



PULASKI COUNTY LAND USE STUDY AND PLAN

A Planning and Resource Guide for Pulaski County, Arkansas
Adopted May 27, 2025
Ordinance No. 25-OR-20

This page intentionally left blank



TABLE OF CONTENTS

01. Introduction	15. Sub Area Southeast
07. Demographics and Existing Conditions	21. Sub Area West
11. Vision and Goals	27. Sub Area North
13. Subregions Overview	33. Appendices - A • Public Input Report - B • Future Land Use Categories & Descriptions - C • Goals and Objectives - D • Adoption Ordinance

This page intentionally left blank

INTRODUCTION

The Pulaski County **Comprehensive Land Use Plan** illustrates a vision for the unincorporated areas of Pulaski County and examines how land use, transportation, recreation, and development will guide the future growth and character of the region. The Plan is a policy document that should be used:

- As a resource by decision makers when considering both public infrastructure and private sector development and,
- As an overall basis for adopting implementation tools designed to achieve the community informed vision and goals articulated in The Plan.

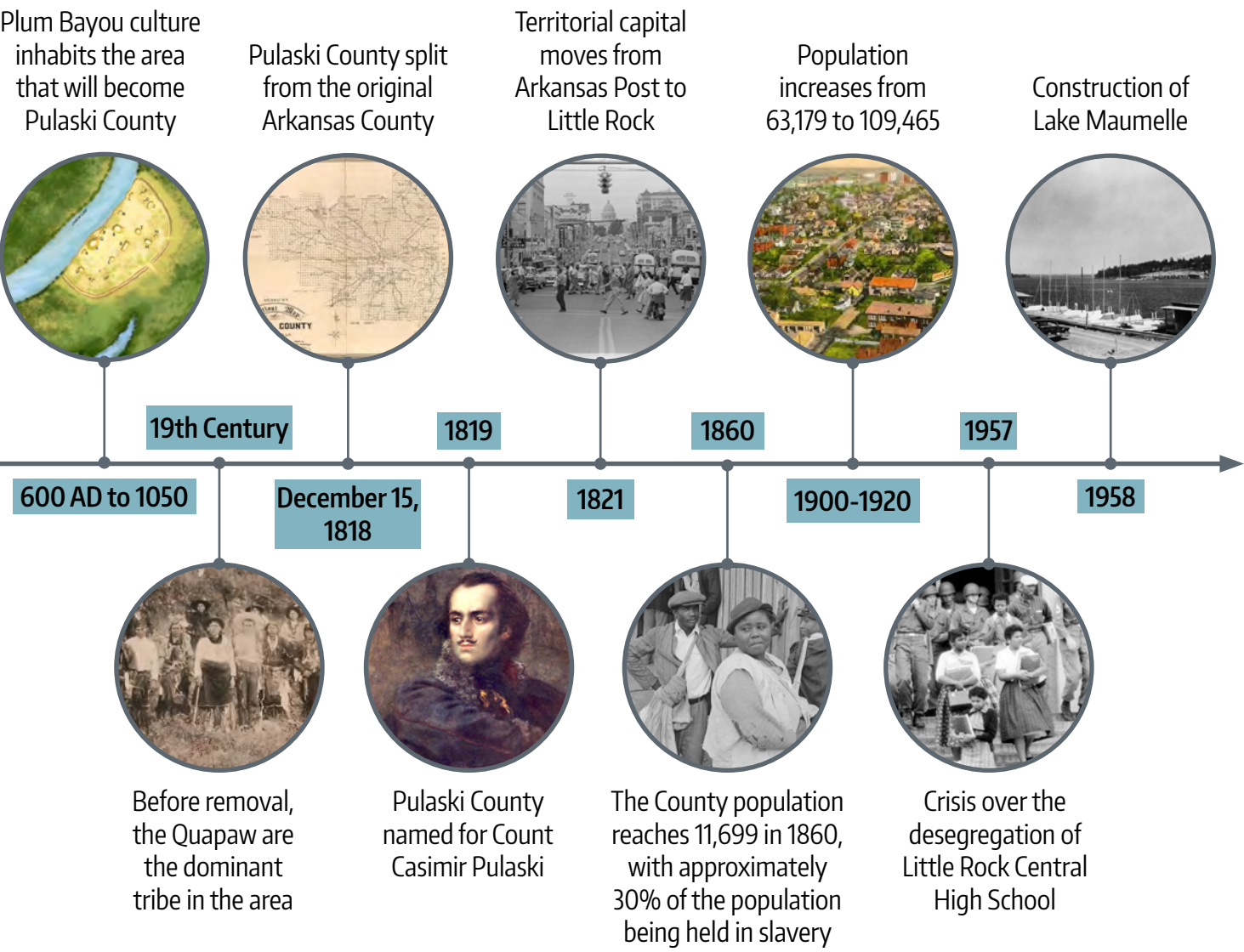


AUTHORITY

The Plan was developed consistent with the provisions of Arkansas Codes, Annotated (A.C.A.), Sec. 14-17-206, *Purpose and content of county plan*, which states that county plans “shall be made with the general purpose of guiding and accomplishing a coordinated, efficient, and economic development of the county, or part thereof. In accordance with one (1) or more of the following criteria, the plan shall seek to best promote the health, safety, convenience, prosperity, and welfare of the people of the county.” The statute clarifies that plans may provide for, among other things, the following:

- The conservation of natural resources;
- The protection of areas of environmental concern;
- The development of land subject to flooding;The provision of adequate recreation, education, and community facilities, including water, sewer, solid waste, and drainage improvements;
- The development of transportation facilities, housing development, and redevelopment;
- The consideration of school district boundaries; and
- Other matters which are logically related to or form an integral part of a long-term plan for orderly development and redevelopment of the county.

HISTORY



Prior to European settlement, central Arkansas was inhabited by the Plum Bayou culture, from approximately AD 600 to around 1050. The Plum Bayou people lived in small villages that were present along the floodplains of the Arkansas and White Rivers, and a primary community center is represented at Plum Bayou Mounds Archeological State Park—located just east of current day Pulaski County.

By the beginning of the 19th century, the Quapaw were the dominant tribe within what would become Pulaski County, but treaties signed in 1818 and again in 1824 forced the Quapaw further south and into northern Louisiana.

Established on December 15, 1818 and lying for a few months within Missouri Territory, Pulaski County was split from the original Arkansas County, which had existed since 1813. When Congress established the Arkansas Territory in 1819, Pulaski County was mapped as one of the five original counties of the new territory. In 1821, the territorial capital was moved from Arkansas Post to Little Rock, and since then Pulaski County has been at the center of Arkansas state government for more than two centuries.

Established in 1819, Pulaski County was named for Count Casimir Pulaski, a Polish nobleman recognized for his service in the Revolutionary War's Battle of Savannah.

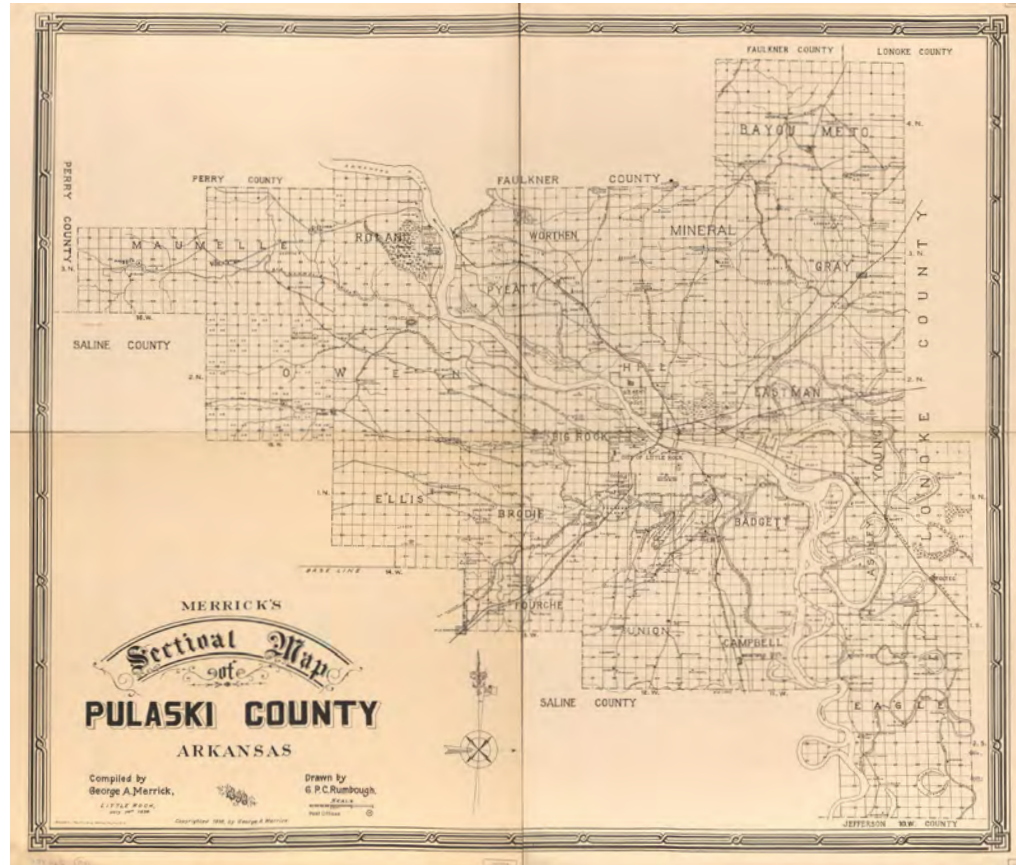


Figure. Pulaski County Historic Map
Source: [Merrick's Sectional Map of Pulaski County \(1898\)](#)

The County population reached 11,699 in 1860, with approximately 30% of the population being held in slavery. The decades following the Civil War saw several incidents of extrajudicial violence, with many of the events being racially motivated. Such motivation would eventually lead to the [1957 Little Rock Central High School desegregation crisis](#), a nationally significant event highlighting the racial tension and divisions reflected among political leaders and residents.

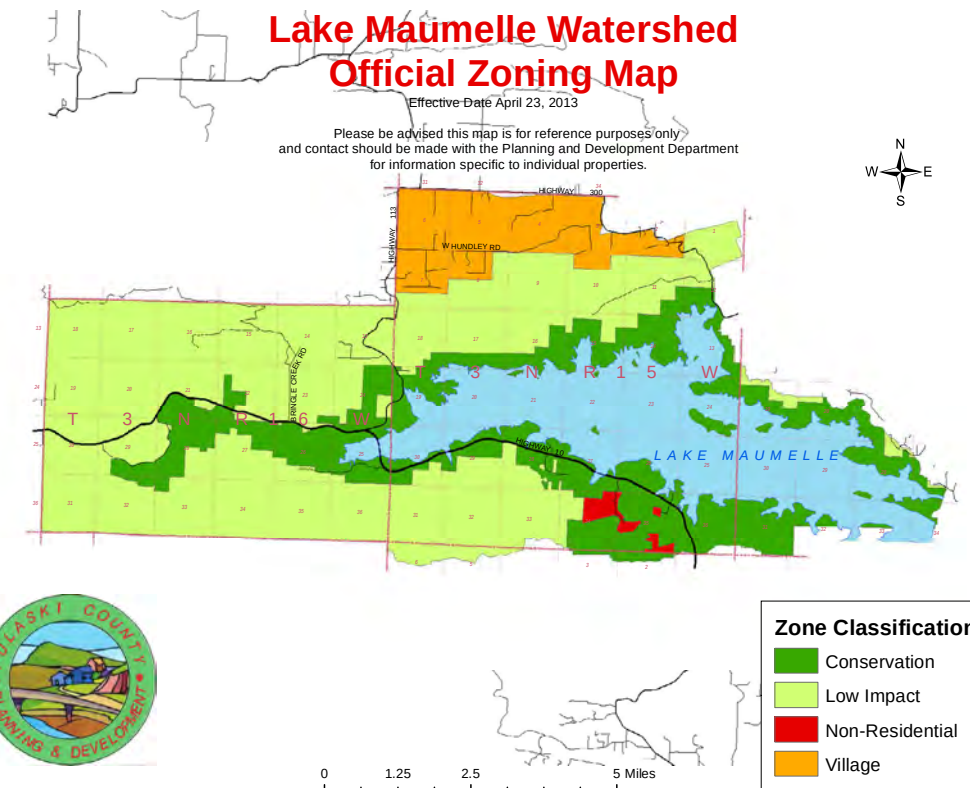
The County population surged through the remainder of the 19th century, reaching 63,179 by 1900 and 109,464 in 1920. While the smaller communities such as Wrightsville, Jacksonville, and Roland grew during these years, the predominate landscape was still generally agrarian and rural outside of the central core of Little Rock and North Little Rock.

World War I spurred the establishment of Camp Pike, a military training facility near North Little Rock that would later become Camp Joseph T. Robinson and later home to the Arkansas Army National Guard. Camp Robinson's involvement in World War II would lead to additional growth of the area.

In 1952 the County was chosen for the establishment of a Strategic Air Command base, which opened in 1955 as the Little Rock Air Force Base (LRAFB). Encompassing over 6,400 acres, LRAFB is a self-contained community that has contributed significantly to the growth and economy of the area. Additional county developments at this time included the construction of Lake Maumelle by Little Rock Municipal Waterworks in 1958. A dedicated regional water source since that time, Lake Maumelle and nearby Lake Winona (Saline County) now provide water to over 400,000 Arkansas residents.

As the population reached 242,980 in 1960, significant regional transportation investments were completed later in the 20th century, including:

- **Waterways.** The McClellan-Kerr Arkansas River Navigation System in 1970, which led to port facilities in the eastern part of the County. Established via coordination with the City of Little Rock, the Port of Little Rock features river barge docking facilities as well as its own railroad line that handles over [10,000 cars per year](#). A significant economic partner in Pulaski County, the 2,600+ acre Port features over 40 businesses and is expected to continue its growth and level of service over the next few decades.
- **Roads.** The regional Interstate Highway network developed starting with the connection of the New Benton Highway (I-30) in the 1950s, I-630 from the 1960-1980s, I-430 in the 1970s, and I-440 with the southern leg completed in the 1970s and northern leg in the early 2000s. Development of these regional freeways coincided with significant growth of neighboring counties.
- **Air.** Significant investments were made to convert the Little Rock National Airport/Adams Field into the current day Bill and Hillary Clinton National Airport, encompassing over 2,000 acres and annually serving more than [2.2 million passengers](#).



Through an effort to protect the Lake Maumelle watershed from contamination, the Lake Maumelle Watershed Zoning Code was adopted in 2013, representing the first county zoning districts outside of any municipal planning area.

More recently, significant recreation investments have been made into the 21st century, including improvements to Pinnacle Mountain State Park, significant recreation and conservation acquisitions by non-governmental organizations, as well as the multi-county Southwest Trail, a regional greenway currently underway that will connect Little Rock to Hot Springs via shared use path.

PLAN BACKGROUND

Like many populous and growing counties, unincorporated Pulaski County includes a wide range of existing land uses, including: agriculture and forestry, low-density residential, suburban residential, small communities, and high-impact industrial activities, such as landfills and mines.

Looking back to the 1950s, the Pulaski County Planning Board sensed the outward development patterns of that time needed basic zoning regulations, as evidenced by a proposed zoning map they prepared for consideration in 1954. Noting that unincorporated communities would “have their established commercial, industrial, and residential sections protected by the regulations” the Board proposed mapping the remainder of the unincorporated lands into either Forestry, Agriculture, Industrial, Commercial, Residential (one-family), or Residential (more than one-family) zoning districts. A copy of the map was found during this project, and though the accompanying newspaper article states a public hearing was anticipated in July 1954, the plan was never adopted.

While some unincorporated lands in the County were eventually zoned—such as College Station within Little Rock’s Planning Area, as well as lands around Lake Maumelle falling within the Lake Maumelle Watershed Zoning Ordinance and Map—vast areas of unincorporated lands in west, north, and southeast Pulaski County have been developing and evolving without a plan for several decades.

These diverse uses, combined with the significant development pressure west of Little Rock and Maumelle prompted the County to consider its first county-wide land use study and plan in 2022.

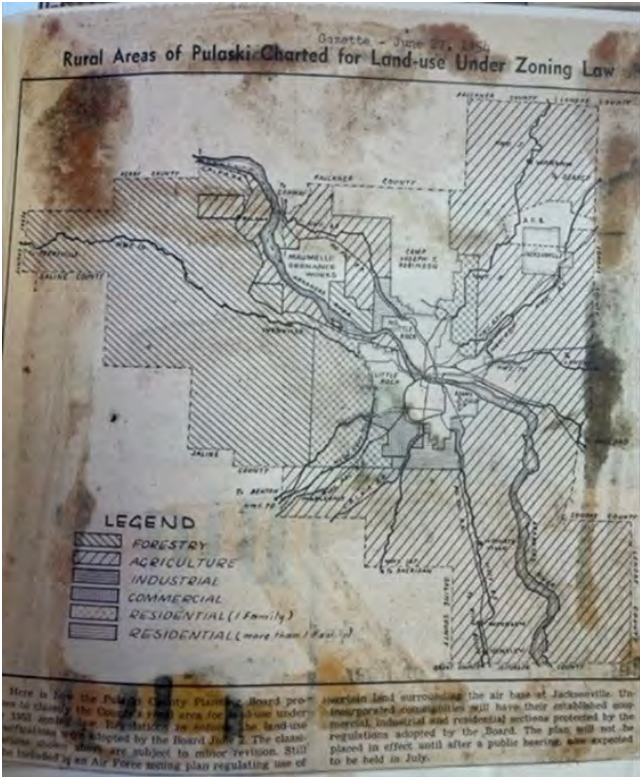


Figure. “Rural Areas of Pulaski County Charted for Land-use Under Zoning Law”
Arkansas Gazette, June 27, 1954.

West LR



Lake Maumelle



Representing the most populated county in the State of Arkansas, the Pulaski County Planning Board—through several public hearings and through the formation of a Special Committee focusing on the protection of the agricultural, rural, and natural areas of the County—determined a land use study and plan were needed to better understand and prepare for the challenges and opportunities impacting the future of unincorporated Pulaski County. Following the passage of a Planning Board resolution in March 2022, Pulaski County issued an RFP for a planning consultant, and later that year, the project was underway with formal kickoff meetings in early 2023.

WHAT IS A LAND USE PLAN?

The Pulaski County Land Use Plan is an official guide adopted by the County for orderly management of growth. It serves all residents, property owners, and other stakeholders who have a direct interest in the future of Pulaski County. The Plan serves as an official policy statement directing how growth and development should occur, as well as recommending methods and tools for proactively managing growth in ways that are sensitive to the rural character of the area. The Plan should help guide land use and infrastructure related decisions of both the Planning Board and the Quorum Court well into the next 20 years. This Plan is a living document and will need periodic review and updates over time to address future challenges as they arise, and more detailed studies or small additional area plans may be useful to the County within a shorter timeframe.

The Plan is informed by county-specific demographic research, county-wide community input and evaluation, careful consideration of opportunities and challenges, and consultation with a coordination committee and County Staff. The Coordination Committee served as a sounding board and offered additional perspectives in a focused setting. Additionally, an Advisory Committee comprised of municipal, utility, and other regional representatives, provided feedback at specific project intervals. Further, the Plan is informed by feedback received from diverse stakeholders, including developers, conservation representatives, and recreation advocates. Detailed input from these communities, stakeholders, elected officials, and the general public in west, north, and southeast Pulaski County ensures the Plan was created in a grounded, logical, and locally relevant manner.



PLAN OVERVIEW

This plan, a product of extensive study depicts an understanding of the existing conditions and trends that are shaping the County. It presents a set of overall guiding principles based on community input and expands these into a set of goals and objectives. Finally, this data and input provide the basis for the overall plan elements, including Future Land Use (FLU), Master Road Plan, and recreation elements. Overall, the plan is organized as follows:

- **Methodology.** This section provides clarification on the methods that were used to develop the Future Land Use Map and the supporting land use categories.
- **Key Findings.** This section highlights key takeaways and findings forming the foundation of the plan, including current trends, current shortcomings, and likely needs for Pulaski County’s future.
- **Demographics and other Existing Conditions.** This section highlights the key demographic and other existing condition information that helped inform the plan.
- **Vision, Goals, and Community Input.** This section provides more detail on the community informed vision and goals that helped guide the detail and development of the plan.
- **Subregions Overview.** This section provides an overall view of the unincorporated areas of the County.
 - West: FLU, Master Road Plan, and Recreation. With a specific focus on West Pulaski County, this section provides a detailed view of the Future Land Use Map, Master Street Plan, and Recreation Plan for those areas west of the Arkansas River and the City of Little Rock’s planning area.
 - North: FLU, Master Road Plan, and Recreation. With a specific focus on North Pulaski County, this section provides a detailed view of the Future Land Use Map, Master Street Plan, and Recreation Plan for those areas north of the Arkansas River and north of US-70 on the east side of the County.
 - Southeast: FLU, Master Road Plan, and Recreation. With a specific focus on West Pulaski County, this section provides a detailed view of the Future Land Use Map, Master Street Plan, and Recreation Plan for those areas south of Little Rock and North Little Rock.
- **Transportation Plan.** Designed in tandem with a set of street sections, this section introduces the overall street/road plan for the County.
- **Implementation Plan.** A thorough implementation chapter is essential in achieving the goals of this plan. This section identifies a series of strategies and tools the County should consider to help realize and efficiently achieve the vision and goals of the Plan.
- **Appendices.** A robust set of full format resources are provided in digital format in the Appendices, including:

1. Existing Conditions/Summary 2. Public Input Report 3. Vision, Goals / Objectives Document 4. Future Land Use Categories Document 5. Master Street Plan Cross Sections 6. Recreation Analysis	7. Maps: – Future Land Use Maps (3) – Future Land Use Node Maps (3) – Master Street Plan Maps (3)
--	--

METHODOLOGY

PLANNING PROCESS



The development of the Pulaski County Land Use Study involved gathering input from residents and stakeholders through various forms of community engagement, including visioning meetings, interactive polls and maps, online surveys, and stakeholder meetings. Visioning Meetings and subsequent Public Input Meetings were held throughout the county in three regional locations to ensure broad community participation.

The Pulaski County Future Land Use Map was developed through a methodology informed by public input and resulting goals, local data analysis, and county planning best practices. In summary, the following standards and thresholds were utilized.

- 1. Coordination with existing plans.**
Development of the Future Land Use Plan recognizes existing adopted municipal plans where land uses are designated without zoning. This is most prominently seen in southeast Pulaski County. Additionally, the plan references and defers to the Little Rock Air Force Base (LRAFB) Land Use Compatibility Study and the Lake Maumelle Zoning District, recognizing existing standards already in place in those areas.
- 2. Community input.**
Robust community engagement and comment opportunities (in person regional meetings, online surveys, and online interactive comment maps) informed the overall goals and output of the plan. To enable public buy-in/support and to create a plan that is reflective of the overarching needs and vision of the unincorporated area, this public feedback was essential, and the Future Land Use Map is reflective of the input from all three subareas of the county.
- 3. Acknowledgment of existing land uses.**
From rural residential in the North and West to distinct agricultural and commercial areas in the Southeast, existing uses throughout all three (3) subregions have been acknowledged. Through community input and planning analysis, the future land use categories recommend either: retention, management and/or growth of existing uses; revitalization and enhancement of existing uses; and/or context and scale appropriate growth at key nodes.
- 4. Planned and organized community development.**
Emphasized on encouraging the development of rural and neighborhood nodes in lieu of strip style, highway, or haphazard commercial development, the Community Node FLU is recommended near certain intersections currently featuring small scale mixed uses, and especially to retain historic small communities, such as Roland, Ferndale, Woodson, Hensley, and Olmstead.
- 5. Intensity of uses.**
Buffering--or a step-down approach to intensity of uses--was utilized around areas designated as community nodes and other higher intensity uses such as Industrial, where possible. These buffers provide a gradual step down in intensity of uses to help support areas like community nodes while also best protecting surrounding properties.
- 6. An emphasis placed on new housing near existing schools.**
Recognizing additional housing needed and/or warranted near schools, the mapping was informed by census trends/projections, an emphasis on relative housing density near community services such as schools, and a general consideration that housing near schools--especially elementary schools--is desirable to many residents and families.
- 7. Agricultural /Open Space - Forest.**
Unless found adjacent to major arterials and/or within the immediate context of water and sewer infrastructure, large, forested tracts and tracts associated with a contiguous forested area are generally mapped as Agricultural/OpenSpace-Forest (AGR-FOR).
- 8. Agricultural / Open Space**
Generally speaking, large open space and agricultural tracts are mapped as Agricultural/OpenSpace (AGR-OP), to support the intent described in the land use classification description.

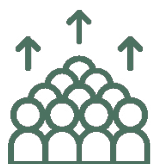
KEY FINDINGS



CURRENT OBSERVATIONS

Infrastructure needs—as well as access to amenities and resources—are most urgent in Southeast Pulaski County.

- Undue stress is placed on emergency response vehicles when trains block railroad crossings in Southeast Pulaski County.
- Needed amenities include additional grocery stores, gas stations, health facilities, recreation facilities, and youth programs.
- Stormwater drainage improvements along roads is needed in eastern and southeastern Pulaski County.



Significant
Development
Pressure

Need for
Region Specific
Goals and
Objectives

Impact
on Rural
Character

High
Infrastructure
Need

Creation of
Neighborhood
Nodes

Management
of County
Resources

Environmental
Stewardship

Proactive
Growth
Management

TRENDS AND DESIRES

A well-coordinated land use plan can proactively encourage housing and other essential amenities to develop in regional or neighborhood nodes—or in other predictable areas currently supported by utilities and other community resources—while encouraging much lower density housing, recreation, conservation, and agricultural uses in the regions beyond.



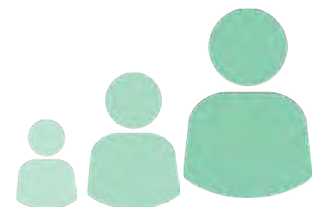
Land use planning and growth management will not only play a role in the overall sense of place in the County but can also play a key role in the management of County resources.



Environmental stewardship—including protection of both rural character, riparian corridors, and wetlands is a concern echoed throughout the unincorporated area.



Proactive growth management and prevention of sprawl and leapfrog development is desired in West Pulaski County.

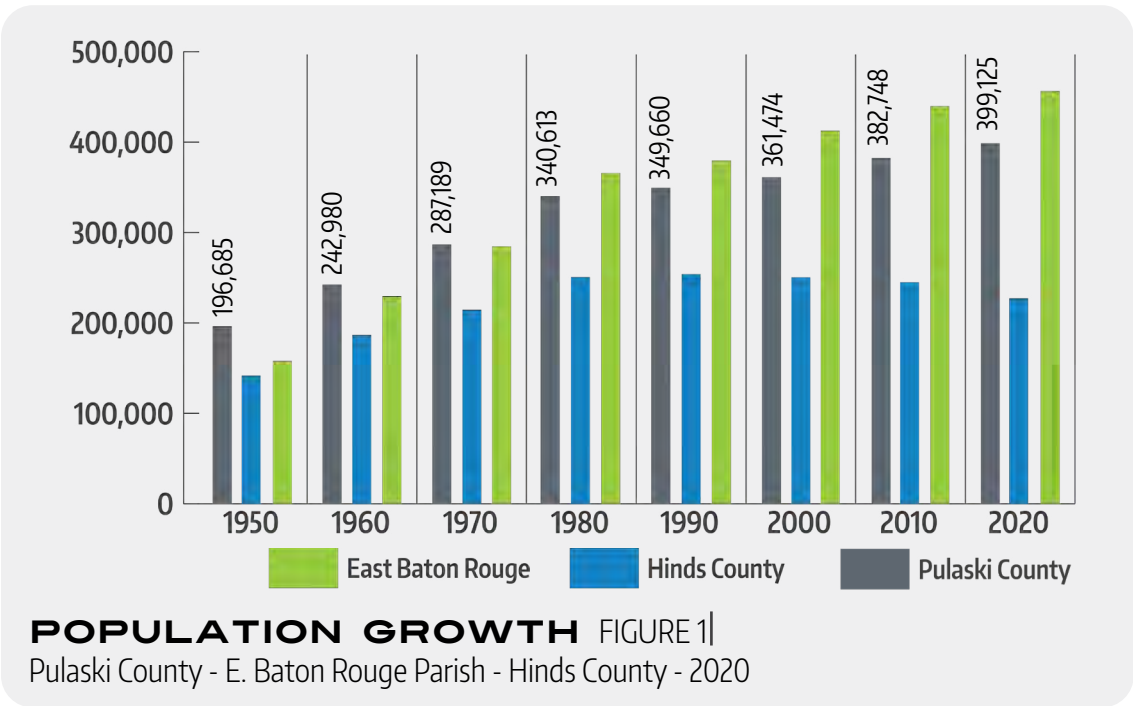


Unincorporated Pulaski County wants to better plan for its future growth to retain rural character, attract amenities and resources, and achieve a more comprehensive vision and predictable buildout of the County.

POPULATION

Pulaski County's population has experienced a steady increase since the 1950's, and is expected to continue in growth over the next twenty years.

Pulaski County, Arkansas' residential population has steadily increased since 1950. The County experienced its most significant growth between 1950-1970 with a 46% increase during that 20 year period. Since then, the population change has slowed to 10% from 2000-2020. As seen in Figure 1, East Baton Rouge Parish, in comparison, had a higher population increase from 1950-70 at 80% and from 2000-2020 at 10%. Hinds County, MS, conversely increased greater than Pulaski County from 1950-70 at 51% but decreased by 1% in population since 2000. As of the 2020 United States Census, Pulaski County has a population of 399,125.



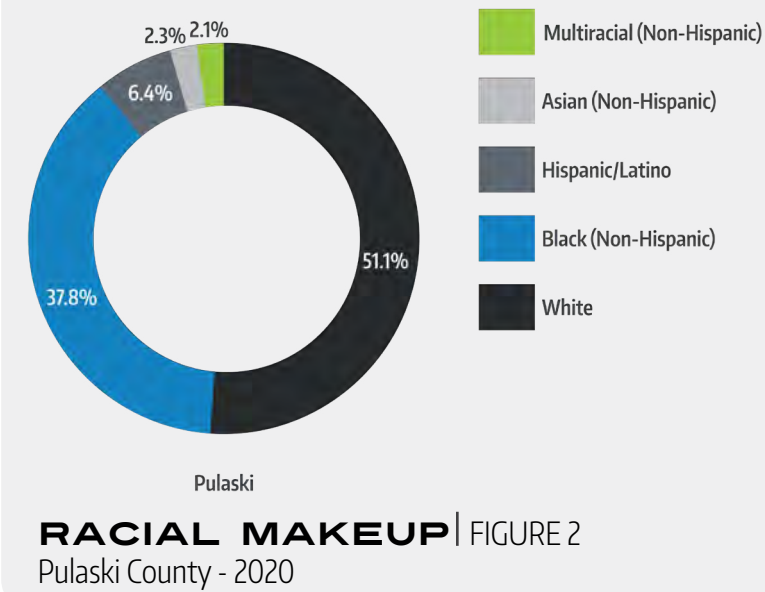
KEY DEMOGRAPHIC
Pulaski County's Population increased by 3.7% from 383,569 residents in 2010. Since 2010, its largest annual population increase was 1.7% between 2019 and 2020.

Source: US Census Bureau

RACE

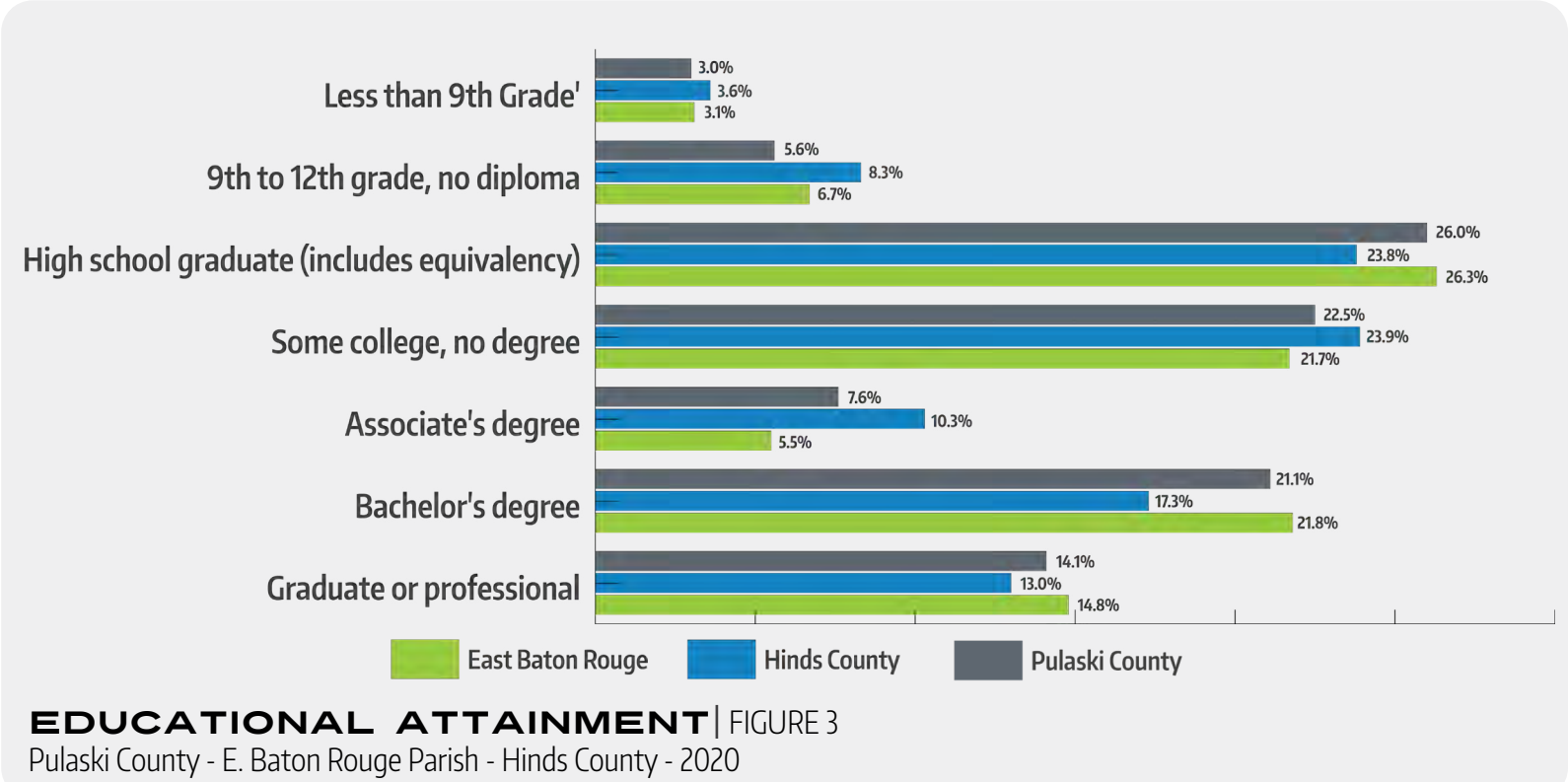
Pulaski County has become more diverse as the population has increased over the last decade.

Figure 2 shows the racial makeup for Pulaski County of 51% White (Non-Hispanic), 37% Black or African American (Non-Hispanic), 6.4% Hispanic/Latino, 2.3% Asian (Non-Hispanic), and 2.1% Multiracial (Non-Hispanic). These demographics indicate a population growing in diversity with significant increases in the share of Hispanic/Latino population over the last 20 years.



EDUCATIONAL ATTAINMENT

Figure 3 shows a breakdown of the highest level of education attained in Pulaski County compared to Hinds County and East Baton Rouge Parish. The highest proportion of individuals in Pulaski County graduated with only a high school diploma/GED at 26%, with the next highest being some college/no degree at 22% and a bachelor's degree at 21%. In comparison, Hinds County and East Baton Rouge Parish have more individuals not receiving a diploma. Hinds County has fewer individuals with Bachelor's/Graduate/Professional degrees than the two other geographies.





E. BATON ROUGE PARISH, LA



PULASKI COUNTY, AR



HINDS COUNTY, MS

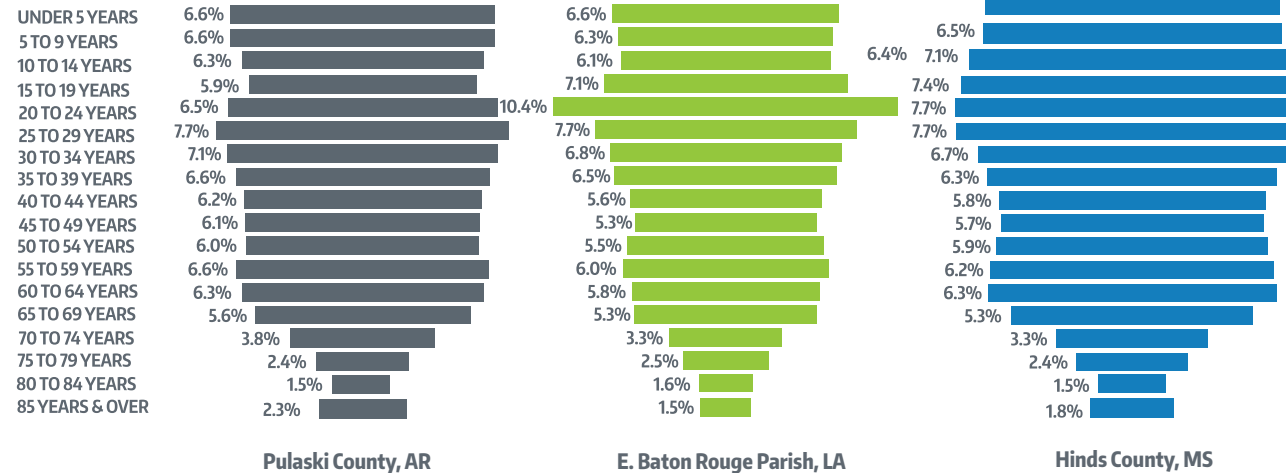
Due to regional proximity and key metropolitan similarities such as being home to state capitals, the demographics compare Pulaski County to East Baton Rouge Parish (Baton Rouge) and Hinds County (Jackson).

DEMOGRAPHIC ASSESSMENT COMPARISON AND STUDY AREA

AGE

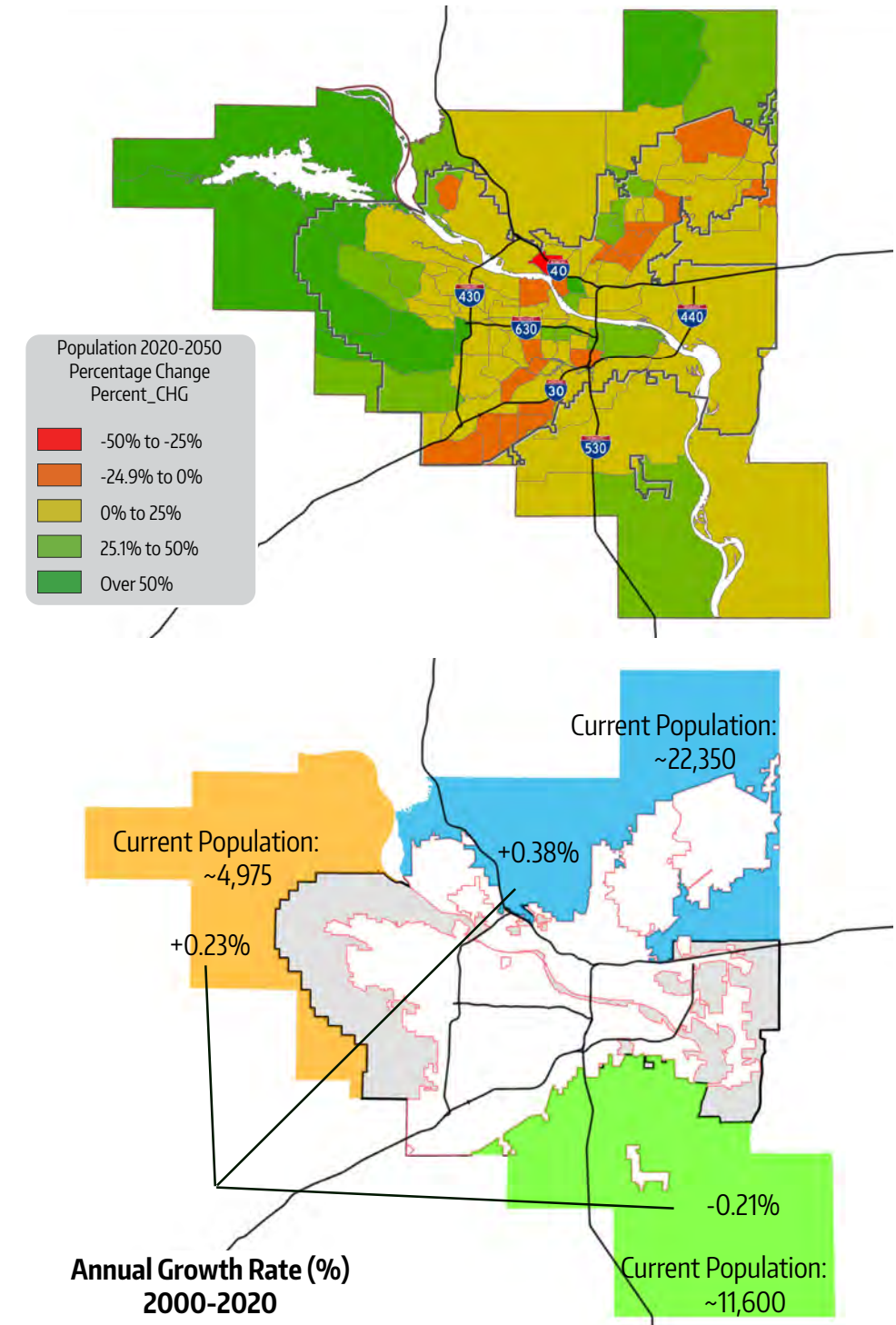
Grouping of age for Pulaski County and comparisons from the 2020 Decennial Census.

The largest age cohort for Pulaski County is 25-59 years old. The median age in Pulaski County is 37 years old. This is comparable to the national median age of 38.8. These age statistics indicate that Pulaski County is more likely to experience population growth through migration than natural increase. This is due to decreasing birth rates and low populations of individuals 20 years of age nationally. E. Baton Rouge Parish and Hinds County have similar age breakdowns, with their median age slightly younger than Pulaski County's.



AGE BREAKDOWN | FIGURE 4
Pulaski County - E. Baton Rouge Parish - Hinds County - 2020

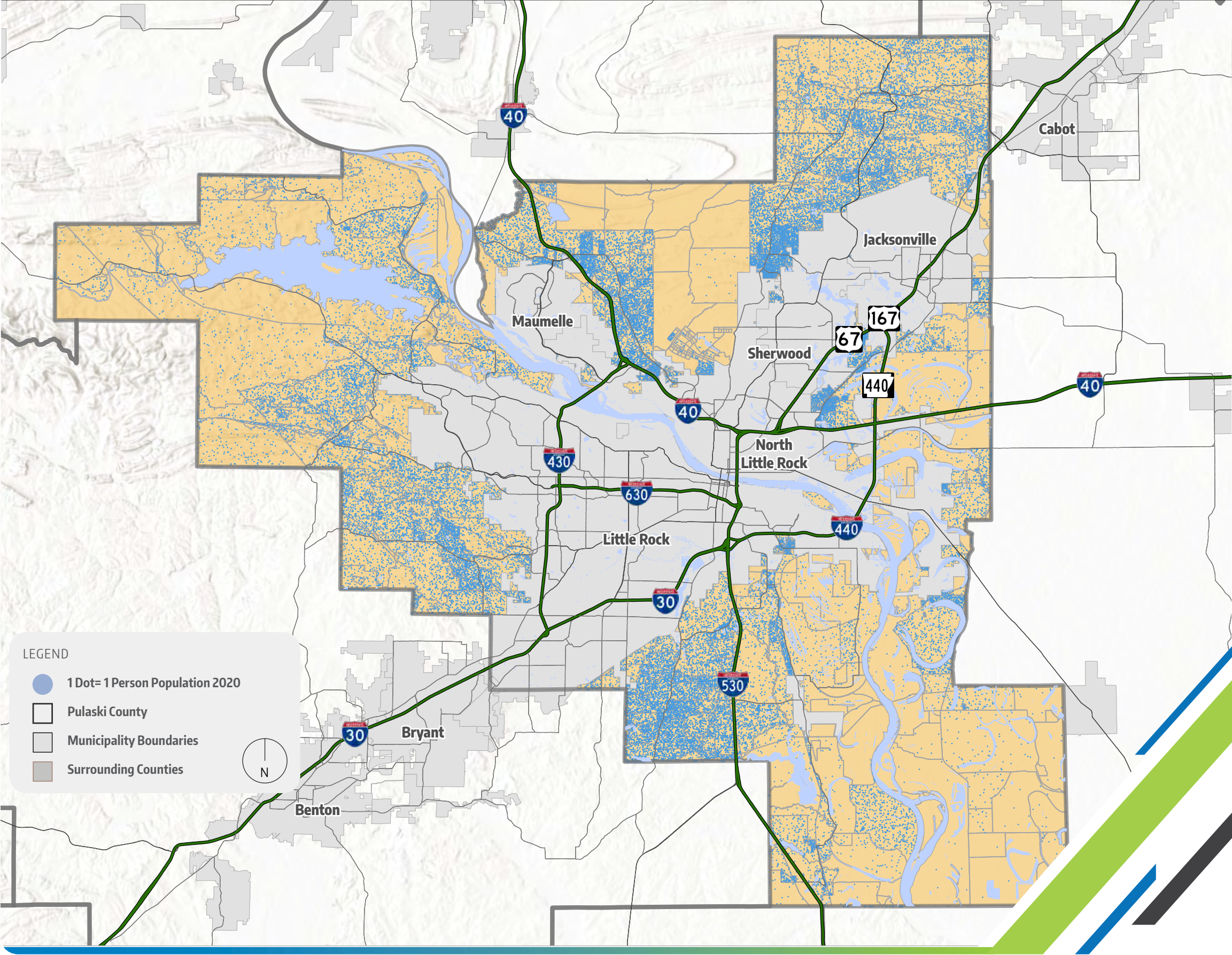
POPULATION CHANGE 2020-2050



Over the next 20 years growth is projected broadly across most of Pulaski County with unincorporated areas expecting the greatest change. The North Pulaski sub area has grown most rapidly over the last 20 years with a 0.38% annual growth rate. Areas just west of Little Rock are projected to experience the most growth over the next 20 years.

POPULATION DENSITY

KEY DEMOGRAPHIC
Population of the unincorporated regions of the county is most dense adjacent to the edges of the incorporated municipalities within the County. This graphic depicts density of population utilizing the dispersal of dots (1 dot = 1 person) within county census tracts.



LEGEND

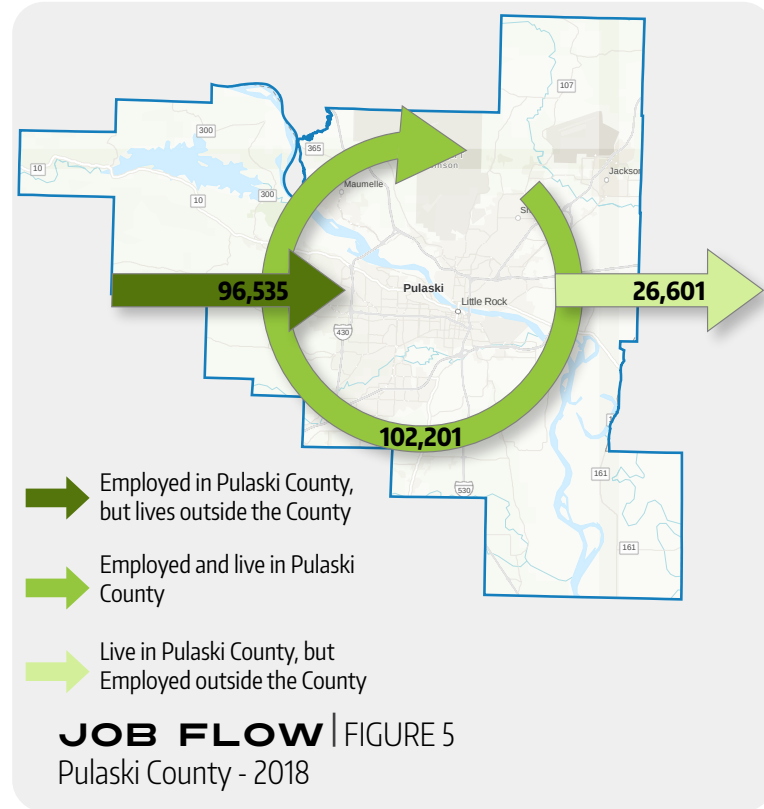
- 1 Dot= 1 Person Population 2020
- Pulaski County
- Municipality Boundaries
- Surrounding Counties

Unincorporated Pulaski County Population Dot Density
Census Tract 2020 Population represented by one dot per person in the unincorporated areas of Pulaski County.

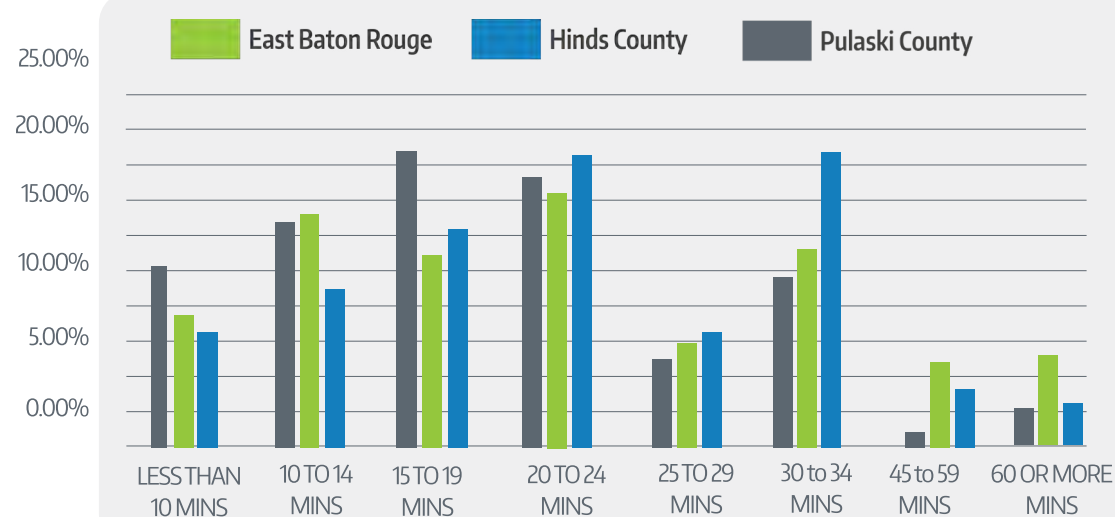
TRANSPORTATION

Nearly 100,000 people commute into Pulaski County on a daily basis and the average commute takes 20.3 minutes.

Figure 5 shows the individuals 1) employed and living in Pulaski County, 2) employed in Pulaski County, but live outside of the County, and 3) those living in the County, but that commute outside Pulaski County for work. The net inflow of workers to Pulaski County is 69,934, which means the daytime population is nearly 470,000 people.



Based on the information displayed in Figure 6, it can be observed that the majority of individuals residing in Pulaski County have a mean travel time of 20.3 minutes to reach their workplace, in contrast to East Baton Rouge Parish at 23.6 minutes and Hinds County at 23.3 minutes.

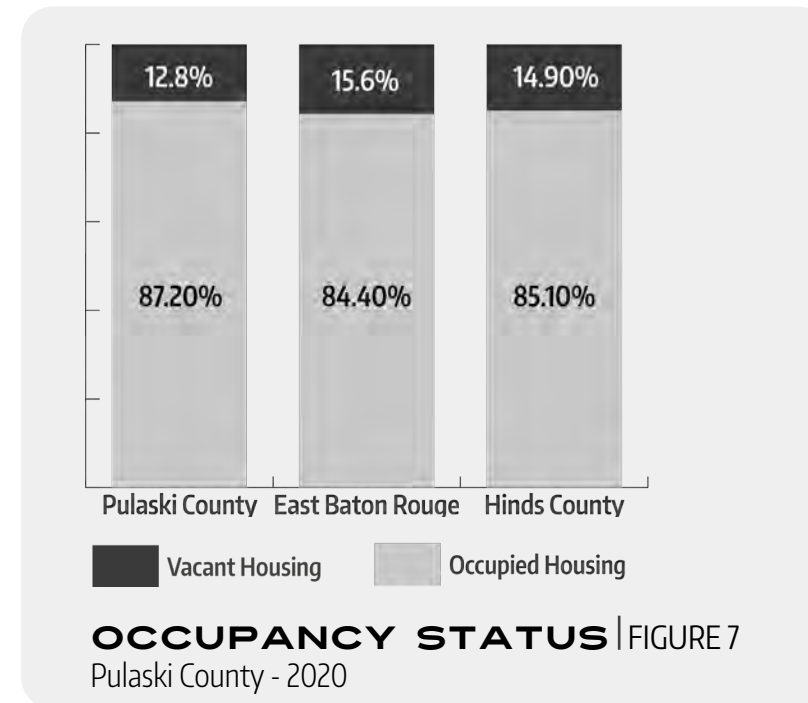


TRAVEL TIME TO WORK | FIGURE 6
Pulaski County - E. Baton Rouge Parish - Hinds County- 2020

HOUSING

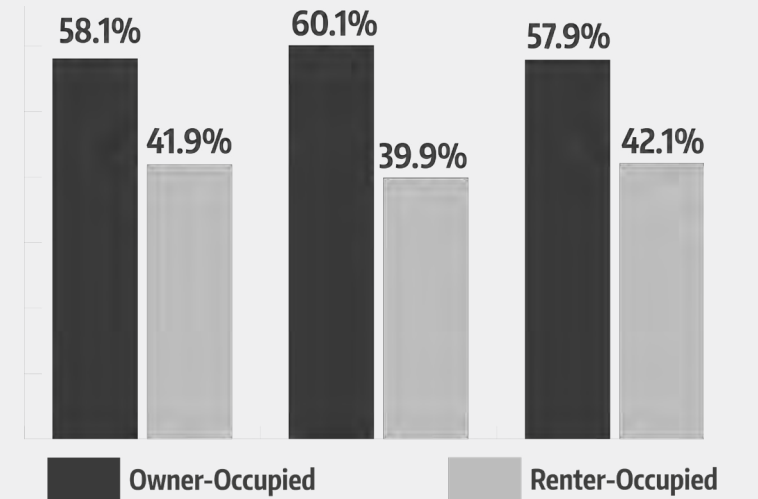
161,697 Total Households in 2020
\$55,235 Median Household Income 2017-2021

As seen in Figure 7 Pulaski County has the smallest percentage of vacant housing at almost 13% compared to East Baton Rouge Parish and Hinds County.



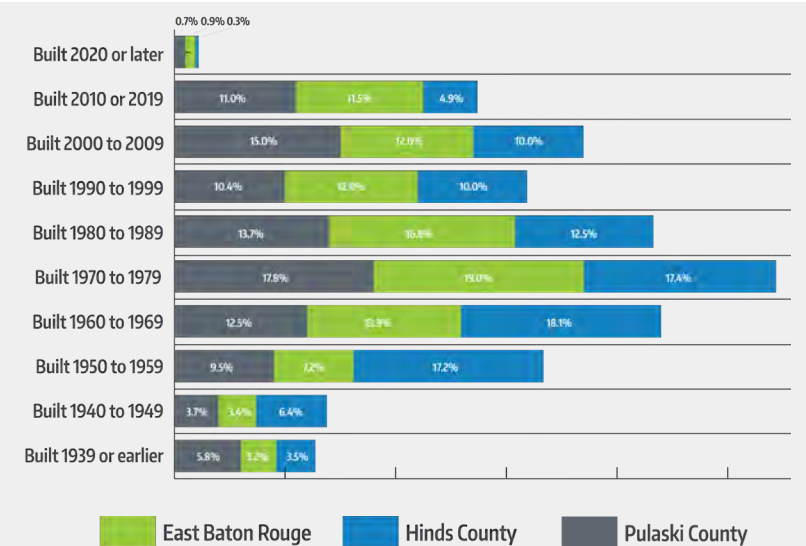
KEY DEMOGRAPHIC
2/3 of Pulaski County housing was constructed between 1960 and 2021. Median monthly housing costs (2017-2021) are \$1,312 owner-occupied mortgage and \$917 rent and utilities.

Source: US Census Bureau



HOUSING TENURE | FIGURE 8
Pulaski County - 2020

There are 58.1% owner-occupied units in Pulaski County, similar to that of the State of Arkansas, East Baton Rouge, and Hinds County. According to Figure 9, the majority of housing constructed in Pulaski County, approximately 80%, was built between 1960 and 2021. Furthermore, Pulaski County has seen more housing development since 2000 than Hinds County and Baton Rouge Parish. While the economics of housing supply are very complicated, active housing development is important to growth. Continued increases in housing supply regardless of form are important ensuring continued growth and housing affordability.



YEAR STRUCTURE BUILT | FIGURE 9
Pulaski County - E. Baton Rouge Parish - Hinds County- 2021

VISION, GOALS, AND COMMUNITY INPUT



GOAL AREAS

The following goals and objectives have been created to help direct action in key finding areas within the plan. These goals are to help with the actualization of the vision.



Regional Visioning and Coordination

- Goal 1:** Address regional transportation needs that focus holistically on the County.
- Goal 2:** Support responsible regional economic development.
- Goal 3:** Foster coordination on a regional planning level.



Community Change and Smart Development

- Goal 1:** Implement geographic-specific planning approaches.
- Goal 2:** Administer building or location permits within Unincorporated Pulaski County.
- Goal 3:** Consider additional development regulations to allow development while protecting the character of the area.
- Goal 4:** Consider the provision of sewer in unincorporated areas to be a significant factor in enabling or promoting future development.
- Goal 5:** Maintain and improve existing neighborhood resiliency.



Quality of Life and Image

- Goal 1:** Access to jobs and healthcare.
- Goal 2:** Open space and recreation.
- Goal 3:** Environmental stewardship and resiliency.
- Goal 4:** Repair and revitalization of blighted areas.



Infrastructure and Fiscal Health

- Goal 1:** Encourage development to occur where it can be supported by the existing transportation and utility infrastructure.
- Goal 2:** Ensure that new developments adequately address applicable infrastructure requirements, and promote mixed-use development that can yield higher tax revenues per acre within projected development nodes.

OVERALL THEMES

Themes are established to organize ideas consistently mentioned throughout the community engagement process.



PRESERVING RURAL CHARACTER
Strong community consensus on the importance of maintaining the area's distinctive rural identity.



TRANSPORTATION OPTIONS
Emphasis on enhancing and diversifying transportation choices for improved accessibility.



INFRASTRUCTURE CONCERNS
Significant feedback on infrastructure, including roads, drainage, water, and sewer systems. Concerns differed across the County, as the Southeast Pulaski area overwhelmingly noted the need for holistic infrastructure improvements. In contrast, The West Pulaski area leaned more towards either being neutral toward new infrastructure to even opposed to infrastructure improvements (such as better roads or sewer expansions) due to a concern that these would further catalyze or enable suburban sprawl in areas they wanted to see maintained as rural.



QUALITY RECREATIONAL OPPORTUNITIES
A desire for enhanced recreational facilities and activities to enrich community life.

OVERALL SUB-THEMES



SAFETY
A collective concern for community safety, calling for measures to ensure a secure living environment.



FLOODING/DRAINAGE
Infrastructure or mitigation to comprehensively mitigate flooding and drainage issues.



HOUSING DEVELOPMENT
Develop sustainable and affordable housing solutions that cater to the varied needs of the community.



GOVERNMENT TRUST
The importance of fostering trust in local governance, highlighting transparency and effective communication.

WHAT WE HEARD?

The “What We Heard” section contains important insights that were gathered during the initial visioning meeting process in Pulaski County.

It provides a detailed summary of the project team’s collective understanding, which covers a wide range of perspectives. This includes the opportunities, concerns, and recommendations identified by community residents, as well as overarching themes that were derived from the overall public input received.



The visioning meetings provided a variety of ways in which attendees could provide comments on the current and future needs of the County.



Visioning meetings were held in West, North, and Southeast Pulaski County.

- **Growth demands** are leading to change, and diverging opinions exist on how best to manage future changes. Residents across much of the county value the rural character of unincorporated areas; however, the definition of “rural” may vary depending on the respondent and location.
- **Infrastructure needs** are apparent in all unincorporated areas; however, infrastructure concerns generally appear more urgent in the **Southeastern** part of the County. : Infrastructure needs in the Southeast were primarily expressed by the residents, while infrastructure desires in the West were primarily expressed by stakeholders representing land development.
- **Delays in emergency response** due to trains parking across road crossings.
- More trails, protected bike lanes, side paths, and general recreational facilities are desired.
- **Food desert problems** in Southeast Pulaski include additional grocery stores, gas stations, health resources, and youth programs.
- Challenges with access to public transportation and general **accessibility**.
- **Green infrastructure** and preservation/restoration of wetlands to address flooding and drainage issues. Incentives for green building and pervious paving/parking areas should be in place.
- Recommendation to plan for riparian green spaces so that creeks and other **flood-prone areas can be protected**. Importance of acreage size or minimum lot size to **keep out high density growth**.
- **Safety concerns** in some areas of the county and challenges with a lack of police presence. Local government response and accountability.
- Better growth management and **prevention of leapfrog development**.

FINDINGS

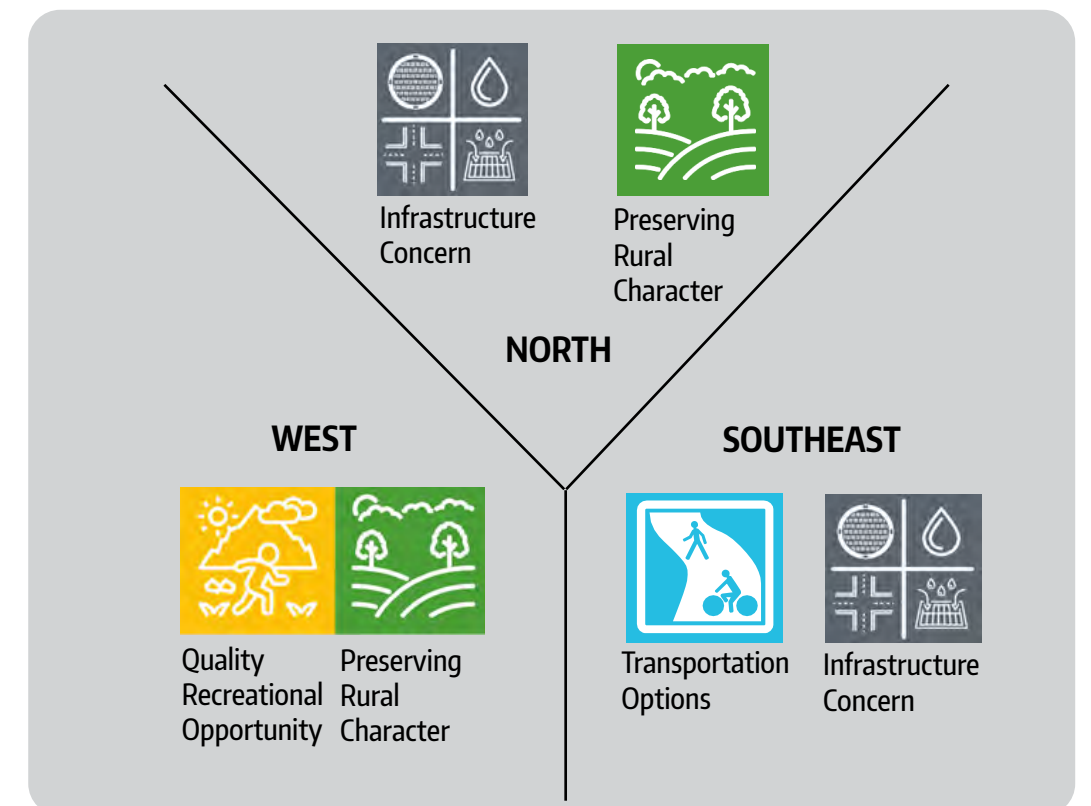
OPPORTUNITIES

- Better Infrastructure Improvements.
- Proactively managing growth demands.
- Rebuild and Repair: Urban Renewal Opportunities.
- Accessibility and Connectivity to Services.
- Green Infrastructure and Preservation.
- Protection of Undeveloped Land and Retention of Rural Character.
- Encourage local development that provides access to essential amenities:
- Better Access to Pedestrian and Trail infrastructure.

CHALLENGES

- Sprawl and Leap Frog Development
- Infrastructure Concerns (Sewer, Drainage, and Flooding)
- Housing Choice and Affordability
- Environmental Stewardship
- Fear of Losing Green Space and Agricultural Land
- Transportation Options and Multimodal Efforts
- Government Response and Accountability
- Varied Definitions of “Rural”

SUB-REGION SPECIFIC AREA THEMES

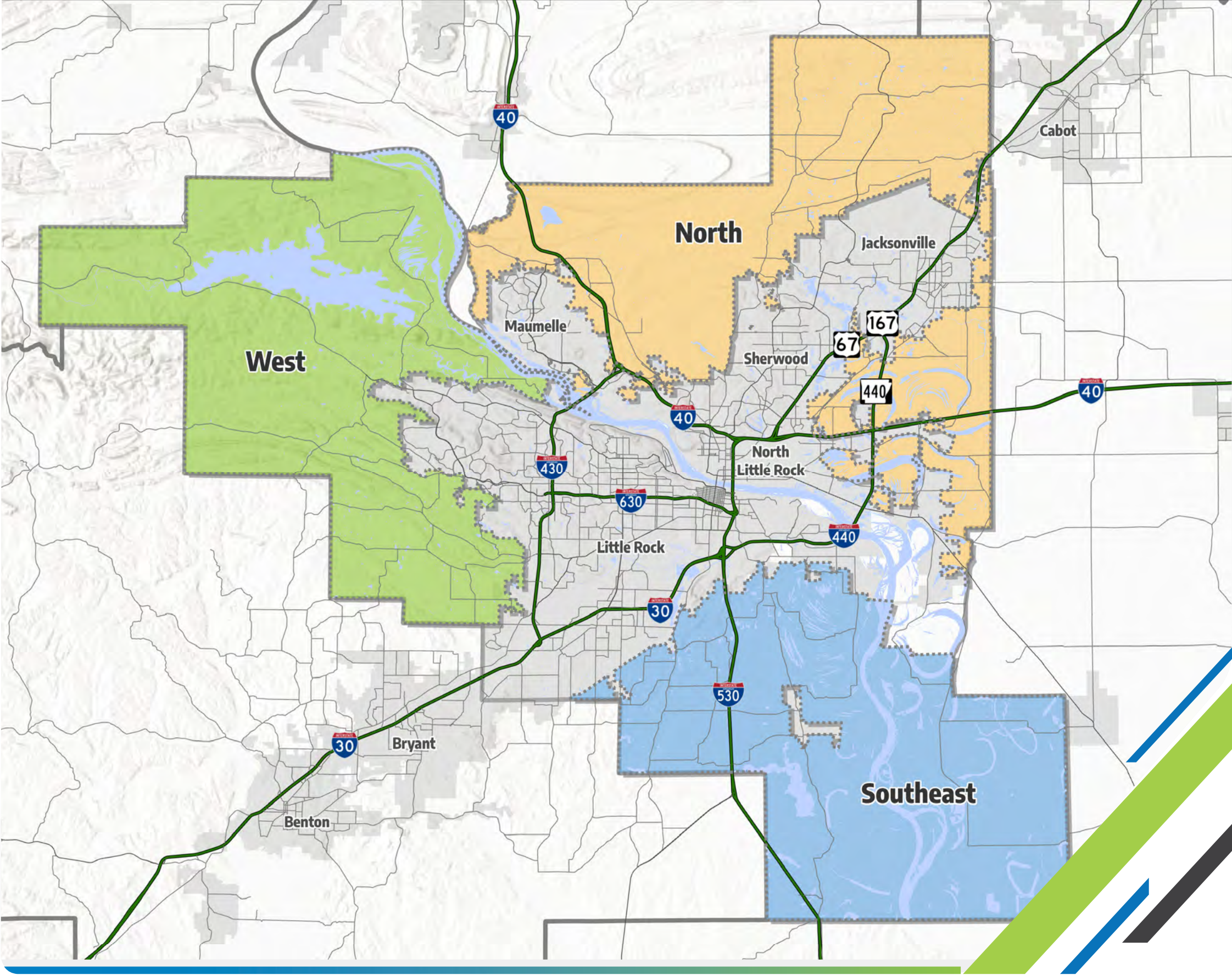


SUBREGIONS OVERVIEW

The study of unincorporated land within a county is a unique undertaking. Unlike cities, which are generally geographically connected areas of focused development and urbanization, the unincorporated land within counties becomes geographically segmented and may encompass multiple smaller unincorporated communities. Pulaski County encompasses vast land areas and a wide array of geological conditions and unincorporated communities with their own unique history, character, infrastructure, and institutions. In order to provide a detailed view of all unincorporated areas of Pulaski County, we depict the county as three subareas within this study and plan: West, North, and Southeast. References to the individual subareas and their unique conditions, populations, communities, and needs are indicated throughout this plan.

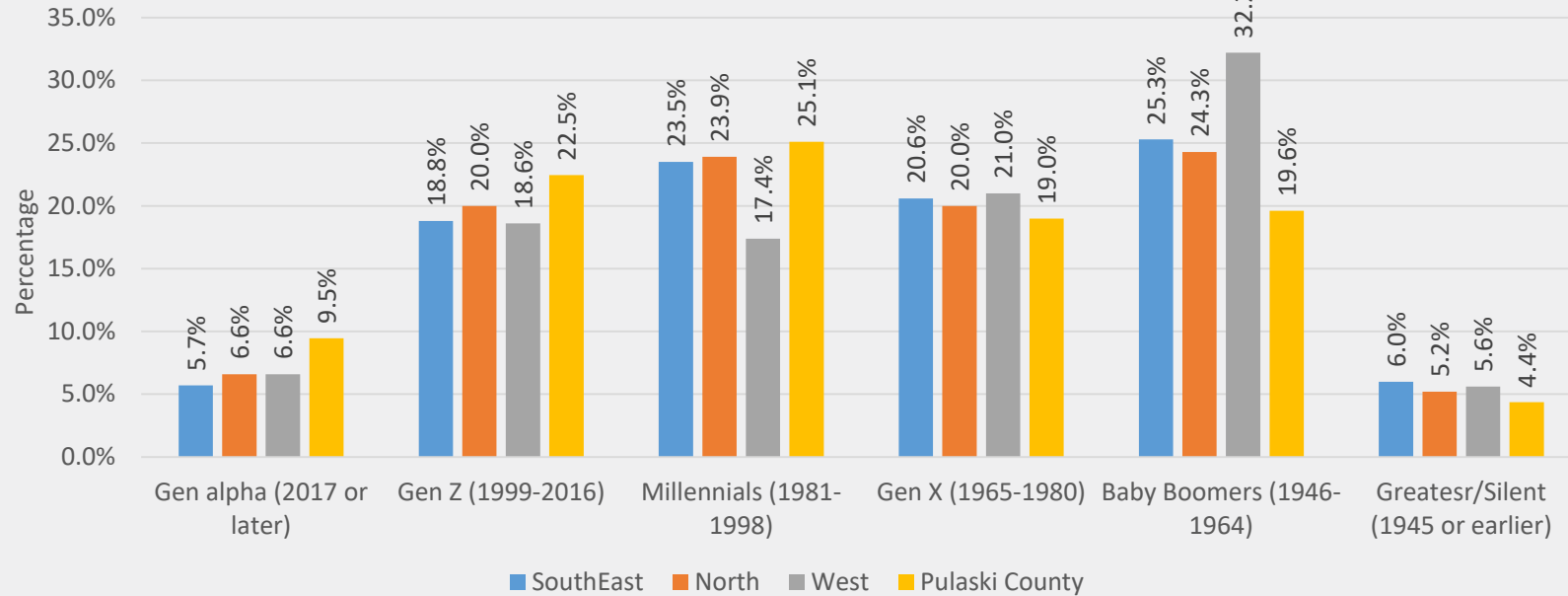
The three (3) subregions are depicted on this map.

- Southeast
- North
- West



Pulaski County Sub Regions

Population by Generation



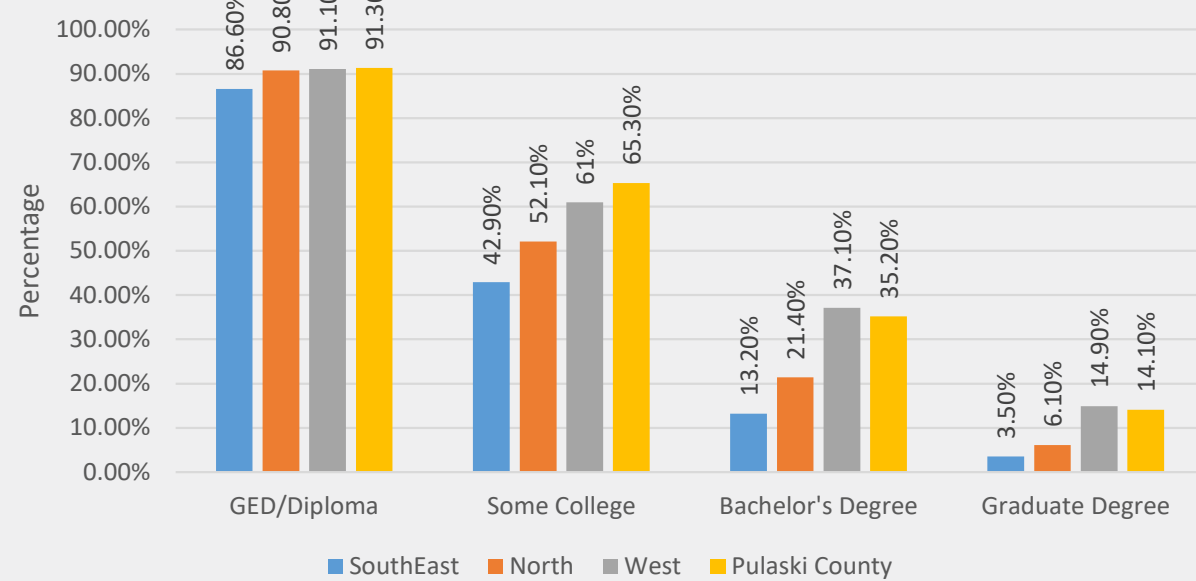
POPULATION BY GENERATION | FIGURE 10
US CENSUS- 2020

EDUCATION ATTAINMENT



Figure 11 shows the education attainment percentage of the three sub regions with the Pulaski County area.

Education Attainment



EDUCATION ATTAINMENT | FIGURE 11
US CENSUS- 2020

GENERATION

Figure 10 shows the generational makeup for three sub-regions of Pulaski County. Baby Boomers are the highest percentage among all three sub-regions.

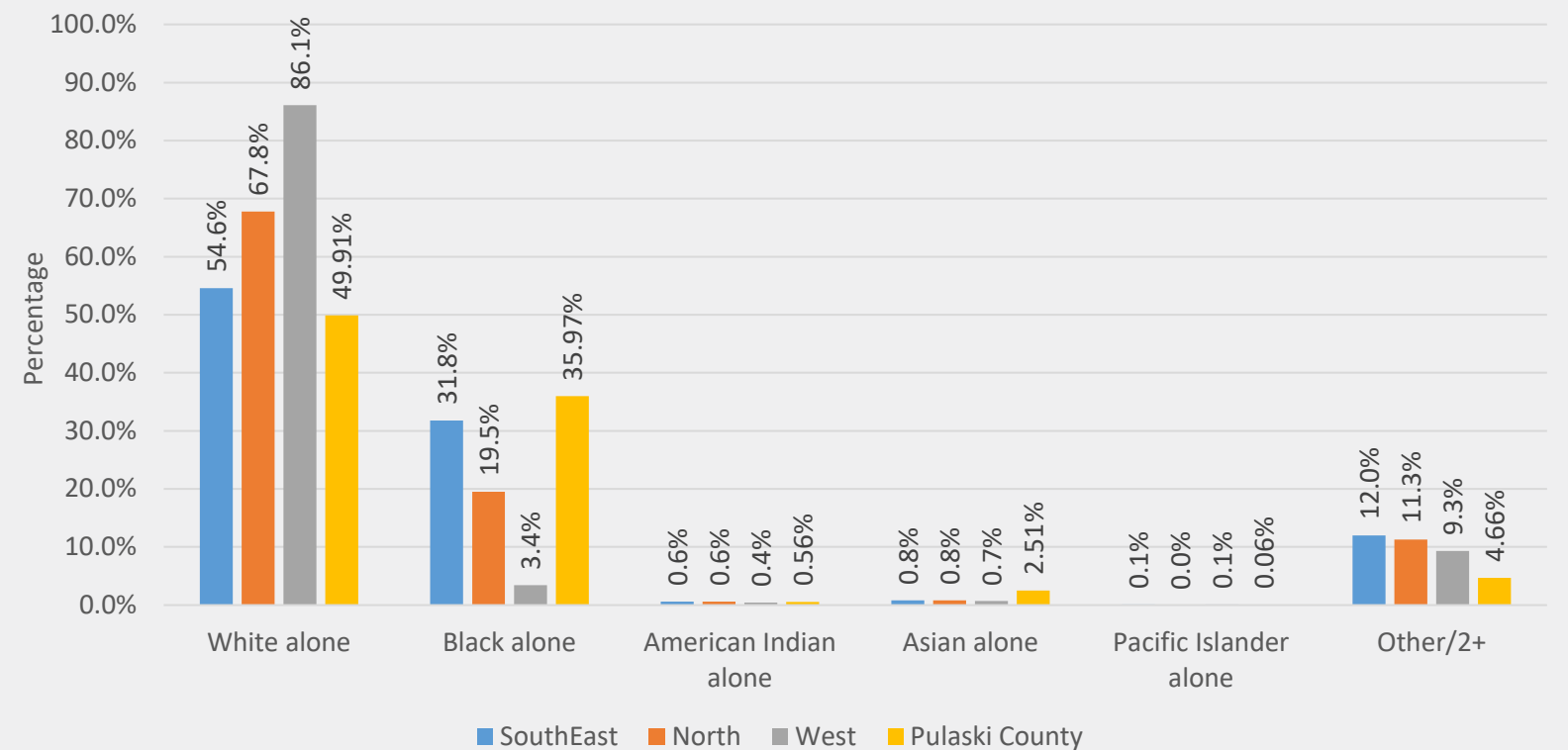
RACE



Pulaski County has become more diverse as the population has increased over the last decade.

Figure 12 shows the racial makeup for three sub-regions of Pulaski County.

Population By Race



POPULATION BY RACE | FIGURE 12
US CENSUS- 2020

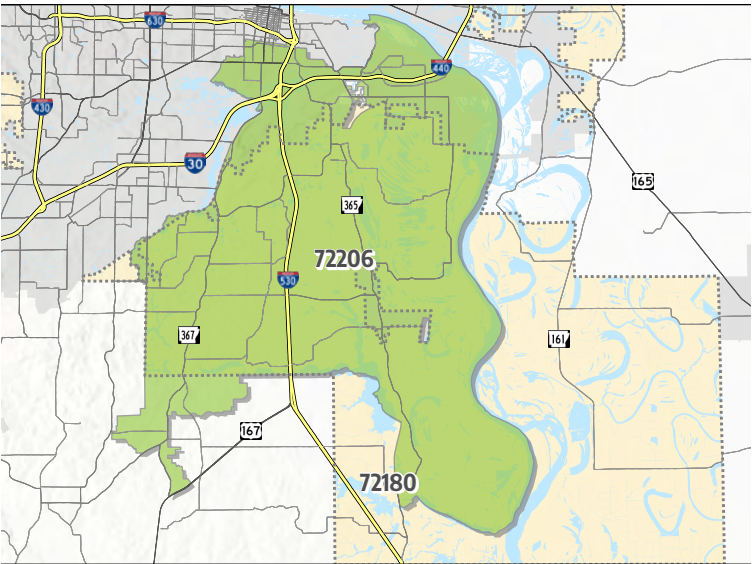
SOUTHEAST

Featuring low rolling hills west of I-530; historic communities along Highway 365 and Arch Street Pike (AR 367); as well as vast agricultural lands, oxbow lakes, and the Arkansas River on the east side, the Southeast study area contains a significant mix of existing land uses, including large areas of industrial and mining in the north and northwest portions of the study area. The City of Wrightsville—containing lands along Hwy 365 from Asher/Bennie Barnes Road to a point south of Oak Street—administers its own zoning map and regulations and lies outside of the jurisdiction of this Future Land Use Plan.

- Recognizing the **public input** received and existing plan data available, the Future Land Use Map:
- a. Supports and encourages the retention and growth of community amenities in established community areas;
 - b. Aims to concentrate commercial and other mixed-use development along or near primary road corridors and interstate exits to minimize future infrastructure costs, bring economic development to the area, and encourage the preservation and planned growth of existing communities such as Hensley, Woodson, and Wrightsville;
 - c. Seeks to preserve Agriculture/Open Space land uses and overall ecosystem services including the Fish Creek and Lorange Creek areas while also supporting the continued growth of industrial opportunities and uses at the Port of Little Rock; and
 - d. Largely recommends the continuation of Agricultural and Rural Residential land use in other areas, especially along and east of the Arkansas River.

Proposed **community node** locations on the Future Land Use Map include the following areas in Southeast Pulaski County:

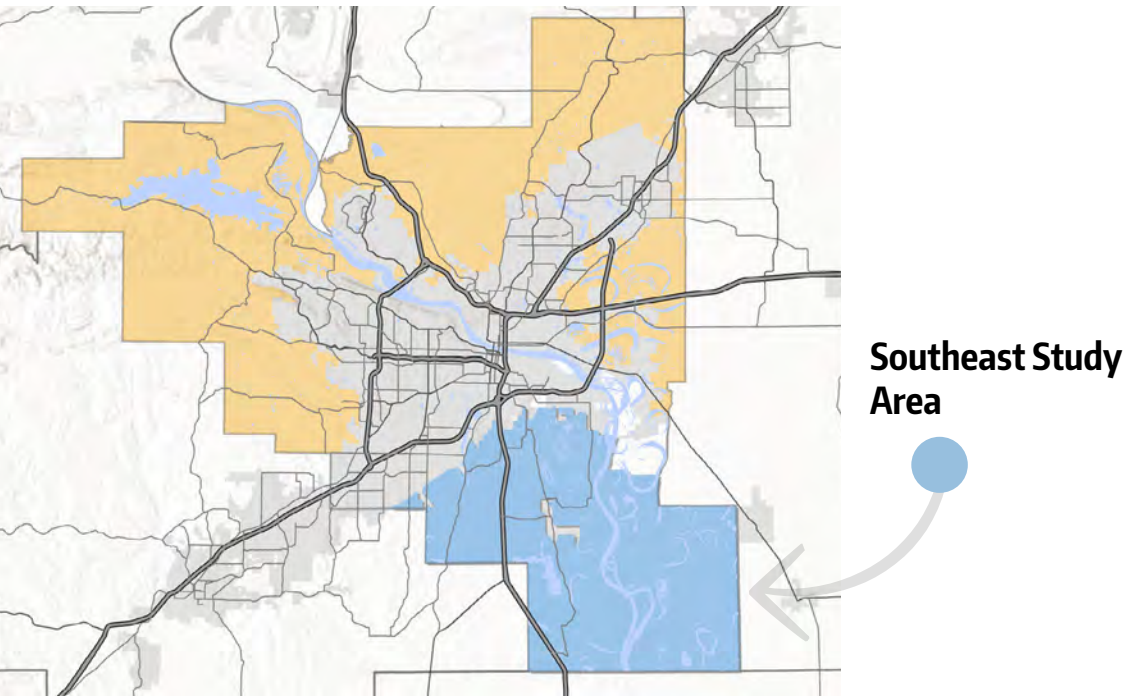
- a. Highway 365/Springer Blvd at 3M Road
- b. Highway 365 at Dixon Road (Sweet Home)
- c. Higgins Switch Road at Slinker Road (Higgins Community)
- d. Woodson, AR
- e. Hensley, AR



This map includes the zip codes from where we received public input in the South East Pulaski area.

AREA-SPECIFIC GOALS AND OBJECTIVES

Focus on providing infrastructure and general service improvements, including transportation (including railroad crossings), sewer, recreation, and access to other essential amenities.



- Pursue **incentives and policies** and help **communicate grant opportunities** that encourage the **development and revitalization** of disadvantaged areas in a manner that is sensitive to the local character, but which encourages **affordable housing, local entrepreneurship, and community infrastructure**. Work with community representatives and landowners in developed unincorporated communities.
- Work with regional partners and other funding sources to increase the number of **grade- separated railroad crossings** to improve **emergency response accessibility and efficiency**.
- Support **public transportation** infrastructure through grant opportunities and **transit- oriented development standards**.
- Invest in public infrastructure to **improve drainage problems** along county roads. Communicate with ARDOT and municipalities where improvements are needed within those jurisdictions.
- **Determine areas of insufficient sewer infrastructure** and assist through communication of grant opportunities and other resources to **see that utility providers fund infrastructure** improvements that maintain the health, safety, and welfare of Southeast Pulaski County.
- Utilize land acquisition and encourage conservation easements to **protect significant ecological areas** of the region.

FUTURE LAND USE EXAMPLES/ HIGHLIGHTS BY REGION: SOUTHEAST



AO: AGRICULTURAL & OPEN SPACE

Encompasses one of the most significant land use types in eastern Pulaski County, especially in the areas east of I-440 and the Arkansas River. These areas feature substantial natural and cultural resources, including floodplains/floodways, wetlands, steep slopes, active farms, and scenic roadway corridors. This land use type does not have a uniform development pattern but is typically defined by its usage on very large tracts of land ranging from tens to hundreds of acres. These areas are highly valued for their agrarian and riverine character, and the uses of these areas are encouraged in continuation for both the conservation and agricultural benefits to the County.

Land Use: Agri./Rural Uses/Open Space

Recommended Density: 0.2 unit per acre or less (5-acre min. lot size)

Utility Requirements: None



I-1: INDUSTRIAL/TECHNOLOGY/ PRODUCTION/SERVICE TRADES

Includes large-scale industrial, data centers, or technology complexes, as well as small to medium-scale industrial, service trade uses, assemblage, fabrication, storage, repair shops, utility yards, and other similar uses.

Land Use: Industrial

Utility Requirements: Water, Sewer



I-2: MINING and EXTRACTION

Includes active mining and rock quarries focused on either top-down extraction or underground operations.

Land Use: Mining

Utility Requirements: None



RM: MEDIUM DENSITY RESIDENTIAL

Low Density Residential areas are characterized primarily by neighborhoods and areas with low-density single-family homes, lying between Rural Residential and Community Residential in terms of density. These areas include low density platted subdivisions that have already been developed and those areas intended for future low density residential development. Street patterns in these areas are often characterized by curvilinear layouts and cul-de-sacs, with properties focusing on privacy and separation from non-residential uses. Low Density Residential areas include customary institutional uses such as schools and places of worship.

Land Use: Single-Family Residential

Recommended Density: 10.5 to 3 units per acre

Utility Requirements: Sewer/Water



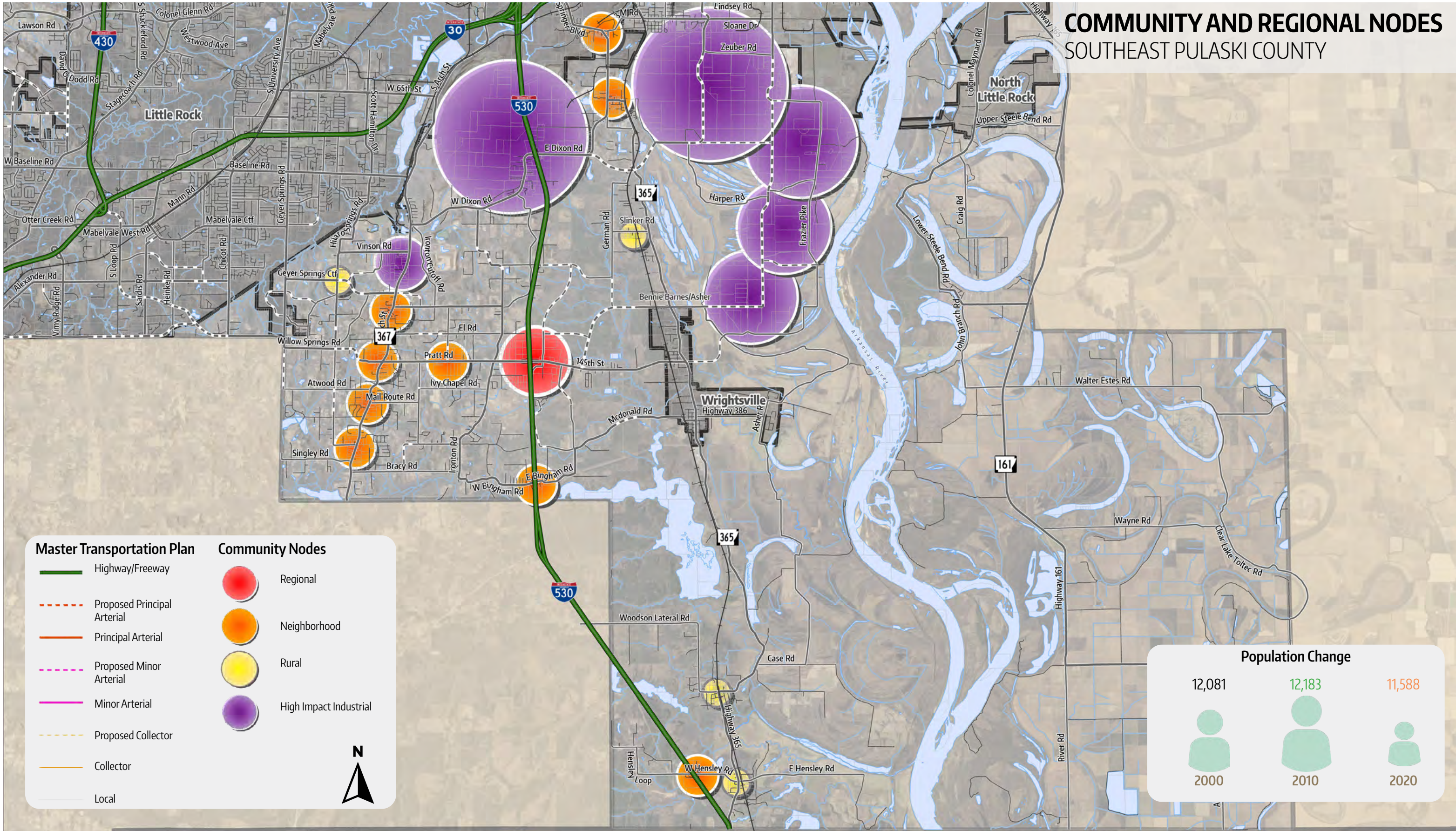
Mx-5: MIXED-USE COMMERCIAL

Includes commercial, retail, and office developments abutting primarily arterial or collector corridors.

Land Use: Retail, Office, General

Commercial Utility Requirements: Water, Sewer

COMMUNITY AND REGIONAL NODES SOUTHEAST PULASKI COUNTY



REGIONAL NODES

Represents the largest scale nodes and are typically situated along major interstate exits to best allow them to serve as a regional resource. Featuring a variety of existing uses including commercial, industrial, recreational, places of worship, and the Daisy Bates Elementary School campus, the regional node highlighted for Southeast Pulaski County is a key area for planned growth. With designation as a regional node, the Plan recommends additional amenities in this area to serve both the local and broader context and to encourage more visitors and planned economic development to the region.

- 145th Street/Pratt Road at I-530 (Exit 7)

NEIGHBORHOOD NODES

Represents activity areas that lie between the scale and intensity of rural and regional nodes, and represent areas with a balanced mix of neighborhood services and amenities. Several mapped neighborhood nodes in this regional already contain a broad mix of services and are encouraged to continue growing in a context-appropriate scale with adequate pedestrian accommodations. Neighborhood node locations planned in this region include:

- Springer Boulevard/3M Road
- Arch Street Pike (Highway 367) and Atwood Road
- Highway 365/Dixon Road (Sweet Home)
- Pratt Road west of Ironton Road
- Bingham Road at I-530
- Hensley Road at I-530

RURAL NODES

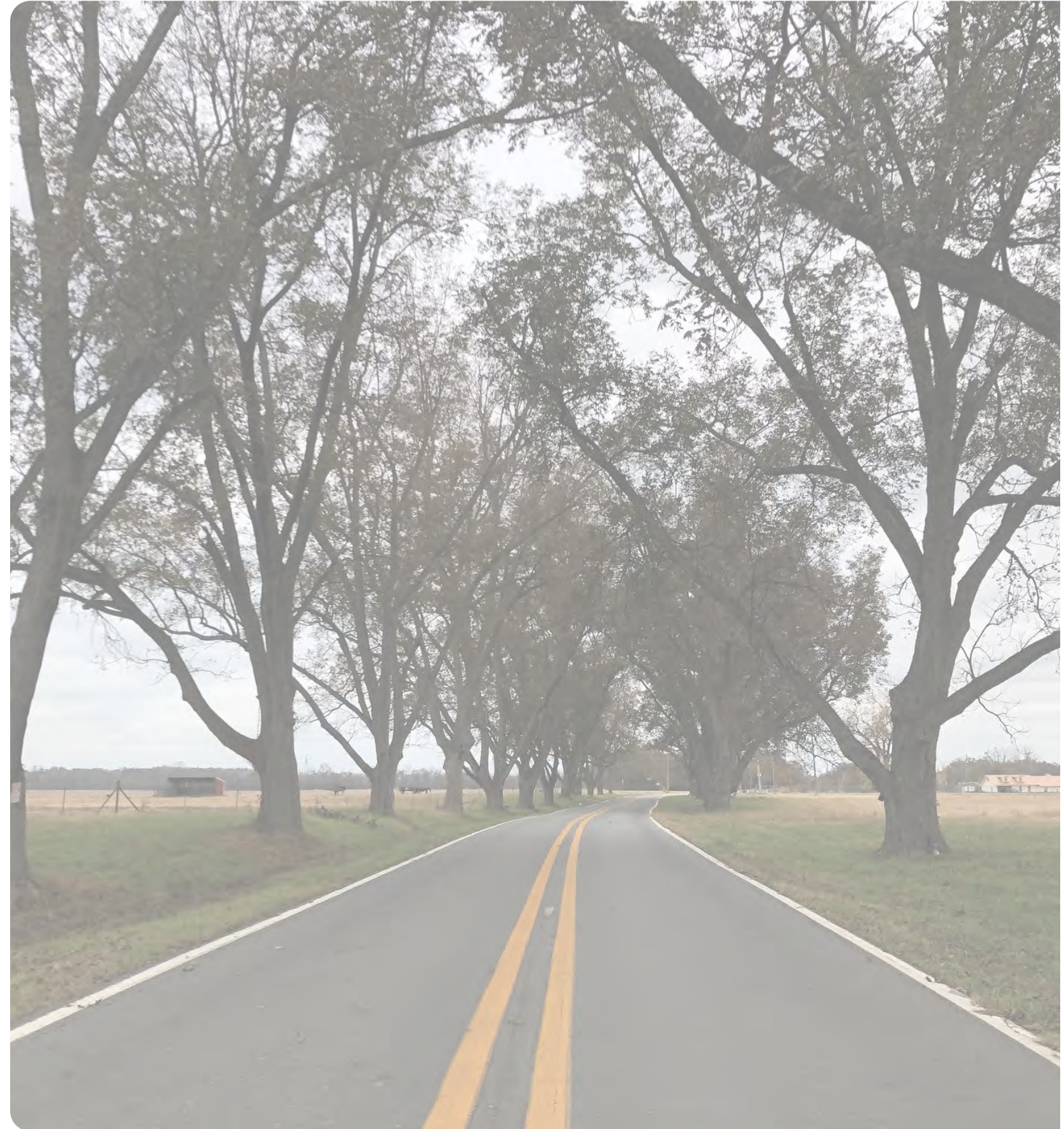
Represents small rural community centers, often occurring at the intersection of two road or a road and rail line, and often associated with a historic community. Neighborhood services are appropriate in these areas to support the local community and to assist with decreasing commutes for basic services.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

- Higgins Switch at Slinker Road
- Willow Springs Road at Hilario Springs Road
- Woodson
- Hensley

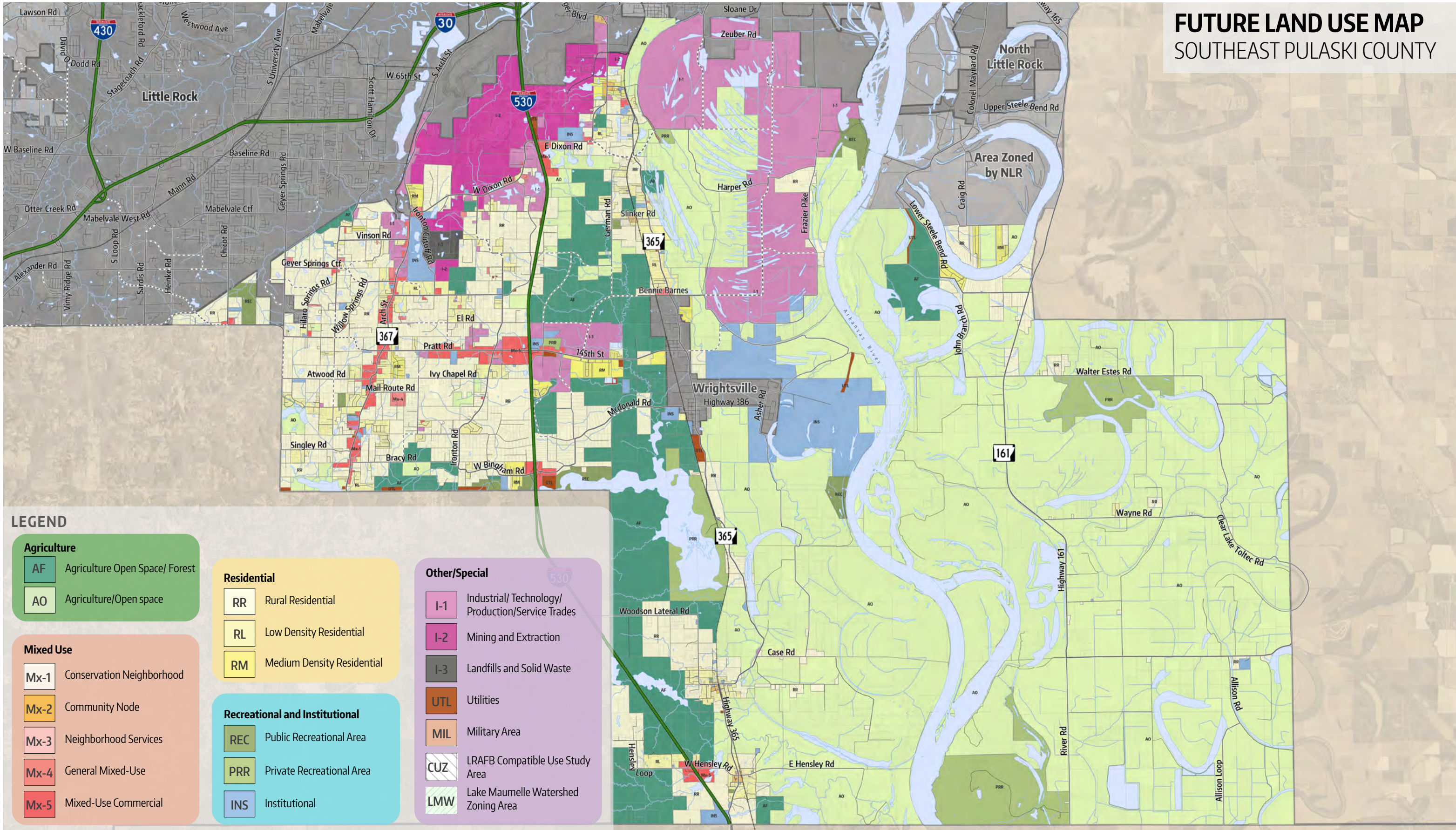
HIGH-IMPACT INDUSTRIAL NODES

These nodes in the northern region of Southeast Pulaski County typically include higher intensity land uses. Some of the most intense land uses may require the management and expansion of any related facilities be properly buffered and reviewed to ensure the protection and enjoyment of adjacent areas. Examples of High-Impact Industrial Nodes:

- Existing areas of mining/extraction
- Existing and planned industrial and service trade uses
- Both existing and planned expansion areas of the Port of Little Rock

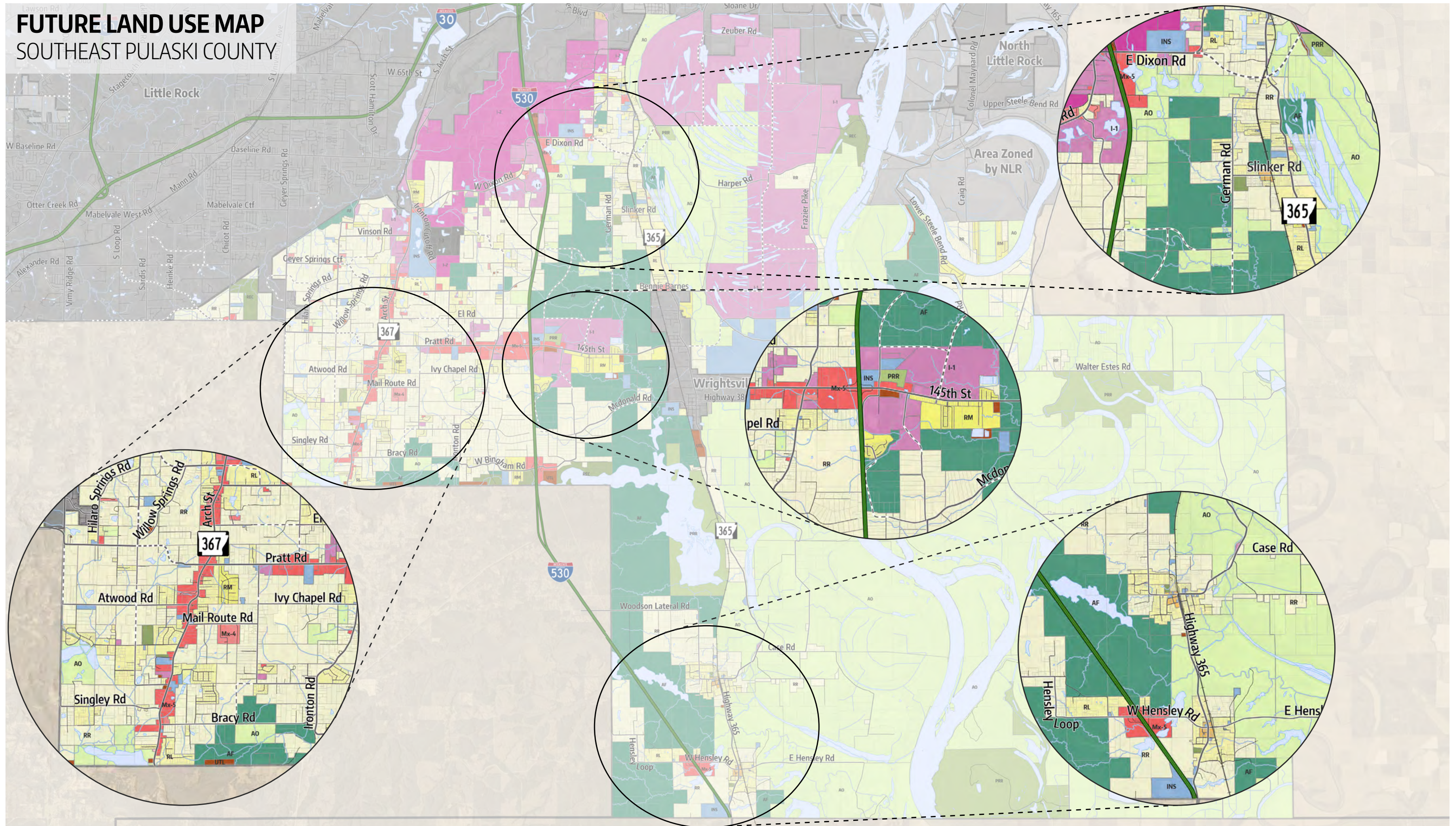


FUTURE LAND USE MAP
SOUTHEAST PULASKI COUNTY



FUTURE LAND USE MAP

SOUTHEAST PULASKI COUNTY



WEST

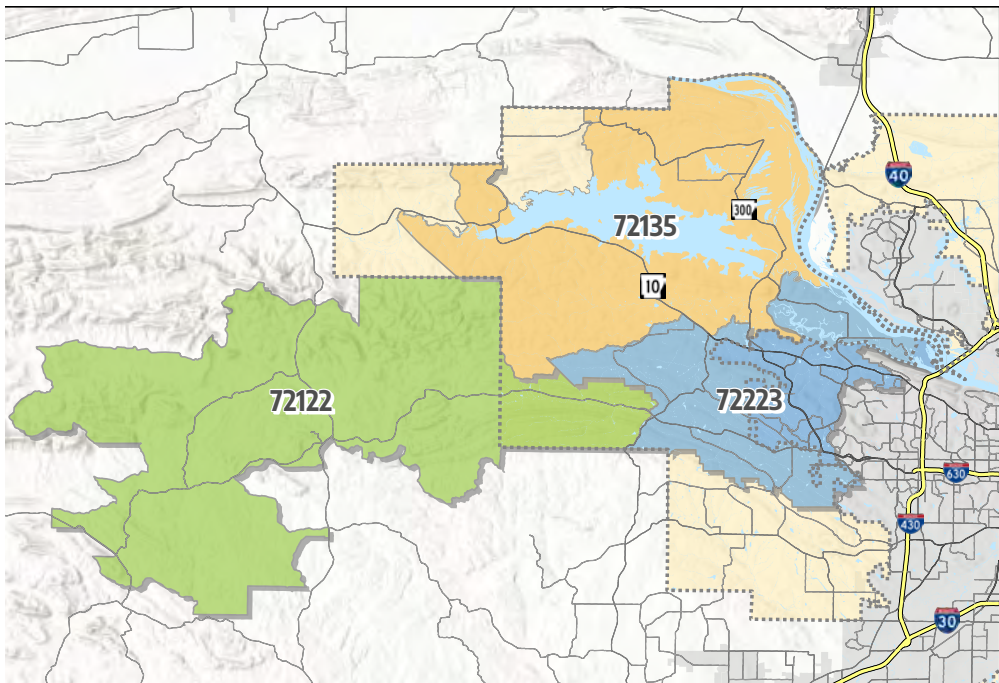
Home to the foothills and eastern ranges of the Ouachita Mountains, western Pulaski County is characterized by steep ridges; valleys, streams, and rivers; Lake Maumelle; and a few rural, established communities. Adopted in 2013, the Lake Maumelle Watershed Zoning Code provides zoning and associated regulations for much of the northwestern part of this sub-area. Still, much of the overall West sub-area is not zoned and has experienced westward spreading development pressure for decades.

Recognizing significant westward development patterns and pressure, the Future Land Use Map strikes a balance that:

- 1. Recommends responsible, coordinated future development where amenities and infrastructure are most present and/or where community centers currently exist; and
- 2. Seeks to preserve rural character outside of these areas, as represented by the AG/OP-FOR, AG/OP, and Rural Residential land use categories shown on the map.

Proposed **community node** locations on the Future Land Use Map include the following areas in West Pulaski County:

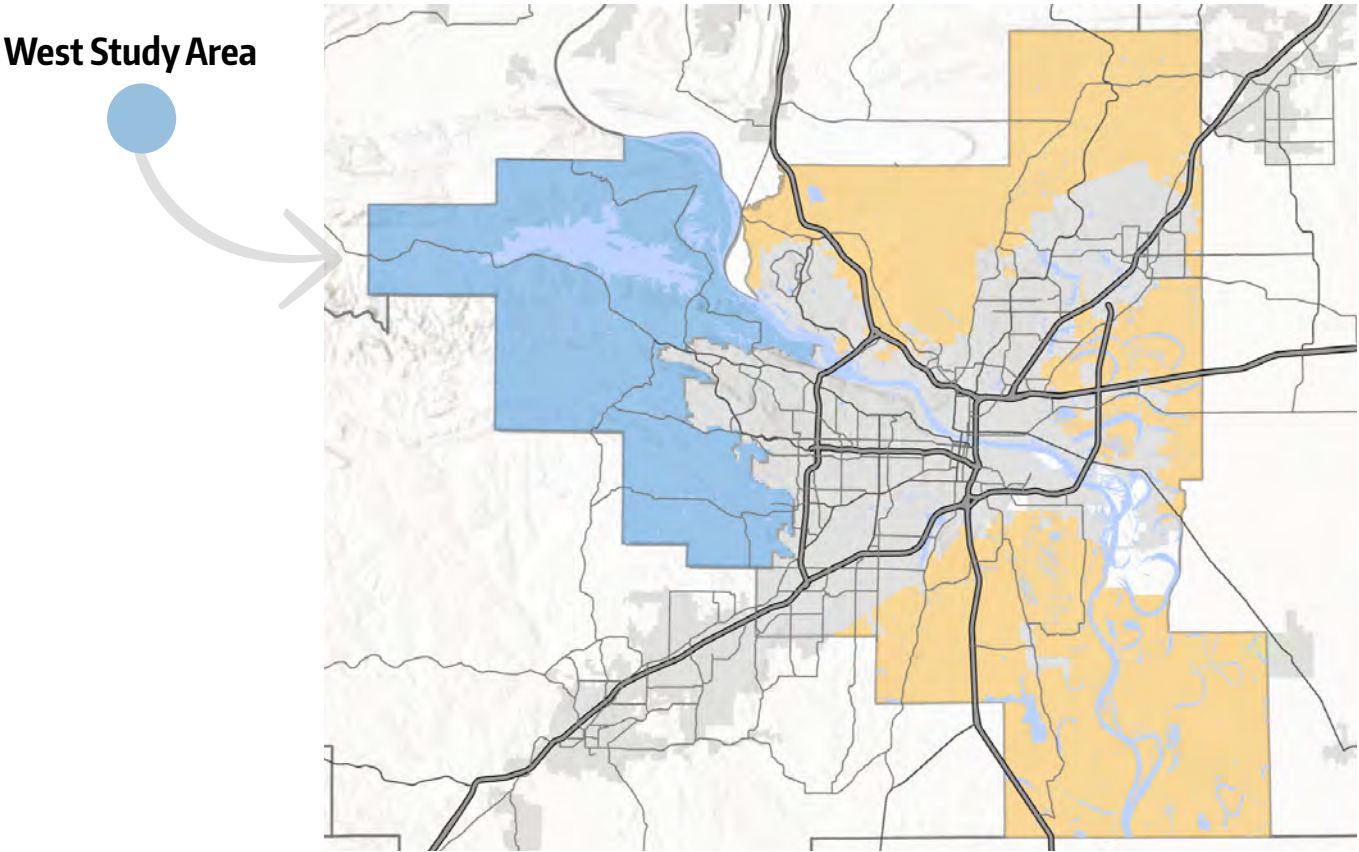
- 1. Highway 300 at Maple Avenue (Natural Steps community)
- 2. Roland
- 3. Highway 300 at Beaver Creek Road
- 4. Kanis Road at Ferndale Cutoff (Ferndale community)



This map includes the zip codes from where we received public input in the West Pulaski area.

AREA-SPECIFIC GOALS AND OBJECTIVES

Implement growth management tools to better enable the retention of the rural character and natural resources while supporting planned, efficient growth; consider future improvements or infrastructure to mitigate congestion at key intersections and support quality recreational opportunities. Work with partners such as Central Arkansas Water to achieve common goals or win-win outcomes.



- Amend the codes to encourage **cluster development** and other innovative development techniques to **minimize areas of land alteration**, protect watershed quality, and preserve the **rural character** of West Pulaski County.
- Implement additional **development standards** to better **protect regional resources**, such as steep slopes, erosion-prone soils, riparian corridors, wetlands, floodplains, and streamside areas.
- Encourage development to occur **where it can be supported by the existing** transportation and utility **infrastructure**. Implement land use **mechanisms such as density maximums and/or minimum lot sizes where necessary** to counteract haphazard extension of sewer and water lines to **avoid overextension of county resources** related to roads, fire, sheriff, recreation, and other essential County resources.
- Utilize land acquisition and encourage conservation easements to **protect significant ecological areas** of the Ouachitas.
- Invest in the planning, development, and maintenance of active transportation and **recreational facilities** where they are needed in the County.

FUTURE LAND USE EXAMPLES/ HIGHLIGHTS BY REGION: WEST



AO: AGRICULTURAL & OPEN SPACE

Encompasses one of the most significant land use types in eastern Pulaski County, especially in the areas east of I-440 and the Arkansas River. These areas feature substantial natural and cultural resources, including floodplains/floodways, wetlands, steep slopes, active farms, and scenic roadway corridors. This land use type does not have a uniform development pattern but is typically defined by its usage on very large tracts of land ranging from tens to hundreds of acres. These areas are highly valued for their agrarian and riverine character, and the uses of these areas are encouraged in continuation for both the conservation and agricultural benefits to the County.

Land Use: Agri./Rural Uses/Open Space

Recommended Density: 0.2 unit per acre or less (5-acre min. lot size)

Utility Requirements: None



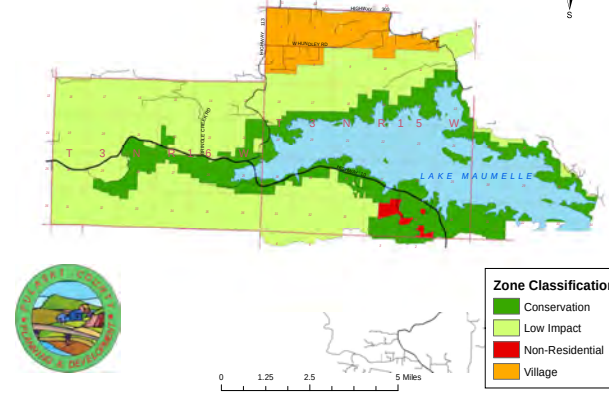
Mx-2: COMMUNITY NODE

Small rural community centers, often occurring at the intersection of either two roads or a road and a rail line. The community node is often associated with a community name or identity, with historic nodes developing as a cluster of two or more small businesses or institutional/civic uses along with a small concentration of residences.

Land Use: Commercial, Institutional, Residential

Recommended Density: 10 units per acre or less

Utility Requirements: Water; Sewer necessary for the higher end of the recommended density range



LMW: LAKE MAUMELLE WATERSHED ZONING AREA

This land use classification reflects those lands zoned through the Lake Maumelle Watershed Zoning Ordinance. Established to help protect the drinking water supply for the region, the zoning districts include Conservation, Low Impact, Village, and Non-Residential.



RR: RURAL RESIDENTIAL

Generally low density rural residential uses without a uniform development pattern. Agricultural uses including small-scale horticulture and animal caretaking are common accessory uses.

Land Use: Residential/Agricultural

Recommended Density: 0.5 unit per acre or less (2-acre min. lot size)

Utility Requirements: Septic Systems



Mx-1: CONSERVATION NEIGHBORHOOD

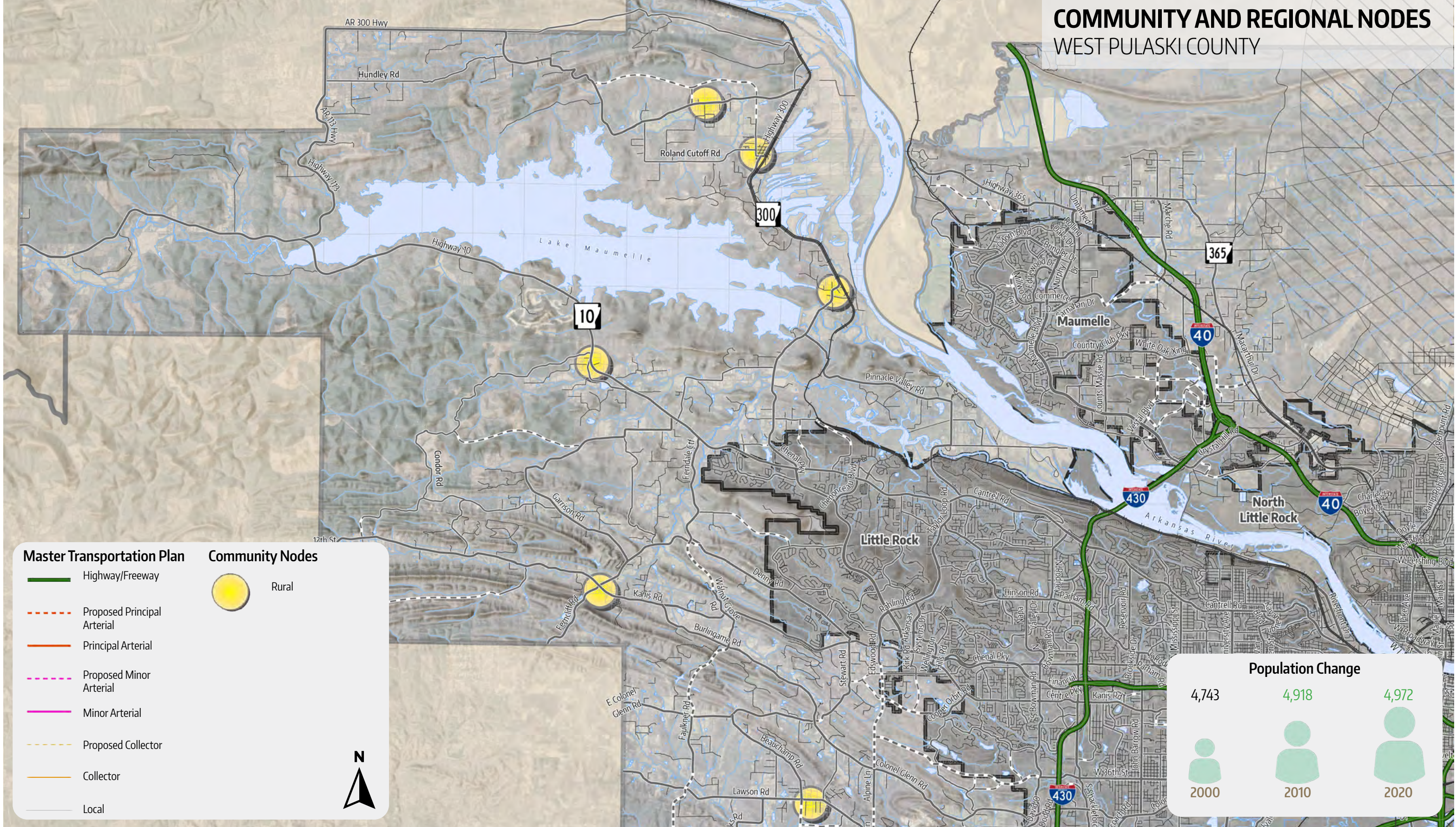
Conservation neighborhoods or cluster developments are a design approach that attempts to preserve large tracts of land as communal open space for residents. Ideally 50 to 70 percent of the buildable land is set aside as open space by grouping structures on the developed portions of the land. This development pattern allows for reduced infrastructure and development footprints. It also offers environmental benefits to water quality, retention of wildlife habitat, and existing tree canopy. Conservation neighborhood areas may include a mix of residential, commercial, office, and institutional uses such as schools and places of worship.

Land Use: Mixed Use

Recommended Density: 0.5 to 3 units per acre (individual residential lot sizes may be much smaller, while conservation tracts consist of multiple acres)

Utility Requirements: Water; possibly Sewer.

COMMUNITY AND REGIONAL NODES WEST PULASKI COUNTY



RURAL NODES

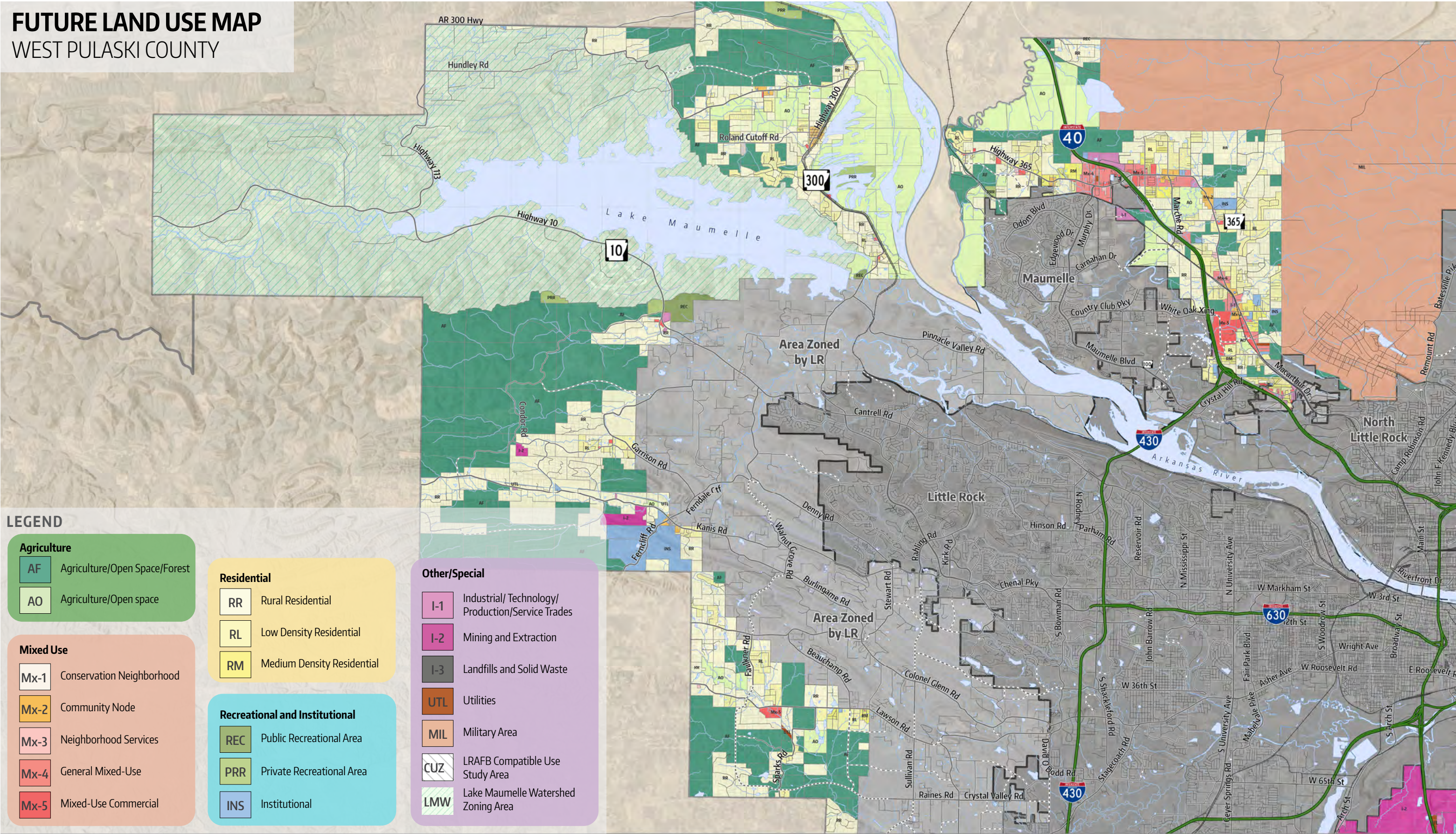
Rural nodes represent small community centers, often occurring at the intersection of two roads or a road and rail line, and often associated with a historic community. Neighborhood services are appropriate in these areas to support the local community and assist with decreasing commutes for basic services. 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:

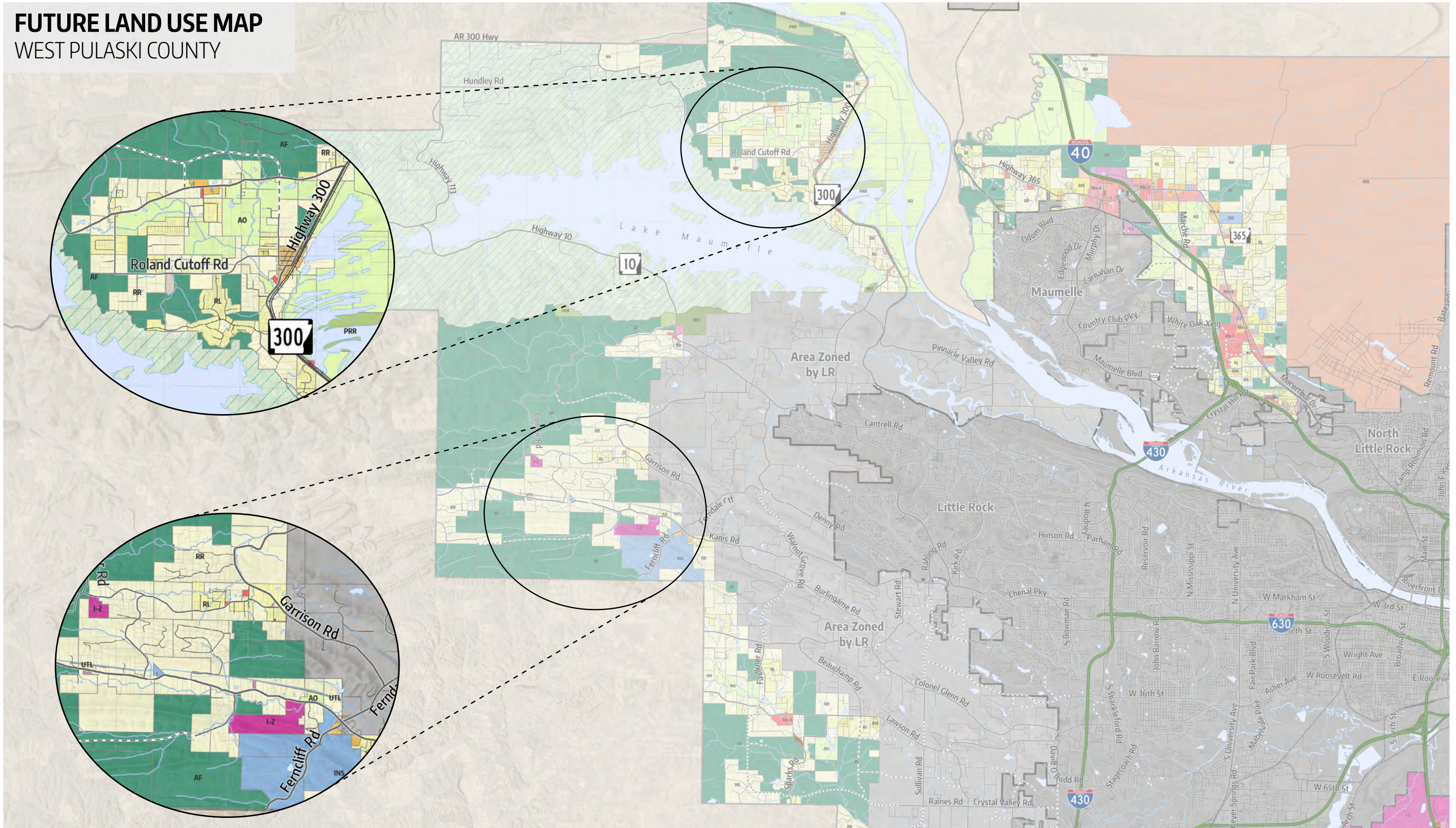
- Highway 300 at Maple Avenue (Natural Steps community)**
 Natural Steps is a historic community located between the Maumelle and Arkansas Rivers. Due to its location near several recreation areas, a rural node development pattern is recommended to encourage planned, context-appropriate growth into the 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 Road**
 Featuring a small concentration of non-residential development, this intersection serves as a small rural node.
- Highway 10 at Goodson Road/Condor Road**
 Located just south of the Maumelle Watershed Zoning Area and the Maumelle Pinnacles Area, this area currently contains a concentration of non-residential development alongside lower density uses and is expected to grow.
- Kanis Road at Ferndale Cutoff Road (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 Road at Beauchamp Road**
 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.



FUTURE LAND USE MAP
WEST PULASKI COUNTY



FUTURE LAND USE MAP WEST PULASKI COUNTY



NORTH

Home to Camp Robinson and Little Rock Air Force Base, North Pulaski County is characterized by long, low ridges; a few large, forested areas in the north; scattered commercial and institutional uses, as well as significant areas of low-density residential land use throughout. The eastern side of the sub-area contains more mixed-use development as well as historically agricultural lands amongst oxbow lakes and other low-lying areas.

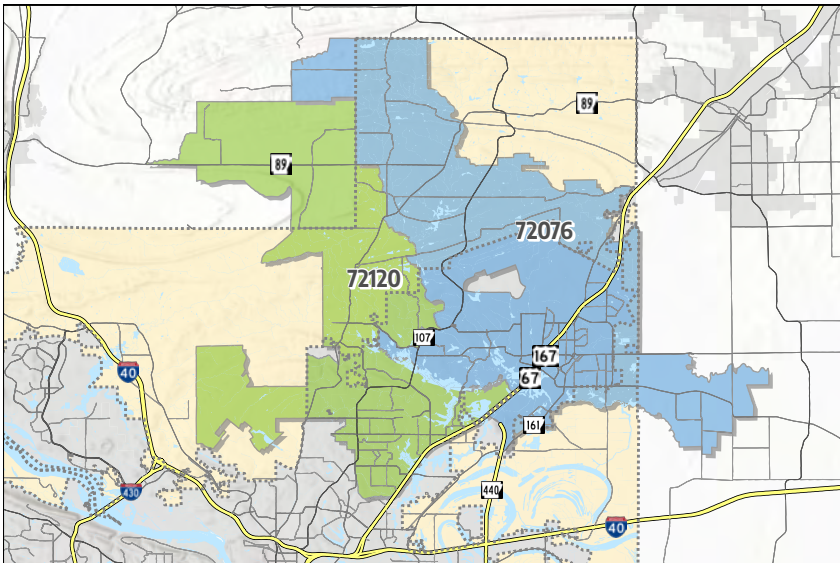
The Little Rock Air Force Base recently adopted a land use compatibility study that will likely influence future land use with the intent of best protecting the future management of the Base.

Recognizing the relatively significant population growth of this sub-area, the public input received, and existing plan data available, the Future Land Use Map:

- 1. Reflects the LRAFB Compatibility Study's noise and air impact zones;
- 2. Supports and encourages the retention and growth of community amenities; and
- 3. Largely recommends the continuation of Rural Residential development in most all other areas.

Proposed community node locations on the Future Land Use Map include the following areas in North Pulaski County:

- 1. Highway 365 at Old Maumelle Road
- 2. MacArthur Drive at Marche/Lone Pine Road
- 3. MacArthur Drive at Lunn Road (Blue Hill community area)
- 4. MacArthur Drive at Marche and Mundo Road
- 5. MacArthur Drive at Oak Grove Road
- 6. Batesville Pike at Jacksonville Cato Road (Gibson community)
- 7. Batesville Pike at Jacksonville Conway Road
- 8. Fortson Road at Jacksonville Conway Road (Olmstead community)
- 9. Highway 107 at Republican Road



FUTURE LAND USE EXAMPLES/ HIGHLIGHTS BY REGION: NORTH



MLT: MILITARY AREA

Includes a variety of military related uses. May include active military installations or land controlled by the federal government for future military uses.

Land Use: Military bases and facilities

Utility Requirements: Water, Sewer



RR: RURAL RESIDENTIAL

Generally low density rural residential uses without a uniform development pattern. Agricultural uses including small-scale horticulture and animal caretaking are common accessory uses.

Land Use: Residential/Agricultural

Recommended Density: 0.5 unit per acre or less (2-acre min. lot size)

Utility Requirements: Septic Systems



Mx-3: NEIGHBORHOOD SERVICES

Includes a mixture of office, light commercial, small-scale multi-family, single-family attached, and single-family detached homes. Typically represents areas in transition from single family residential to more intensive uses or areas in which office and limited commercial is most appropriate.



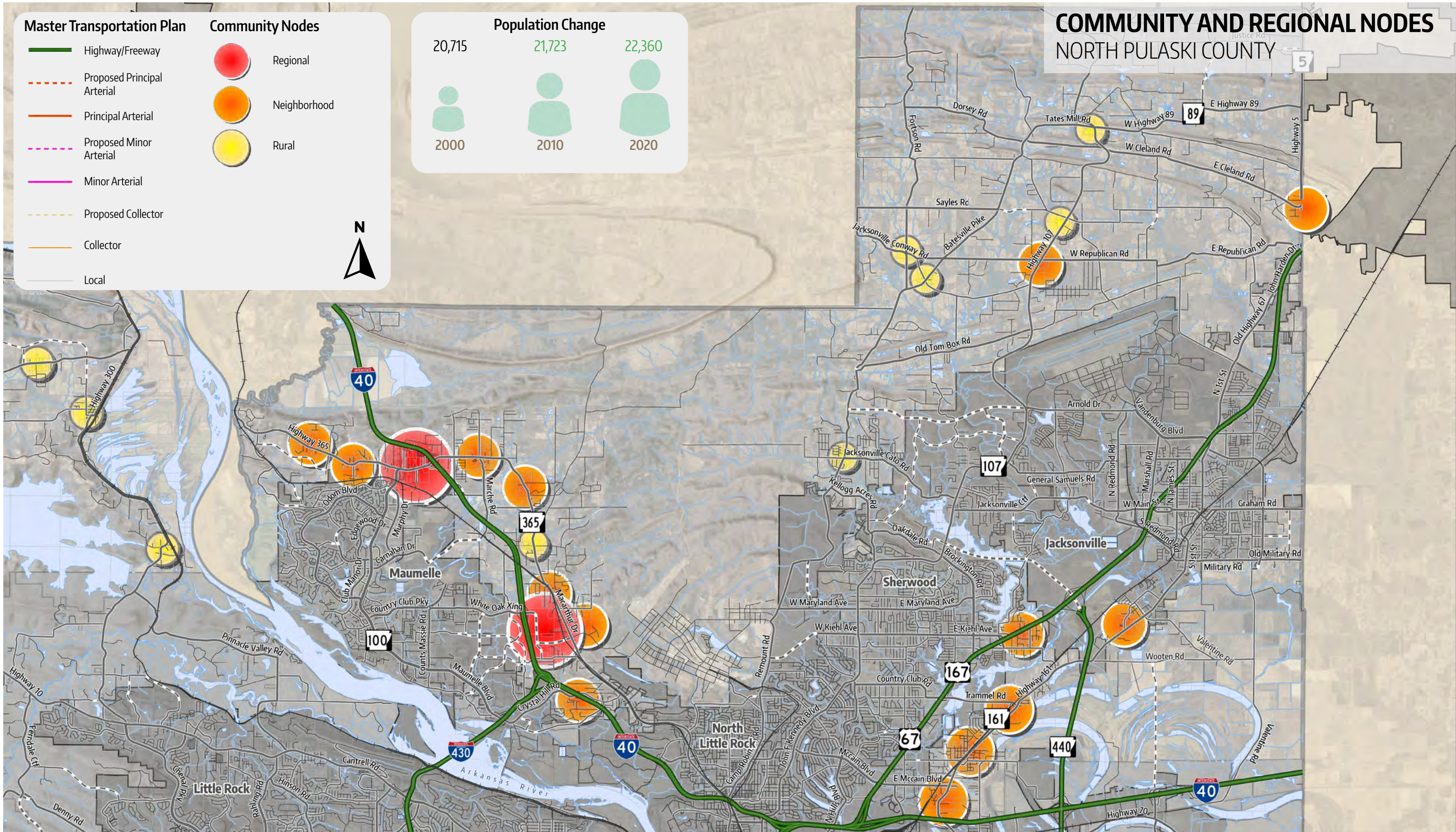
Mx-4: GENERAL MIXED-USE

Characterized by a broad mix of housing options, including single-family, small-scale multi-family, and occasional large-scale multi-family residential development; along with non-residential uses such as schools, places of worship, commercial uses, and other amenities.



Mx-5: MIXED-USE COMMERCIAL

Includes commercial, retail, and office developments abutting primarily arterial or collector corridors.



REGIONAL NODES

Represents the largest scale nodes and are typically situated along major interstate exits to best allow them to serve as a regional resource. With designation as regional nodes, the plan recommends both development and redevelopment in these areas to serve the local and broader context of the region.

- **Highway 365 (Exit 142)** Featuring a variety of existing uses including commercial, industrial, recreational, places of worship, off Exit 142, this area is relatively developed. Undeveloped and underdeveloped parcels lie in the greater area and future development should be contextually appropriate.
- **White Oak Crossing (Exit 146)** The White Oak Crossing exit represents an area of planned growth. Given its direct access into Maumelle, and future access into the Oak Grove area of Highway 365, future development of a regional scale is appropriate in this area.

NEIGHBORHOOD NODES

Represents activity areas that lie between the scale and intensity of rural and regional nodes, and represent areas with a balanced mix of neighborhood services and amenities. Several mapped neighborhood nodes in this regional already contain a broad mix of services:

- Highway 365 in the Marche/Blue Hill area
- Highway 107 at Republican Road
- Crystal Hill Road/I-40
- Highway 5 at Cleland Road
- Highway 161 east of U.S. 67/167

North Pulaski County's existing growth rate is the highest of the three (3) regions, and additional growth is anticipated in each of these neighborhood nodes. The Plan recommends that future development be at a contextually appropriate scale and be built in a way that is mindful of pedestrians and other active transportation considerations.

RURAL NODES

Represents small rural community centers, often occurring at the intersection of two roads or a road and railroad line, and often associated with a historic community. Neighborhood services are appropriate in these areas to support the local community and to assist with decreasing commutes for basic services. Rural node locations planned in this region include:

- MacArthur Drive (Hwy 365) at Burnside Drive
- Highway 107 at Centennial Road (Bayou Meto area)
- Batesville Pike at Jacksonville Cato Road (Gibson community)
- Highway 107 at Hwy 89/Tates Mill (Zion Hill area)
- Batesville Pike at Jacksonville Conway Road
- Fortson Road at Jacksonville Conway Road (Olmstead community)



FUTURE LAND USE MAP
NORTH PULASKI COUNTY

LEGEND

Agriculture

- AF Agriculture Open Space/ Forest
- AO Agriculture/Open space

Mixed Use

- Mx-1 Conservation Neighborhood
- Mx-2 Community Node
- Mx-3 Neighborhood Services
- Mx-4 General Mixed-Use
- Mx-5 Mixed-Use Commercial

Residential

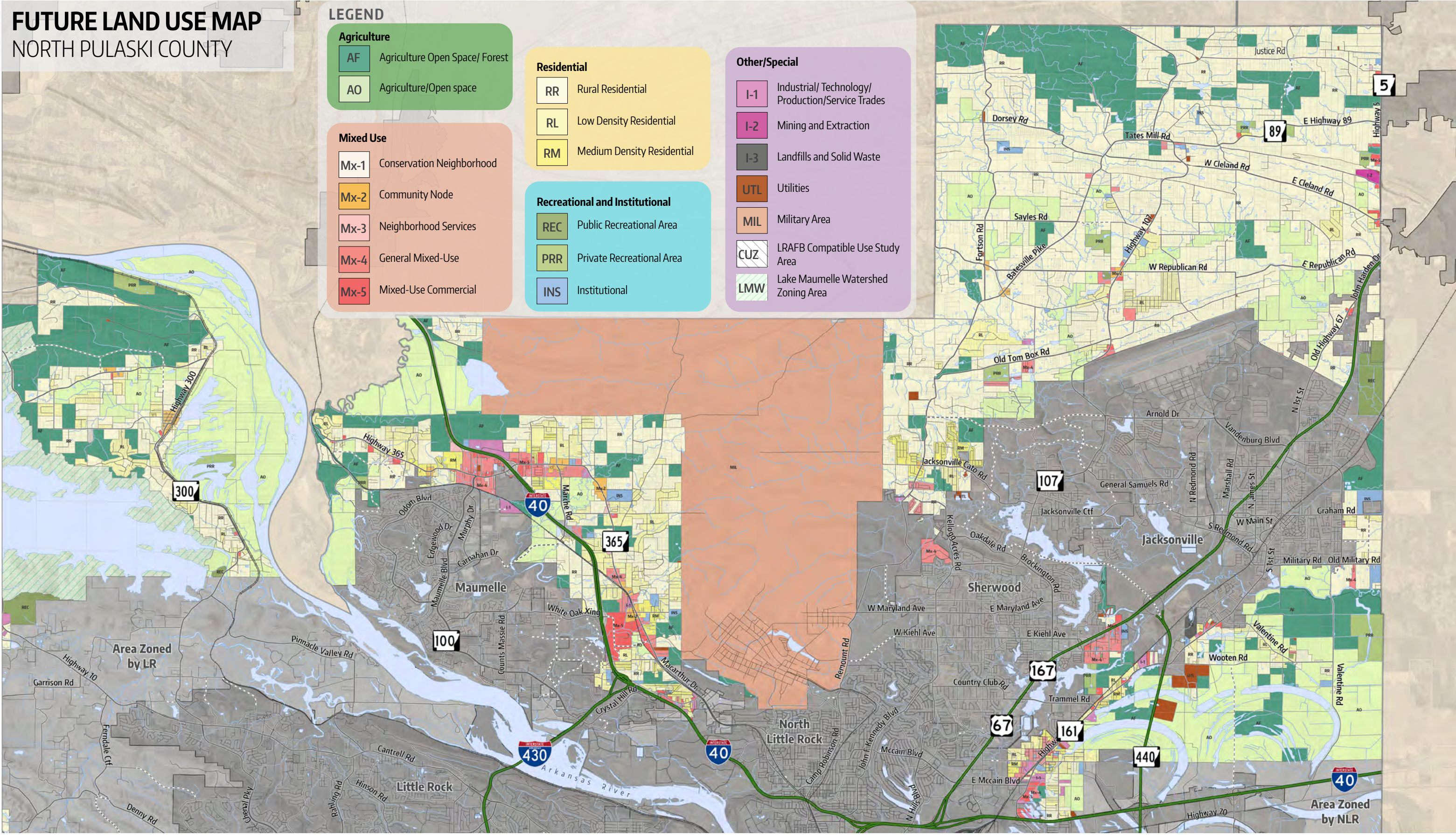
- RR Rural Residential
- RL Low Density Residential
- RM Medium Density Residential

Recreational and Institutional

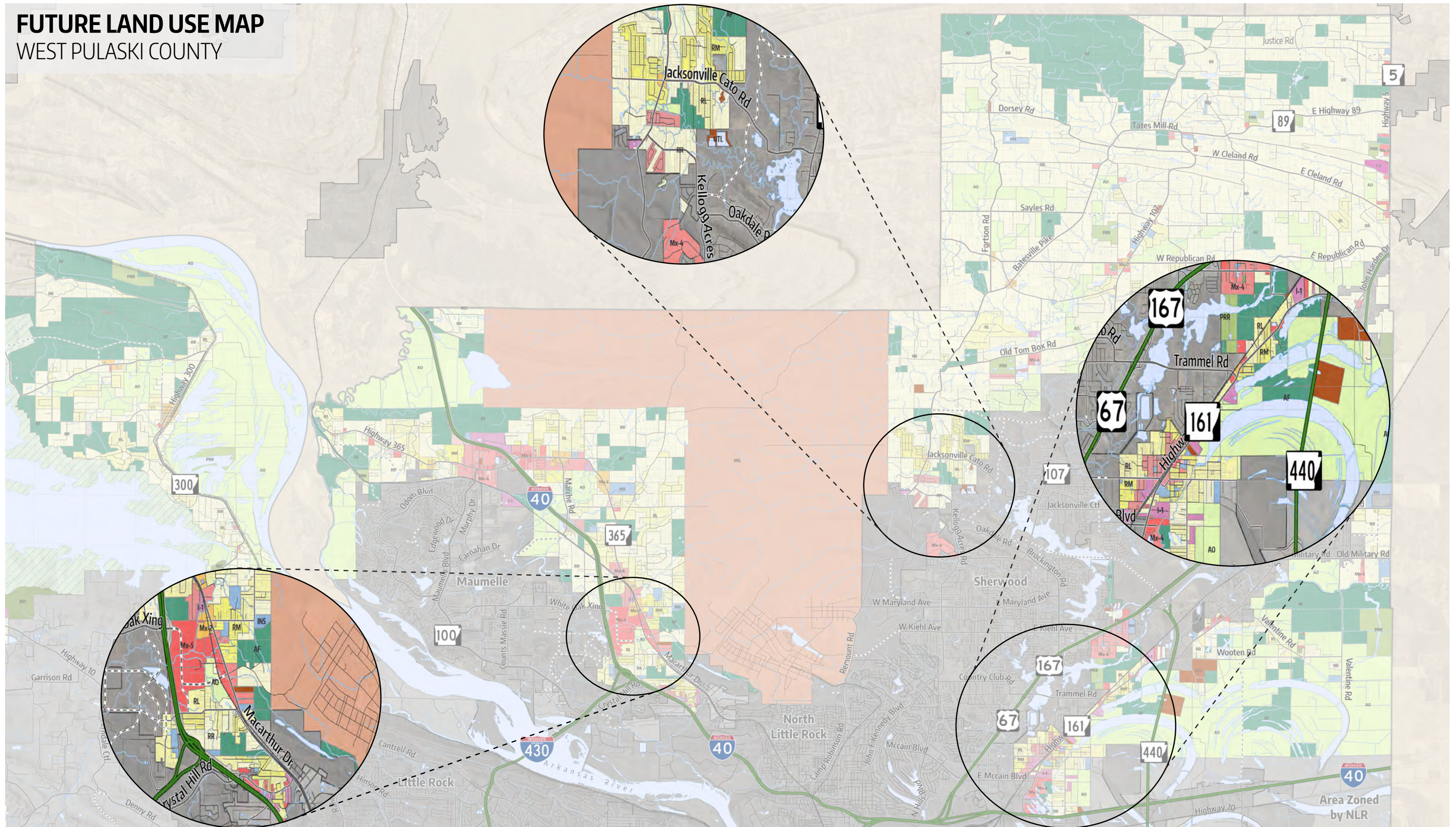
- REC Public Recreational Area
- PRR Private Recreational Area
- INS Institutional

Other/Special

- I-1 Industrial/ Technology/ Production/Service Trades
- I-2 Mining and Extraction
- I-3 Landfills and Solid Waste
- UTL Utilities
- MIL Military Area
- CUZ LRAFB Compatible Use Study Area
- LMW Lake Maumelle Watershed Zoning Area



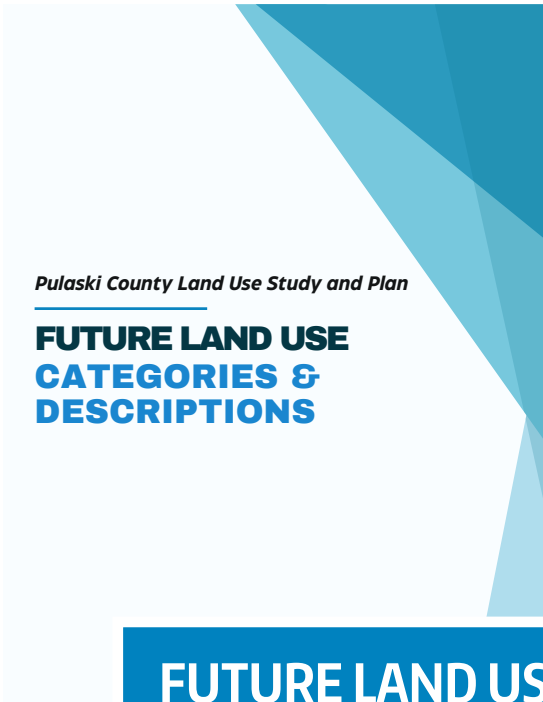
FUTURE LAND USE MAP WEST PULASKI COUNTY



APPENDICES

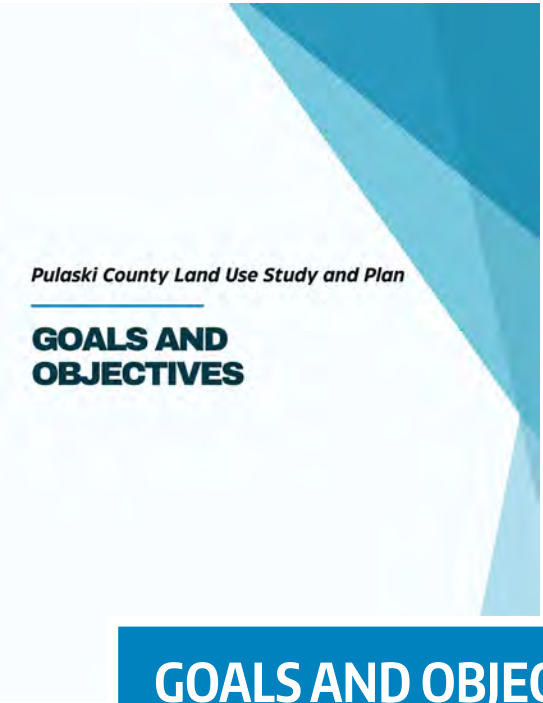


PUBLIC INPUT REPORT

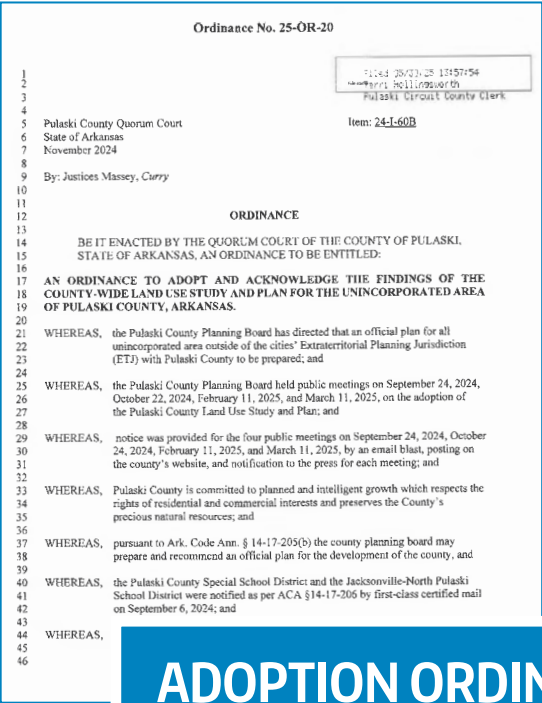


FUTURE LAND USE CATEGORIES AND DESCRIPTIONS

A complete copy of each of the following is appended as a separate document.



GOALS AND OBJECTIVES



ADOPTION ORDINANCE

This page intentionally left blank



This page intentionally left blank

PULASKI COUNTY LAND USE STUDY AND PLAN



Table of Contents



Background and Methodology	_____	01
Public Input Themes	_____	02
What We Heard	_____	04
Opportunities and Findings	_____	05
Visioning Meetings in Sub-Areas	_____	07
Public Input Online Survey	_____	12
Stakeholder Meetings Overview	_____	20
Plan Website	_____	22
Final Public Input Meetings	_____	23

BACKGROUND AND METHODOLOGY

BACKGROUND

Pulaski County has initiated a Comprehensive Land Use Study for the unincorporated areas of the County to assess current land use policies. The study focuses on analyzing development, infrastructure, economic growth, and quality of life within the county's unincorporated areas. The study is carried out over a period of several months, commencing in late 2022 and concluding in mid-2024.

Public input is key in developing this plan, with the intent that all citizens' interests be considered. The success of this comprehensive land use planning endeavor is reliant on public and community input. The initial stage of the planning process involves identifying the values and needs of community members and residents, as this information is crucial in effectively addressing their concerns. The public input process aims to understand the County's residents and stakeholders' questions and feedback about Pulaski County and to inform them about the County's approach to the study.

METHODOLOGY

The development of the Pulaski County Land Use Study involved gathering input from residents and stakeholders through various forms of community engagement, including visioning meetings, interactive polls and maps, online surveys, and stakeholder meetings. Visioning Meetings were held throughout the county in three (3) regional locations to ensure broad community participation.

This public input summary captures the themes and findings from the initial community engagement process all of which will help inform the structure and direction of the future land use plan, with specific considerations for each unique sub-areas. To finalize the plan, concluding public input meetings and a final survey will be conducted.

The study identifies three sub-areas in the county – West, North, and Southeast Pulaski County – each with unique pressures and needs. Engagement techniques were tailored to each sub-area to ensure effective community engagement.



Public Input Themes

Overall Themes

Themes are established to organize ideas consistently mentioned throughout the community engagement process.



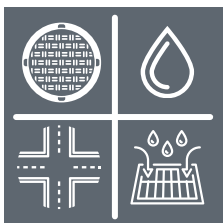
PRESERVING RURAL CHARACTER

Strong community consensus on the importance of maintaining the area's distinctive rural identity.



TRANSPORTATION OPTIONS

Emphasis on enhancing and diversifying transportation choices for improved accessibility.



INFRASTRUCTURE CONCERNS

Significant feedback on infrastructure, including roads, drainage, water, and sewer systems. Concerns differed across the County, as the Southeast Pulaski area overwhelmingly noted the need for holistic infrastructure improvements. In contrast, The West Pulaski area leaned more towards either being neutral toward new infrastructure to even opposed to infrastructure improvements (such as better roads or sewer expansions) due to a concern that these would further catalyze or enable suburban sprawl in areas they wanted to see maintained as rural.



QUALITY RECREATIONAL OPPORTUNITIES

A desire for enhanced recreational facilities and activities to enrich community life.

Public Input Sub-Themes

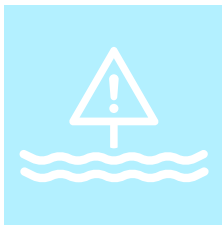
Sub -Themes

Additional sub-themes were also mentioned through the public involvement process and are important to note.



SAFETY

A collective concern for community safety, calling for measures to ensure a secure living environment.



FLOODING/DRAINAGE

Infrastructure or mitigation to comprehensively mitigate flooding and drainage issues.



HOUSING DEVELOPMENT

Develop sustainable and affordable housing solutions that cater to the varied needs of the community.



GOVERNMENT TRUST

The importance of fostering trust in local governance, highlighting transparency and effective communication.

What We Heard

The "What We Heard" section contains important insights that were gathered during the initial visioning meeting process in Pulaski County. It provides a detailed summary of the project team's collective understanding, which covers a wide range of perspectives. This includes the opportunities, concerns, and recommendations identified by community residents, as well as overarching themes that were derived from the overall public input received.

- Growth demands are leading to change, and diverging opinions exist on how best to manage future changes.
- Residents across much of the county value the rural character of unincorporated areas; however, the definition of “rural” may vary depending on the respondent and location.
- Infrastructure needs are apparent in all unincorporated areas; however, infrastructure concerns generally appear more urgent in the Southeastern part of the County:
 - Infrastructure needs in the Southeast were primarily expressed by the residents, while infrastructure desires in the West were primarily expressed by stakeholders representing land development.
- Delay in emergency response due to trains parking across road crossings.
- More trails, protected bike lanes, side paths, and general recreational facilities are desired.
- Food desert problems in Southeast Pulaski include additional grocery stores, gas stations, health resources, and youth programs.
- Challenges with access to public transportation and general accessibility.
- Green infrastructure and preservation/restoration of wetlands to address flooding and drainage issues.
- Incentives for green building and pervious paving/parking areas should be in place.
- Recommendation to plan for riparian green spaces so that creeks and other flood-prone areas can be protected.
- Importance of acreage size or minimum lot size to keep out high density growth.
- Safety concerns in some areas of the county and challenges with a lack of police presence.
- Local government response and accountability.
- Better growth management and prevention of leapfrog development.
- Ensure quality jobs and financial opportunities.



FINDINGS: OPPORTUNITIES AND CHALLENGES



Opportunities

Large-scale visions in the County have been highlighted as smart growth, environmental sustainability, and community well-being, all of which can be most broadly achieved through collaboration between communities, government agencies, and the private sector, to build a thriving and sustainable region. Throughout the visioning process, community members have noted several opportunities that can be pursued in order to achieve this vision.

Better Infrastructure Improvements.

- Upgrading and enhancing the existing infrastructure, including roads, sewer/drainage, public transportation, and utilities.

Proactively managing growth demands.

- Anticipating and managing the impacts of population growth on rural and urban areas.
- Adapting to changing economic, social, and demographic trends.

Rebuild and Repair: Urban Renewal Opportunities.

- Focusing on revitalizing and rejuvenating urban areas through targeted redevelopment projects, especially within census designated places and other unincorporated communities.
- Renovating and repurposing existing structures for better functionality.

Accessibility and Connectivity to Services.

- Ensuring easy access to essential healthcare, education, and public services.
- Enhancing transportation networks to improve connectivity within the community.

Green Infrastructure and Preservation.

- Integrating green spaces and eco-friendly elements into county planning.
- Preserving natural habitats, parks, and green belts for environmental sustainability.

Protection of Undeveloped Land and Retention of Rural Character.

- Preserving undeveloped areas and maintaining the rural character of certain regions.

Encourage local development that provides access to essential amenities:

- Ensuring that communities have access to necessary amenities for a high quality of life.

Better Access to Pedestrian and Trail Infrastructure.

- Designing pedestrian-friendly infrastructure, such as sidewalks and walking trails along with future development.
- Encouraging alternative modes of transportation for a healthier and more sustainable community.

FINDINGS: OPPORTUNITIES AND CHALLENGES

Challenges

Perceived challenges vary in different geographic areas of the county.

Sprawl and Leap Frog Development

- Uncontrolled urban sprawl and leapfrog development can lead to inefficient land use, increased traffic congestion, and strain on resources.

Infrastructure Concerns (Sewer, Drainage, and Flooding)

- Inadequate infrastructure has resulted in sewer, drainage, and flooding problems.

Housing Choice and Affordability

- Limited housing options and affordability concerns can hinder community growth and impact the ability of residents to secure suitable living spaces.

Environmental Stewardship

- Balancing development needs with environmental conservation is a continuous challenge.

Fear of Losing Green Space and Agricultural Land

- The community's fear of losing green spaces and agricultural land highlights the importance of sustainable development and growth management tools to help maintain the area's unique character.

Transportation Options and Multimodal Efforts

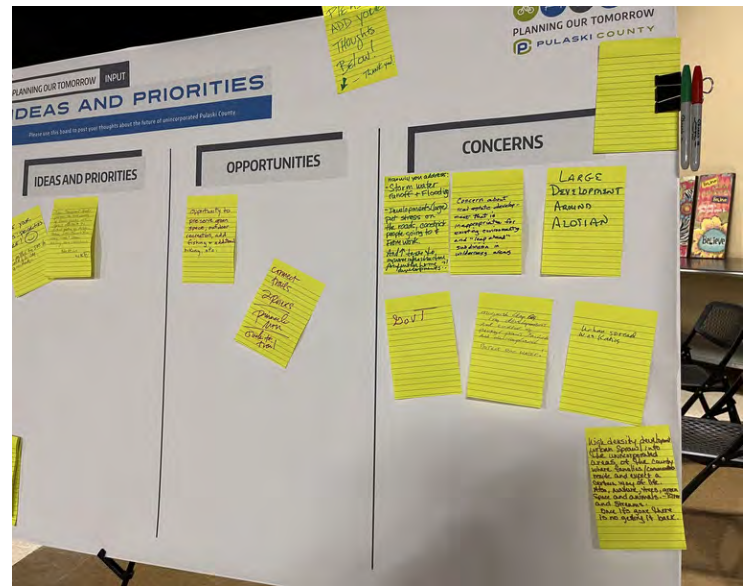
- Limited transportation options and insufficient multimodal options impact accessibility and connectivity, affecting residents' overall mobility, health, and well-being.

Government Response and Accountability

- The perception of government response and accountability points to a desire for more transparent and accessible representation to address community concerns effectively.

Varied Definitions of "Rural":

- Differing opinions on the definition of "rural" highlight the importance of clear communication and collaboration to ensure that development aligns with the diverse perspectives within the county.



Visioning Meetings in Sub-Areas

Public visioning meetings were held across the county at three regional locations.

Public visioning meetings were held across the county at three regional locations during in May, 2023, to encourage and receive input regarding the future of the unincorporated sub-areas (West, Southeast, and North). These meetings were important in gathering feedback from residents regarding land use, development, infrastructure, transportation, recreation, and other relevant topics. Overall, the three sub-areas of the County are very different from one another and experience unique pressures and needs. Adapting the plan to the nature of each region will be important to the plan's overall success and benefit to the County. Note: The zip code maps for each sub-area below show the areas where we received input during the visioning meetings phase.



West Pulaski County Visioning Meeting

On Monday, May 22, 2023, the West Pulaski County Visioning meeting occurred at the Pinnacle View United Methodist Church from 6:00 to 8:00 PM. The estimated attendance was approximately 50 people, including residents, community members, county staff and administration, various organizations, elected officials, and other members of the public.

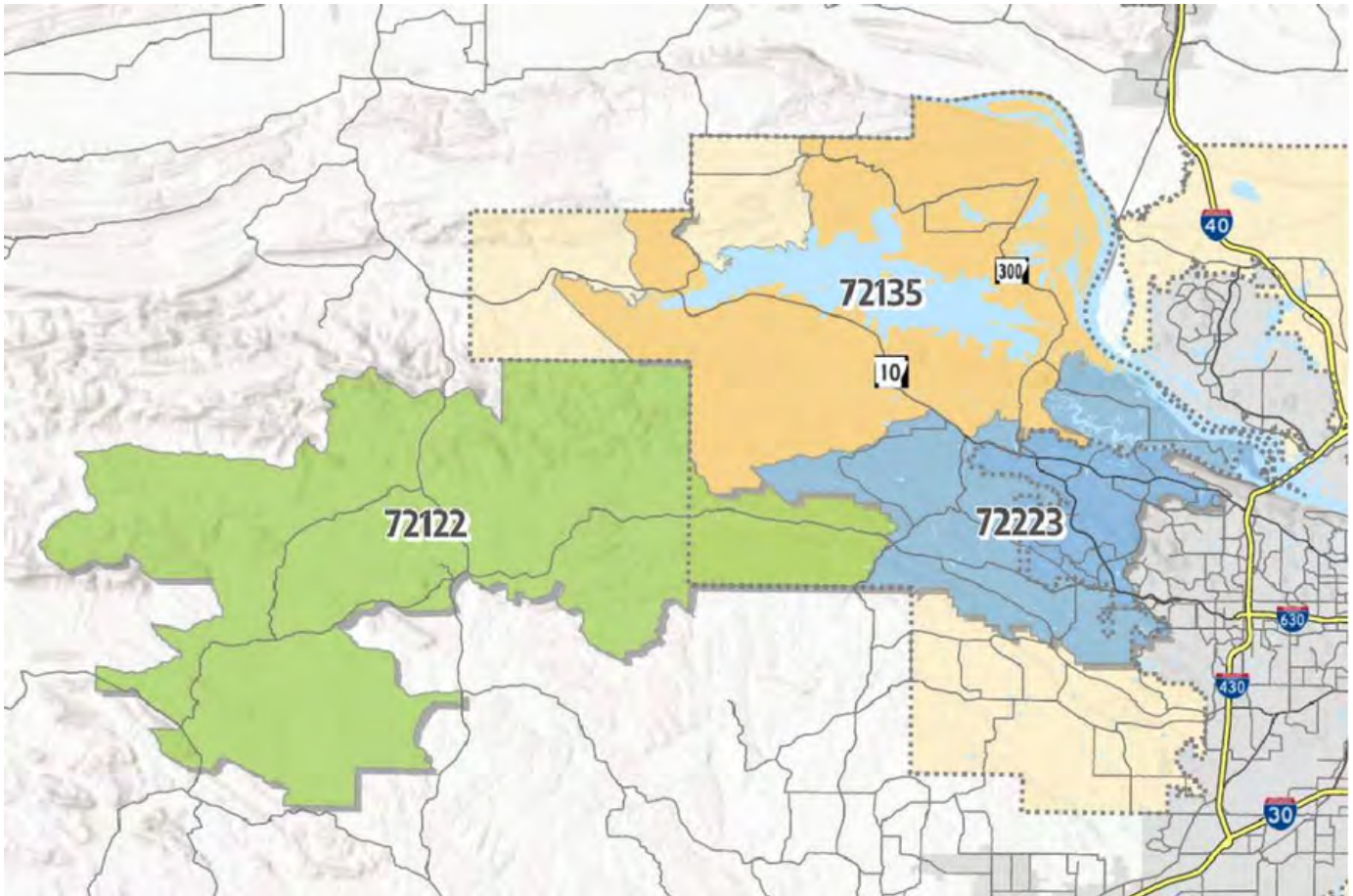


QUALITY RECREATIONAL OPPORTUNITIES PRESERVING RURAL CHARACTER

The meeting involved a variety of visual aids, including exhibit boards, a presentation, an interactive poll, and a large map for community members to provide location-specific comments. The exhibit boards consisted of overall county and sub-area demographics and a comment board for providing ideas, priorities, and challenges. These resources helped facilitate discussions and feedback from attendees.

*Top themes mentioned at each sub area meeting

West Pulaski County Visioning Meeting (cont.)



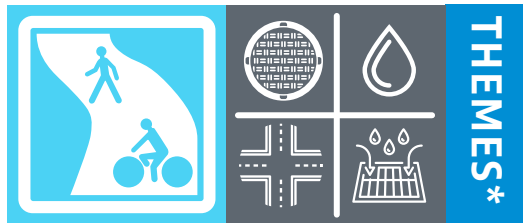
72135, 72223, & 72122

Primary Participants
Zip Codes Map

What We Heard

- Participants (97% of whom were from unincorporated areas) expressed concerns about residential development pressure and environmental challenges. There's a strong desire to discourage high-density development, leapfrog developments, and urban sprawl into unincorporated areas.
- Leapfrog developments and infrastructure problems were occasionally addressed, and concerns about congestion and traffic problems were frequently mentioned, indicating a community desire for managing growth.
- Some of the greatest opportunities mentioned in the West Pulaski County meeting emphasized opportunities for rural and natural beauty preservation, green space conservation, maintaining natural beauty, and expansion of more active transportation (biking/walking) efforts and planning.

Southeast Pulaski County Visioning Meeting



TRANSPORTATION
OPTIONS

BETTER
INFRASTRUCTURE

*Top themes mentioned at each sub area meeting

On Tuesday, May 23, 2023, the Southeast Pulaski County Visioning meeting occurred at the Higgins Community Center from 6:30 to 8:30 PM. The meeting's estimated attendance was 19 people, including residents, community members, and county staff and administration.

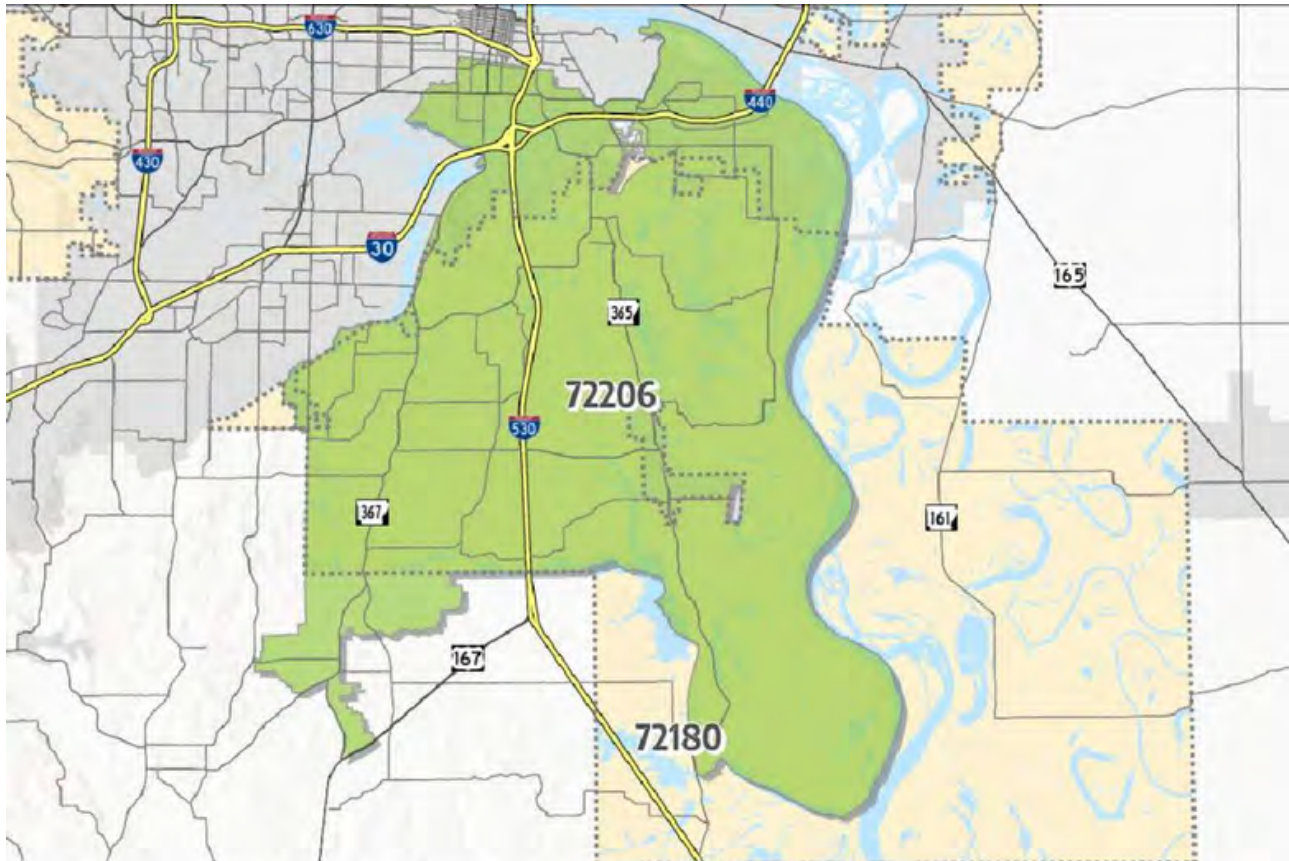
The meeting involved a variety of visual aids, including exhibit boards, a presentation, an interactive poll, and a large map for community members to provide location specific comments. The exhibit boards consisted of overall county and sub-area demographics and a comment board for providing ideas, priorities, and challenges. These resources helped facilitate discussions and feedback from attendees.

What We Heard

- Participants (more than half were from unincorporated Pulaski County, with the remaining living within a municipality in the county) expressed concerns about flooding and sewer issues and limited grocery options. There's a strong desire to encourage multi-family developments or housing options and a desire for additional restaurants and commercial businesses. Grade-separated crossings are needed to bypass the trains that stop traffic and emergency vehicles from accessing the community (as a local EMS professional stated, trains often stay parked for several hours in locations that block critical street crossings).
- Some challenges identified in Southeast Pulaski County include the lack of infrastructure, illegal dumping, and encroachment/expansion of industrial uses into rural areas.
- On the other hand, some of the greatest opportunities mentioned by the participants include growth and expansion, community appreciation, family legacy and roots, the proximity of work to home, green infrastructure to address flooding issues, vocational and trade schools, and youth programs and health resources.



Southeast Pulaski County Visioning Meeting (cont.)



72206 & 72180

Primary Participants
Zip Codes Map

North Pulaski County Visioning Meeting

On Wednesday, May 23, 2023, the North Pulaski County Visioning meeting took place at the North Pulaski Community Center from 6:00 to 8:00 PM. The estimated attendance was approximately 40 people, including residents, community members, county staff and administration, various organizations, and other members of the public. This was the final visioning meeting for the initial community input.



BETTER
INFRASTRUCTURE

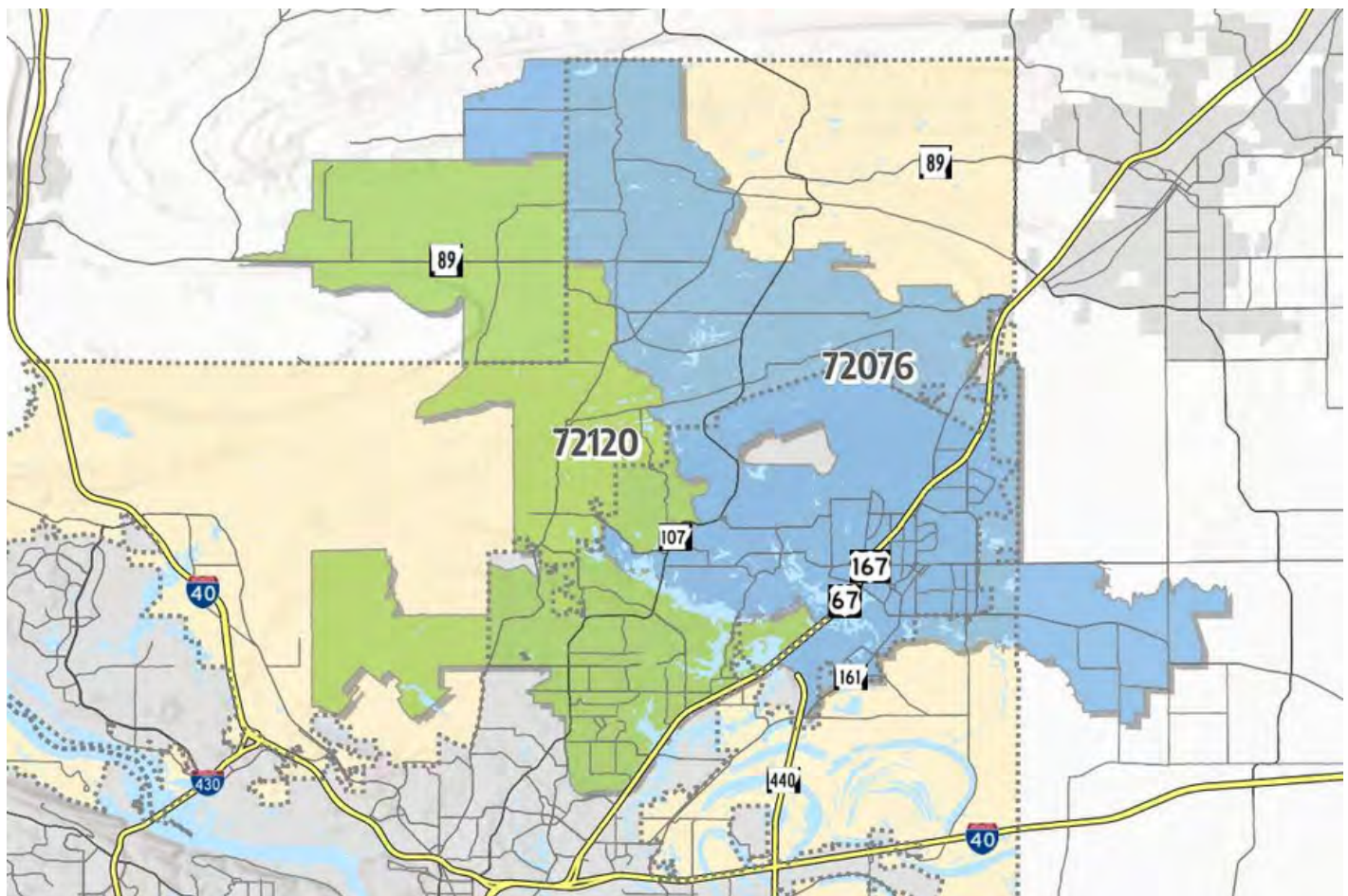
PRESERVING RURAL
CHARACTER

The meeting involved a variety of visual aids, including exhibit boards, a presentation, an interactive poll, and a large map for community members to provide location specific comments. The exhibit boards consisted of overall county and sub-area data along with a comment board for providing ideas, priorities, and challenges. These resources helped facilitate discussions and feedback from attendees.

*Top themes mentioned at each sub area meeting

What We Heard

- Participants (92% of participants live within unincorporated Pulaski County) expressed concerns about flooding and sewer issues and access to emergency vehicles. There's a strong desire not to have further multi-dwelling units.
- Some opportunities mentioned were employment, urban renewal, a focus on historical neighborhoods, continued rural life, better infrastructure, and a safe and affordable community.
- The mentioned challenges dealt with storm drainage and flooding, lack of safer roads, high-speed limits, and lack of sidewalks with numerous curb cuts.



72076 & 72120

Primary Participants
Zip Codes Map

Public Input Online Survey

During the planning process, residents and community members were invited to share their opinions with the planning team through an online survey and meeting polls. The survey was launched in early May 2023 and received more than 300 responses over a three month period. The questions were designed to gather feedback on the current and future growth of the unincorporated areas in the county, as well as to gather input on challenges, opportunities, and quality of life, and to provide community members with an opportunity to express their thoughts and comments. Overall, the project team received feedback on various opportunities and challenges related to several topics, including the natural environment, quality parks and open spaces, safety, quality jobs and financial opportunities, good infrastructure, quality schools, better sidewalk networks, trails, and recreation. Below is a summary of the survey questions and results:

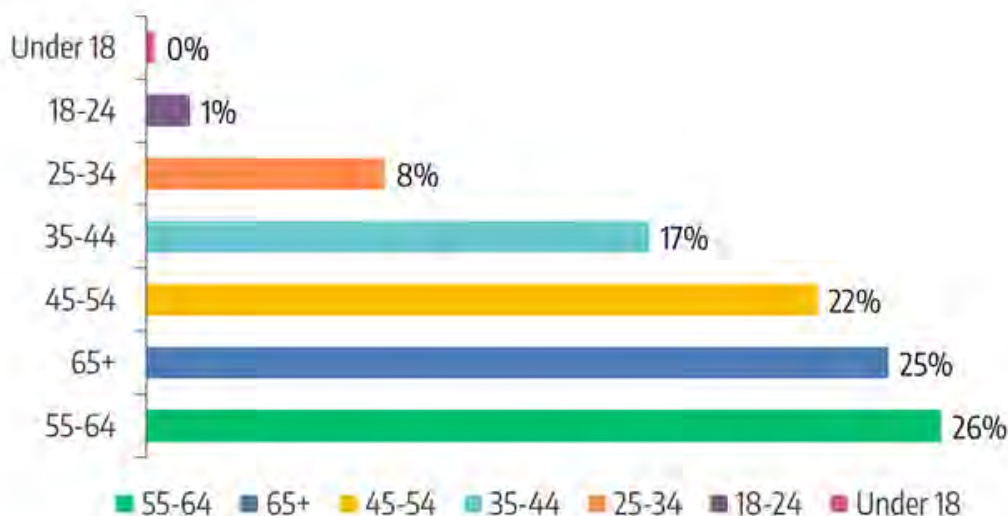
342 Survey Responses Collected

Pulaski County Public Input Survey

Welcome to the Public Input Survey for Pulaski County's Land Use Study!
Thank you for taking a few minutes to help us take the first steps to create a vision for the future of the unincorporated areas of Pulaski County. We look forward to your responses.



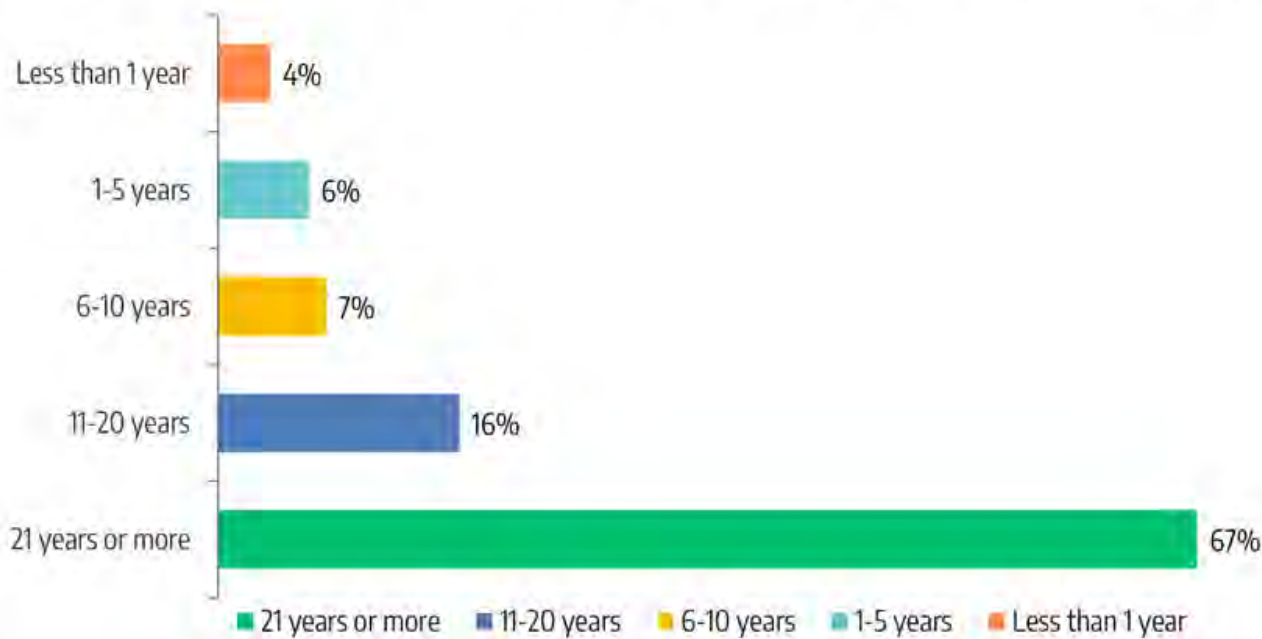
What is your Age?



- Respondents to the survey tended to be older adults, with (26%) being between 55-64 in age.

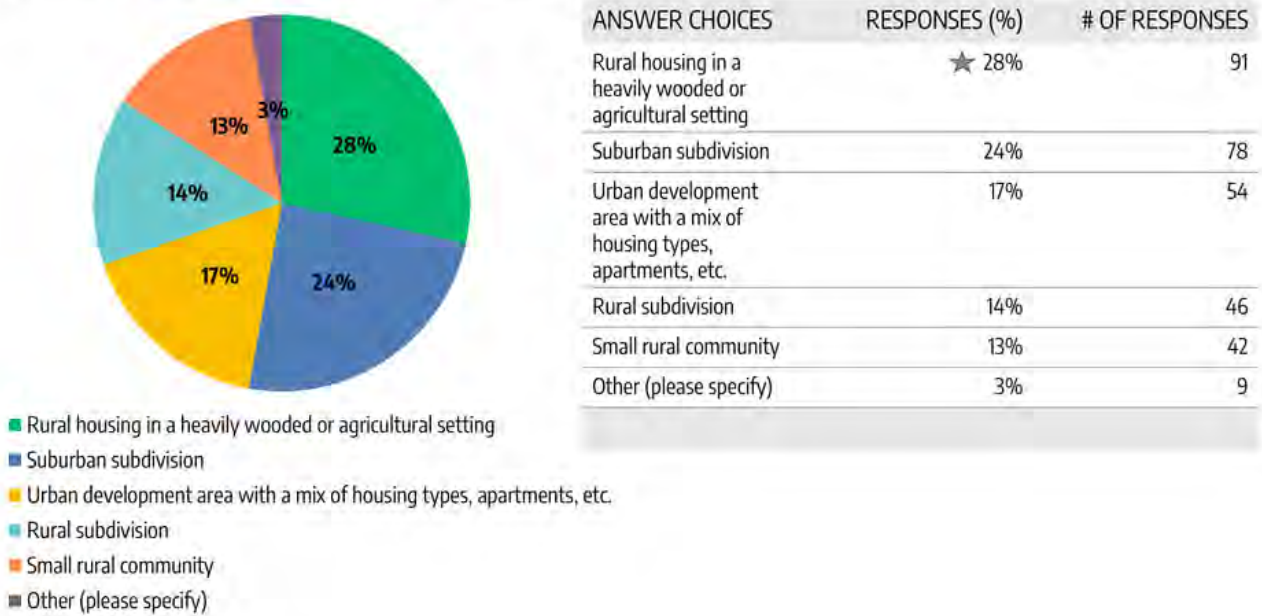
Public Input Survey

How long have you lived in Pulaski County (in either a city or unincorporated areas)?



- Survey respondents mentioned that they have lived in Pulaski County for 21 or more years (67%). Others mentioned they have resided between 11-20 years (16%) and between 6-10 years (7%) in Pulaski County.

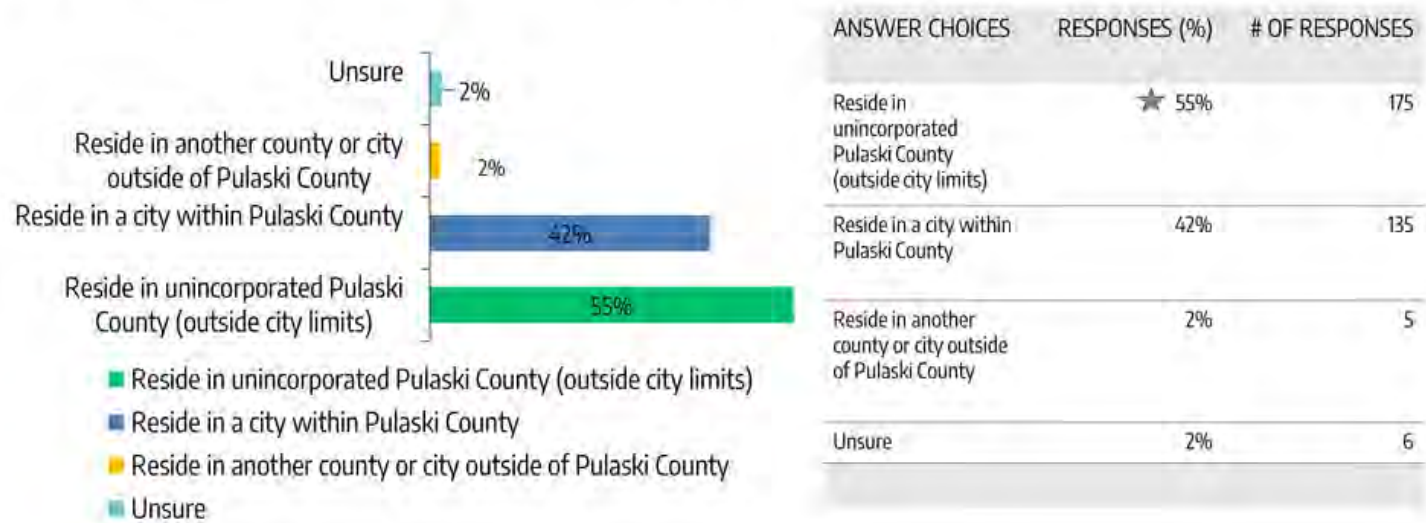
Which best describes your current neighborhood?



- Respondents primarily (28%) describe their current neighborhoods as rural housing in a heavily wooded or agricultural setting. Meanwhile, others identified their neighborhood as indicated in the charts above.

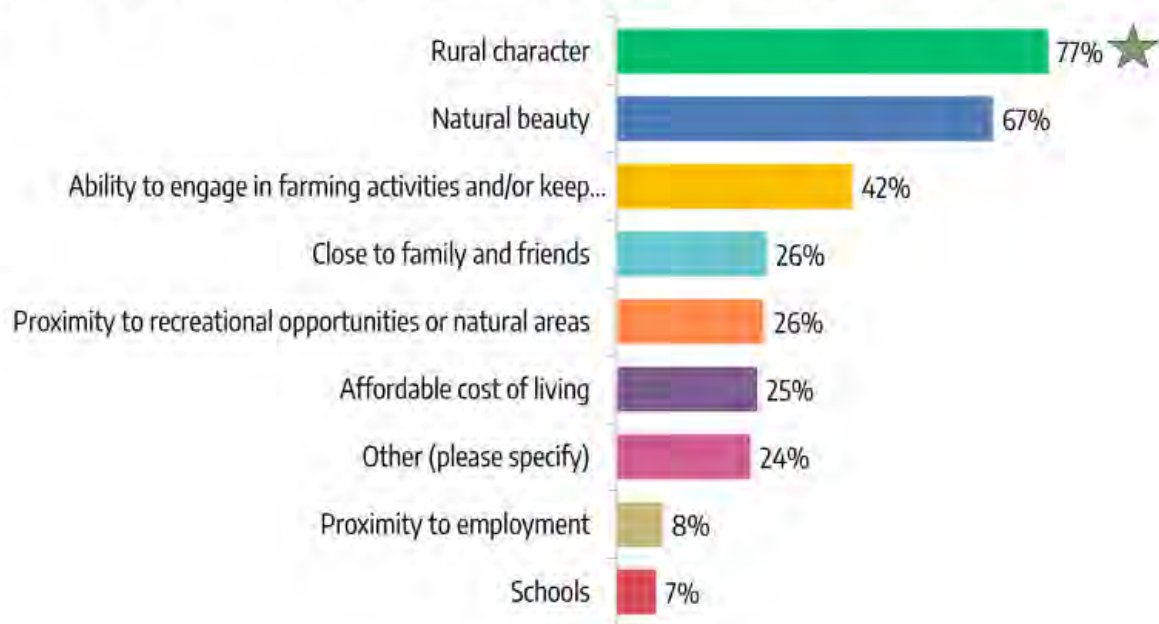
Public Input Survey

Is your residence within the unincorporated areas of Pulaski County, AR?



- Most (55%) survey respondents reside in unincorporated Pulaski County (outside of the city limits), while less than half (42%) reside in a city within Pulaski County.

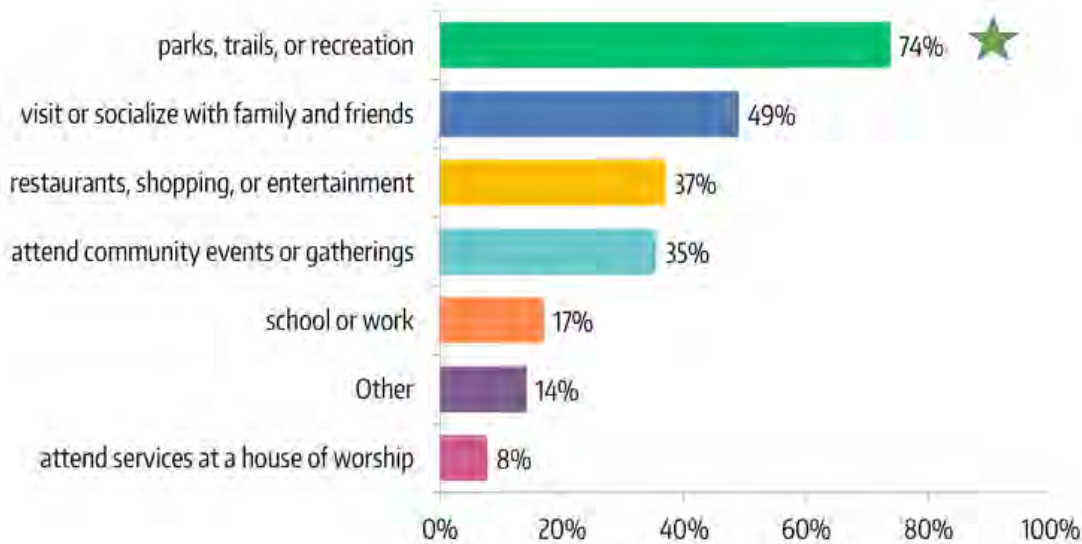
Why do you choose to live in unincorporated Pulaski County



- Of the respondents, 77% preferred unincorporated Pulaski County for its rural character, while others cited natural beauty 67% and opportunities for farming and livestock (42%).

Public Input Survey

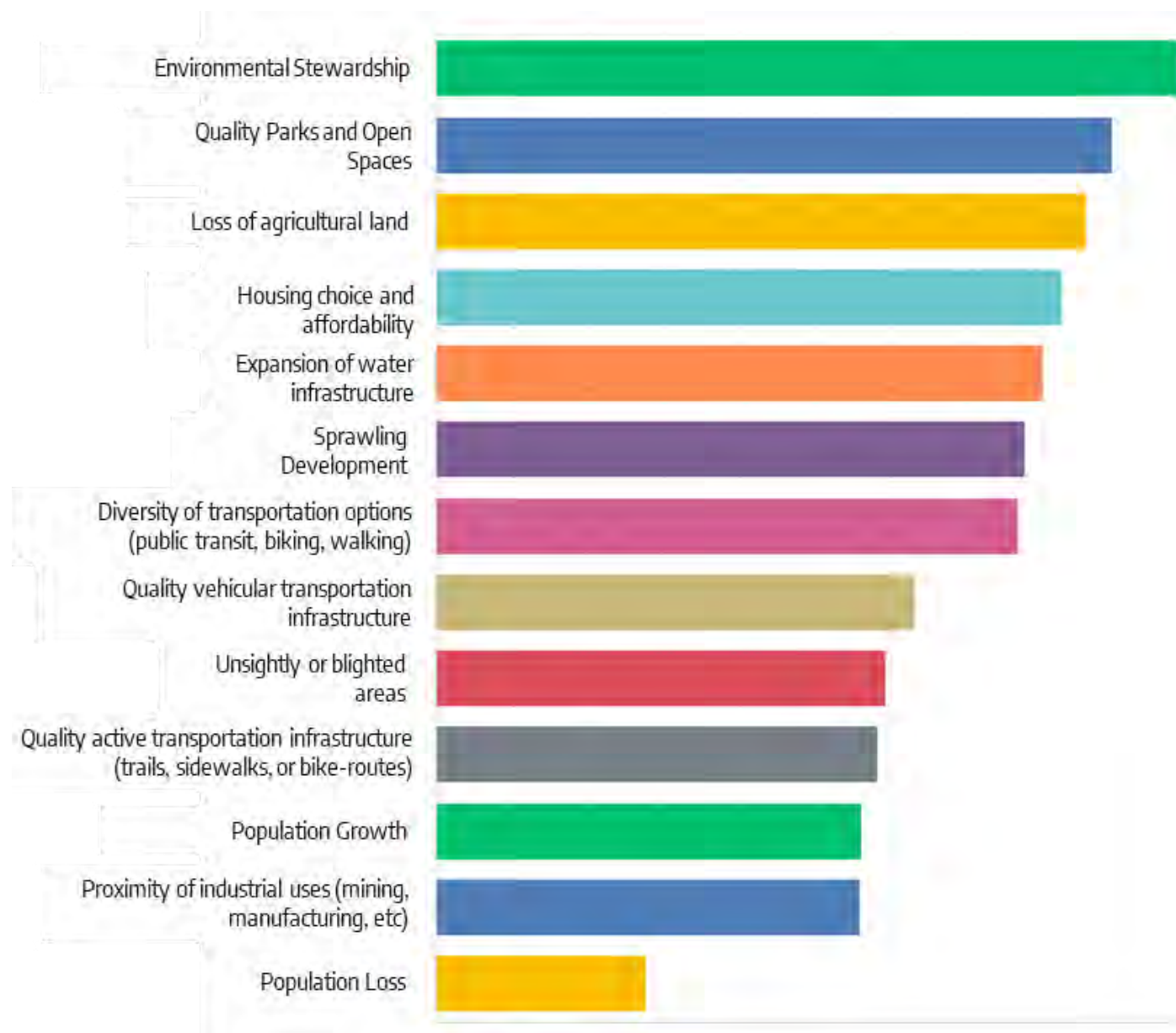
If you do not live in the unincorporated areas of Pulaski County, what brings you to the unincorporated areas of the County?



- Respondents mentioned that parks, trails, or recreation (73.7%) is what brings them to unincorporated areas of the County. Others mentioned that they visit and socialize with family and friends (48.9%), or enjoy restaurants, shopping, or entertainment (36.8%).

Public Input Survey

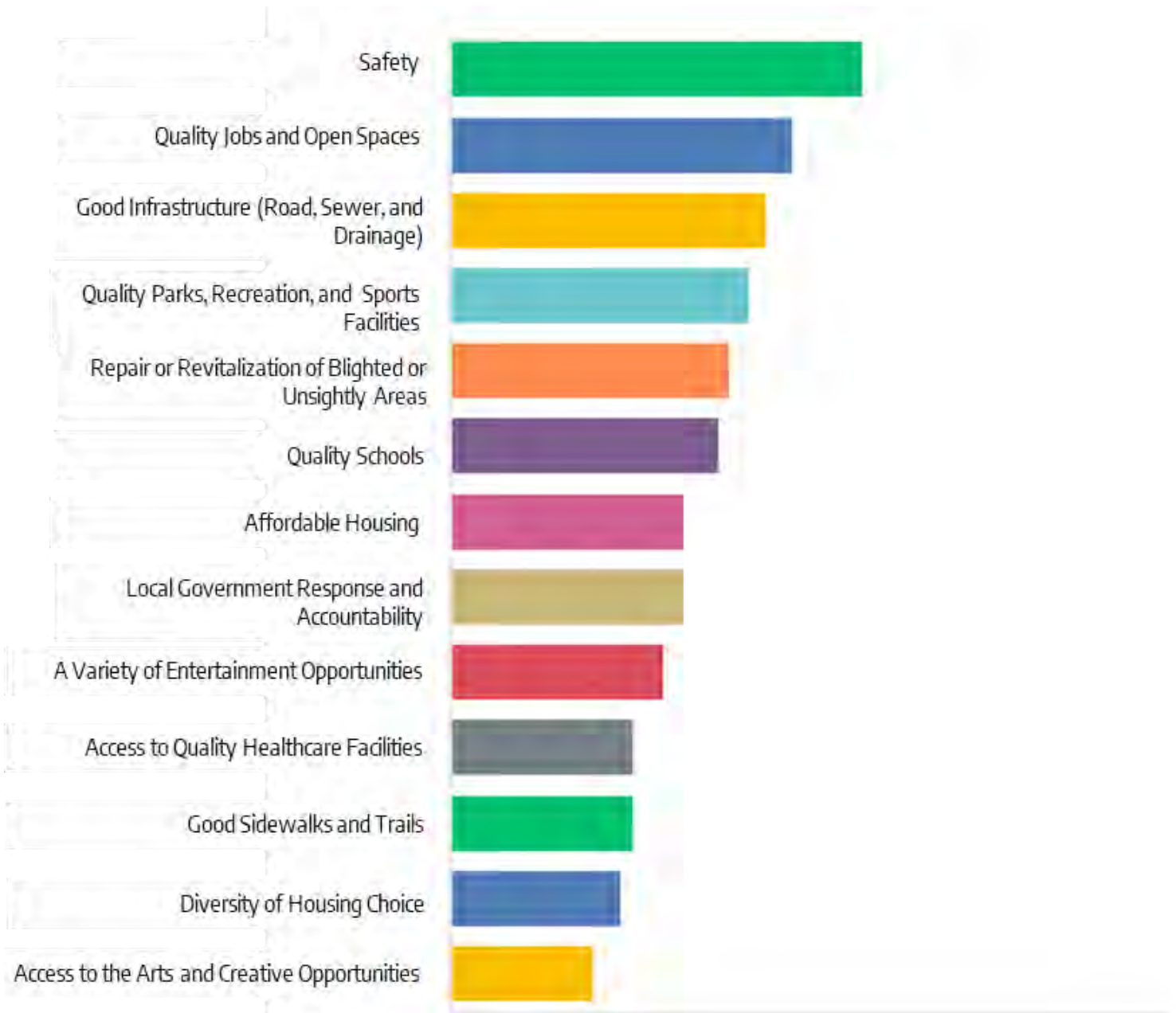
What do you think is the most pressing challenge that the unincorporated areas of Pulaski County face? (Please rank them in order of importance with 1 = Most pressing challenge)



- Some of the most pressing challenges that survey respondents mention that unincorporated areas of Pulaski County face (in order of the most pressing challenge) are environmental stewardship, quality parks and open space, loss of agricultural land, and housing choice and affordability.

Public Input Survey

Quality of Life is a subjective measure of day-to-day satisfaction and access to needed resources for health, comfort, and success. Certain factors will matter more to different people.



- According to survey respondents, safety, quality jobs, financial opportunities, quality park, recreation, and sports facilities, repair or revitalization of blighted or unsightly areas, and quality schools were the most important factors for determining a good quality of life.

Public Input Survey

How would you rate the quality of life in the unincorporated areas of Pulaski County?



3.9

- Respondents rated the quality of life in the unincorporated areas of Pulaski County a 3.9 rating.

How would you rate the quality of life in Pulaski County as a whole (areas within cities and the unincorporated areas of the county)?



3.3

- Respondents rated the quality of life in Pulaski County as a whole (areas within cities and the unincorporated areas of the county) with a 3.3 rating.

Interactive Public Input Comment Map

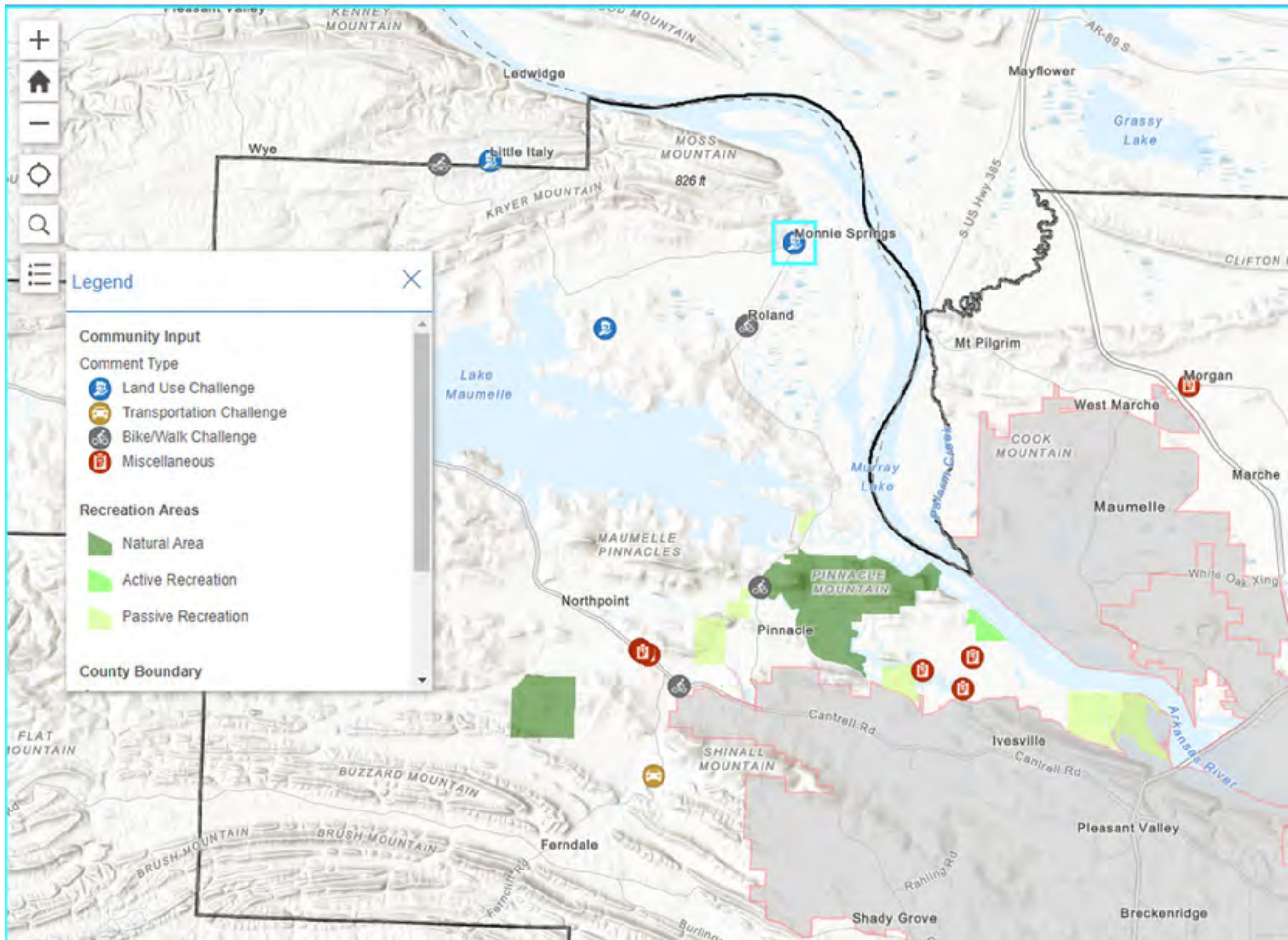
Throughout the public input process, the public had an opportunity to provide their feedback through an interactive public input map. This map allowed participants to easily leave geographically specific comments regarding land use, infrastructure, and other conditions and observations in the County. In total, approximately 123 comments were received through this platform.

Public Involvement Updates

Interactive Comment Map – 123 Map Comments



Pulaski County Land Use Study



123 Interactive Map Comments

Stakeholder Meetings Overview

SOUTHEAST PULASKI COUNTY INTERESTED RESIDENTS

Participants at the Southeast Pulaski County meeting provided crucial feedback on several topics. General concerns included a focus on housing, transportation, and facilities. Specific needs highlighted drainage and culvert maintenance, county and secondary road maintenance, improved public transportation with better bus stops and schedules, and the need for grocery stores and related amenities. Stakeholders also desired increased representation and communication with County and local JP members and advocated for implementing additional county and municipal ordinances to address property maintenance. In addition to these key points, the meeting a discussion on the proposed South Loop Project, with considerations for alignment adjustments.

NORTH PULASKI COUNTY INTERESTED RESIDENTS

Valuable feedback was gathered at the North Pulaski County stakeholder meeting. Key points included the need for storm drainage, sidewalks, and streetlights in certain developed areas. Residents expressed a desire for a recreation facility in the North Pulaski area. Public transportation improvements were identified as necessary, particularly in the Rixie Rd/Kiehl Exit area.

The stakeholder meetings brought together various stakeholders from different industries and interests to provide valuable input and feedback on land use, infrastructure, and overall conditions in Pulaski County. This collaborative effort was carried out over five meetings, ensuring that distinct perspectives, input, and needs were captured. The next pages contain summaries of feedback received in each meeting.

(North Pulaski County cont.) Safety and drainage improvements were highlighted for specific intersections, such as Valentine/Wooten near Jeter Park. The meeting included additional discussion regarding the Little Rock Air Force Base Compatible Use Study.

LAND DEVELOPERS

During the Pulaski County Land Developers meeting, representatives focused their development interests primarily on West Pulaski County, with a predominant emphasis on residential development and some non-residential development. The primary challenges identified were related to infrastructure accessibility, including public water--and to a lesser extent--sewer and road improvements. The consensus highlighted the role of paved roads in encouraging development, even without sewer access, when lots are sufficiently sized for septic systems. Regarding regulations, one attendee considered the existing rules adequate, while others did not offer additional feedback. Additional feedback included inquiries about building/location permits, the possibility of zoning regulations in different areas, and a stakeholder's observation that while some residents initially move to the county seeking fewer rules, they may later desire regulations for others.

Stakeholder Meeting Overview (continued)

WEST PULASKI COUNTY INTERESTED RESIDENTS & ORGANIZATIONS

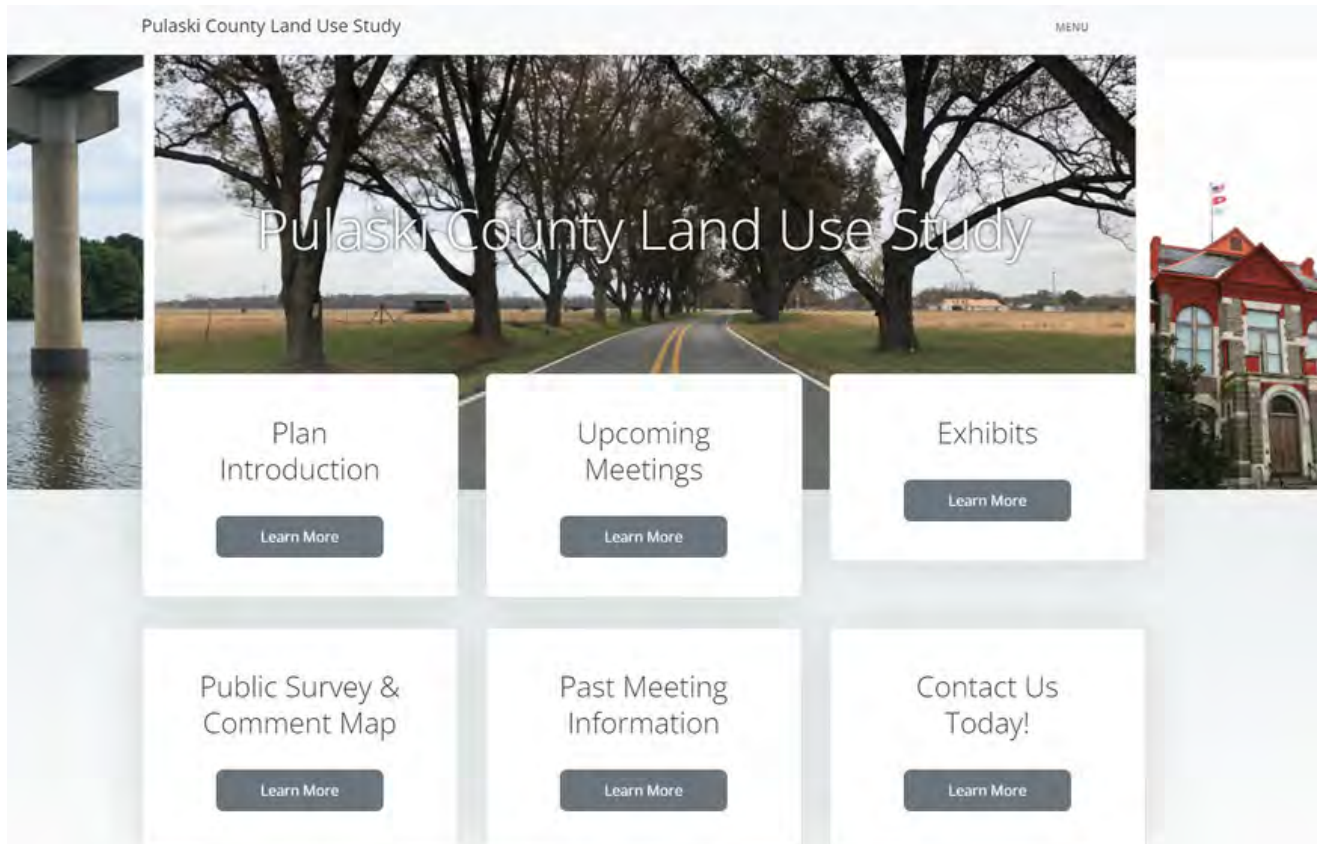
The West Pulaski County Interested Residents and Organizations meeting provided generous feedback from participants. There is apprehension about the westward expansion of the Chenal footprint, which is seen as a potential threat to the rural character of West Pulaski County. Sewer treatment plant concerns were raised, along with worries about water pollution in Roland, particularly if dense development occurs. Participants expressed dissatisfaction with the perceived lack of enforcement of rules and regulations by the Arkansas Division of Environmental Quality (DEQ).

COMMUNITY AND REGIONAL ORGANIZATIONS

The Pulaski County Community and Regional Organizations meeting highlighted a shared desire that the land use plan should recommend regulations prioritizing the voices of the people in each of the three regions. Unlike singular permits or DEQ reviews, it was noted that the land use plan should aim to assess the cumulative effects of current and future development pressure. The discussion expanded beyond clogged culverts, recognizing flooding as a multifaceted issue. Stakeholders expressed concerns about flooding, drought, and broader climate change issues, emphasizing the need for a comprehensive plan for riparian green spaces and protection of flood-prone areas. The promotion of clustered housing with common open space was encouraged, with recommendations for requiring greenspace preservation or mitigation with certain development types. Protecting Fourche and Rock Creek from dumping and pollution was stressed, while envisioning their transformation into resources for the entire county. Concerns were raised about the potential negative impacts of water and sewer infrastructure expansion westward, particularly in relation to encouraging development in West Pulaski County. Additionally, stakeholders called for measures to prohibit leapfrog development and package plants, citing concerns about certain developers.

Plan Website

The Pulaski County Land Use Study includes a project website that serves as an information hub throughout the planning process. This website is regularly updated with meeting information, meeting recordings, timelines, progress of the plan, exhibits, and draft plan elements.



Visit the Pulaski County Land Use Study Website
<https://pulaskilanduse.transportationplanroom.com/>

Final Public Input Meetings

The final public input meetings were held at three regional locations throughout Pulaski County: in the west, north, and southeast. These meetings provided an opportunity for attendees to view the draft plan elements and provide feedback to the County.

The final public input meetings offered a crucial platform for residents to review and comment on the draft plan, ensuring that the unique characteristics and needs of each sub-area were understood. This collaborative process aimed to refine draft plan elements with community insights, ultimately shaping a sustainable and well-balanced future for all parts of Pulaski County. Community participation in each sub-area was vital in helping to create a plan that reflected the diverse needs and aspirations of the community.

West Pulaski County Meeting

On May 20, 2024, the final public input meeting for West Pulaski was held at Pinnacle View United Methodist Church. The meeting took place from 6:00 PM to 8:00 PM and had an estimated attendance of 18 people, including residents, organizations, community members, and county staff.

Various visual aids were used during the meeting, such as exhibit boards that displayed draft plan elements, a presentation, and large maps for attendees to provide location-specific comments. The exhibit boards displayed overall sub-area nodal and draft future land use maps. Several documents were provided at the meeting, including a draft of future land use categories and descriptions, the initial public input report, and the goals and objectives for the study. These resources facilitated discussions and gathered feedback from the attendees.

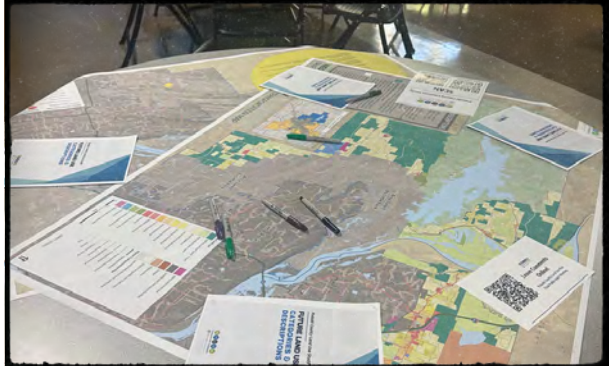


What We Heard

- Some community members desire to add the Mill Bayou Watershed to the areas regulated by Chapter 8 of the Subdivision and Development code. Members of the community are also interested in the establishment of a regional and local partnership with the Maumelle Water Corporation (MWC) and Central Arkansas Water (CAW).
- Some attendees expressed a concern that if the Arkansas River bridge northeast of Roland is built as shown on the draft master road plan, that this would likely necessitate widening Hwy 300, which would disrupt the area's rural character.



What We Heard (W. Pulaski continued)



North Pulaski County Meeting

On May 21, 2024, the public input meeting for North Pulaski County was held at Bayou Meto Baptist Church, located at 26200 Highway 107, Jacksonville, Arkansas. The meeting took place from 6:00 PM to 8:00 PM and had an estimated attendance of 21 people, including residents, organizations, community members, and county staff.

Various visual aids were used during the meeting, such as exhibit boards that displayed draft plan elements, a presentation, and large maps for attendees to provide location-specific comments. The exhibit boards displayed overall sub-area nodal and draft future land use maps. Several documents were provided at the meeting, including a draft of future land use categories and descriptions, the initial public input report, and the goals and objectives for the study. These resources facilitated discussions and gathered feedback from the attendees.



What We Heard

During the North Pulaski County final input meeting, several community members expressed concerns about flooding in the Valentine and Wooten Road areas. Additionally, residents near the existing Dick Jeter Park highlighted the need for enhancements to community park amenities. Specific suggestions included:

- Walking Track: Adding a walking track to Dick Jeter Park to improve recreational opportunities.
- Basketball Court Repairs: Making necessary repairs to the existing basketball court at Dick Jeter Park to enhance its usability.
- Park Updates: Implementing overall upgrades to the local park, including the potential introduction of baseball and softball leagues.
- Community Center: Establishing a community center to enhance the quality of life, particularly for the growing retirement community.



Southeast Pulaski County Meeting

On May 22, 2024, the final public meeting for Southeast Pulaski County was held at the Higgins Community Center, located at 3523 Slinker Road, Little Rock, Arkansas. The meeting took place from 6:00 PM to 8:00 PM and gathered a diverse group of attendees, including residents, local organizations, community members, and county staff.

Various visual aids were utilized during the meeting, including exhibit boards and large printed maps for attendees to provide location specific comments. The exhibit boards showcased overall sub-area nodal and draft future land use maps. Attendees were provided with several documents, including a draft of future land use categories and descriptions, the initial public input report, and the goals and objectives for the study. These resources facilitated discussions and gathered valuable feedback from participants.



What We Heard

- At the Southeast Pulaski County final public meeting, some community members raised concerns about how the proposed road connections associated with the South Loop Study would impact their neighborhoods.
- Additionally, residents expressed a desire for increased government representation to address local issues more effectively.
- Many attendees also mentioned the need for improved communication efforts from the County to better reach and engage members of the Southeast Pulaski County area.



Learn More

Public input was key to the development of this plan, with the intent that the interests of all citizens were considered. To learn more about the Pulaski County Land Use Study, there were several opportunities for public input and involvement throughout the duration of the plan. As the study wrapped up, a final round of public input meeting were held across the county, which provided an opportunity for attendees to view and comment on the draft plan elements prior to consideration by the Planning Commission and Quorum Court.



We thank you for your continued support and input on the Pulaski County Land Use Plan.

To find more about upcoming meetings, the planning process, exhibits and plan elements, please visit the Pulaski County Land Use Study project website.

<https://pulaskilanduse.transportationplanroom.com/>.

This page intentionally left blank

Pulaski County Land Use Study and Plan

FUTURE LAND USE CATEGORIES & DESCRIPTIONS

FUTURE LAND USE CATEGORIES & DESCRIPTIONS

The following future land use categories represent a core element of the Pulaski County Land Use Plan and are represented accordingly on the Future Land Use Map. Together with the map, these categories and their descriptions illustrate the overall land use pattern that has been designed to support the adopted vision and goals of the County. The background, character, range of uses has been provided for each category.

1

AGRICULTURAL / OPEN SPACE

Agriculture / Open Space areas encompass substantial natural and cultural resources of the County—including floodplains/floodways, wetlands, steep slopes, scenic road corridors, active timber management, as well as active farms and other agricultural uses. Highly valued for their agrarian, riverine, and rural character, the uses of these areas are encouraged in continuation for their conservation, agricultural, and contextual benefits to the County. This land use category does not have a uniform development pattern but is typically defined by its usage on very large tracts of land ranging from tens to hundreds of acres. There are two (2) unique types.

Agriculture/Open Space – Forest (AF). This category consists of large primarily forested land tracts. Forested land serves as a regional resource and can offer large scale benefits to the watershed and other ecosystem services. This land use is typically not served by water or sewer services, and the limitation of these resources may aid in the continuation of this land use type. As utilities become available, these areas may eventually develop. If/when development occurs, cluster or conservation neighborhood techniques are likely appropriate within these areas.

Agriculture/Open Space (AO). Encompassing significant land area in Eastern Pulaski County, especially east of I-440 and the Arkansas River, this category primarily includes large tracts of agriculture and conservation areas. Additionally, this category may include complementary or incidental uses beyond traditional agriculture/conservation when the additional use does not alter the overall character of the land. This may include wineries, pumpkin patches, and other agri-tourism based uses. Such uses could include wedding/special event venues if/when infrastructure is adequate. Such complementary uses would not include ATV /off-road vehicle parks, but may include trails or routes for hiking, biking, boating, and horseback riding.



Land Use: Forestry/Rural Uses/Open Space **Recommended Density:** 0.2 unit per acre or less (5-acre min. lot size) | **Utility Requirements:** None | **Other:** generally, tracts are 40+ acres in size, or part of a contiguous forested area



Land Use: Agri./Rural Uses /Open Space **Recommended Density:** 0.2 unit per acre or less (5-acre min. lot size) | **Utility Requirements:** None

These land use descriptions directly correspond to the categories depicted on the Future Land Use Map and describe the intended future character for each area.

2

RESIDENTIAL

Given the significant variety in the residential character of unincorporated Pulaski County, the **Residential** category is divided into the three (3) types further outlined below to best respect the local scale and form on the ground, as well as to provide predictability, as it relates to future compatible development. Ranging from the most sparsely populated **Rural Residential (RR)** to **Medium Density Residential (RM)**, the three types are further outlined below.

Rural Residential (RR). The Rural Residential land use classification supports rural residential uses without a uniform development pattern. These areas are generally very low density, including 10+ acre rural residential tracts. Agricultural uses such as small-scale horticulture, hobby farms, and animal husbandry are common accessory uses. Rural Residential areas support other community uses including schools, churches, and community centers. Land use regulations or related growth management tools may be needed to best retain the rural character of these areas.

Low Density Residential (RL). Characterized primarily by rural neighborhoods and other areas with low density single-family homes, this category includes both platted subdivisions and those areas intended for future low density residential development. Street patterns in these areas are often characterized by curvilinear layouts or roughly gridded roads, with property layouts focusing on separation from non-residential uses.

Medium Density Residential (RM). This category is comprised primarily of single-family homes, with a higher density than Low Density Residential (RL). These areas include both platted subdivisions and areas intended for such development. Medium Density Residential may also include attached single-family, two-family, and three-family buildings.



Land Use: Residential/Agricultural | **Recommended Density:** 0.5 unit per acre or less (2-acre min. lot size) | **Utility Requirements:** Water and Septic



Land Use: Single-Family Residential | **Recommended Density:** 0.5 to 3 units per acre (2-acre lot to 1/3 acre lot sizes) | **Utility Requirements:** Water and Septic



Land Use: Mixed-Density Residential. | **Recommended Density:** 2 to 6 units per acre (7,260SF min. lots up to 1/2 acre or 21,780SF lots) | **Utility Requirements:** Water; Sewer necessary for the higher end of the recommended density range

Mixed Use areas include a variety of use areas from rural **Conservation Neighborhoods (Mx-1)** and **Community Nodes (Mx-2)** to more urban and compact **Neighborhood Services (Mx-3)** and **Mixed-Use Commercial (Mx-5)**. This category is divided into the five (5) types highlighted below to best respect the unique character of unincorporated Pulaski County, and to provide predictability with regard to scale and form, as it relates to future compatible development.

Conservation Neighborhood (Mx-1). Conservation neighborhoods or cluster developments are a design approach that attempts to preserve large tracts of land as communal open space for residents. Ideally 50 to 70 percent of the buildable land is set aside as open space by grouping structures on the developed portions of the land. This development pattern allows for reduced infrastructure and development footprints. It also offers environmental benefits to water quality, retention of wildlife habitat, and preservation of existing tree canopy.

Community Node (Mx-2). Community Nodes are small rural community centers, often occurring at the intersection of either two roads or a road and a rail line. The community node is often associated with a community name or identity, with historic nodes developing as a cluster of two or more small businesses or institutional/civic uses along with a small concentration of residences. Today, these areas often feature a mix of uses centered within a denser node of activity when compared to the surrounding areas. Denser development and infill of an appropriate size and character are generally appropriate in Community nodes, as these areas are often the heart of a much larger rural community, and the concentration of uses near the node can help preserve the rural character of the surrounding areas as well as minimize strains on public infrastructure. Given these benefits, community nodes should be encouraged in lieu of haphazard placement of non-residential development in the unincorporated areas.

Neighborhood Services (Mx-3). The Neighborhood Services category offers mixed uses at a neighborhood scale, in which active transportation is encouraged and pedestrian minded design is key. When achieved at the neighborhood scale, the uses in this category are broad, including office, light commercial, and residential uses—which includes duplexes, small-scale multi-family, single-family attached, and single-family detached homes. This land use classification typically represents areas in transition from single-family residential to more intensive uses or areas and additional design standards may be needed to balance the pressure to allow these uses while protecting existing property owners.

General Mixed-Use (Mx-4). Most often located near municipal limits or major roads, this category is characterized by a broad mix of housing options, including single-family, small-scale multi-family, and occasional large-scale multi-family residential development, along with non-residential uses such as schools, places of worship, sparsely placed commercial uses, and other amenities. General Mixed-Use areas may develop along a variety of street types, and water and sewer service are typically present in some form. Some Mx-4 areas are adjacent to municipal boundaries or within the Planning Area of an adjacent city. Therefore, close coordination with applicable cities should be maintained in these areas given the often-multi-jurisdictional nature of the General Mixed-Use classification.

Mixed-Use Commercial (Mx-5). This category includes commercial, retail, and office and mixed-use developments abutting primarily arterial or major collector corridors. These uses are often set back with parking in front, though side and rear parking is encouraged. These areas are distinguished from Community Nodes in that the Commercial use classification is characterized by a more linear pattern with less of an obvious nucleus amongst a rural context. Alternatives to simple “strip” commercial development are encouraged, and additional regulations for design, signage, and landscape improvements may be desired in certain areas or with certain development thresholds to help retain or enhance the community character and access management functionality of these areas.



Conservation Neighborhood (Mx-1)

Land Use: Mixed Use | **Recommended Density:** 0.5 to 3 units per acre (individual residential lot sizes may be much smaller, while conservation tracts consist of multiple acres) | **Utility Requirements:** Water; possibly Sewer



Community Node (Mx-2)

Land Use: Commercial, Residential, Mixed-Use | **Recommended Density:** 10 units per acre or less | **Utility Requirements:** Water; Sewer necessary for the higher end of the recommended density range



Neighborhood Services (Mx-3)

Land Use: Light commercial, Retail, Office, Mixed Density Res. | **Utility Requirements:** Water; possibly Sewer



General Mixed-Use (Mx-4)

Land Use: Mixed density residential, some commercial. **Recommended Density:** 18 units per acre or less | **Utility Requirements:** Water, Sewer



Mixed-Use Commercial (Mx-5)

Land Use: Commercial, Residential, and Mixed Use | **Utility Requirements:** Water and Sewer

4

RECREATIONAL AND INSTITUTIONAL

Recreational and Institutional areas represent significant resources and services in the County, including Pinnacle Mountain State Park, as well as privately held golf courses and public schools. These are public and semi-public spaces that tend to bring community and people together for one reason or another and may be located on a variety of different land sizes.

Public Recreational Area (REC). Public Recreational Areas are intended for existing and planned public recreational uses. These uses include recreational trails, parks, public boat launches, state game and fish properties, soccer fields, baseball/softball complexes, and other similar recreational facilities accessible to the public. The natural function of land in this area should be preserved. When alterations to the physical form of the land are required for areas subject to flooding and natural hazards, changes should be mitigated according to current best practices.

Private Recreational Area (PRR). Private Recreational Areas are intended for existing and planned private recreational use. These uses include golf courses, soccer fields, hunting clubs, shooting ranges, off-road vehicle parks and other similar recreational facilities that are reserved for private members, or are otherwise privately owned and utilizing a user/entrance fee. These amenities are recognized as a regional resource, but higher intensity uses may require mitigation for noise or other impacts, depending on the context with other uses. Such uses may also include significant land alteration along slopes or in floodplains that warrant applicable review as facilities grow.

Institutional (INS). Institutional areas are characterized by campuses and facilities providing a service, including schools, places of worship, government facilities (including police and fire), camp facilities, retreat centers, or other similar uses. These uses are often disconnected from other uses. Institutional uses typically have an internal focus with clustered buildings that are repetitive in use and/or design.



Land Use: Recreational | **Utility Requirements:** Possibly Water and Septic/Sewer



Land Use: Recreational | **Utility Requirements:** Possibly Water and Septic/Sewer



Land Use: Institutional; Civic | **Utility Requirements:** Water and Septic/Sewer

5

OTHER/SPECIAL

Other/Special areas include the remaining future land use types that have unique land use characteristics unto themselves and are best organized into this final category. Manufacturing and production hubs, service trades, as well as mining, landfills, large-scale utility service sites, and military areas are all divided into the five (5) categories as listed below.

Industrial/Technology/Production/Service Trades (I-1). These areas include large scale industrial, data centers, or technology complexes, as well as small to medium scale industrial and service trade uses, assemblage, fabrication, storage, repair shops, utility yards, etc. Large scale industrial, data centers, and other uses that may impact adjacent property should be properly buffered and harmful impacts mitigated.

Mining and Extraction (I-2). Mining and Extraction areas include active mining and rock quarries focused on either top-down extraction or underground operations. Such areas can have potentially hazardous impacts on adjacent property by way of noise, dust, or environmental damage. Mitigation of such negative impacts should be mitigated to ensure safe enjoyment of adjacent properties.

Landfills and Solid Waste (I-3). Landfills and Solid Waste Facility areas include active or inactive landfills, solid waste, and compost facilities used for storage, treatment, or transfer of such waste types. These uses can have potentially challenging impacts on adjacent property by way of noise, odor, or environmental damage. Mitigation of such negative impacts should be coordinated to ensure safe enjoyment of adjacent properties.

Utilities (UTL). This land use classification represents significant utility related resources and facilities, including but not limited to electric, gas, water, sewage, and communications. Uses that may impact adjacent property should be properly buffered and impacts mitigated as allowed by law.

Military Area (MIL). This land use classification includes a variety of military related uses. They may include active military installations or land controlled by the state or federal government for future military uses. Military use may or may not preclude local usage of the property for transportation, recreation, natural conservation, or other public resource uses. These areas may include several use types within or reflect the character of an independent community within a context of vast acreage. Impacts to surrounding land uses should be mitigated to the extent possible.



Land Use: Industrial | **Utility Requirements:** Water, Sewer



Land Use: Mining | **Utility Requirements:** Water, Septic / Sewer



Land Use: Landfills and Solid Waste Facilities | **Utility Requirements:** None



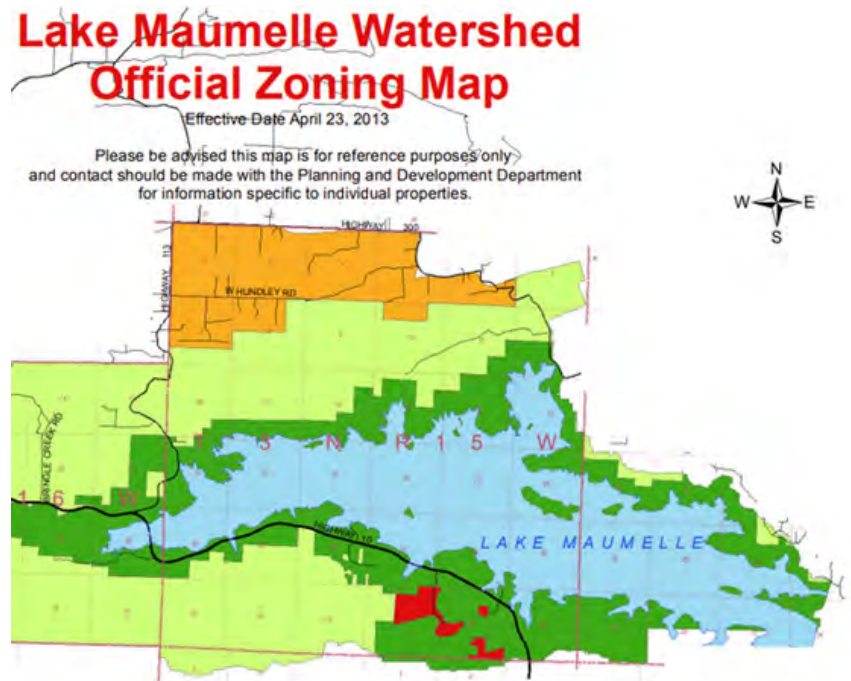
Land Use: Military bases and facilities | **Utility Requirements:** Water, Sewer



Land Use: Significant/regional utility infrastructure and facilities | **Utility Requirements:** Varies, based on the type of facility

Lake Maumelle Watershed Zoning Area (LMW)

Character: This land use classification reflects those lands zoned through the Lake Maumelle Watershed Zoning Ordinance. Established to help protect the drinking water supply for the region, the zoning districts include Conservation, Low Impact, Village, and Non-Residential. In general, this plan supports the ongoing management and study of this area to ensure the intended goals are being met or maintained. Any recommendations focused on sub-areas within this land use classification will be further clarified within the plan.



LRAFB Compatible Use Study Area (CUZ)

Character: This land use classification includes a variety of military related uses. They may include active military installations or land controlled by the federal government for future military uses. Military use may or may not preclude local usage of the property for transportation, recreation, natural conservation, or other public resource uses. These areas may include several use types within or reflect the character of an independent community within a context of vast acreage.



Pulaski County Land Use Study and Plan

GOALS AND OBJECTIVES

PULASKI COUNTY LAND USE STUDY AND PLAN

GOALS AND OBJECTIVES



GUIDING PRINCIPLES

1. Protect Open Space and Environmentally Sensitive Areas.
2. Take Advantage of Existing Community Assets.
3. Foster Walkable Development and Neighborhoods Which Offer a High Quality of Life.
4. Create a Range of Housing Opportunities and Affordable Choices.
5. Combine Land Uses for Pedestrian-Friendly Places.
6. Promote Attractive Development with a Strong Sense of Place.
7. Provide Recreational and Cultural Amenities.
8. Provide a Variety of Transportation Choices and High-Quality Transportation Corridors.
9. Expand Economic Development Opportunities.
10. Provide Policies and Processes that are Predictable, Cost Effective, and Equitable to Residents and Developers.

PULASKI COUNTY LAND USE STUDY AND PLAN

GOALS AND OBJECTIVES



Goals and Objectives

The following goals and objectives have been created to help direct action in key finding areas within the plan. These goals are to help with the actualization of the vision.

Goal areas:

1. Regional Visioning and Coordination
2. Community Change and Smart Development
3. Quality of Life and Image
4. Infrastructure and Fiscal Health

Regional Visioning and Coordination



Challenges in county government are ever evolving, and creative problem solving and coordination across jurisdictions can yield the greatest opportunities for long-term success.

Vision Statement:

Pulaski County will work with public and private regional partners to encourage the best possible distribution of land uses and regional services to meet the present and future needs of the county to maintain or improve the quality of the built and natural landscape, connect its residents to essential resources, attract new opportunities, and reflect the character of the county—both rural and urban.

Goal 1: Address regional transportation needs that focus holistically on the County.

1.1. Ensure County regulations address future street connectivity, block length, and access management standards needed to proactively accommodate and build future street connectivity necessary to minimize traffic congestion in the County.

1.2. Ensure the master road plan and future master road plan amendments increasingly provide for active transportation (human-powered mobility, including walking, biking, and rolling) infrastructure and transit-oriented development standards where desired and that regulations allow for public/private partnerships to see public infrastructure build-out concurrent with future development.

GOALS AND OBJECTIVES

1.3. Recognize and support public transit infrastructure as a growing need in the County, especially for older residents, younger residents, mobility challenged residents, economically disadvantaged residents, as well as visitors and tourists.

1.4. Implement traffic impact study provisions that assess existing and proposed traffic conditions in the proposed development to determine if the proposed situation can maintain acceptable levels of service.

Goal 2: Support responsible regional economic development.

2.1. Work collectively with the Port Authority to help build economic development opportunities in the County and grow a unique resource that can provide opportunity to a growing workforce.

2.2. Work with area chambers of commerce to recruit employers and maintain equitable communications with existing business owners to promote business diversity in Pulaski County.

2.3. Ensure that County Administration maintains and builds relationships with the Arkansas Economic Development Commission. Make use of the variety of rural grants, community development grants, entrepreneur resources, and incentives that could be helpful to the people of Pulaski County.

Goal 3: Foster coordination on a regional planning level.

3.1. Regarding municipal Extraterritorial Jurisdictions (ETJs), coordinate with other regional agencies to maintain data and up to date interactive GIS maps clarifying areas in which cities administer subdivision/development or zoning regulations. Better coordinate development review where needed, especially within planning areas where development review occurs without municipal zoning. Recognize that municipalities do not issue building permits outside of their municipal boundaries. Consider location/building permits or County land use regulation especially in areas of higher development pressure, when possible based on applicable state statutes.

3.2. Maintain strong ties with Metroplan—the Central Arkansas Metropolitan Planning Organization and a regional voice and resource for planning. Support the planning organization's regional efforts, most of which should be beneficial to Pulaski County given the central geography of the county within the overall MSA.

3.3. Foster a growing relationship with the Central Arkansas Planning & Development District (CAPDD), to ensure that Pulaski County priorities are being considered, especially as work continues on the 2024 Community Economic Development Strategy (CEDS).

3.4. Continue partnerships with Pulaski Area Geographic Information System (PAgis) and support them as needed to maintain their regional assistance with GIS services.

3.5. Work with Railroads to implement grade-separated crossings in the Southeast and North parts of the County where emergency service response times are impacted by parked trains blocking crossings. Seek best practices for government relations with railroad companies.

3.6. Solve shared challenges cooperatively with municipalities and consider creative solutions to unique County or City issues that can best be solved in tandem. Consider hosting biannual meetings to discuss the latest efforts and new challenges where partnerships are desired.

3.7. Continue conversations with the Little Rock Air Force Base to proactively understand the nature of the County's role with the Compatible Use Study (CUS). If the requested role warrants an additional staff person at the County for administration/coordination, seek a financial solution with the Department of Defense as needed to carry out the requested new responsibilities.

3.8. Continue conversations with Camp Robinson regarding transportation and utility access.

GOALS AND OBJECTIVES (DRAFT)

COMMUNITY CHANGE AND SMART DEVELOPMENT



Pulaski County will continue to grow and develop, with a projected 2050 population of 458,613. How will the region develop and change as it grows? Significant development pressure has been spreading west for many years, yet north Pulaski County has experienced the highest growth rate since the 2000 census compared to the West and Southeast. The County has become increasingly diverse and the solutions to challenges will continue to evolve. A well-crafted and intentional Land Use Plan will lay out a path for unincorporated Pulaski County's future in a region-specific manner as it considers unique regional challenges and development and works to retain its rural character.

Vision Statement:

Pulaski County will grow and develop in a balanced way that meets the needs of its population. The County will effectively manage growth to create enduring places and neighborhoods, preserve and capitalize on existing assets, respond to changes in demographic trends and market preferences, foster economic vitality, respect, and preserve rural character, and closely steward taxpayer dollars.

Goal 1: Implement geographic-specific planning approaches.

Reflecting the unique resident and stakeholder feedback from the three (3) geographic regions of the unincorporated area, consider the following general approaches to each area:

1.1. Southeast Study Area: Focus on providing infrastructure and general service improvements, including transportation (including railroad crossings), sewer, recreation, and access to other essential amenities.

1.2. West Study Area: Implement growth management tools to better retain the rural character and natural resources while supporting planned, efficient growth; consider future improvements or infrastructure to mitigate congestion at key intersections and support quality recreational opportunities.

1.3. North Study Area: There is little desire to implement additional regulations in this region. Consider future improvements or infrastructure to mitigate congestion at key intersections and support quality recreational opportunities.

Goal 2: Administer building or location permits within Unincorporated Pulaski County.

2.1. Implement **location or building permits** to protect the health, safety, and welfare of the community—and to best ensure that adopted county development regulations are being administered where applicable.

2.2. Develop a comprehensive list of priorities and benefits associated with building/location permits to facilitate efficient adoption.

GOALS AND OBJECTIVES (DRAFT)

Goal 3: Consider additional development regulations to allow development while protecting the character of the area.

- 3.1.** Ensure new development is implemented at a **density that promotes efficient utilization** of land and resources while being compatible with existing neighborhoods and other applicable plans.
- 3.2.** Amend the codes to allow and encourage **cluster development** and other innovative development techniques to **minimize areas of land alteration**, protect **watershed quality**, and preserve the rural **character** of the area.
- 3.3.** Ensure adequate regulations are in place and being enforced to achieve best management practices as they relate to **stormwater management**, and **erosion control**.

Goal 4: Consider the provision of sewer in unincorporated areas to be a significant factor in enabling or promoting future development.

- 4.1.** Determine areas of insufficient sewer infrastructure. Utilize grants to assist communities and utility providers to fund infrastructure improvements.
- 4.2.** Explore avenues to limit or control the extension of new sewer into undeveloped or rural areas.

Goal 5: Maintain and improve existing neighborhood resiliency.

- 5.1.** Consider incentives and policies to encourage the development and revitalization of disadvantaged areas in a manner that is sensitive to the local character, but which encourages **affordable housing, commerce, and community infrastructure**. Work with community representatives and landowners in developed unincorporated communities.
- 5.2.** Develop and build relationships with **community leaders** in the Southeast, West, and North Pulaski County communities who are committed to the **improvement and well-being** of their neighborhoods. Encourage community leaders to discuss potential solutions to regional needs with their Quorum Court representative or applicable county staff.

GOALS AND OBJECTIVES (DRAFT)

QUALITY OF LIFE AND IMAGE



Quality of life and how the county is perceived are key factors for balanced growth in the 21st century. The ability to work together with municipalities on regional goals can help the County meet its own goals and make the entire community stronger and healthier. Generational changes in preferences focused on quality of life are changing the criteria people use in choosing where to live. It is essential that Pulaski County continue to focus on providing competitive quality of life amenities for its residents.

Vision Statement:

Located in the heart of Arkansas and home to our state capital, Pulaski County will lead the way as an example of a healthy and welcoming community by enhancing its assets and embracing thoughtful growth. The County will be a desirable destination for new residents through its diversity in outdoor recreation, natural areas, housing types, and cultural amenities. Pulaski County will have a strong identity and community pride aided by development that reflects the local character of its unique regions.

Goal 1: Access to jobs and healthcare.

- 1.1. Support and provide incentives for development of **essential amenities**—including grocery stores, youth facilities/programs, and healthcare facilities—in populated and underserved areas.
- 1.2. Work with regional partners and other funding sources to increase the number of **grade-separated railroad crossings** to provide better EMS accessibility and efficiency, especially in the east-central and southeast regions of the County

Goal 2: Open space and recreation.

- 2.1. Invest in the planning, development, and maintenance of active transportation and **recreational facilities** where they are needed in the County.
- 2.2. Discuss funding options and partnerships to provide **additional county recreation facilities**—both active and passive—in locations that can serve the growing population of the three (3) regions.

Goal 3: Environmental stewardship and resiliency.

- 3.1. Utilize land acquisition and conservation easements to protect significant ecological areas of the Ouachitas in Western Pulaski County and Delta in the Southeast Pulaski County regions.
- 3.2. Consider additional development standards to better protect regional resources, such as steep slopes, riparian corridors, wetlands, and floodplains.
- 3.3. Ensure all development meets applicable floodplain regulations and ensure that wetlands are being protected or mitigated in future development.

GOALS AND OBJECTIVES (DRAFT)

Goal 4: Repair and revitalization of blighted areas.

- 4.1. Ensure county regulations include code compliance provisions that address neglected properties as necessary.
- 4.2. Seek creative ways to assist and encourage low-income county landowners who want to revitalize their property—especially through access to qualifying grants and other funding sources. Connect residents to regional organizations who are currently providing rural and community development and resource assistance.

INFRASTRUCTURE AND FISCAL HEALTH



Land use planning and growth management not only play a role in the overall sense of place in a region or community, but also play a key role in the careful management of County resources. When development is approved or utilities are extended freely or in unplanned ways, the County can be placed under undue fiscal strain and burdens as it faces the ongoing need to extend public services in a reactive way.

Alternatively, a well-coordinated land use plan can proactively encourage housing and other essential amenities to develop in regional or neighborhood nodes—or in other predictable areas currently supported by utilities and other community resources—while encouraging much lower density housing, recreation, conservation, and agricultural uses in the regions beyond.

Vision Statement:

Pulaski County will continue to provide and maintain good public infrastructure as a foundation for the rural way of life and essential emergency access to all. The county will work with regional partners to pursue policies, programs, and actions that promote the fiscal health of the county and careful stewardship of tax dollars.

Goal 1: Existing Infrastructure.

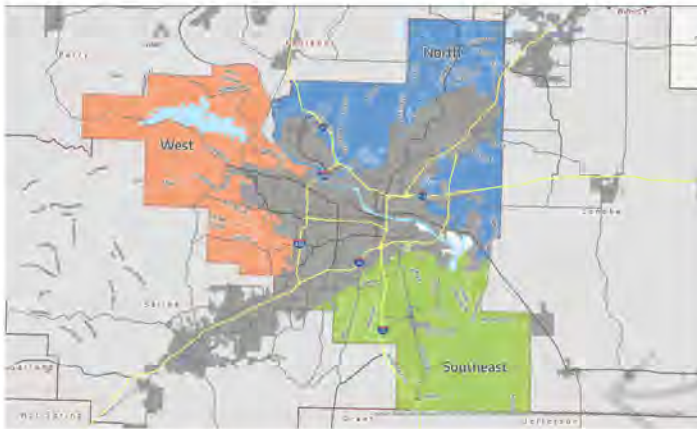
- 1.1 Prioritize the maintenance of existing utility and transportation infrastructure over the expansion of new facilities.
- 1.2 Invest in public infrastructure to improve drainage problems along county roads. Communicate with ARDOT and municipalities where improvements are needed within those jurisdictions.
- 1.3 Encourage development to occur where it can be supported by the existing transportation and utility infrastructure. Implement land use mechanisms where necessary to counteract haphazard extension of sewer and water lines to avoid overextension of county resources related to roads, fire, sheriff, recreation, and other essential County resources.

GOALS AND OBJECTIVES (DRAFT)

Goal 2: Infrastructure needs.

- 2.1. Build upon current policy actions to provide increased funding for the maintenance and life-cycle costs of the county's growing transportation needs.
- 2.2. Ensure that new developments adequately address drainage to ensure new drainage problems are not created.
- 2.3. In specific rural nodes with sufficient infrastructure, promote development patterns such as mixed-use development that yield higher tax revenue per acre.

GEOGRAPHIC AREA-SPECIFIC GOALS AND OBJECTIVES



Southeast Study Area

Focus on providing infrastructure and general service improvements, including transportation (including railroad crossings), sewer, recreation, and access to other essential amenities.



SOUTHEAST STUDY AREA

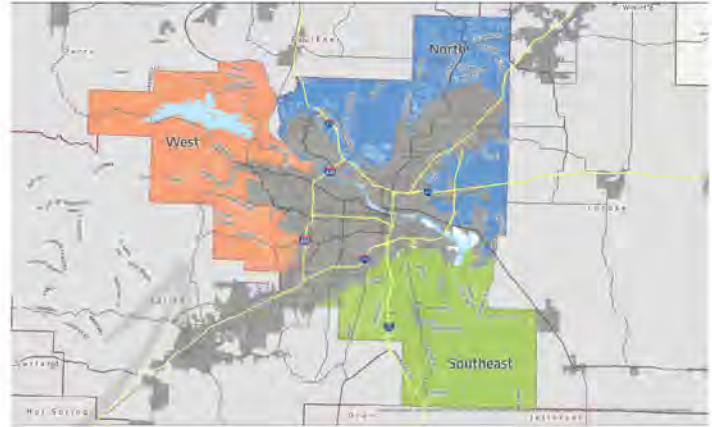
- 1.1. Pursue **incentives and policies** and help **communicate grant opportunities** that encourage the **development and revitalization** of disadvantaged areas in a manner that is sensitive to the local character, but which encourages **affordable housing, local entrepreneurship, and community infrastructure**. Work with community representatives and landowners in developed unincorporated communities.
- 1.2. Work with regional partners and other funding sources to increase the number of **grade-separated railroad crossings** to improve **emergency response accessibility and efficiency**.
- 1.3. Support **public transportation** infrastructure through grant opportunities and **transit-oriented development standards**.
- 1.4. Invest in public infrastructure to **improve drainage problems** along county roads. Communicate with ARDOT and municipalities where improvements are needed within those jurisdictions.

GEOGRAPHIC AREA-SPECIFIC GOALS AND OBJECTIVES

- 1.5. Determine areas of insufficient sewer infrastructure** and assist through communication of grant opportunities and other resources to **see that utility providers fund infrastructure improvements** that maintain the health, safety, and welfare of Southeast Pulaski County.
- 1.6.** Utilize land acquisition and encourage conservation easements to **protect significant ecological areas** of the region.

West Study Area

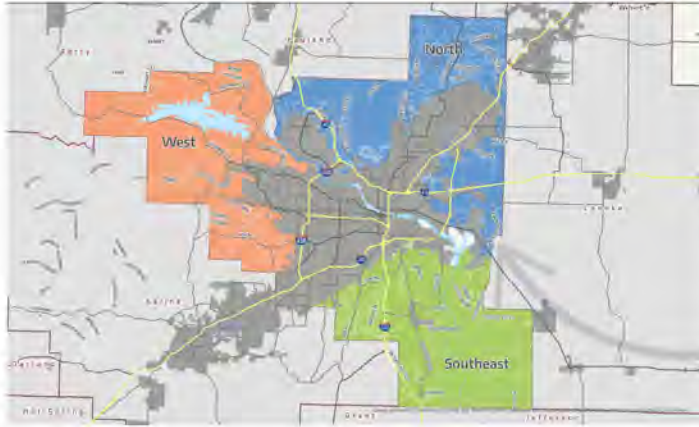
Implement growth management tools to better enable the retention of the rural character and natural resources while supporting planned, efficient growth; consider future improvements or infrastructure to mitigate congestion at key intersections and support quality recreational opportunities. Work with partners such as Central Arkansas Water to achieve common goals.



WEST STUDY AREA

- 2.1.** Amend the zoning and subdivision codes and integrate concepts in the updated Master Road Plan to encourage **cluster development** and other innovative development techniques to **minimize areas of land alteration**, protect watershed quality, and preserve the **rural character** of West Pulaski County.
- 2.2.** Implement additional **development standards** to better **protect regional resources**, such as steep slopes, erosion-prone soils, riparian corridors, wetlands, and floodplains, including hillside-hilltop and streamside protection provisions.
- 2.3.** Encourage development to occur **where it can be supported by the existing** transportation and utility **infrastructure**. Implement land use **mechanisms such as density maximums and/or minimum lot sizes where necessary** to counteract haphazard extension of sewer and water lines to **avoid overextension of county resources** related to roads, fire, sheriff, recreation, and other essential County resources.
- 2.4** Utilize land acquisition and encourage conservation easements to **protect significant ecological areas** of the Ouachitas in Western Pulaski County.
- 2.5** Invest in the planning, development, and maintenance of active transportation and **recreational facilities** where they are needed in the County.

GEOGRAPHIC AREA-SPECIFIC GOALS AND OBJECTIVES



North Study Area

There is little desire to implement additional regulations in this region. Consider future improvements or infrastructure to mitigate congestion at key intersections and support quality recreational opportunities.



NORTH STUDY AREA

3.1. County-wide subdivision regulations and traffic study standards should **ensure that future street construction addresses appropriate connectivity and access management standards in both rural and suburban areas** of North Pulaski County, so as to not create additional congestion at intersections and to provide adequate resident and emergency access connectivity.

3.2. **Coordinate** with Sherwood, Jacksonville, North Little Rock, Little Rock Air Force Base, and Camp Robinson as applicable **to enforce the Master Road Plan with future development**, including the adopted provisions for bike lanes **to handle vehicular and active transportation needs** and provide additional recreational infrastructure for this region.

3.3. Invest in public infrastructure to **improve drainage problems** along county roads. Analyze applicable data and **implement intersection improvements** where mitigation is needed for **vehicular and pedestrian safety**. Communicate with ARDOT and municipalities where improvements are needed within those jurisdictions.

This page intentionally left blank

Ordinance No. 25-OR-20

Filed 05/30/25 13:57:54
File stamp: Terri Hollingsworth
Pulaski Circuit County Clerk

Pulaski County Quorum Court
State of Arkansas
November 2024

Item: 24-I-60B

By: Justices Massey, *Curry*

ORDINANCE

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF PULASKI,
STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:

**AN ORDINANCE TO ADOPT AND ACKNOWLEDGE THE FINDINGS OF THE
COUNTY-WIDE LAND USE STUDY AND PLAN FOR THE UNINCORPORATED AREA
OF PULASKI COUNTY, ARKANSAS.**

WHEREAS, the Pulaski County Planning Board has directed that an official plan for all
unincorporated area outside of the cities' Extraterritorial Planning Jurisdiction
(ETJ) with Pulaski County to be prepared; and

WHEREAS, the Pulaski County Planning Board held public meetings on September 24, 2024,
October 22, 2024, February 11, 2025, and March 11, 2025, on the adoption of
the Pulaski County Land Use Study and Plan; and

WHEREAS, notice was provided for the four public meetings on September 24, 2024, October
24, 2024, February 11, 2025, and March 11, 2025, by an email blast, posting on
the county's website, and notification to the press for each meeting; and

WHEREAS, Pulaski County is committed to planned and intelligent growth which respects the
rights of residential and commercial interests and preserves the County's
precious natural resources; and

WHEREAS, pursuant to Ark. Code Ann. § 14-17-205(b) the county planning board may
prepare and recommend an official plan for the development of the county, and

WHEREAS, the Pulaski County Special School District and the Jacksonville-North Pulaski
School District were notified as per ACA §14-17-206 by first-class certified mail
on September 6, 2024; and

WHEREAS, the Pulaski County Planning Board duly considered the adopted extraterritorial
land use plans for all municipalities in Pulaski County; and

1 WHEREAS, the Pulaski County Planning Board considered comments submitted by the public
2 and property owners in the study area; and
3

4 WHEREAS, the Pulaski County Land Use Study and Plan guides and accomplishes a
5 coordinated, efficient, and economic development structure for the county; and
6

7 WHEREAS, the Pulaski County Land Use Study and Plan promotes the health, safety,
8 convenience, prosperity, and welfare of the people of the county; and
9

10 WHEREAS, the Pulaski County Land Use Study and Plan is consistent with state plans and other
11 related regional, county, and municipal plans, and school district boundaries to
12 avoid inconvenience and economic waste and to assure a coordinated and
13 harmonious development of the county, region, and state; and
14

15 WHEREAS, the Pulaski County Planning Board, after considering the Pulaski County Land Use
16 Study and Plan and public comments, endorsed the Plan by resolution and
17 forwarded it to the Pulaski County Quorum Court; and
18

19 WHEREAS, the Quorum Court acknowledges that the property owners of Western Pulaski
20 County value the freedoms that have traditionally come from living in the
21 unincorporated area of Western Pulaski County and strongly oppose any land use
22 regulations that may restrict their reasonable enjoyment and use of their own land;
23 and
24

25 WHEREAS, the Quorum Court acknowledges that the property owners of Western Pulaski
26 County strongly support regulations that limit high-density and "leap-frogging"
27 developments, which lack the appropriate municipal infrastructure required to
28 support such developments; and
29

30 WHEREAS, the Quorum Court acknowledges that the property owners of Western Pulaski
31 County may support narrowly tailored regulations to ensure the preservation of
32 the rural and low-density character of their communities; and
33

34 WHEREAS, the Pulaski County Quorum Court has received and supports the Pulaski County
35 Planning Board's recommendation of the Pulaski County Land Use Study and Plan.
36
37

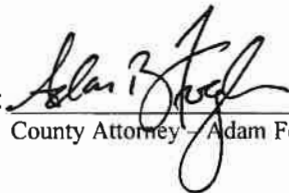
38 **NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF PULASKI**
39 **COUNTY, ARKANSAS:**
40

41 Article 1. The Pulaski County Quorum Court hereby adopts by reference the attached
42 Pulaski County Land Use Study and Plan as recommended by the Pulaski County
43 Planning Board, and directs that this ordinance and the attached County Land Use
44 Study and Plan be incorporated into the Pulaski County Code.
45

1 Article 2. SEVERABILITY: If any part of this ordinance is held invalid, such invalidity
2 shall not affect any other portion of this ordinance.

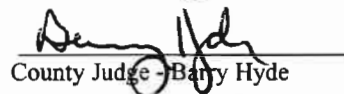
3
4 Article 3. REPEALER: All laws and parts of laws in conflict with this ordinance are
5 hereby repealed.
6
7
8
9
10
11

12
13
14 APPROVED AS TO FORM:


County Attorney - Adam Fogleman

DATE: 5/27/2025

15
16
17
18 APPROVED:


County Judge - Barry Hyde

DATE: 5/28/2025

19
20
21
22 ATTEST:


Circuit County Clerk - Terri Hollingsworth

DATE: 5/30/25