

# Pulaski County Land Use Study and Plan



## Visioning Meetings

Monday, May 22, 2023

Pinnacle View United Methodist Church  
20100 Cantrell Road  
Little Rock, AR 72223  
6:00 – 8:00 PM

Tuesday, May 23, 2023

Higgins Community Center  
3523 Slinker Road  
Little Rock, AR 72206  
6:30 – 8:30 PM

Thursday, May 25, 2023

North Pulaski Community Center  
5705 W. Republican Road  
Little Rock, AR 72206  
6:00 – 8:00 PM



# Welcome



# Introductions



# We want your input!



We want your input!



# We want your input!

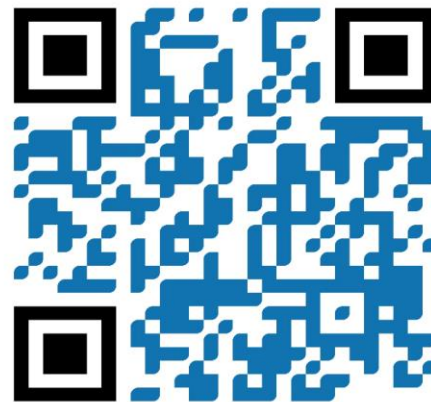


## Pulaski County Land Use Study

SCAN



[PLAN WEBSITE](#)



[PUBLIC SURVEY](#)

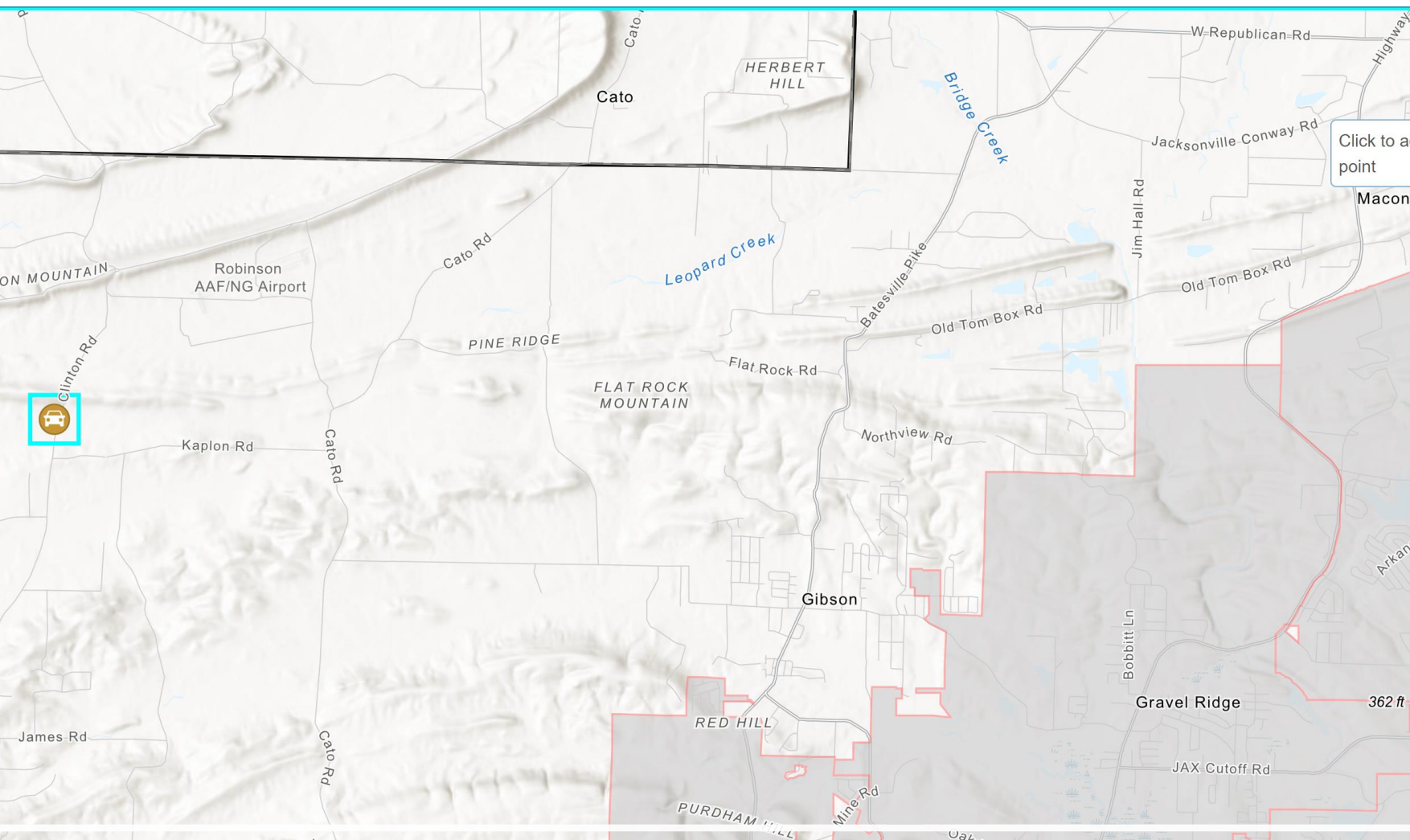


# Online Survey

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) Drag and drop to the desired position.

Answered: 151 Skipped: 64





Community Input

List a Challenge

Click to add a point

Comment

Comment Type (required)

Select...

Location

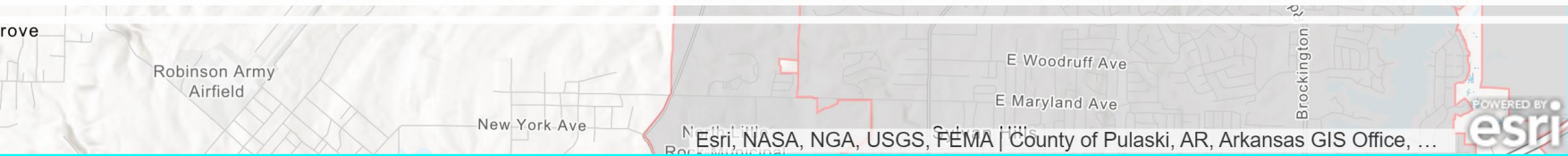
Click the map to draw the location.

Enter an address to search

Report It

Cancel

# Online Comment Map







# Land Use Study and Plan Overview



**What are we trying to achieve?**



Create a Future Land Use and Transportation Plan reflecting the vision and future goals for future development and infrastructure investment in the unincorporated areas of Pulaski County.



**What do we want to achieve  
at this meeting?**

Obtain input from you  
regarding the unique  
attributes, character,  
challenges and opportunities  
in your area of the County

# What is a land use plan?

- The Plan will be a **Resource** for the Planning Board, Quorum Court, and community as future land use and development is considered.
- The Plan will be **tailored to the specific needs of the unincorporated areas** of the County (north, west, south) and is **based on vision and goals that are informed by a public involvement process** with residents, stakeholders, an advisory committee, and other analysis.

# What will the plan include?

- **Future land use map:** a map that depicts intended future land use categories for different areas of the county; this *is not* a zoning map, but a **resource to be utilized** by the planning commission to help inform future development review.
- **Master Road/Transportation Plan** with typical cross sections
- **Broad-based assessment** of future infrastructure needs and recommendations
- **Implementation plan**

# Plan Components



**Land Use Plan**



**Transportation Plan**

**Park and Recreation  
Land Analysis  
(high level)**



**Implementation Plan**



# What will a land use plan provide?

- An avenue to **proactively address future development**, infrastructure, and transportation needs.
- Develops a **consensus** of land use, infrastructure, and transportation priorities within the County.
- A **rational basis** for decisions.
- The plan can help **retain the rural characteristics** of certain areas of unincorporated Pulaski County while **promoting housing, recreation, or other amenities in other parts of the unincorporated County**.



**Who is involved in  
the plan?**



# Who is involved in the plan?



## Advisory Committee:

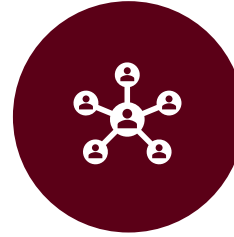
Range of governmental, quasi-governmental, municipal, utility/technical, and community interests. Meets at strategic milestones to provide direction, feedback, and review.



## Coordination Committee:

Key County staff, a representative of Metroplan, a representative of the Planning Board, and consultant team.

Meet on a regular basis to discuss project progress and work through technical issues.



## Planning Board and Quorum Court:

Will be updated on progress throughout project and provide critical input. Will be presented with the final plan for review and consideration.



## Stakeholders and the Public:

Identified stakeholders will be contacted during the process. There will be multiple Public Meetings and virtual input opportunities to engage the general public.

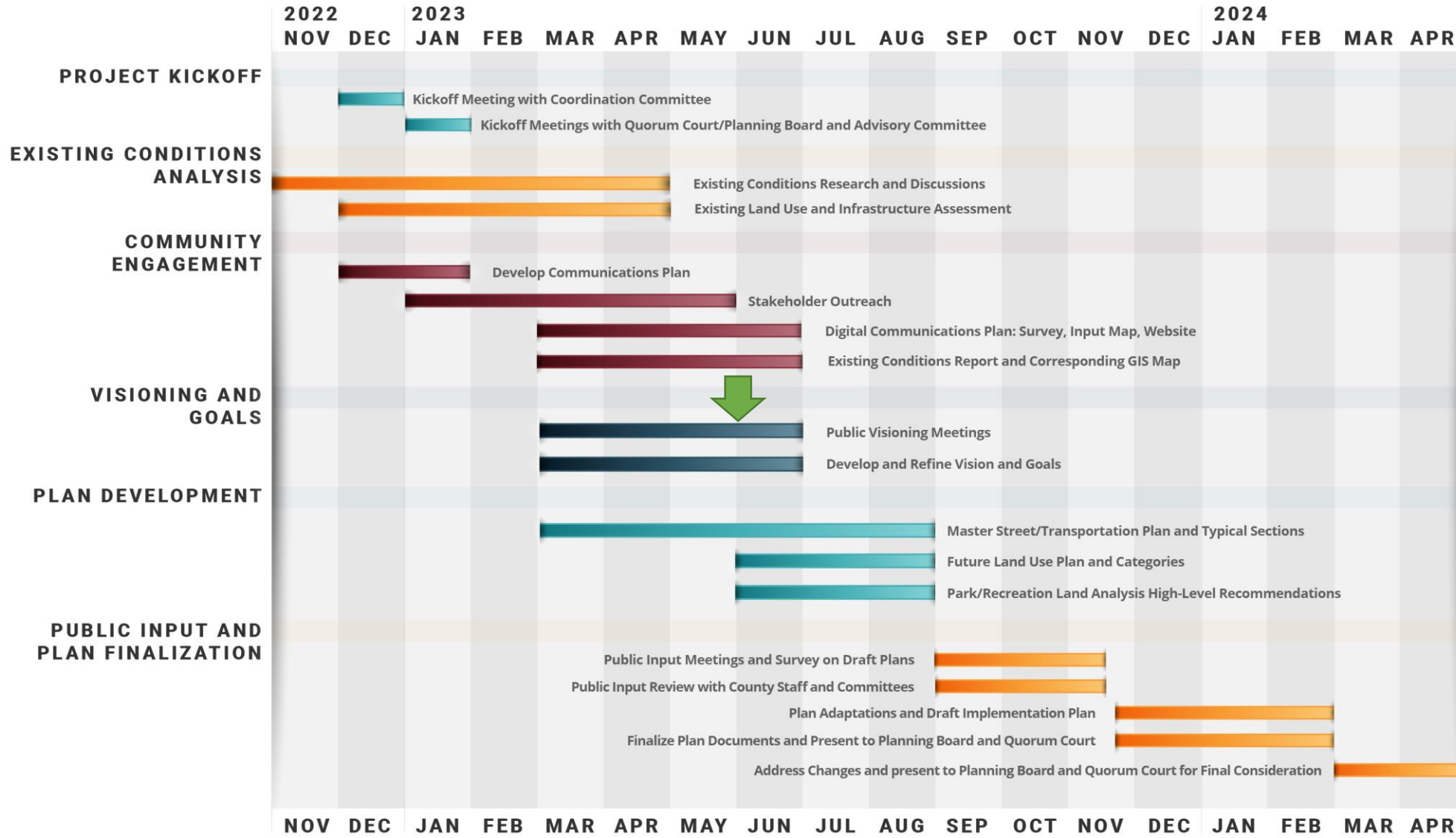
# Project Schedule





## Project Timeline for Pulaski County Land use Study and Plan

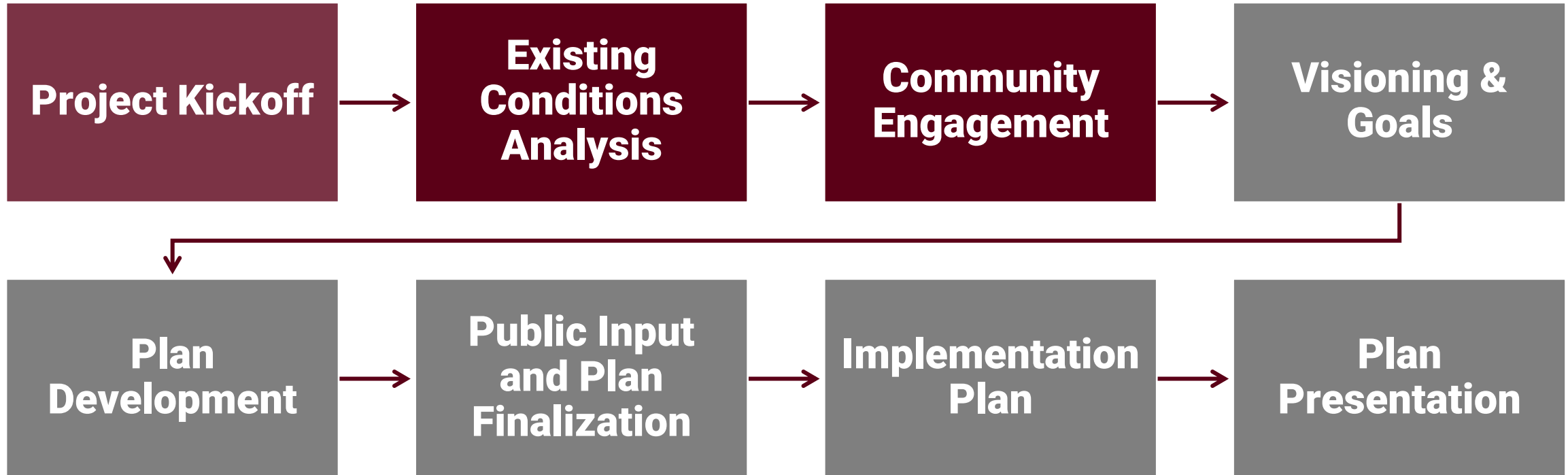
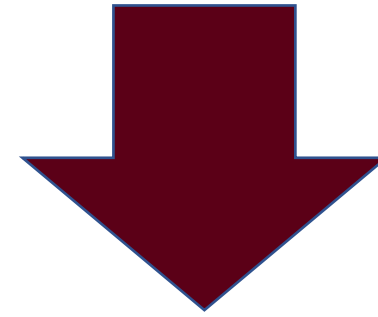
Timeline overview of the study of existing land use, infrastructure, and conditions followed by the creation of a Comprehensive Land Use Plan for Pulaski County.



# Planning Process

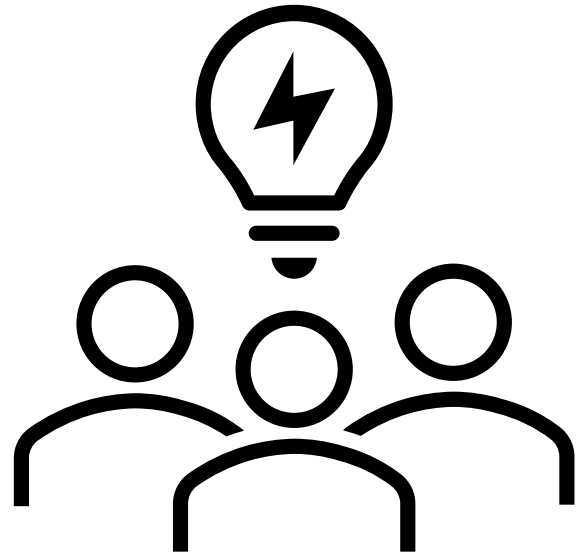


# ▶▶ Planning Process



# Expectations

- We are still in the information gathering stage
- We want your input regarding the things that are important to you
- We don't yet know the what the outcome of the plan will be



# Interactive Visioning Conversation



# Interactive Poll Question

## Join by Web



- 1 Go to [PollEv.com](https://PollEv.com)
- 2 Enter **BOLDSAND299**
- 3 Respond to activity

## Join by Text



- 1 Text **BOLDSAND299** to **22333**
- 2 Text in your message



Respond at [pollev.com/boldsand299](https://pollev.com/boldsand299)

Text **BOLDSAND299** to **22333** once to join, then **A, B, C, or D**

## Where do you live?

Within a city in Pulaski  
County **A**

Within Unincorporated  
Pulaski County **B**

Outside Pulaski County **C**

Unsure **D**

# Interactive Poll Question

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# Please enter your zip code?

# Interactive Poll Question

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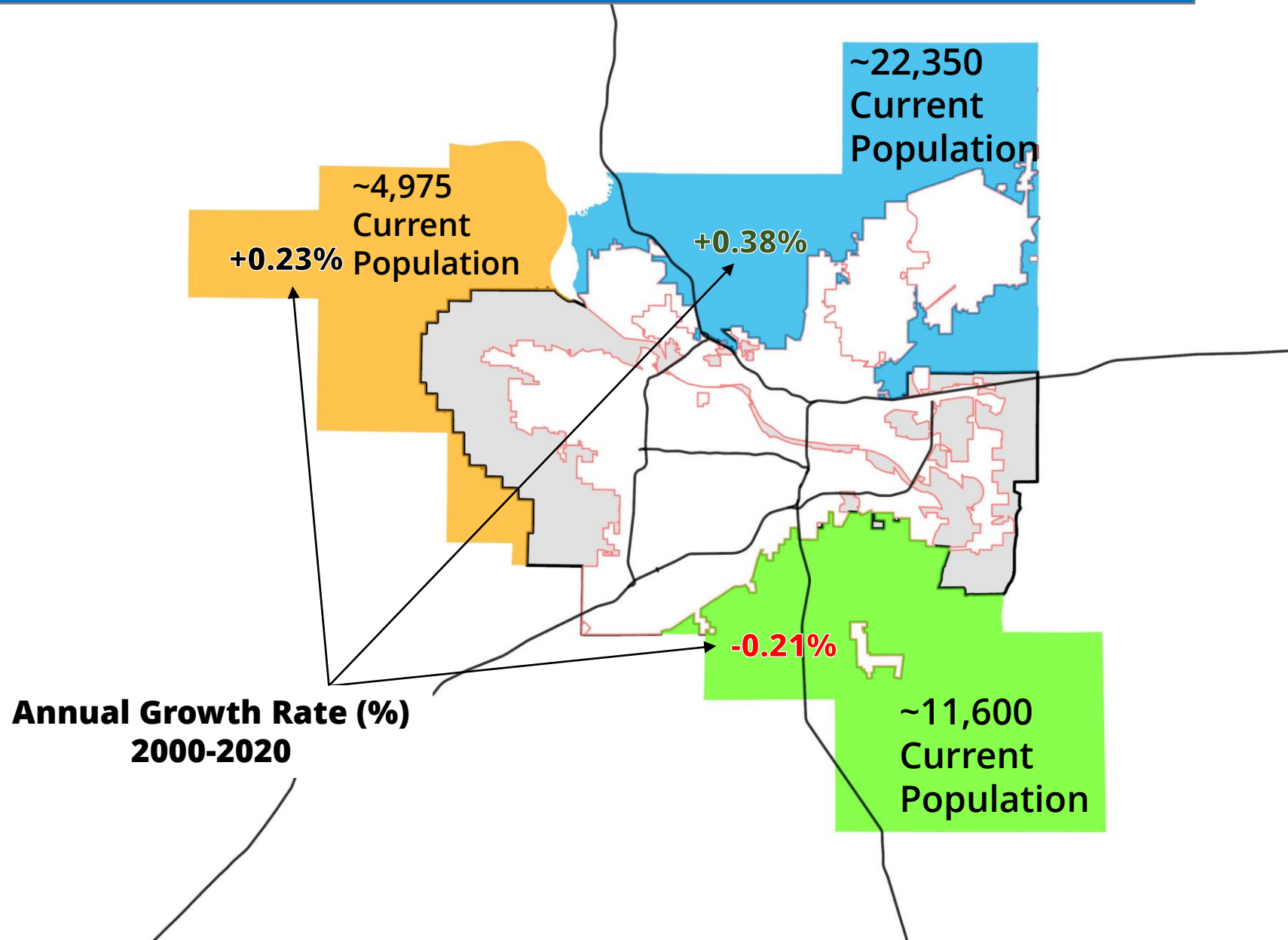


**Use two (2) words to describe your vision for  
unincorporated Pulaski County in 2045.**

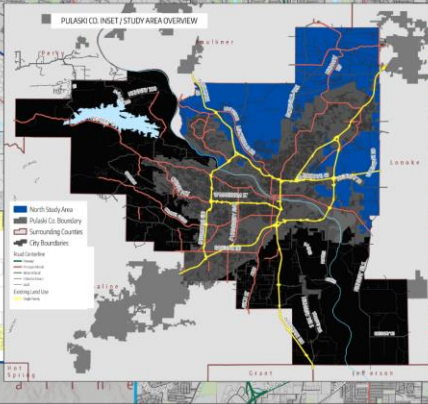
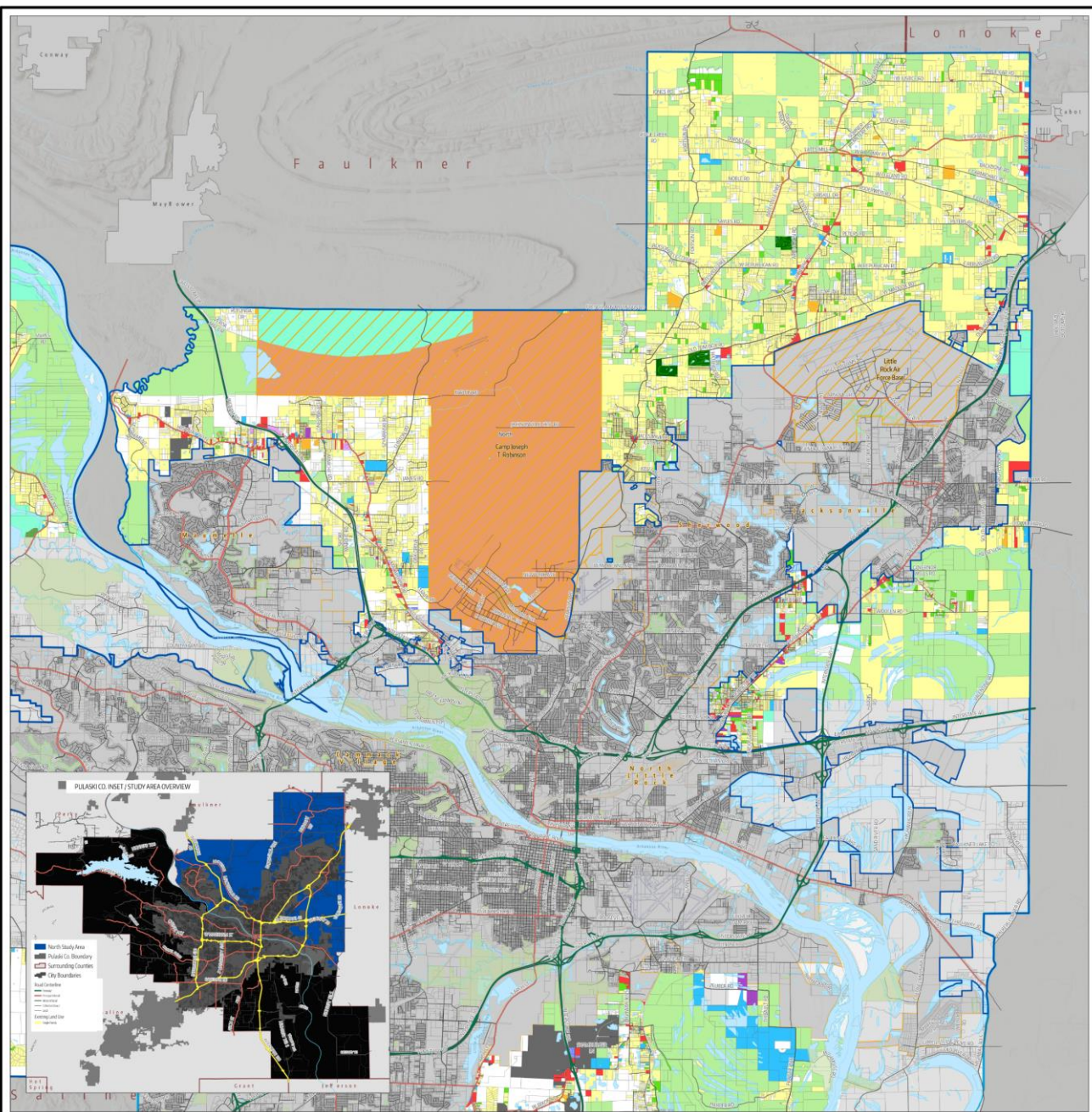
# Existing Conditions




# Existing Conditions









**PULASKI COUNTY**  
PLANNING OUR TOMORROW


## PULASKI COUNTY

### EXISTING LAND USE


### NORTH STUDY AREA

Parks	City	Road Centerline	Open Space
North Study Area	Surrounding City	Frontage	Agriculture / Farmland
Pulaski Co. Boundary	Pulaski Co. Boundary	Arterial / Principal	Recreation / Parks
Surrounding County Boundary	Little Rock & North Little Rock Zoned Areas	Minor Arterial	Residential - Single
Military Installation		Local	Residential - Medium Density

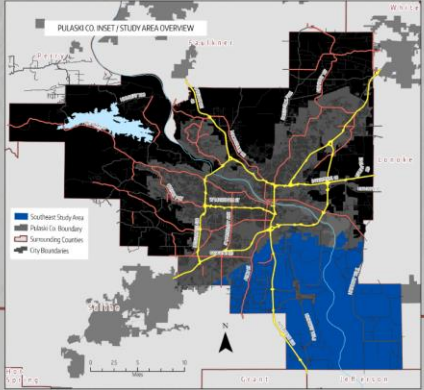
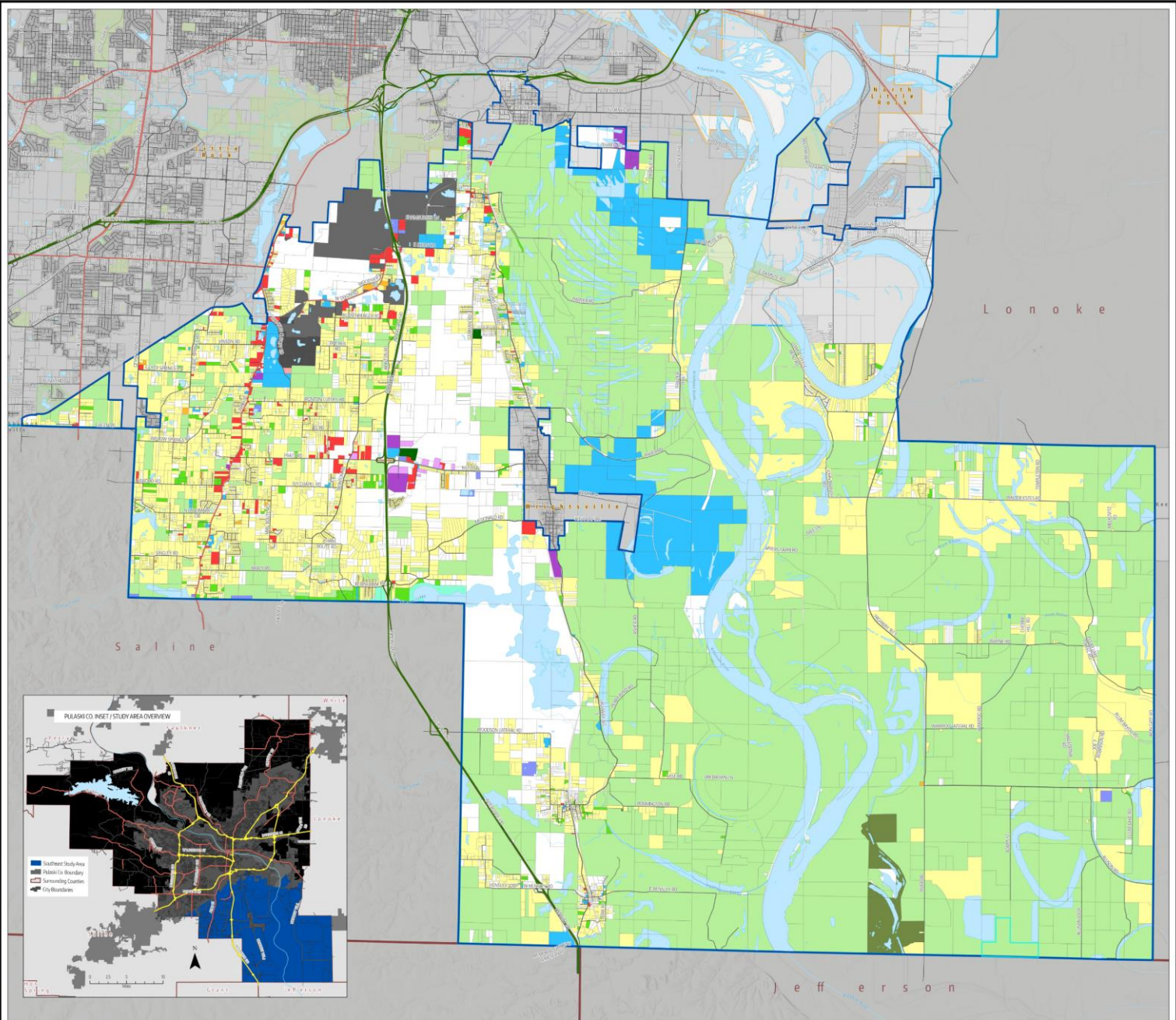
Single Family	Natural Conservation
General Commercial	Public / quasi-public
Office	Transportation / Utilities
Multi-Family	Retail / Undeveloped / Other
Light Industrial	



DATE: May 9th, 2023

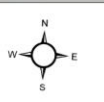






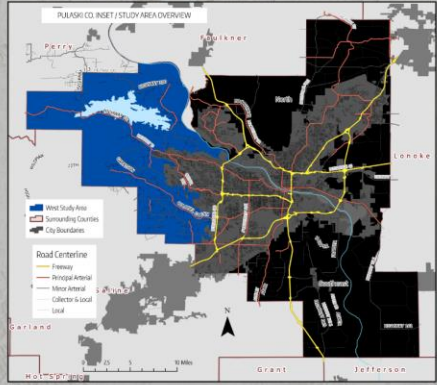
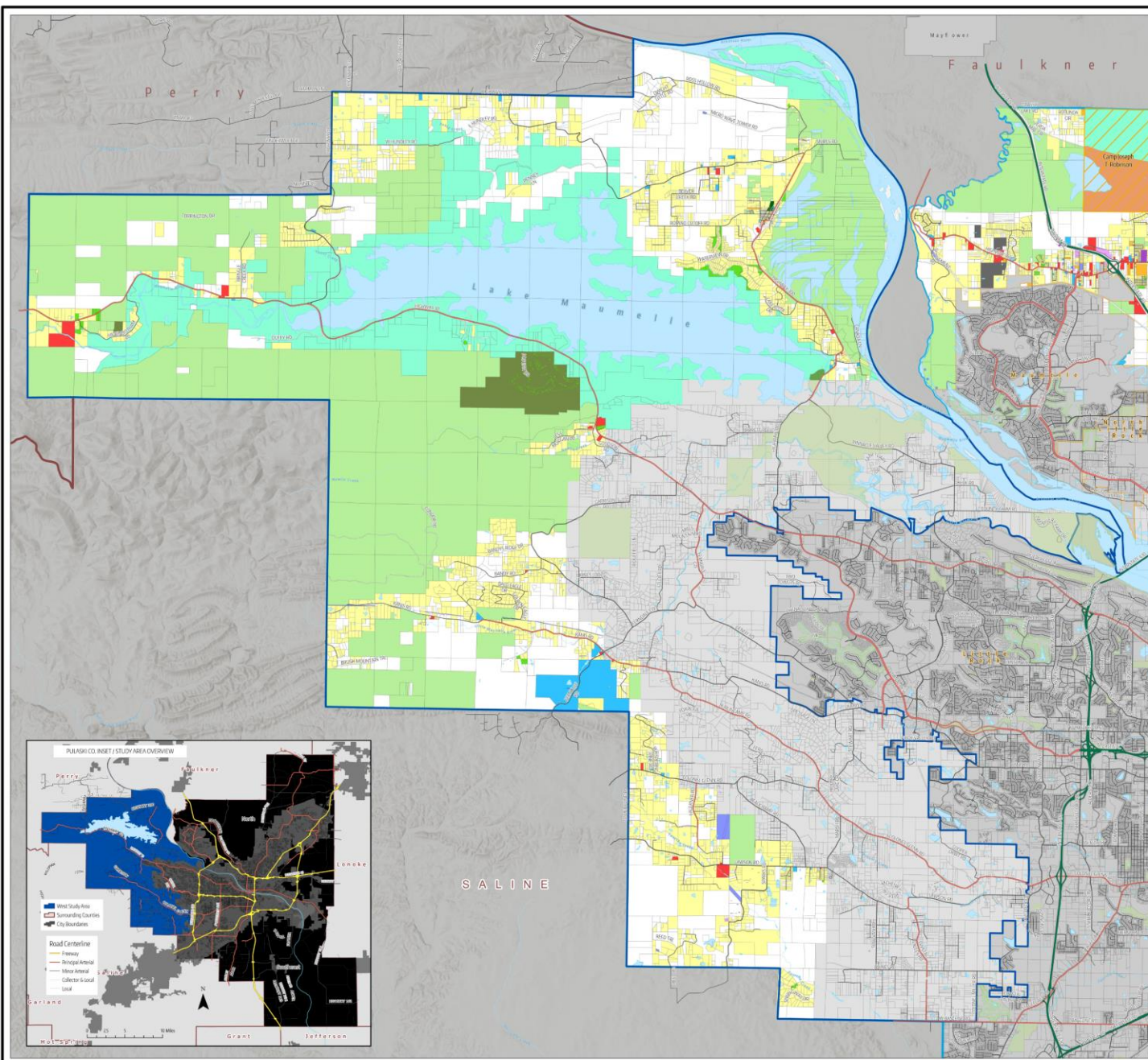
**PULASKI COUNTY**  
**EXISTING LAND USE**  
**SOUTHEAST STUDY AREA**

- |   |  |   |   |   |
|---|--|---|---|---|
| <ul style="list-style-type: none"> <li> Pavement</li> <li> Parks</li> <li> Cell Corridor</li> </ul> | <ul style="list-style-type: none"> <li> City</li> <li> HSP Corridor</li> <li> Pulaski Co. Boundary</li> <li> Surrounding County Boundary</li> <li> Little Rock &amp; North Little Rock Street Areas</li> </ul> | <ul style="list-style-type: none"> <li> Road Centerline</li> <li> Frontage</li> <li> Primary Arterial</li> <li> Minor Arterial</li> <li> Collector &amp; Local</li> <li> Local</li> </ul> | <ul style="list-style-type: none"> <li> Public/Open Public</li> <li> Single Family</li> <li> Multi-Family</li> <li> General-Commercial</li> <li> Office</li> <li> Open Industrial</li> <li> Industrial</li> </ul> | <ul style="list-style-type: none"> <li> Landfill</li> <li> Military</li> <li> Transportation Corridor</li> <li> Road/Undeveloped/Other</li> </ul> |
|---|--|---|---|---|



PLANNING OUR TOMORROW  
**PULASKI COUNTY**





### PULASKI COUNTY EXISTING LAND USE WEST STUDY AREA

-  Parcel
-  West Study Area
-  Park
-  City
-  Surrounding City
-  Pulaski Co. Boundary
-  Minor Arterial
-  Surrounding County Boundary
-  Little Rock & North Little Rock Zoned Areas
-  Farmstead
-  Principal Arterial
-  Major Arterial
-  Collector & Local
-  Single-Family
-  Multi-Family
-  General-Commercial
-  Office
-  Quasi-Industrial
-  Industrial
-  Public/Class Public
-  Natural Generation
-  Open Space
-  Agriculture/Farmstead
-  Recreation-Public
-  Recreation-Private
-  Military
-  Landfill
-  Industrial/Other/Vacant
-  Transportation/Utilities



# Demographics of Pulaski County and Selected Entities

Pulaski County in Arkansas, Hinds County in Mississippi, and E. Baton Rouge Parish in Louisiana are counties with comparable metropolitan issues and characteristics. These counties share the distinction of being home to the state capitals and having the largest county seats.



PULASKI COUNTY, ARKANSAS  
(Little Rock – State Capitol)

HINDS COUNTY,  
MISSISSIPPI  
(Jackson – State  
Capital)



E. BATON ROUGE  
PARISH, LOUISIANA  
(Baton Rouge –  
State Capitol)



Source: ACS 2020 (5-Year Estimates) U.S. Census Bureau

# Interactive Poll Question

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# What do you feel are the major challenges that the unincorporated areas of Pulaski County are facing? (Please rank in order from the most to least challenging.)

- Residential Development Pressure
- Encroachment and/or expansion of industrial uses (mining, etc) into rural areas
- Lack of infrastructure (water, sewer, roads)
- Environmental challenges
- Expansion of sewer infrastructure in areas without land use regulations
- Blighted and unkempt properties
- Illegal Dumping
- Lack of quality affordable housing
- Other

# Interactive Poll Question

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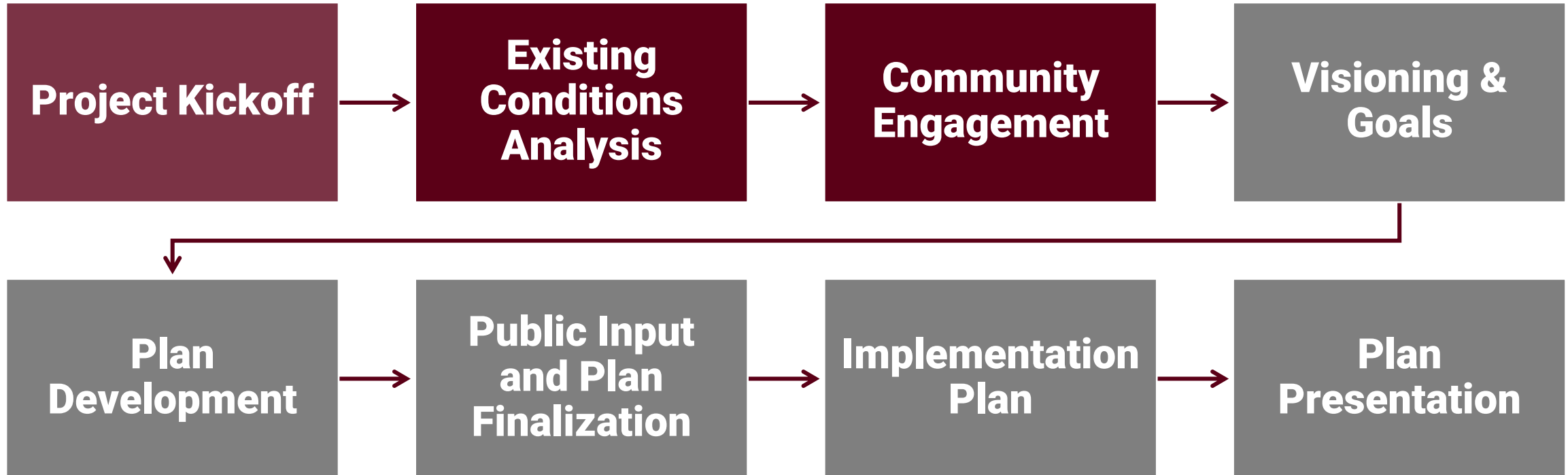
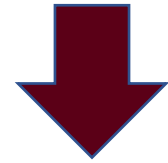
# What do you think is the greatest opportunity for Pulaski County?



# Next Steps

# ▶▶ Planning Process

# NEXT STEPS



# Who are we Planning for?



**Thank You!**

# Questions or Comments?

**Van McClendon**

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**Jim Cranor**

[jcranor@pulaskicounty.net](mailto:jcranor@pulaskicounty.net)

