

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.

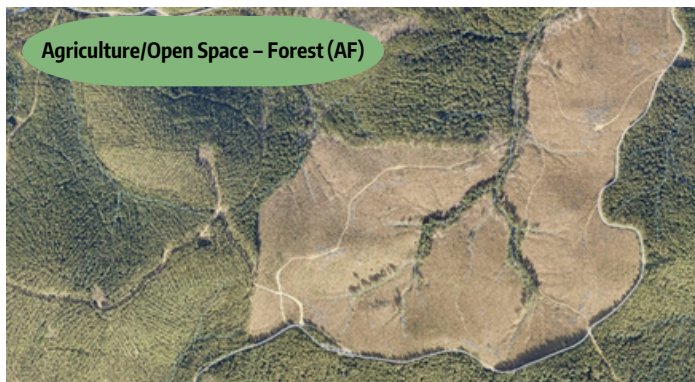
1

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.



Rural Residential (RR)

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



Low Density Residential (RL)

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



Medium Density Residential (RM)

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

3

MIXED USE

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.

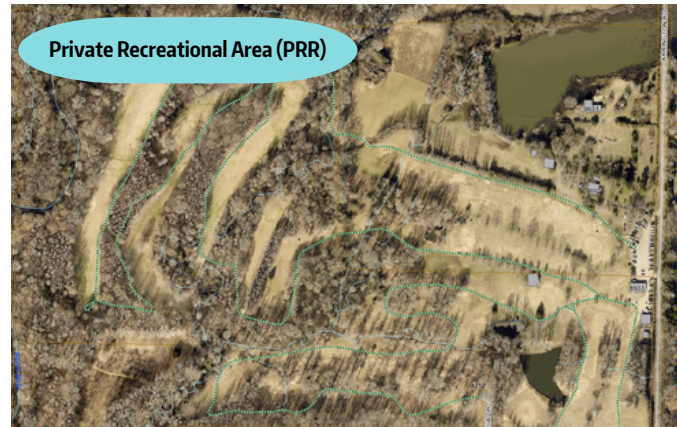
Public Recreational Area (REC). Public Recreational Areas are intended for existing and planned public recreational uses. These uses include recreational trails, parks, public boat launches, state game and fish properties, soccer fields, baseball/softball complexes, and other similar recreational facilities 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.



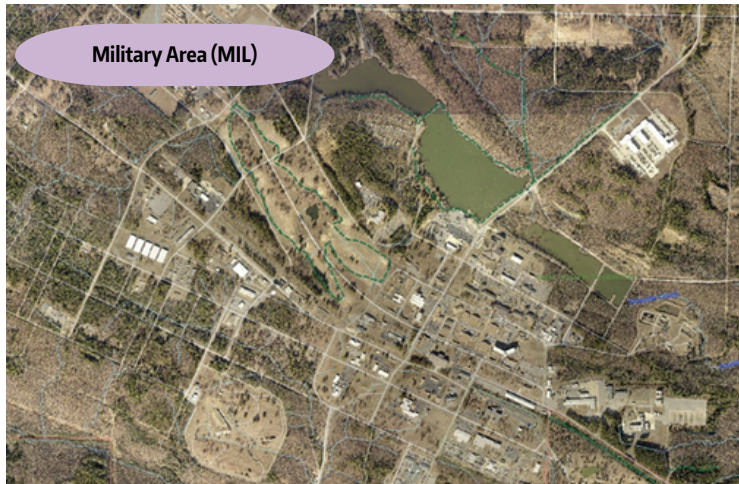
Land Use: Industrial | **Utility Requirements:** Water, Sewer



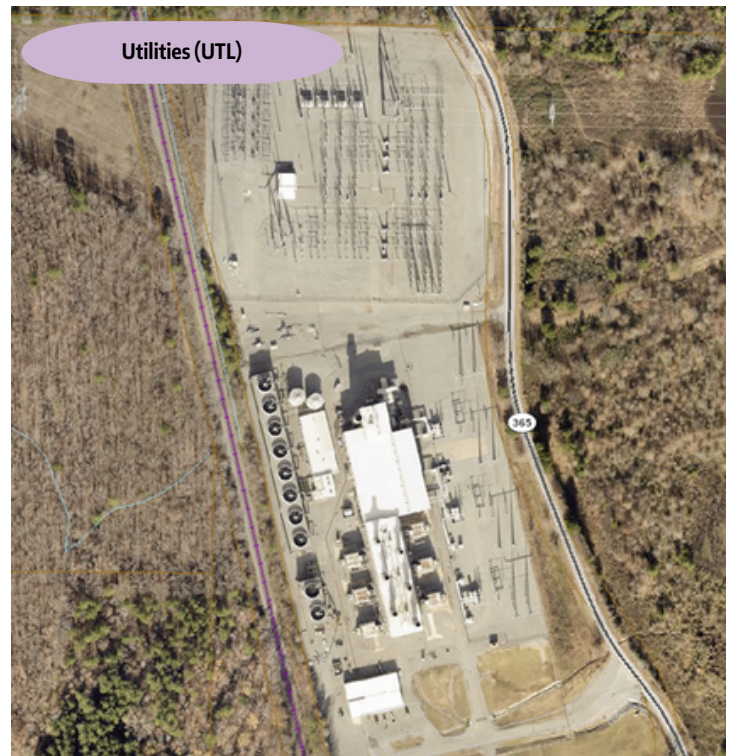
Land Use: Mining | **Utility Requirements:** Water, Septic / Sewer



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



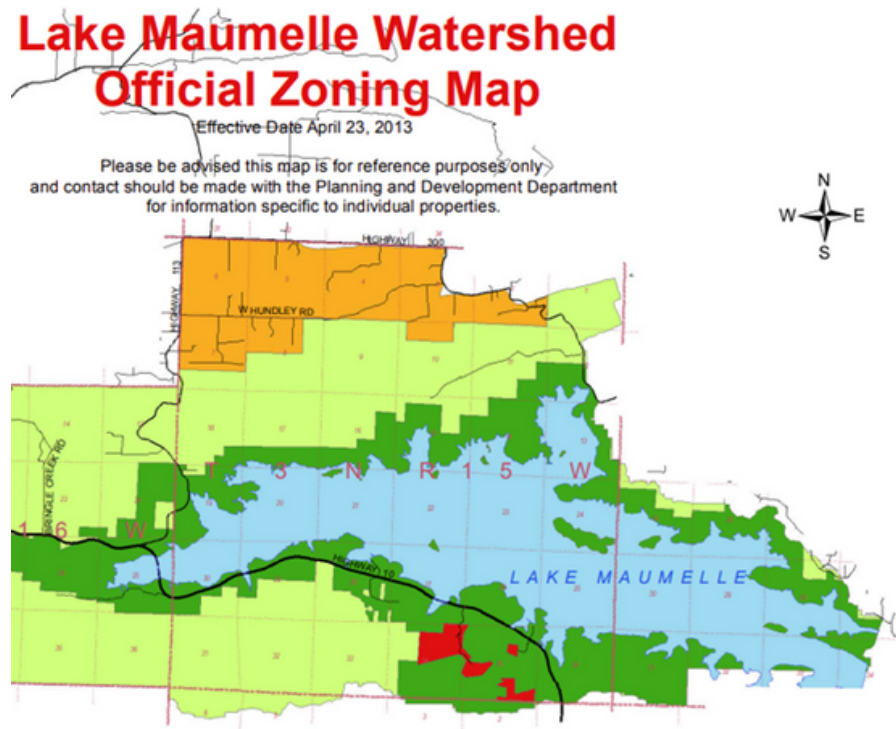
Land Use: Military bases and facilities | **Utility Requirements:** Water, Sewer



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.

