

Pulaski County Land Use Study and Plan



Quorum Court Kick-off Meeting

Tuesday, January 24, 2023



Introductions





Juliet Bell-Richey

Urban Planning Leader



James Walden

Urban Planning Leader



Derek Linn

Urban Planning Manager



Richard Corbyn

Transportation Engineer

Garver Team Members



Courtney McNair

Urban Planning
Manager



Kevin Gambrill

Urban Planner



Zylavian Hines

Urban Planner



Jessica Shearman

Urban Planning Intern

Land Use Study and Plan Overview



What do we want to achieve overall?

Create a Land Use/Transportation Plan reflecting the vision and future goals for development in Pulaski County.

What do we want to achieve at this meeting?

Develop an understanding of the project and the plan development process.



The Plan provides



A rational basis for decisions.



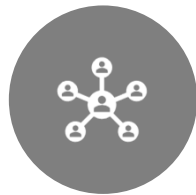
Consensus of pressing issues in the County regarding land use, infrastructure, and transportation.



An avenue to plan to proactively to address future development, infrastructure, and transportation needs.



A forum for input on future development, and an opportunity to foster trust.



Clear communication on the type of development desired and needed in the County.

Roles and Expectations



Role and Expectations



Advisory Committee:

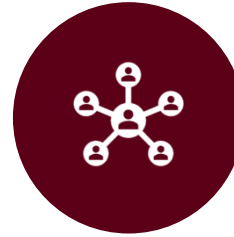
Range of governmental, quasi governmental, municipal, utility/technical, and community interests. Meets at strategic milestones to provide direction, feedback, and review.



Coordination Committee:

Key staff and consultant team.

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



Planning Board and Quorum Court:

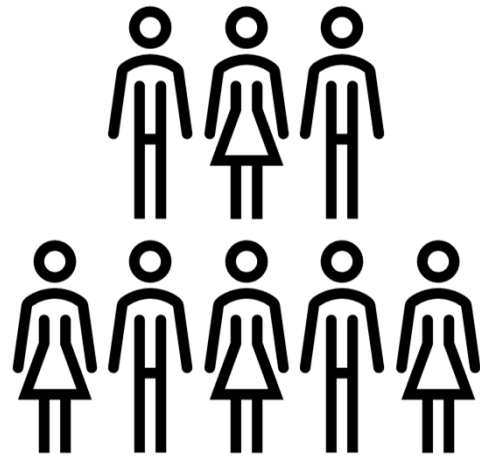
Will be updated on progress throughout project and provide critical input. Will be presented with the final plan for review and consideration



Stakeholder and Public Input:

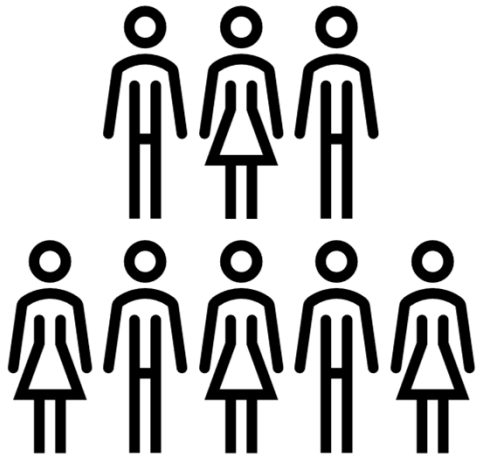
Identified Stakeholders will be contacted during the process. There will be multiple Public Meetings and virtual input opportunities to engage the general public.

Coordination Committee



Pulaski County Planning Board	Patrick Hays
Pulaski County Planning Staff	Van McClendon and Jim Cranor
Pulaski County Attorney	Adam Fogleman
Pulaski County Communications Manager	Madeline Roberts
MetroPlan	Bernadette Rhodes
Garver	Juliet Bell Richey
Garver	Derek Linn
Garver	James Walden

Advisory Committee



- Met for the first time yesterday
- Approximately 30 participants
- Great conversation regarding:
 - the existing and upcoming relevant plans and pursuits of committee organizations
 - Perceived challenges and needs within the unincorporated areas

Project Schedule



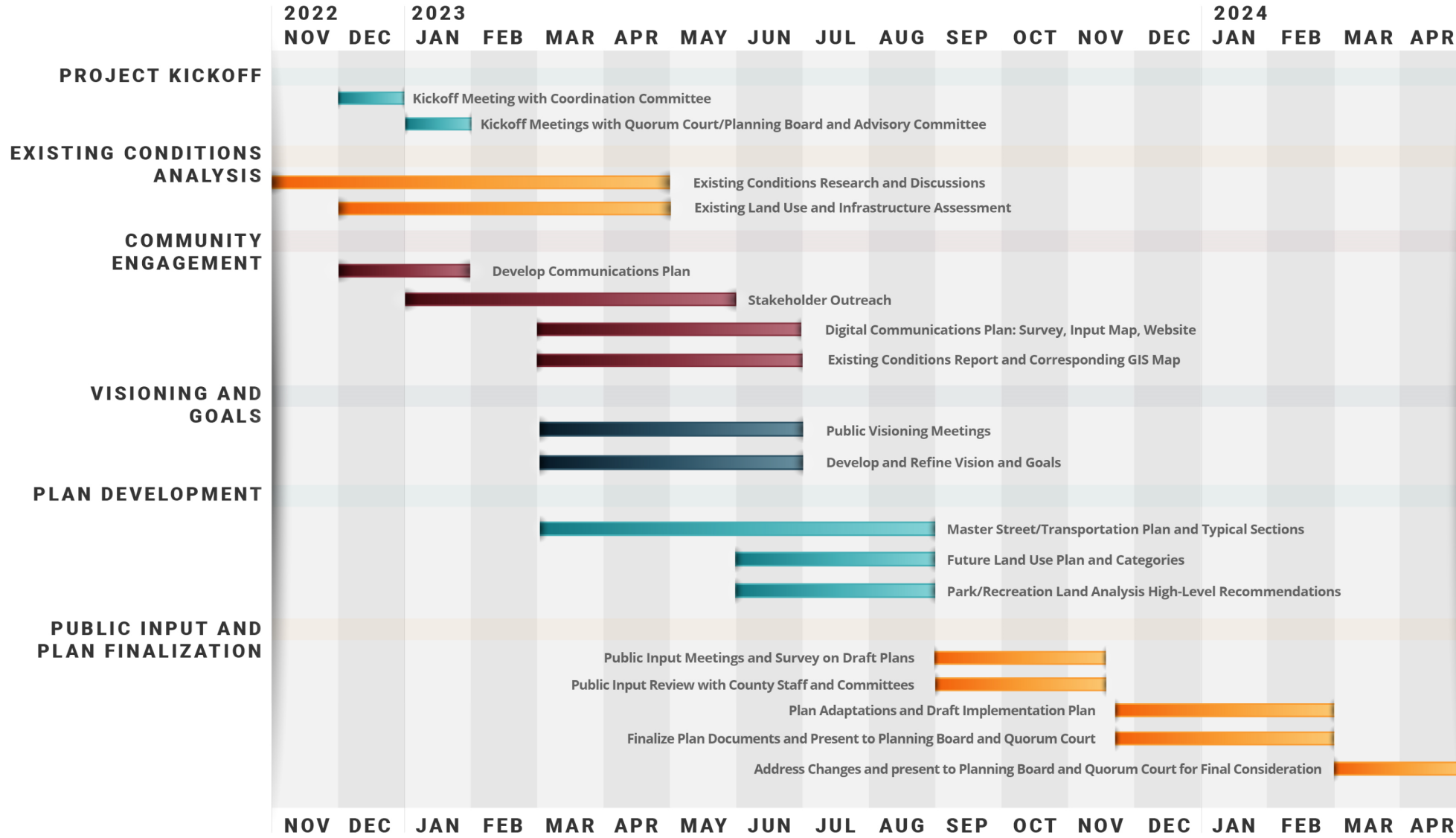
PULASKI COUNTY LAND USE STUDY AND PLAN PROJECT TIMELINE

NOV 2022-
SPRING 2024



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.



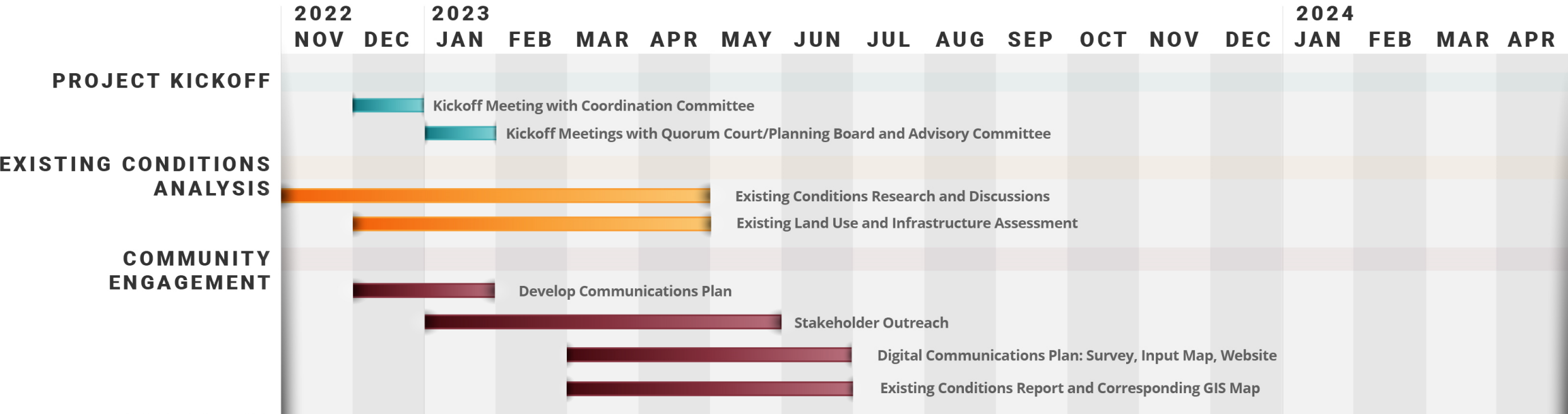
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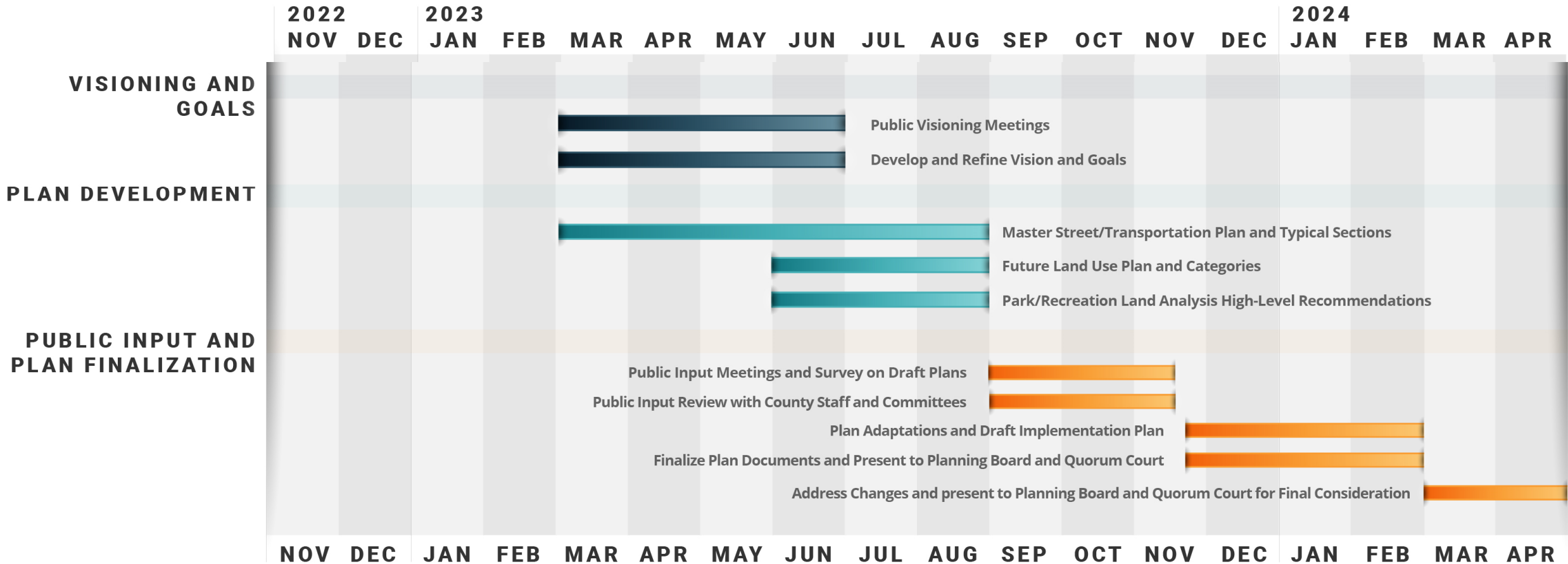
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Study Components



Plan Components



Land Use Plan



Transportation Plan

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



Implementation Plan



Land Use Plan

MIXED USE NEIGHBORHOOD (MU-N)

Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily.

A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.

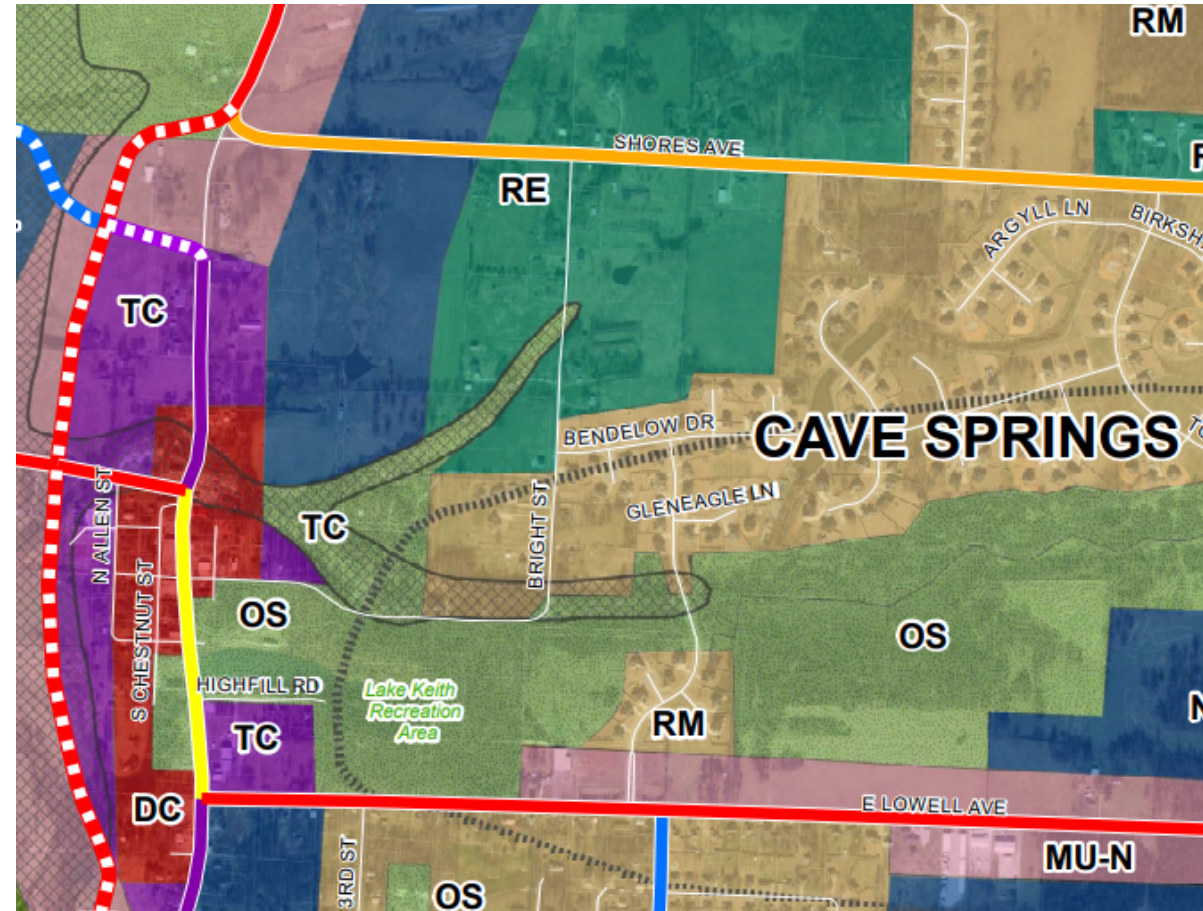
Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout.

All multifamily, mixed use, or non-residential uses or structures shall be subject to design standards appropriate to assure compatibility of uses. Care shall be taken to assure that the appropriate amount of greenspace and/or active transportation infrastructure is provided with the development.

For residential uses; general densities up to 18 multifamily dwelling units/acre.

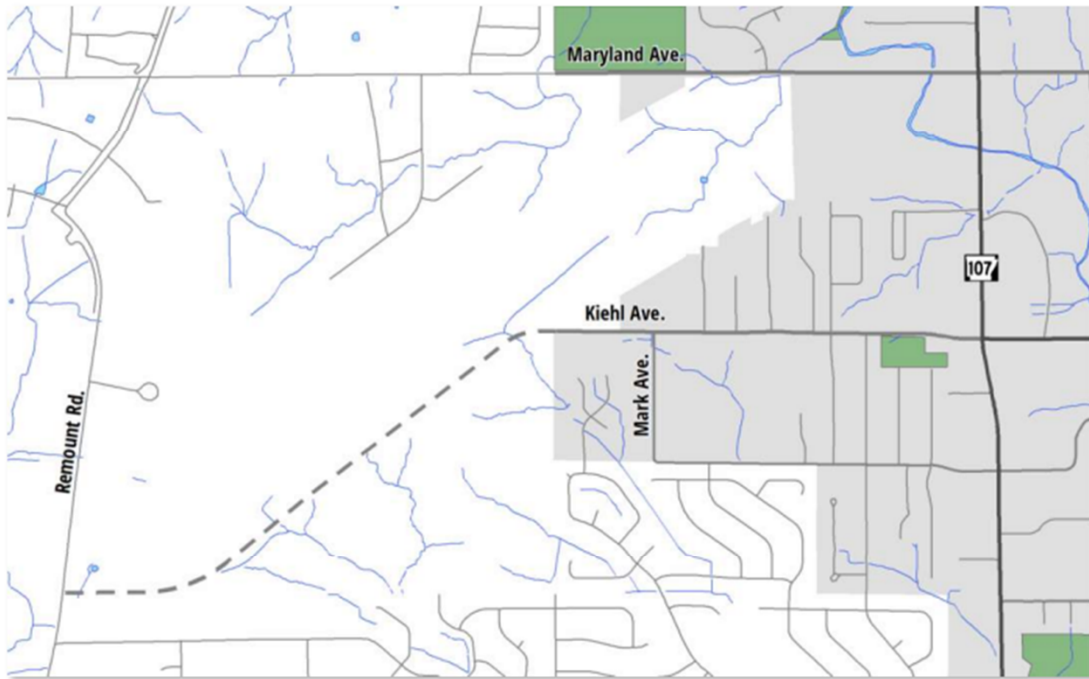
For non -residential uses; structure footprint size may be limited to a size that is appropriate for compatibility with the surrounding developments and uses





Master Street Plan

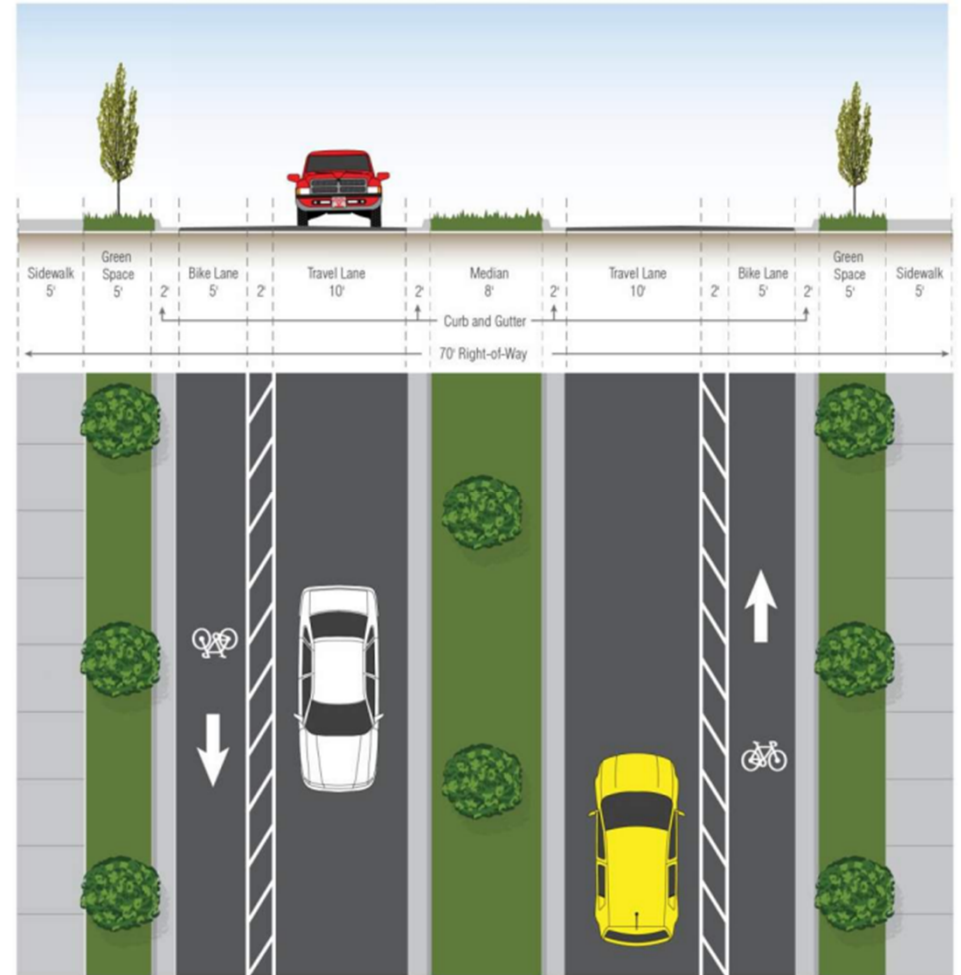
Kiehl Avenue



Project: Kiehl Avenue Extension

Purpose: Kiehl Avenue currently dead ends on its western terminus at the city limits. This helps funnel more traffic onto Highway 107 south of Kiehl Ave. This connection would extend Kiehl Ave. west beside the North Little Rock Airport to connect to Remount Rd., which parallels Highway 107. It would alleviate a current dog-leg in Sherwood's street network that routes trips between Kiehl Ave. and Remount Rd. onto Highway 107 and Maryland Ave.

Note: This connection is represented on the North Little Rock Master Street Plan as an 80' ROW, three-lane street cross section.





Implementation Plan

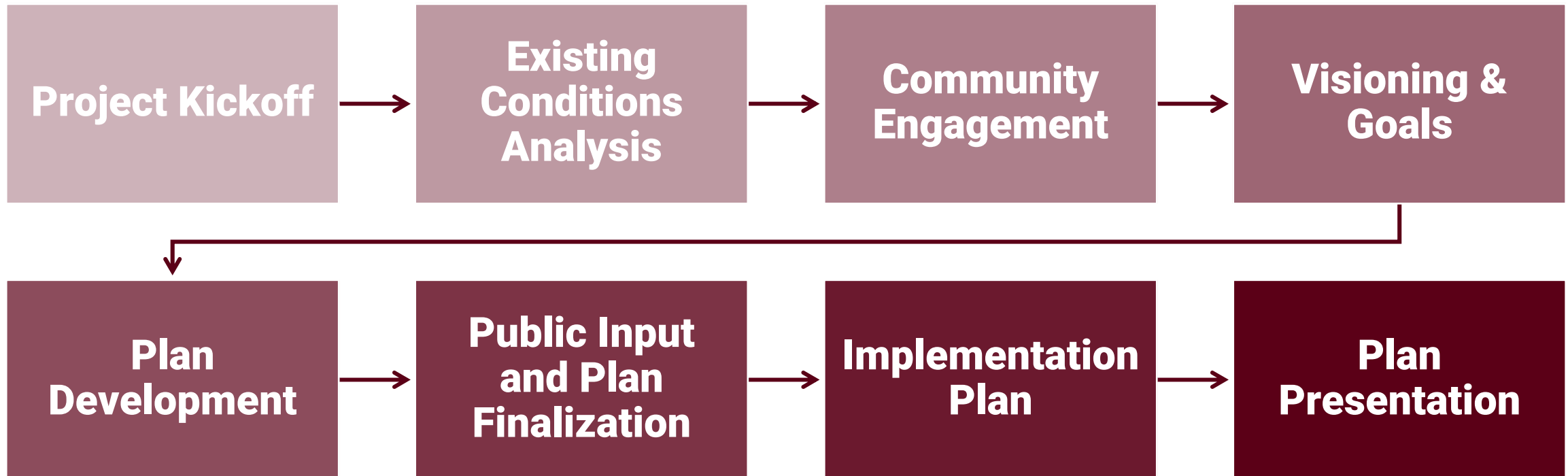
GOAL AREA 3. Growth Management and Fiscal Health Policies	ACTION ITEM	Time Frame			
		Short 1-3 yrs.	Medium 3-5 yrs.	Long 5+ yrs.	Ongoing
<i>Require all developments to install public utilities and become annexed to the city as a condition of tying onto city utilities.</i>	Develop Annexation Plan that emphasize Benefit / Cost Analysis				✓
<i>Promote development patterns such as mixed-use development that yield higher tax revenue per acre.</i>	Update Development Regulations + Perform Fiscal Study			✓	
<i>Prioritize the maintenance of existing utility and transportation infrastructure over the expansion of new facilities.</i>	Capital Improvement Plan				✓
<i>Ensure local tax policies provide adequate revenue to meet the city's ongoing liabilities.</i>	Perform Fiscal Study				✓
Adequately address issues of drainage and flood hazards					
<i>Ensure developments adequately address drainage to ensure new drainage problems are not created.</i>	Update Staff Memorandums / Policies as Needed				✓
<i>Promote the use of green infrastructure as a way to work with the environment to reduce localized flooding risks and drainage problems.</i>	Update Development Regulations		✓		
<i>Provide regulations that ensure drainage issues caused by development are properly mitigated.</i>					✓
<i>Pursue innovate programs and policies like a stormwater utility to ensure adequate mechanisms are in place to finance public investment in drainage infrastructure.</i>	Explore Stormwater Utility Creation				✓



Planning Process

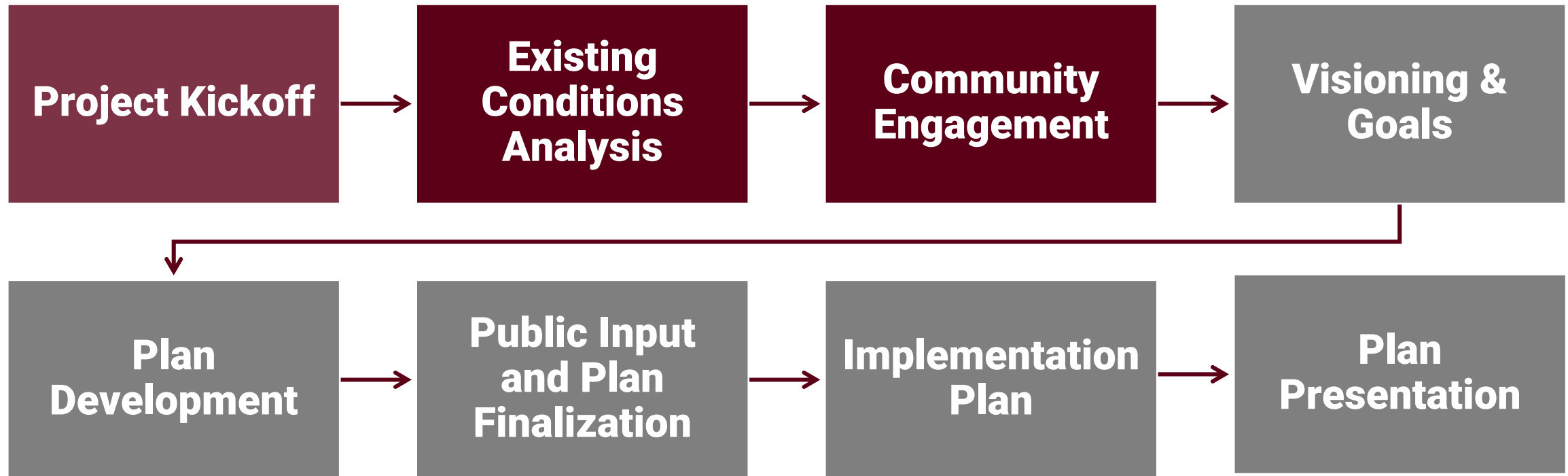


▶▶ Planning Process



▶▶ Planning Process

NEXT STEPS



Who are we Planning for?



It's not easy; It's not simple.

The result will never be perfect, but it will be *good* if you work hard and maintain your focus and vision as a community

“Being human is itself difficult, and therefore all kinds of settlements (except dream cities) have problems. Big cities have difficulties in abundance, because they have people in abundance.”

— Jane Jacobs

“Two parents, to say nothing of one, cannot possibly satisfy all the needs of a family-household. A community is needed as well, for raising children, and also to keep adults reasonably sane and cheerful. A community is a complex organism with complicated resources that grow gradually and organically.”

— Jane Jacobs



Thank You!

**Questions or
Comments?**

