

COMMUNITY AND REGIONAL NODES

WEST

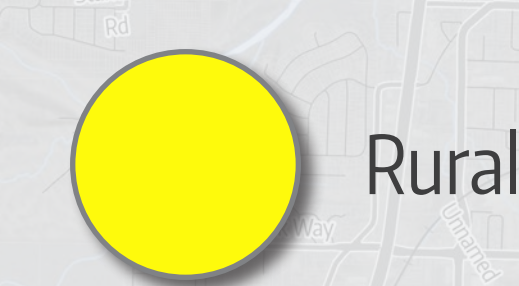
RURAL NODES

Rural nodes represent small community centers, often occurring at the intersection of two roads or a road and rail line, and often associated with a historic community. Neighborhood services are appropriate in these areas to support the local community and assist with decreasing commutes for basic services. As rural nodes redevelop or grow, the character of growth should be of a scale and form appropriate to the area and should generally follow the land use category description for Community Node.

Rural node locations planned in this region include:

- **Highway 300 at Maple Ave**
(Natural Steps community) Natural Steps is a historic community located between the Maumelle and Arkansas Rivers. Due to its location near several recreation areas, a rural node development pattern is recommended to encourage planned, context-appropriate growth into the future.
- **Roland**
Roland is a historic unincorporated community to 820 residents per the 2020 census. Featuring the Little Rock and Western Railway on the east side, Roland contains several blocks of existing platted streets giving it a traditional small town "downtown" feel. The future development of additional context-appropriate housing and neighborhood services could support community vitality within this rural node.
- **Highway 300 at Beaver Creek Rd**
Featuring a small concentration of non-residential development, this intersection serves as a small rural node.
- **Highway 10 at Goodson Rd/Condor Rd**
Located just south of the Maumelle Watershed Zoning Area and the Blue Mountain Natural Area, this area currently contains a concentration of non-residential development alongside lower density uses and is expected to grow.
- **Kanis Rd at Ferndale Cutoff Rd**
(Ferndale community) Concentrated around the intersection of Kanis and Congo Roads, Ferndale is a well-established community featuring a variety of businesses, churches, and other neighborhood services. This area is expected to continue to grow.
- **Lawson Rd at Beauchamp Rd**
Located just east of Lawton Elementary School, this existing node contains Prickett's Grocery and includes a relatively dense concentration of housing. Additional context-sensitive amenities are appropriate in the future at this rural node.
- **Colonel Glenn Rd at Faulkner Rd**
Lying at the Colonel Glenn Rd and Faulkner Rd intersection, this area features a small convenience store and places of worship. Future development in the general area is encouraged at this node to help retain the rural character of the areas beyond.
- **Hwy 300 at Pinnacle Rd**
Referenced as a small community on USGS topographical maps, this node is centered around the Pinnacle Rd / Hwy 300 intersection. An established community of homes, places of worship, and small businesses, additional neighborhood scale amenities are appropriate in the future at this node.

COMMUNITY NODES



Rural

