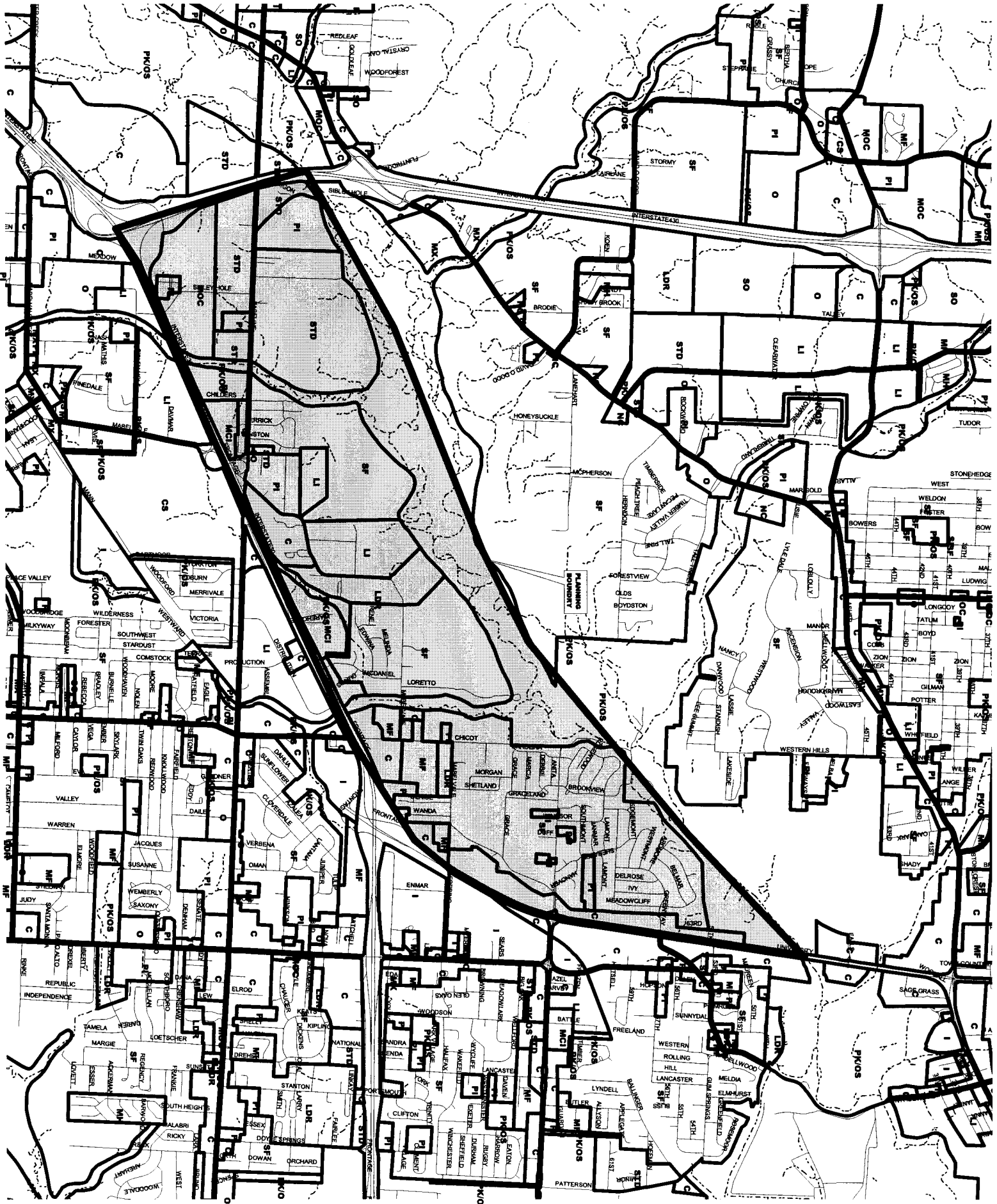
This district permits projects that involve a single office use or building (no mix of uses).

c. “PD” – Commercial

This district permits projects that involve a single commercial use or building (no mix of uses).

d. “PD” – Industrial

This district permits projects that involve a single industrial use or building (no mix of uses).



Future Land Use Categories

- SF** Single Family Residential – This category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.
- LDR** Low Density Residential – This category accommodates a broad range of housing types including single-family attached, single family detached, duplex, townhomes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and ten (10) dwellings units per acre.
- MF** Multifamily Residential – The multifamily category accommodates residential development of 10 to 36 dwelling units per acre.
- MH** Mobile Home Park – This category accommodates an area specifically developed to accommodate mobile homes.
- O** Office – The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general office, which support more basic economic activities.
- SO** Suburban Office – The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.
- MCI** Mixed Commercial and Industrial – This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial.
- MOC** Mixed Office and Commercial – This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.
- STD** Service Trades District – This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office services or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.
- MX** Mixed Use – This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.
- MXU** Mixed Use Urban - This category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older “urban” areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use

- District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate.
- LI Light Industrial – This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting.
- I Industrial – The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industrial related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.
- C Commercial – The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.
- CS Community Shopping – This category provides for shopping center development with one or more general merchandise stores.
- NC Neighborhood Commercial – The neighborhood commercial category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.
- NODE Existing Business Node – This category provides for the existence of a sufficient concentration (minimum of 3) of long-term established businesses on both sides of a major street. The businesses must be contiguous or in close proximity. A Planned Zoning District is required.
- A Agriculture – It is the intent of this category to encourage the combination of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe, where it would be appropriate to preserve existing rural land use, prior to annexation into the city.
- M Mining – The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be property managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.
- PK/OS Park/Open Space – This category includes all public parks, recreation facilities, green belts, flood plains, and other designated open space and recreational land.
- PI Public Institutional - This category includes public and quasi-public facilities, which provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.
- T Transition – Transition is a land use plan designation, which provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas, which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses, which may be considered, are low-density multifamily residential and office uses if the proposals are compatible with quality of life in nearby residential areas.

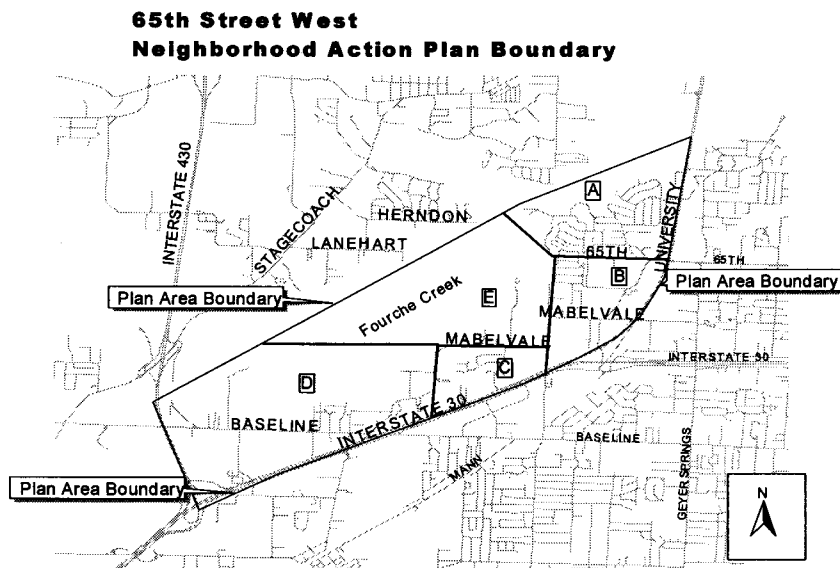
Appendix II

Survey Results

65th Street West Neighborhood Action Plan
Survey Summary
Page 1

There were 2013 surveys mailed to the 65th Street West Neighborhood Action Plan area. The survey's were mailed to all addresses (residential and non-residential) contained in the City's GIS system. Of this 238 were returned by the November 3, 2000 requested due date. This represents an 11.8% response rate. Although this survey method is not a statically accurate survey, 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 with the development of an Action Plan.

The following map indicates the proposed 65th Street West Neighborhood Action Plan area and the survey subareas. Also included is the survey summary. Please note the percentage of respondents reporting to each category in most cases do not add to 100% due to some respondents not answering all the questions.



(Plan Area Outlined in Bold – Fourche Creek, I-430, I-30, University Avenue. Subareas designated by letters A – E.)

65th Street West Neighborhood Action Plan
 Survey Summary
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General	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Our area is a good safe neighborhood in which to live and/or work.	8.82%	48.32%	25.21%	12.61%	3.36%
The ability to walk from home to shopping, businesses, schools, churches, and neighborhood activities is important to me.	26.89%	28.99%	28.15%	10.50%	3.78%
Area residents shop at local businesses and merchants (within a mile).	10.50%	44.96%	18.91%	16.39%	7.98%
In general, the neighborhood is continually improving.	5.04%	24.37%	23.95%	32.77%	10.50%
The character and image of our area should be protected and preserved.	58.82%	29.83%	4.62%	2.10%	1.26%

When combining 'strongly agree' and 'agree' approximately eighty-eight percent (88.14%) of the respondents indicated the character and image of the neighborhood should be preserved. When asked to name a business to add to the area a neighborhood grocery store was the number one requested business to be added. Respondents also indicated the desire for a dry cleaner, restaurants and a home improvement business.

Infrastructure	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The condition of the streets and curbs in my area is generally good.	9.24%	60.50%	8.40%	13.03%	6.30%
Water (clean and waste) lines are well maintained in our area.	14.29%	55.46%	20.17%	5.88%	2.94%
Do you current have sidewalks in your neighborhood?	Yes	10.92%		No	86.13%
I would be willing to pay all or part of the sidewalk installation/repair cost on my residence or business property over five to ten years.	2.52%	11.34%	21.85%	20.17%	38.24%
How do you rate the condition of streets in your neighborhood?	6.30%	44.96%	27.31%	7.14%	2.94%
Some drainage problems exist on my block.	10.08%	19.33%	19.75%	30.25%	13.03%
The trash and recycling pick-up at my residence or business is adequate.	16.81%	57.98%	8.82%	10.92%	2.10%
Residents should be required by the city to remove green trash containers from the street after trash pick-up.	26.05%	33.61%	18.91%	10.92%	7.56%
Our area has enough sidewalks to support current foot traffic.	4.62%	11.76%	15.13%	28.15%	31.93%

Basic infrastructure and city services (streets, curbs, water lines, garbage collection) in the area appear to be adequate according to the survey respondents. 86.13% of the respondents did not have sidewalks in their area and 58.41% would not be willing to pay all or part of sidewalk installation/repair over a time period (combining disagree and strongly disagree). Also to the question concerning adequacy for supporting current foot traffic almost 60% (60.08%) responded

65th Street West Neighborhood Action Plan
 Survey Summary
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negatively. Streets listed, as not in good condition were Mabelvale Pike, N. Chicot Road, McDaniel Drive and Grace Road.

When asked to identify locations with drainage problems respondents indicated several intersections along Mabelvale Pike, McDaniel Drive, 65th Street, N. Chicot Road and University Avenue. Drainage problems were also listed in Hindman Park.

Traffic	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The police presence in our area is adequate to enforce traffic rules.	4.62%	27.31%	23.95%	25.63%	15.13%
Traffic-calming devices that reduce speeding and the volume of vehicles in our area is a good idea.	29.83%	40.34%	11.34%	8.82%	6.72%
Parking for our area businesses is adequate.	9.24%	38.66%	36.55%	3.78%	1.26%
Additional CATA bus stops and routes should be added to the area.	7.98%	15.55%	49.58%	12.18%	7.14%
Many streets or intersections in our area suffer from excessive speeding or too much traffic.	26.98%	31.93%	21.85%	11.76%	2.50%

Approximately 70% of the respondents (29.83% strongly agree and 40.34% agree) feel traffic-calming devices to reduce speeds on residential streets is a good idea. Over 55% of the respondents also indicated many streets and intersections suffer from excessive speeding and a high number of vehicles (58.91%). A few of the streets listed were N. Chicot Road, Mabelvale Pike, McDaniel Drive, 65th Street, University Avenue. These streets were also listed as “cut-through” streets for motorist to avoid traffic congestion on the interstate and/or University Avenue.

Schools	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The school buildings and properties are well maintained.	2.94%	22.69%	48.32%	10.50%	5.04%
Our area residents and businesses should form a partnership with the schools to improve the learning environment for the children.	15.55%	39.50%	30.67%	2.10%	1.26%
Traffic conditions around the schools are unsafe and congested.	5.46%	16.81%	52.94%	11.34%	1.68%
Truancy is a problem for our area residents and businesses.	3.36%	7.14%	60.50%	12.18%	2.52%

Almost 70% of the respondents indicated they did not have school-aged children. They did however (55.05%) indicate the need for partnering with area schools to improve the learning environment for the area children.

65th Street West Neighborhood Action Plan
 Survey Summary
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Housing	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Stricter property maintenance standards should be developed and enforced in our area.	29.38%	28.57%	24.79%	8.40%	4.20%
An economic hardship program should be developed to assist (financially or otherwise) disadvantaged homeowners in maintaining their property.	15.97%	32.77%	26.89%	7.98%	11.76%
The city's rental inspection program is important to our area.	39.92%	31.09%	20.59%	0.84%	2.10%

Over 70% of the respondents feel the city's rental inspection program (71.01%) has benefited the area. In addition to the current regulations respondents felt more stringent property maintenance standards should be developed and enforced (57.95%). For the most part respondents commented on the negative impacts of multi-family housing to an area. Some of the reasons listed were crime, devaluation of property, noise and traffic.

Zoning	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Combined building uses where people live above stores and offices are good for the neighborhood.	3.36%	9.66%	40.34%	17.65%	20.59%
Converting single-family homes from residential to office or commercial uses is acceptable.	4.20%	11.76%	17.23%	30.67%	32.77%
Residents have enough say in the location of late-hour retail businesses and other commercial buildings in the neighborhood.	5.04%	13.87%	44.12%	18.91%	11.76%

The respondents indicated clearly that the conversion of single-family housing into commercial or office uses is not an acceptable alternative. When combining strongly disagree with disagree responses 63.44% indicated they were not in favor while combining strongly agree with agree only 15.96% were amenable.

Parks and Recreation	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Our parks are safe and well maintained.	5.04%	18.49%	36.55%	21.43%	10.50%
Park trails should be restricted for hiking only (i.e., prohibit biking on trails).	12.18%	21.43%	30.25%	20.59%	5.46%
Street, parks, and pathways should be developed and/or improved to be more pedestrian-friendly while still accommodating vehicles.	22.69%	37.39%	25.21%	3.36%	2.52%

31.93% of the respondents did not agree with the statement that our parks are safe and well-maintained while 36.55% remained neutral on the statement. The only statement, which raised over a 50% combined response rate, was that of area recreational facilities should be developed to be more pedestrian friendly while still accommodating vehicles (60.08%).

65th Street West Neighborhood Action Plan
 Survey Summary
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Crime:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The lighting on our area streets is adequate to deter crime.	14.29%	39.08%	13.45%	24.37%	7.14%
Little Rock police patrols are regular enough to deter street crime.	2.95%	20.25%	20.68%	34.18%	17.30%
Loitering is a problem in some parts of our area.	9.66%	25.63%	27.73%	19.75%	6.72%
Drug activity is a problem in our area.	12.24%	14.77%	38.40%	16.88%	3.38%

53.37% of the respondents indicated street lighting was adequate but 51.48% did not agree that the Little Rock police patrols were regular enough to deter street crimes in the area. When asked to list crime potential areas respondents indicated Hindman Park, multi-family housing units in the area and various locations along University Avenue and 65th Street.

Neighborhood Life: When asked *“What attracted you to the neighborhood?”* Most responses were similar indicating affordability, location, proximity to work, schools, recreational activities and shopping. *“What do you like most about your neighborhood?”* A large number of the respondents indicated what attracted them to the neighborhood was also what they liked most about the area. In addition many indicated their neighbors and the neighborhood, as a whole was a definite plus. *“If you could change one thing about the area, what would it be?”* More stringent and better enforcement of property maintenance standards, fewer rental units, reduce the barking dog population, encourage more young families to move into the area, not allow parking on the street or on lawns, reduce the amount of cut-through traffic in the area.

Demographics: The majority of the persons responding to the survey were ages 55+ (50.84%), 22.27% each were ages 25-40 and 22.69% were 41-50. 58.40% of the respondents were female. 45.99% of the respondents lived in subarea A. Persons responding from other subareas included 2.95% from sub area E, 5.06% from sub area D, 13.08% from sub area C and 19.41% from sub area B. 13.50% of the respondents did not respond to this question. 16 years was the average years of residency. However, 42% of the respondents have lived in the area 20+ years. 82.77% of the respondents own their home and there is a 2.02 persons per household for those responding. 71.89% of the respondents did not have school-aged children. Only 6.30% of the respondents are area business owners. Of the respondents owning business 48% own businesses in subarea A and 32% own businesses in subarea B.

When comparing 1990 Census Data to the demographics of the respondents to the survey (portions of Census Tract 20.01 and 41.03) 62.5% of the residents were homeowners, owner occupied units consisted of 2.43 persons per household, renter occupied units 2.29 persons per household and 51.5% of the residents were female. Owner occupied units has the greatest inconsistency with 82.77% of the survey respondents being homeowners. To give an indication of the significance of the fewer persons per household the total number of units reported in the 1990 Census Data (2103 total units) was multiplied by the persons per household for owner occupied units (2.29 persons per household). This is an estimated population of 4815 persons in 1990. The survey persons per household (2.02 persons per household) were also multiplied by the total number of units reported in the 1990 Census Data that gives an estimated population of 4248. This indicates a significant decrease in population for the area (567 persons). It is important to remember this only suggest a loss of population because not all factors have been taken into consideration. This has been applied to those persons who responded to the survey only and not the actual composition of the neighborhood.

Appendix III

Departmental Comments



City of Little Rock

Department of Planning and Development

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435 or 371-6863

**Planning
Zoning and
Subdivision**

MEMORANDUM

TO: DONNA JAMES, PLANNING & DEVELOPMENT
FROM: WALTER MALONE, PLANNING MANAGER
SUBJECT: PLANNING DEPARTMENT COMMENTS
DATE: JANUARY 2, 2002

In response to your memorandum of December 21, 2001, the Planning and Development Department comments on the draft Neighborhood Plan are as follows.


- Under the Housing Goal, we do not believe the objective “Require new single-family housing be site built homes” to be constitutional. A statement to the effect that all new single-family housing had to meet or exceed Little Rock building codes might be tried.
- Under the Land Use and Zoning Goal, the action statement suggesting changing the Land Use Plan for Multifamily or Low Density residential classifications where not already zoned could be explored but we can not say at this time that such a change(s) is appropriate or advisable.
- Under the Land Use and Zoning Goal, for the objective “promote protection of natural areas through development of zoning initiatives”; at this time we do not have the resources to explore this issue. If the neighborhood wishes to proceed with this issue, additional groups need to be included. Ideas will need to be exchanged. Research will have to be done. And finally hearings will have to be held. If the Board decides to reallocate resources, we will work with others to explore this issue.
- Under the Land Use and Zoning Goal, the staff has reviewed the conditional and special use permit processes several times in the last few years. A more specific request to look at one or two uses (which are deemed to be traffic issues) would be appropriate for the neighborhood to forward to the staff for Planning Commission review in the next review package.

cc Jim Lawson, Director Planning & Development



MEMORANDUM

TO: Ms. Donna James, Planning and Development

FROM: Lawrence Johnson, Chief of Police 

RE: 65th Street Neighborhood Action Plan

DATE: January 15, 2002

One of the goals of the Southwest Patrol Division is to provide a quality uniformed police service to the citizens we serve. We strive to accomplish this goal by a means of a set of objectives intended to promote professionalism, a spirit of community awareness, and to compliment all police services available to our citizens. Some of these objectives coexist with many of the action statements presented by the 65th Street Steering Committee. Some of these objectives include but are not limited to:

Reducing traffic accident occurrences in the Southwest area of Little Rock by providing extra patrol at high accident intersections.

Assigning additional personnel for special traffic enforcement at high accident intersections and extra patrol at businesses that are frequently victims of crime.

Maintaining a close working relationship with the COPP Officers assigned to our Division and exchange information to effectively reduce crime and solve problems within the community located in the Southwest area of Little Rock.

Shift Supervisors will schedule their personnel so that all districts are adequately manned and additional coverage is provided for special assignments so that supervisors can increase patrol at designated problem areas. This would include various areas where traffic law enforcement, loud music violations, gang activity, and vandalism may be occurring. Current redistricting allows our supervisors the flexibility to assign additional personnel in problem areas where criminal activity is a problem or traffic enforcement is a concern. This will take place on January 12, 2002.

Ms. Donna James, Planning & Development
January 15, 2002
Page 2

We enthusiastically encourage the neighborhood leaders in the 65th Street Neighborhood Action Plan to form neighborhood watch groups. By actively encouraging their neighbors to become involved they will create an excellent way to elicit community problems and forward the information to the Police Department. Officers frequently attend these meetings along with their supervisors and they are outstanding ways to exchange information. For example, officers can recommend what phone numbers should be called for various situations in an effort to promote a more efficient response to the individual's or neighborhood's problem. Officers from time to time receive information about narcotics activity that had gone undetected by Police personnel. The Southwest Substation has quarterly meetings with the citizens who live in Southwest Little Rock and the neighborhood watch groups provide an excellent means to inform the community when and where these meetings will take place.

Citizens are encouraged in quarterly and neighborhood meetings to contact the Police Department's Crime Prevention Unit for security surveys. The Crime Prevention Unit personnel are very well versed in techniques to help discourage criminal activity. This includes the new concept called "Crime Prevention Through Environmental Design."

The Officers of the Police Department who work at the Southwest Substation are hard working Officers and do their best to provide a safe environment for the citizens, businesses and visitors in the Southwest community of Little Rock.

LJ:pdm



MEMORANDUM

TO: DONNA JAMES, PLANNING & DEVELOPMENT
FROM: BOB TURNER, DIRECTOR OF PUBLIC WORKS
SUBJECT: 65TH STREET NEIGHBORHOOD ACTION PLAN
DATE: JANUARY 22, 2002

B.T.

As you requested, we have reviewed the subject plan. Comments on sections relevant to this Department follow.

Action Statement: Stop dirt and debris hauling from property adjacent to 8804 Mabelvale Pike.

Comments: Public Works has investigated this activity on more than one occasion and does not believe it has the authority to either stop the activity or to require hauling to be relocated to the suggested location. Our inquiries have revealed no obvious City ordinance violations resulting from either the excavating or hauling operation. Rerouting the hauling to the suggested area appears to require access across private property. In short, we believe that the dirt and debris hauling operations do not run afoul of any city ordinance and we therefore lack any authority to require another use.

Action Statement: Construct Mabelvale Pike from Forbing Road to North Chicot Road and Chicot Road between its north and south intersections with Mabelvale Pike with 36 foot wide roadway and sidewalks.

Comment: This work is included in Public Works' unfunded infrastructure needs database.

Action Statement: Realign North Chicot Road and construct Carolina Drive from its intersection with North Chicot Road to Master Street Plan standards.

Comment: This work is included in Public Works' unfunded infrastructure needs database.

Action Statement: Construct Grace Road from Mabelvale Pike to North Chicot Road to Master Street Plan standards.

Comment: This work is included in Public Works' unfunded infrastructure needs database.

Action Statement: Take responsibility for cleaning Young Creek from Mabelvale Pike north to Fourche Creek.

Comment: Young Creek is on Public Works' major ditch maintenance list and is cut and sprayed annually and then more extensive maintenance is performed every 2-3 years.

Action Statement: Identify the reason for standing water in Pin Oak Ditch and correct the problem.

Comment: Public Works will look into this to determine if a utility leak is causing the standing water and will contact the utility if a leak is found.

Action Statement: Conduct a study to determine feasibility of long-term solutions to Young Creek drainage problems.

Comment: Young Creek drainage improvements are on the City's unfunded infrastructure needs database.

Action Statement: Maintain a bi-yearly maintenance schedule of all drainage ditches within the City of Little Rock.

Comment: Funding and crew limitations do not allow maintenance of all ditches every two years. However, Public Works maintains a "Major Ditch Maintenance List" and attempts to perform major maintenance on all these ditches every 2-3 years. Most ditches, whether on the major list or not, are cut and sprayed annually. Smaller ditches are maintained when calls are received asking for maintenance.

Action Statement: Replace "off set" culvert box at North Chicot and Carolina Drive.

Comment: This work is on the City's unfunded infrastructure needs database.

Action Statement: Perform yearly cleaning of ditch behind homes on Grace Drive.

Comment: This ditch is not on the Major Ditch Maintenance list but is cleaned and sprayed annually.

Action Statement: Correct drainage problems near 20 Sheraton Drive.

Comment: It is not clear from the action statement what the problem may be. Public Works will investigate the matter further.

Action Statement: Improve solid waste collection in the area and yard waste collection is not performed on a timely manner when pick up calls are made.

Comment: Public Works is not aware of persistent service problems in this area. Persons not receiving garbage service should call 888-2208. Because of a higher-than-normal volume of calls, city crews have been working overtime and yard waste collections have been somewhat slower than usual.

Action Statement: Adjust the Traffic signal on University at Forbing to provide for a left turn onto Forbing for north bound travel on University when a train is crossing Forbing.

Comment: The light has been corrected to allow this turn.

Please contact me if you have any further questions.