



# PULASKI COUNTY LAND USE STUDY AND PLAN

A Planning and Resource Guide for Pulaski County, Arkansas  
September 2024



# ACKNOWLEDGMENTS

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# 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.

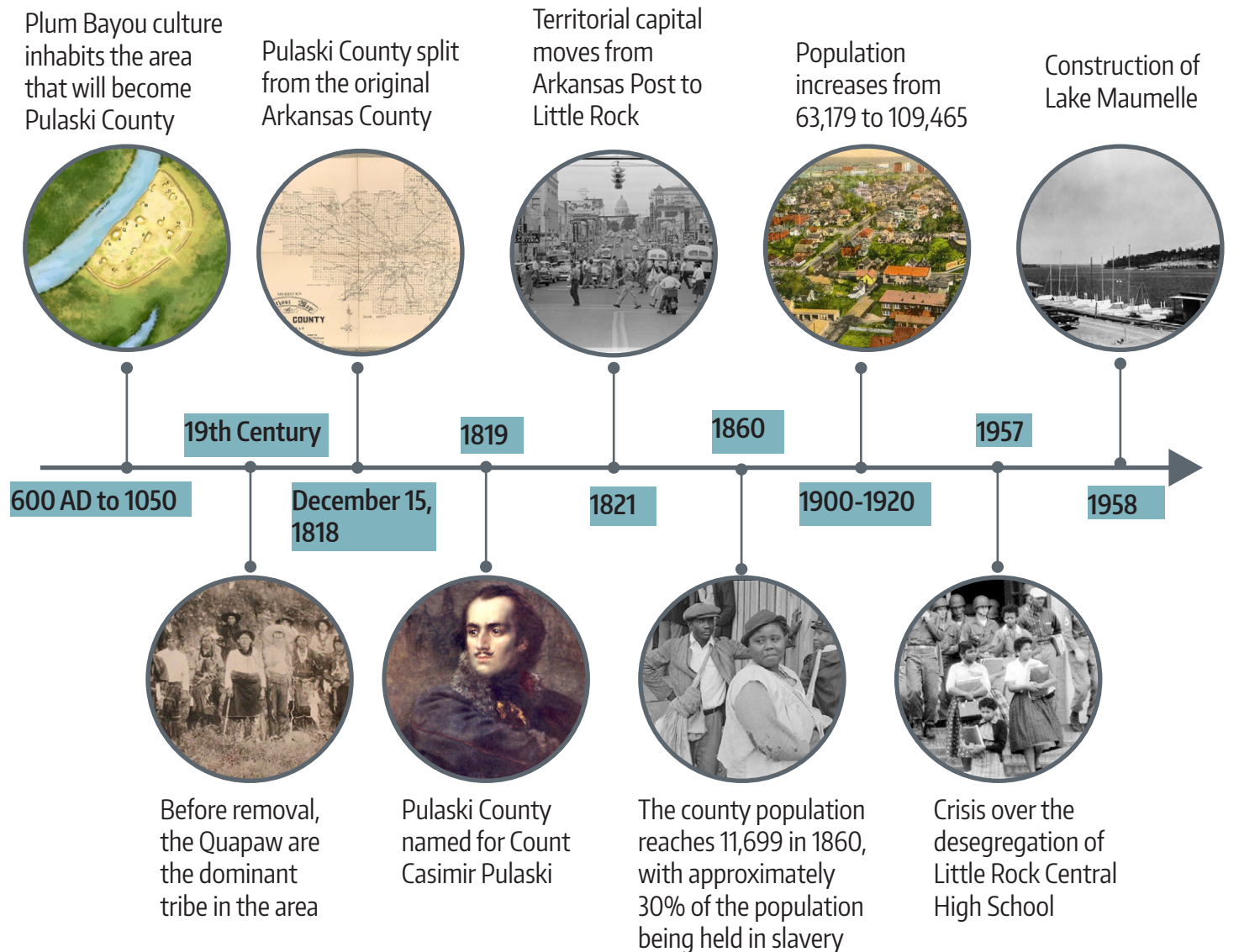


## AUTHORITY

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 Arkansas Territory in 1819, Pulaski County was mapped as one of the five (5) 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 over two (2) 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.

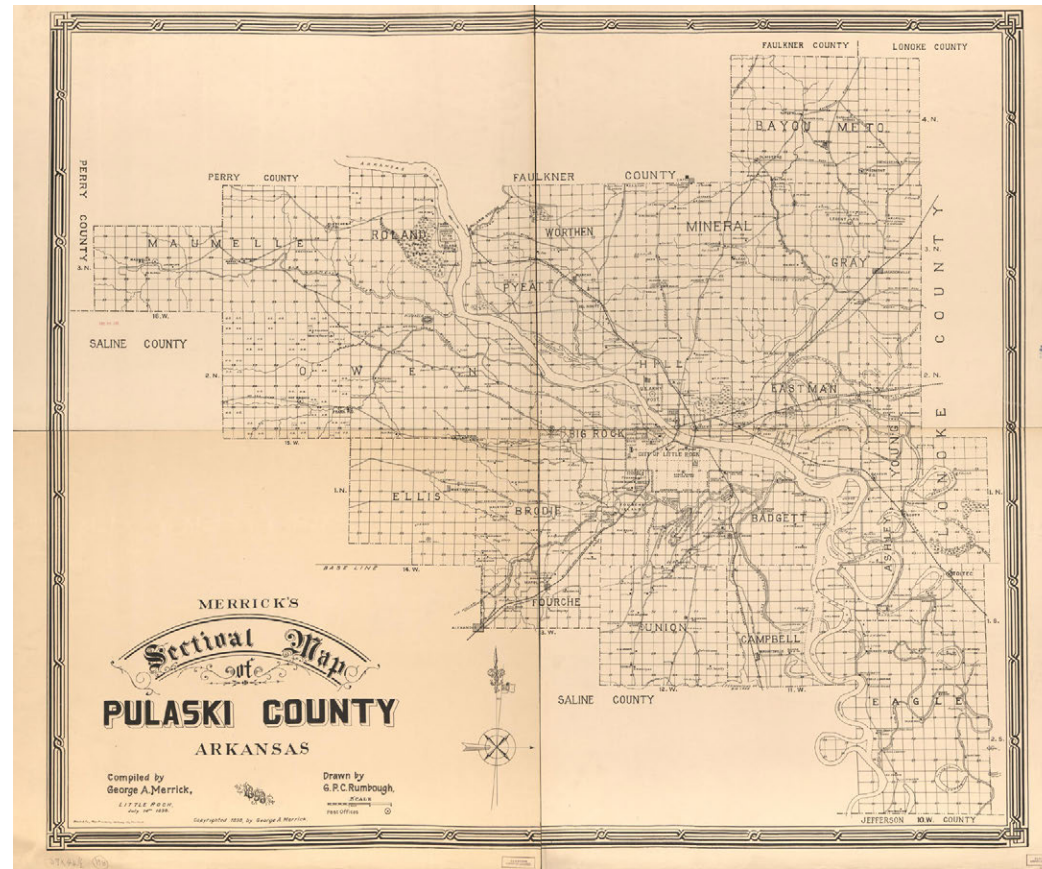


Figure: Pulaski County Historic Map  
Source: [Merrick's Sectional Map of Pulaski County \(1898\)](#)

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 crisis over the desegregation of Little Rock Central High School](#), a nationally significant event highlighting the racial tension and divisions reflected among political leaders and residents.

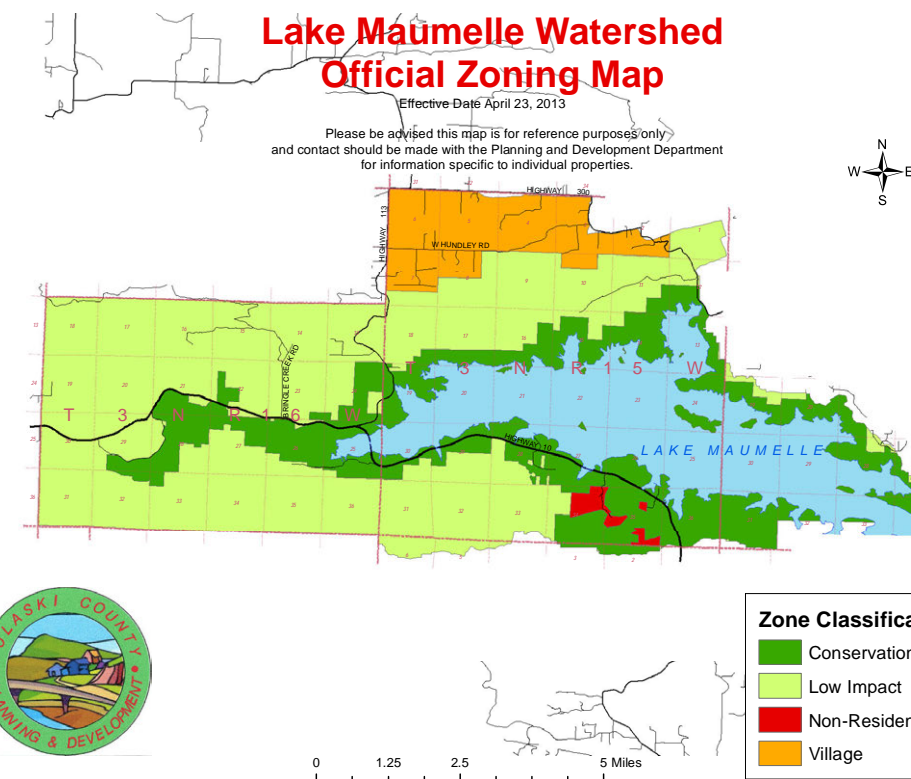
The county population surged through the remainder of the 19th century, reaching 63,179 by 1900 and 109,464 in 1920. While the smaller communities such as Wrightsville, Jacksonville, and Roland grew during these years, the predominate landscape was still generally agrarian and rural outside of the central 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, and this facility 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 Co) 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 McClelland-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 1960s-1980s, I-430 in the 1970s, and I-440 with the southern leg finished 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 over [2.2 million passengers](#).



Through an effort to best 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 (1 family), or Residential (more than 1 family) zoning districts. A copy of the map was found during this project, and while the newspaper article states a public hearing was anticipated in July 1954, the plan was never adopted.

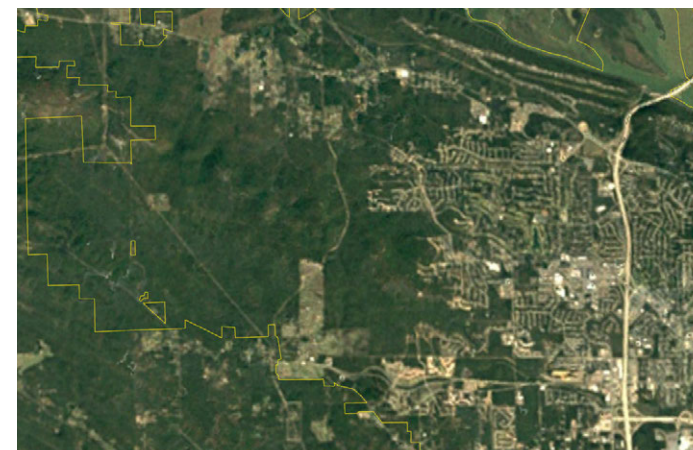


Figure: “Rural Areas of Pulaski County Charted for Land-use Under Zoning Law”  
Arkansas Gazette, June 27, 1954.

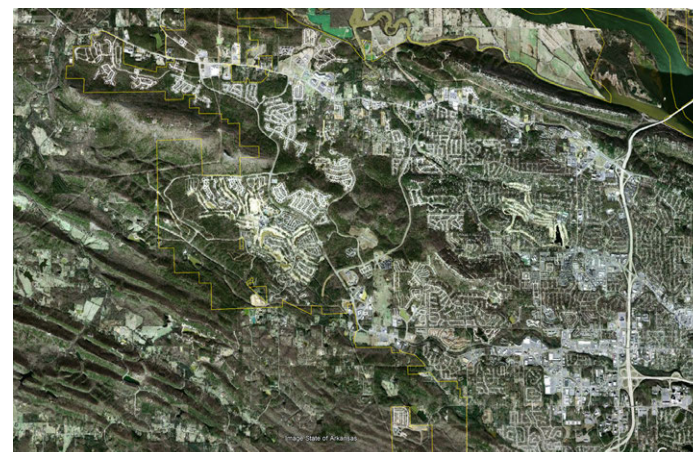
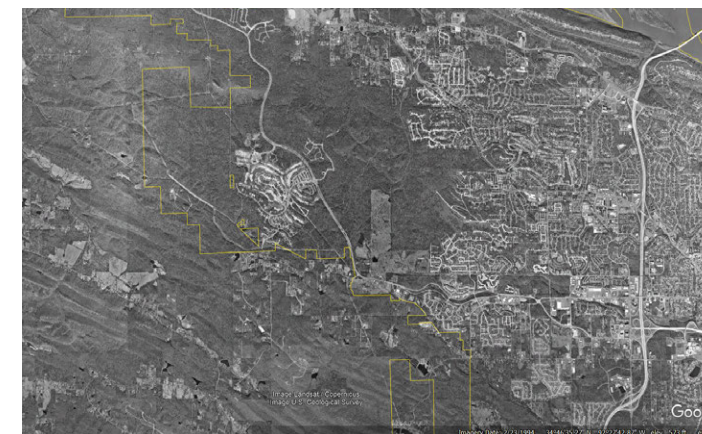
While some unincorporated lands in the County were eventually zoned—such as College Station within Little Rock’s Planning Area, as well as lands around Lake Maumelle falling within the Lake Maumelle Watershed Zoning Ordinance and Map—vast areas of unincorporated lands in west, north and southeast Pulaski 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.

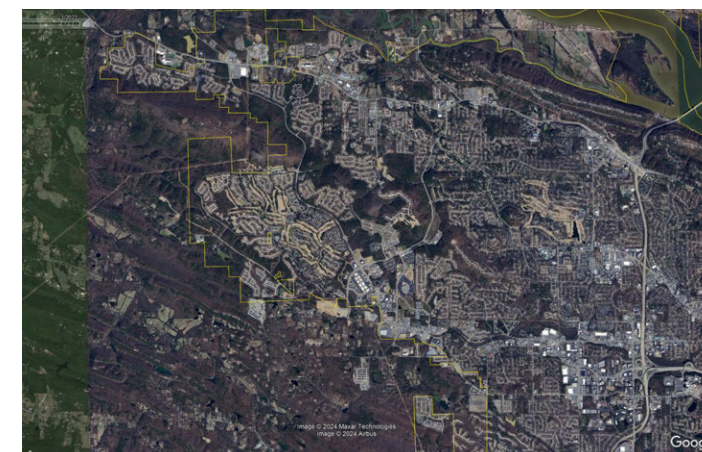
## West LR



1985 (L);  
1994 (R)



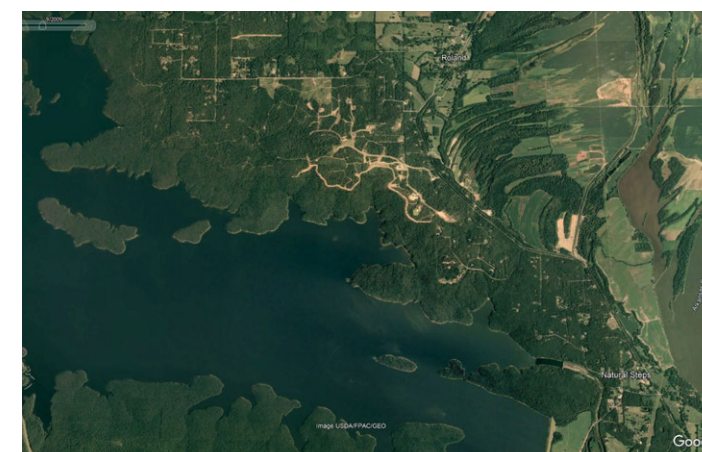
2006 (L);  
2023 (R)



## Lake Maumelle



1994 (L);  
2009 (R)



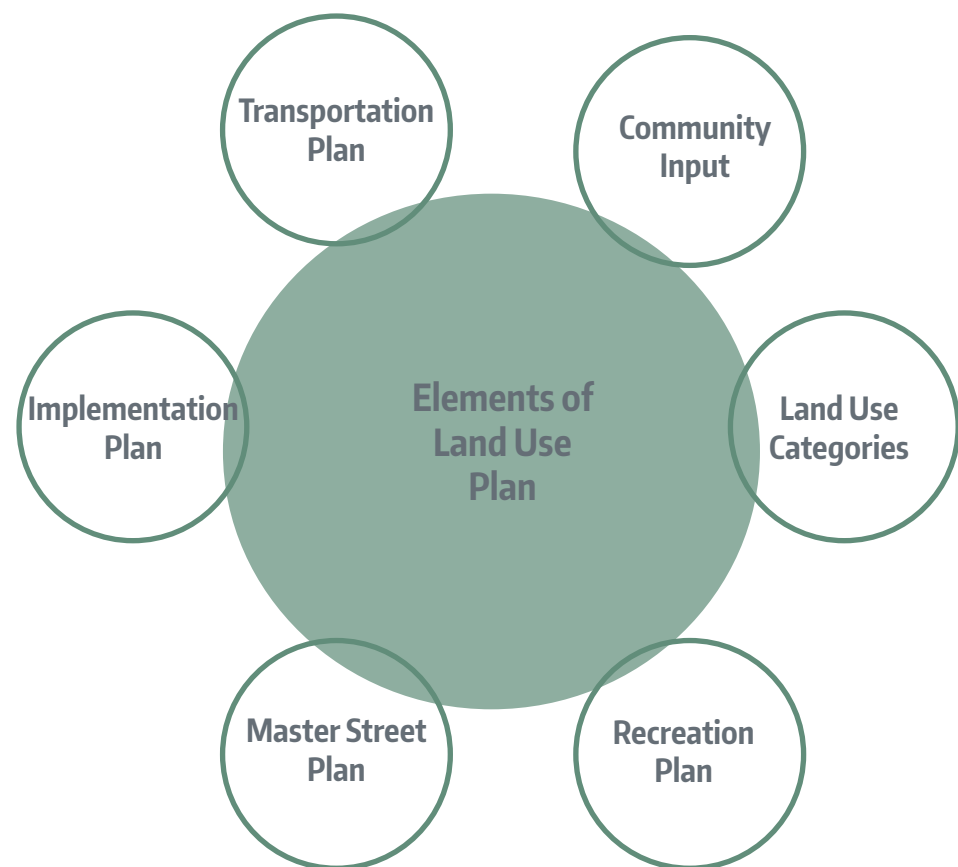
Representing the most populated county in the State of Arkansas, the Pulaski County Planning Board—through several public hearings and through formation of a Special Committee focused on the protection of the agricultural, rural, and natural areas of the County—determined a land use study and plan were 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 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 formed of municipal, utility, and other regional representatives, provided feedbacks 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, from elected officials, and from 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         | 7. Maps:                        |
| 2. Public Input Report                 | • Future Land Use Maps (3)      |
| 3. Vision, Goals / Objectives Document | • Future Land Use Node Maps (3) |
| 4. Future Land Use Categories Document | • Master Street Plan Maps (3)   |
| 5. Master Street Plan Cross Sections   |                                 |
| 6. Recreation Analysis                 |                                 |

# METHODOLOGY

## PLANNING PROCESS

The diagram below depicts the process for developing a Land Use Planning for developing the Land Use Plan for Pulaski County.



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 (3) 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. **Acknowledgement 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



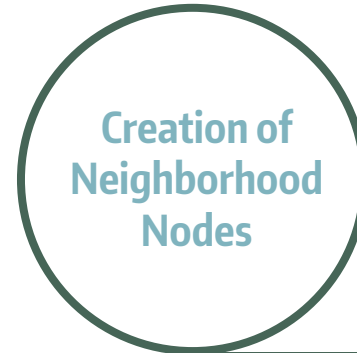
## CURRENT OBSERVATIONS

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

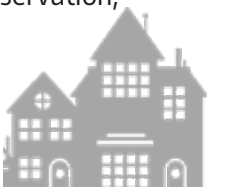
- Undue stress is placed on emergency response vehicles when trains block railroad crossings in Southeast Pulaski County.
- Needed amenities include additional grocery stores, gas stations, health facilities, recreation facilities, and youth programs.
- Stormwater drainage improvements along roads is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



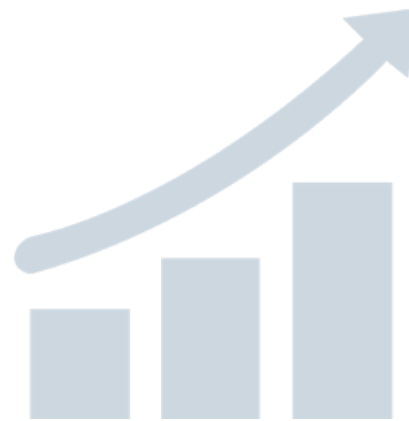
## TRENDS AND DESIRES



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.



Growth demands are leading to change, and public opinions differ on how best to manage future changes. That being said, the opinions largely align within each unique sub-region—yielding a need to create region specific goals and objectives.



**THE PUBLIC IS READY FOR A CHANGE!**



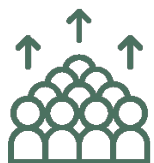
Land use planning and growth management will not only play a role in the overall sense of place in the County but can also play a key role in the management of County resources.



When development is approved or utilities are extended freely or in unplanned ways, rural character is impacted. Further, the County can be placed under undue fiscal strain as it faces the ongoing need to extend public services in a reactive way.



Significant development pressure has been spreading west for many years, yet north Pulaski County has experienced the highest growth rate since the 2000 census, when compared to the West and Southeast.



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



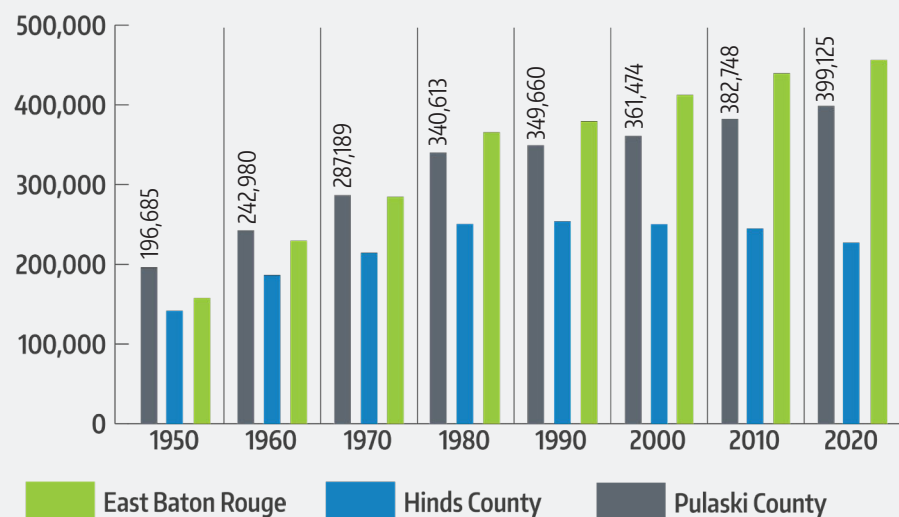
Environmental stewardship—including protection of both rural character, riparian corridors, and wetlands is a concern echoed throughout the unincorporated area.



# 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's 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 from 2000. As of the 2020 United States Census, Pulaski County has a population of 399,125.

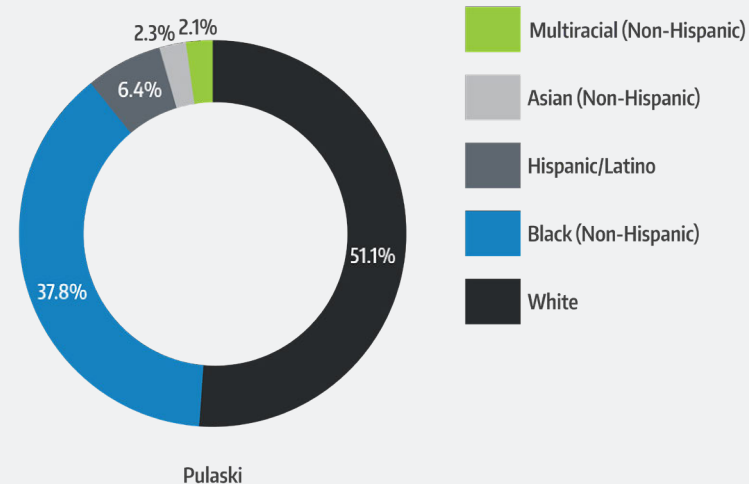


**POPULATION GROWTH** | FIGURE 1  
Pulaski County - E. Baton Rouge Parish - Hinds County - 2020

## 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



**RACIAL MAKEUP** | FIGURE 2  
Pulaski County - 2020

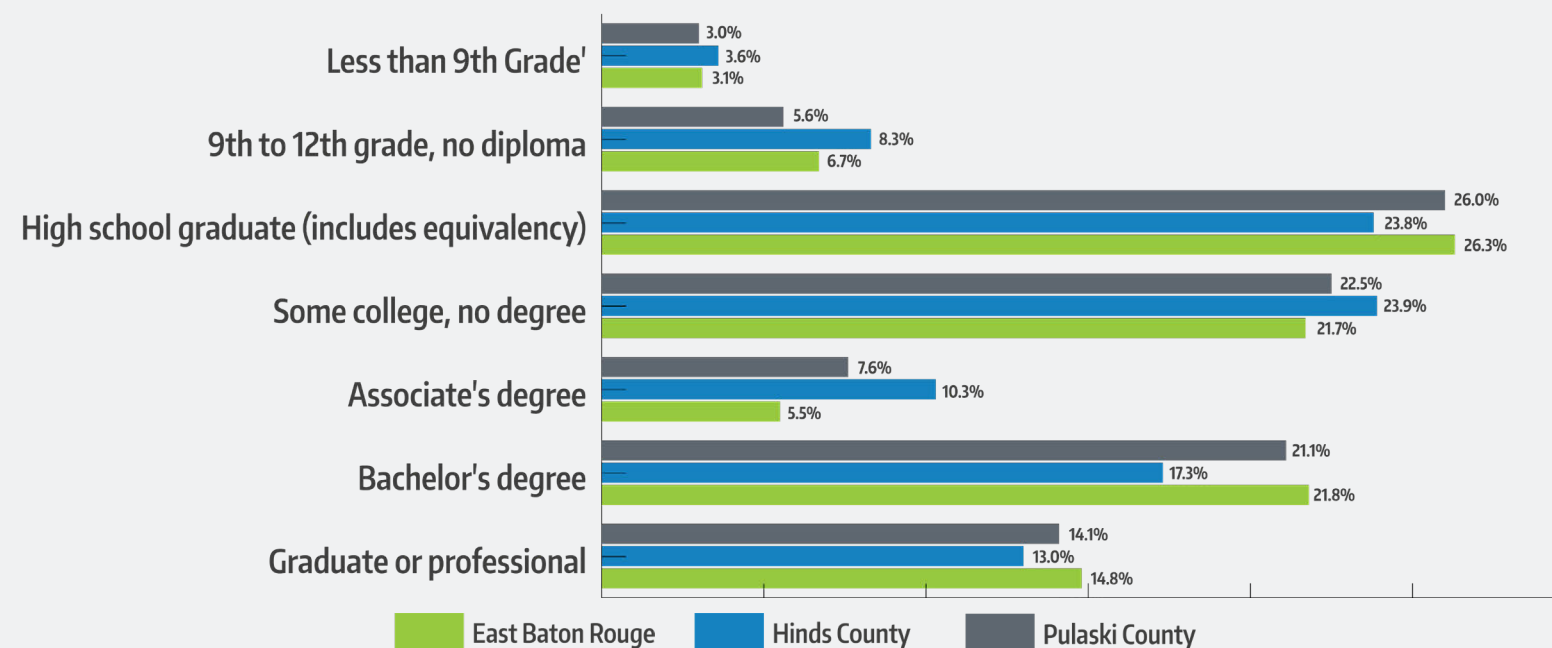
# RACE

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.

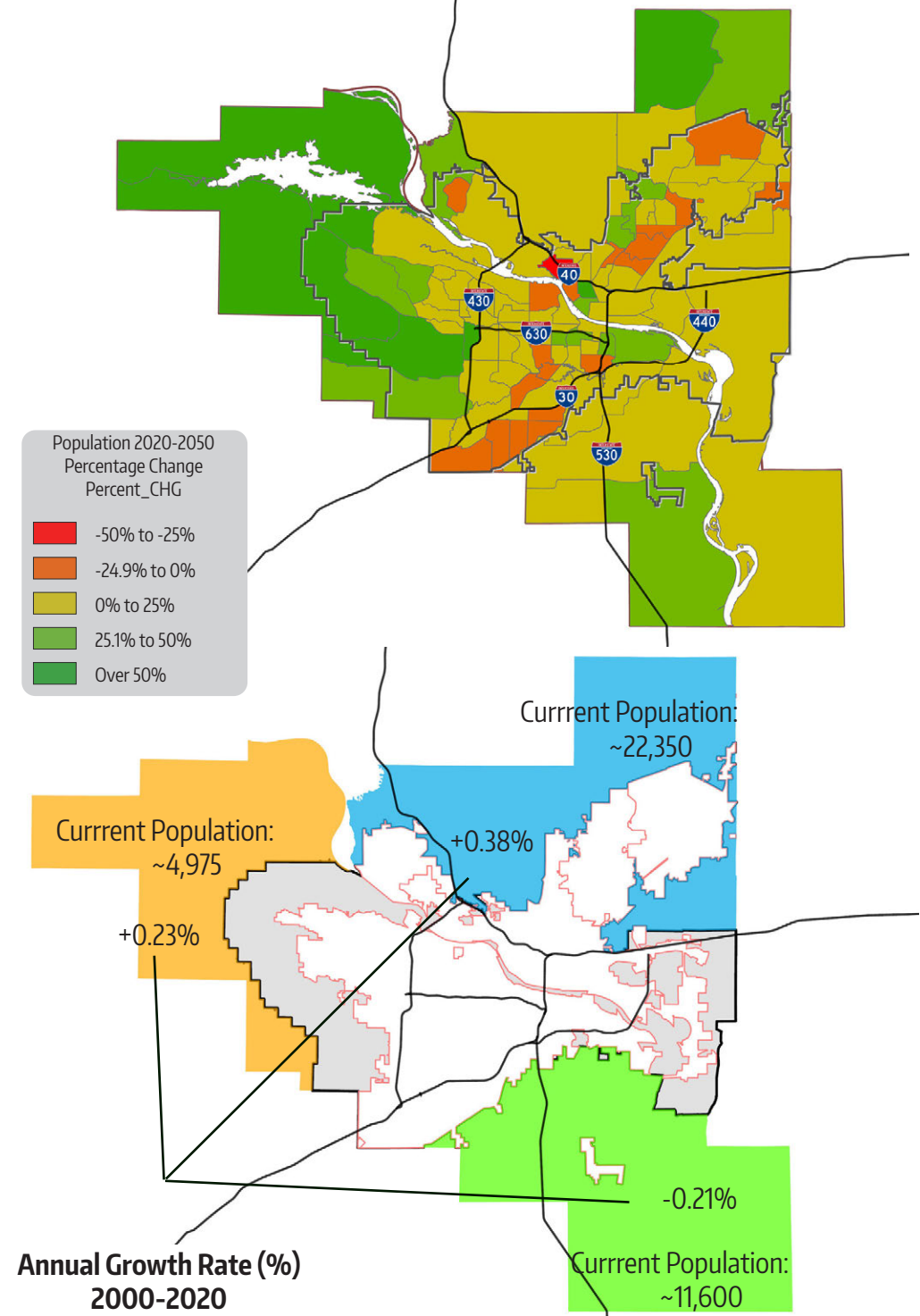
# EDUCATIONAL ATTAINMENT

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.



**EDUCATIONAL ATTAINMENT** | FIGURE 3  
Pulaski County - E. Baton Rouge Parish - Hinds County - 2020

# POPULATION CHANGE 2020-2050



Annual Growth Rate (%) 2000-2020

Over the next 20 years growth is projected broadly across most of Pulaski County with unincorporated areas seeing much of 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.



E. BATON ROUGE PARISH, LA



PULASKI COUNTY, AR



HINDS COUNTY, MS

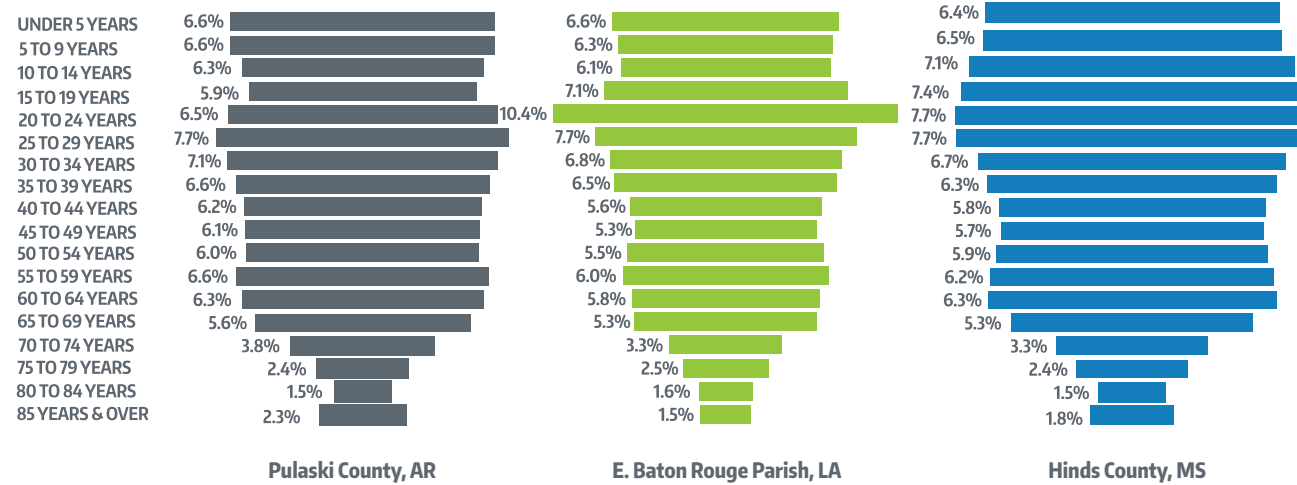
Due to regional proximity and key metropolitan similarities such as being home to state capitals, the demographics compare Pulaski County to East Baton Rouge Parish (Baton Rouge) and Hinds County (Jackson).

## DEMOGRAPHIC ASSESSMENT COMPARISON AND STUDY AREA

### AGE

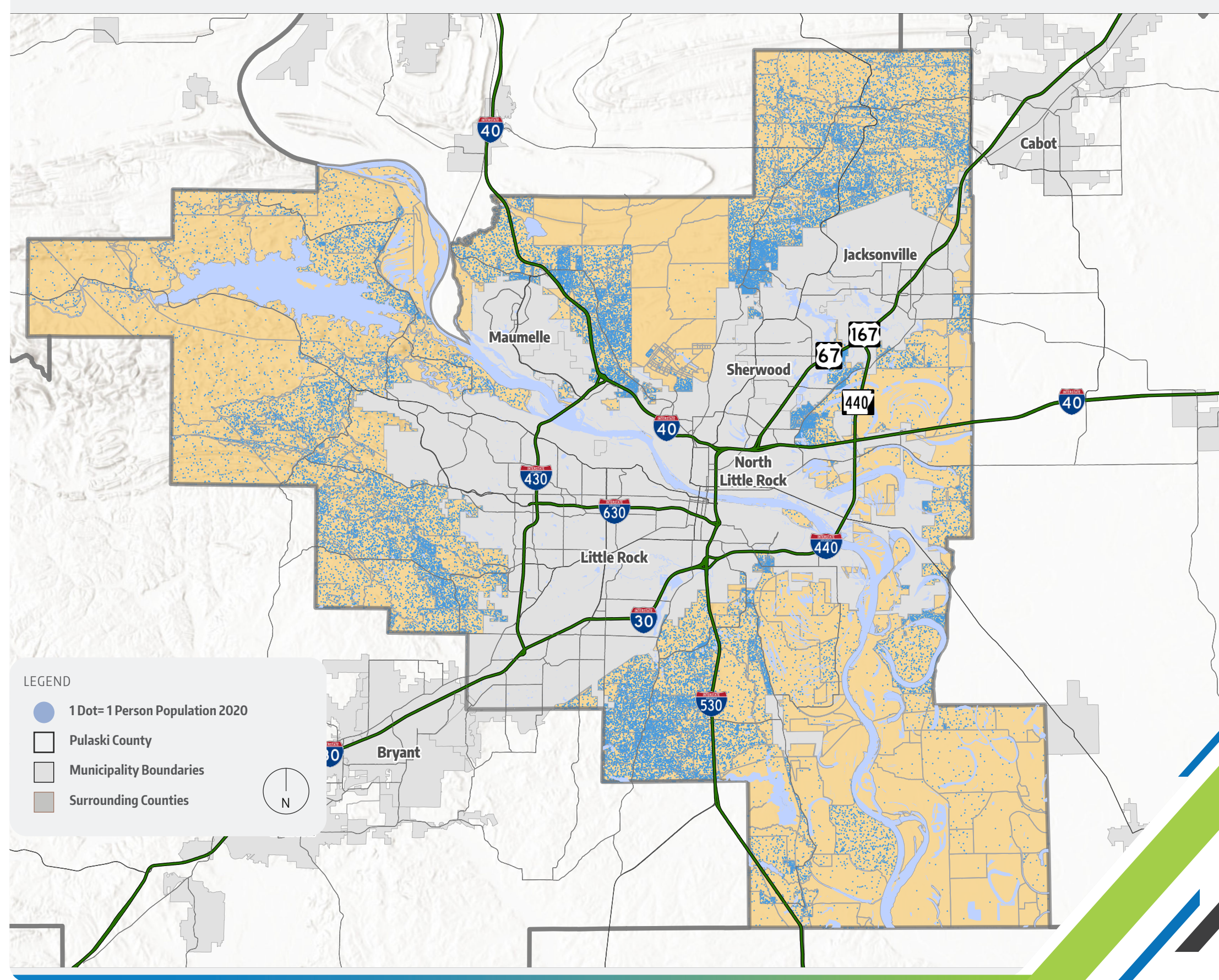
#### Grouping of age for Pulaski County and Comparisons from the 2020 Decennial Census.

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 DENSITY



LEGEND

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



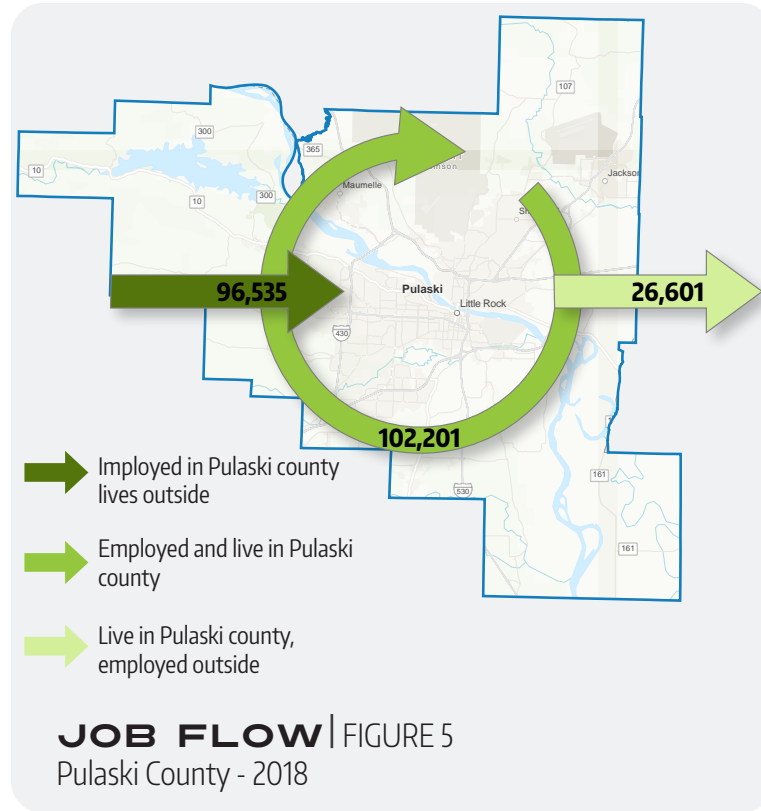
**KEY DEMOGRAPHIC**  
 Population of the unincorporated regions of the county is most dense adjacent to the edges of the incorporated municipalities within the County. This graphic depicts density of population utilizing the dispersal of dots (1 dot = 1 person) within county census tracts.

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

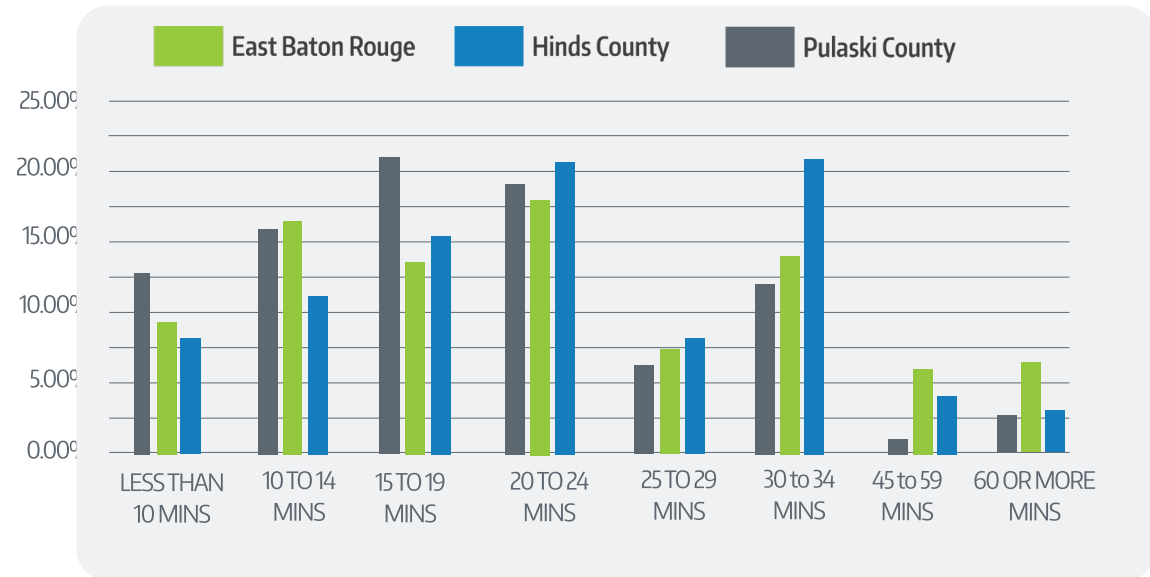
# TRANSPORTATION

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 employed and live in Pulaski County, are employed in Pulaski County but live outside of the county, and that live in the county and commute outside Pulaski County. 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.

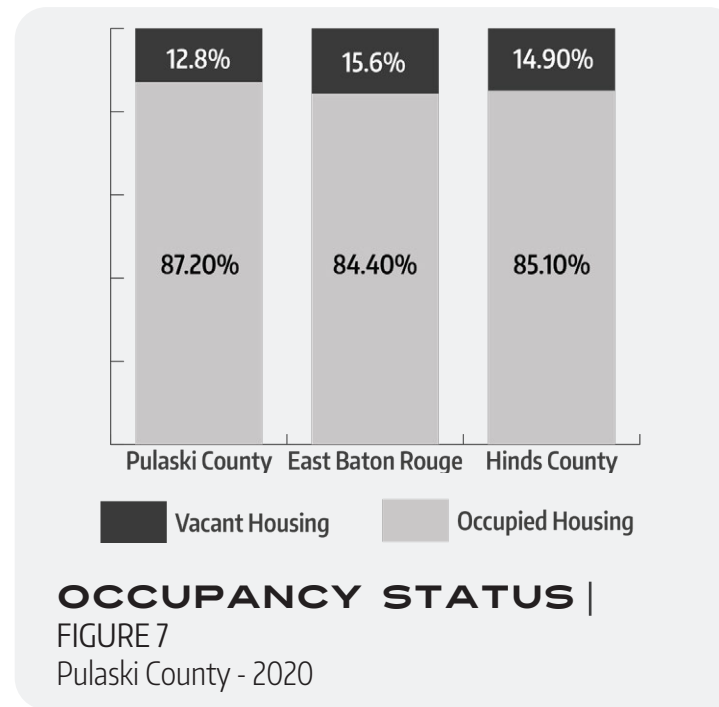


**TRAVEL TIME TO WORK | FIGURE 6**  
Pulaski County - E. Baton Rouge Parish - Hinds County- 2020

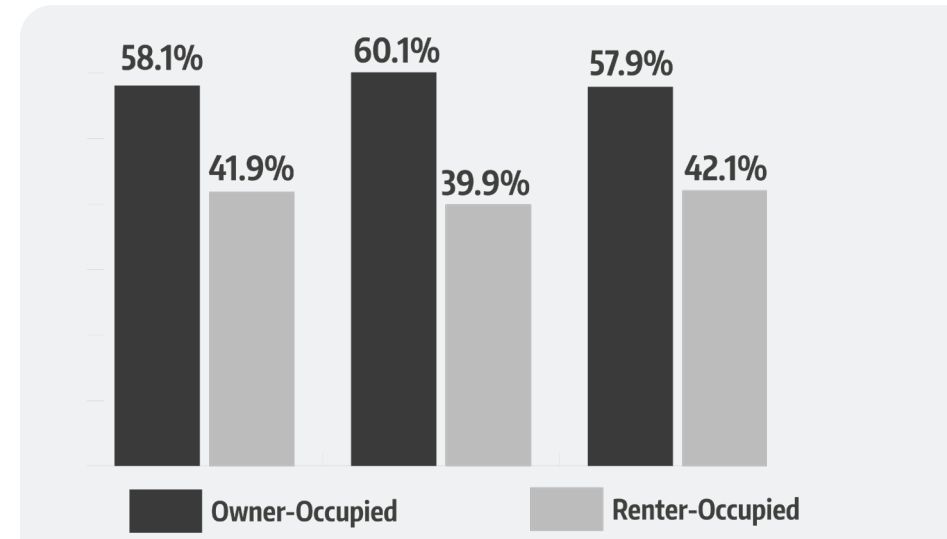
# HOUSING

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.

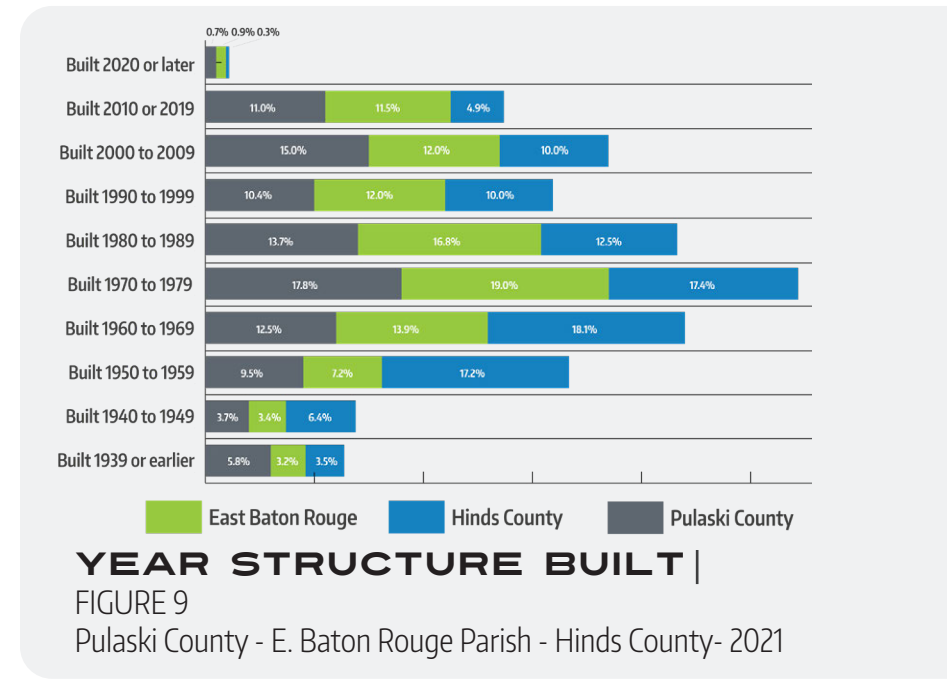


**KEY DEMOGRAPHIC**  
2/3 of Pulaski County housing was constructed between 1960 and 2021. Median monthly housing costs (2017-2021) are \$1,312 owner-occupied mortgage and \$917 rent and utilities.  
Source: US Census Bureau



**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, about 80% of it, 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.



# 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.



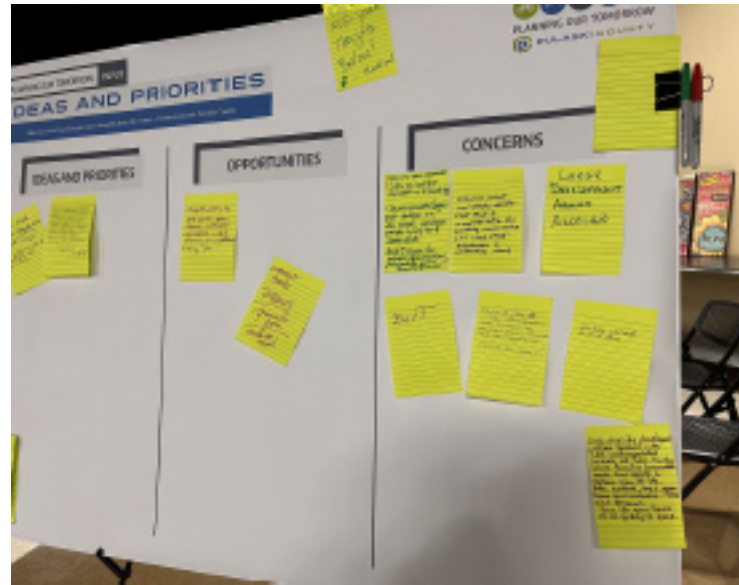
### GOVERNMENT TRUST

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 accross 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

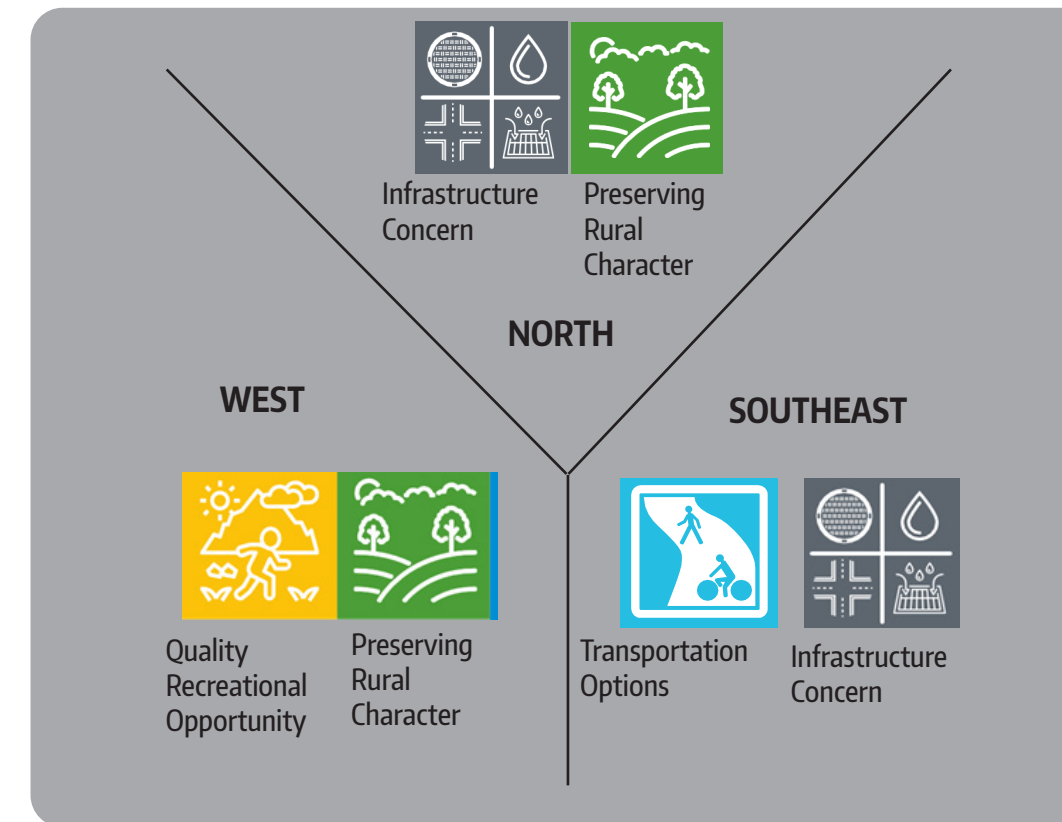
## OPPORTUNITIES

- Better Infrastructure Improvements.
- Proactively managing growth demands.
- Rebuild and Repair: Urban Renewal Opportunities.
- Accessibility and Connectivity to Services.
- Green Infrastructure and Preservation.
- rotection 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

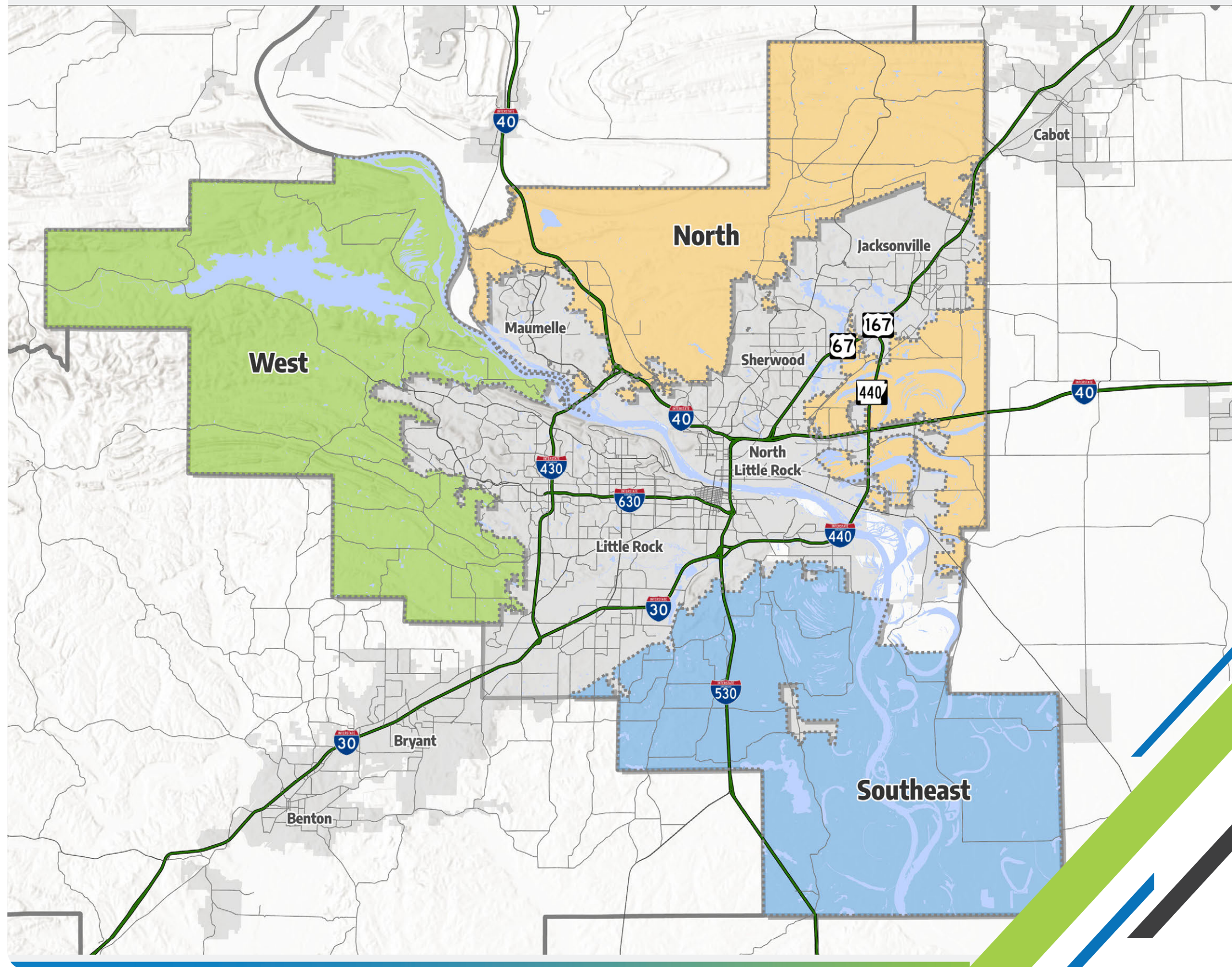
- Sprawl and Leap Frog Development
- Infrastructure Concerns (Sewer, Drainage, and Flooding)
- Housing Choice and Affordability
- Environmental Stewardship
- Fear of Losing Green Space and Agricultural Land
- Transportation Options and Multimodal Efforts
- Government Response and Accountability
- Varied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

# SUB-REGION SPECIFIC AREA THEMES



# SUBREGIONS OVERVIEW

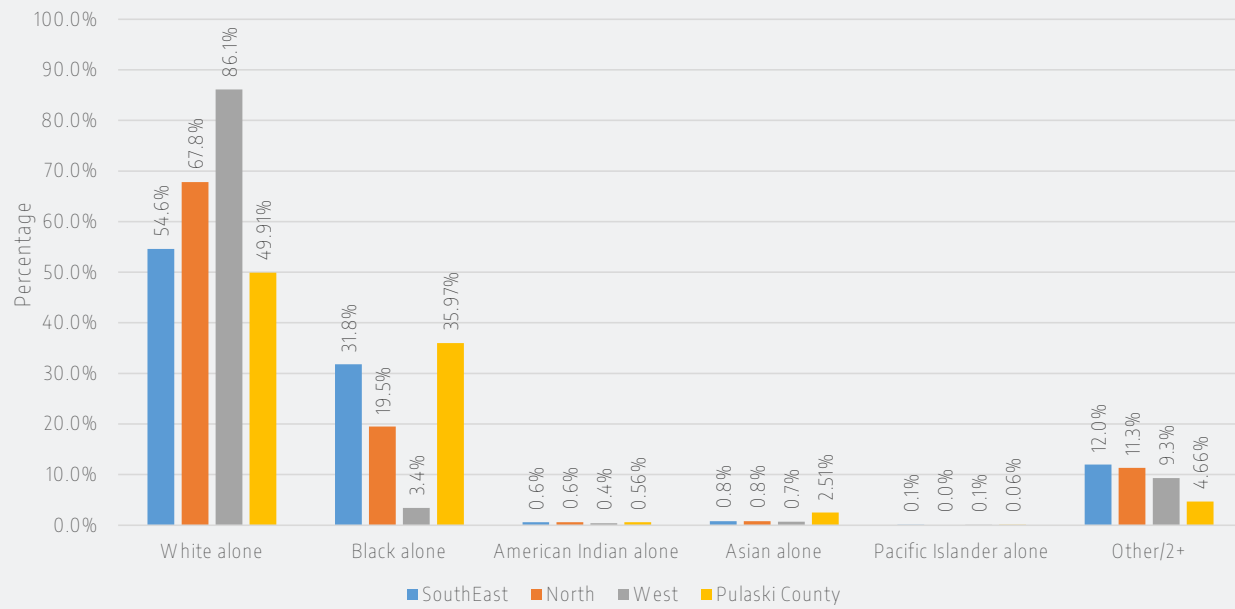
The study of unincorporated land within a county is a unique undertaking. Unlike cities, which are generally geographically connected areas of focused development and urbanization, the unincorporated land within counties becomes geographically segmented and may encompass multiple smaller unincorporated communities. Pulaski County encompasses vast land areas and a wide diversity 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. Reference to the individual subareas and their unique conditions, populations, communities, and needs are indicated throughout this plan.



The three subregions are depicted on the map.  
 North  
 West  
 Southeast

Pulaski County Sub Regions

Population By Race



**POPULATION BY RACE** | FIGURE 10  
US CENSUS- 2020

# RACE



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

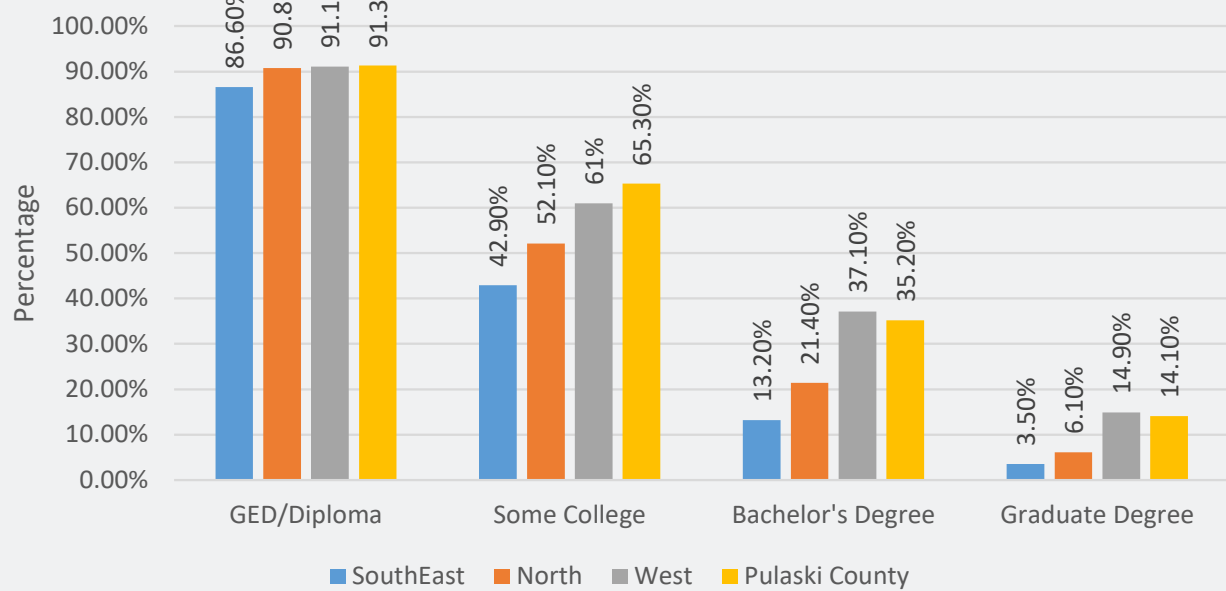
Figure 10 shows the racial makeup for three sub-regions of Pulaski County.

# EDUCATION ATTAINMENT



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

Education Attainment

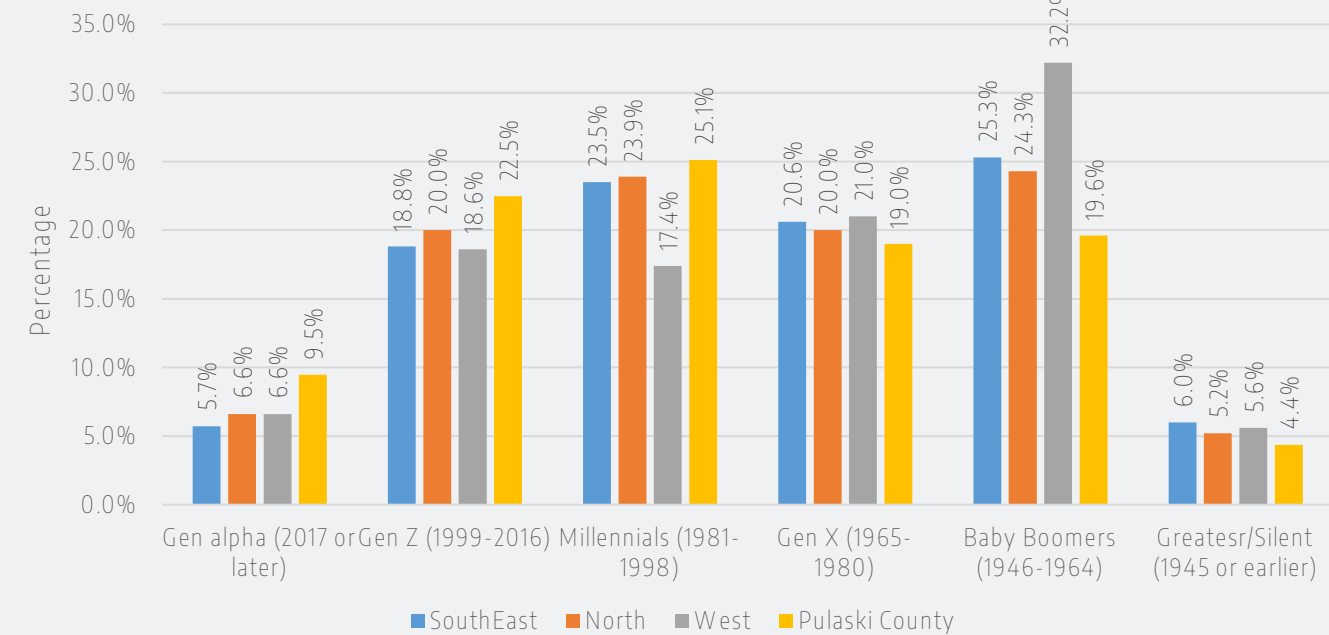


**EDUCATION ATTAINMENT** | FIGURE 11  
US CENSUS- 2020

# GENERATION

Figure 12. shows the generational makeup for three sub-regions of Pulaski County. Baby Boomers are the highest percentage among all three subregions.

Population by Generation



**POPULATION BY GENERATION** | FIGURE 12  
US CENSUS- 2020

# SOUTHEAST

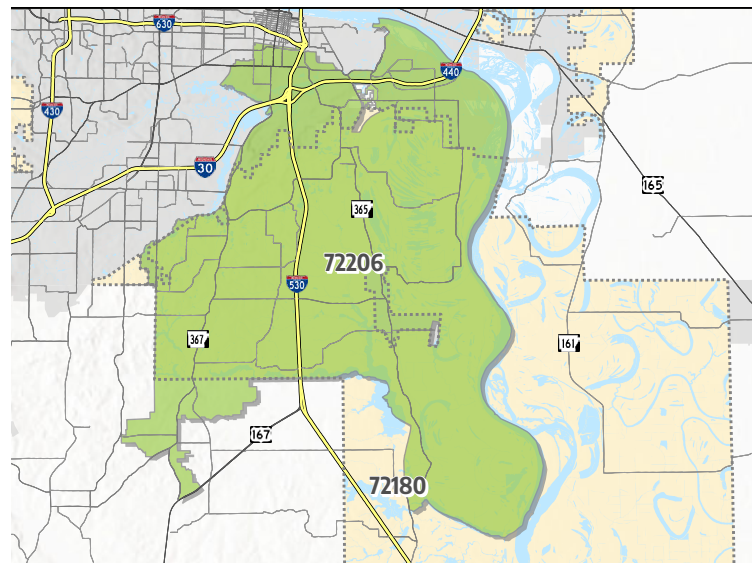
Featuring low rolling hills west of I-530; historic communities along Highway 365 and Arch Street Pike (AR 367); as well as vast agricultural lands, oxbow lakes, and the Arkansas River on the east side, the Southeast study area contains a significant mix of existing land uses, including large areas of 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 Rd 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:

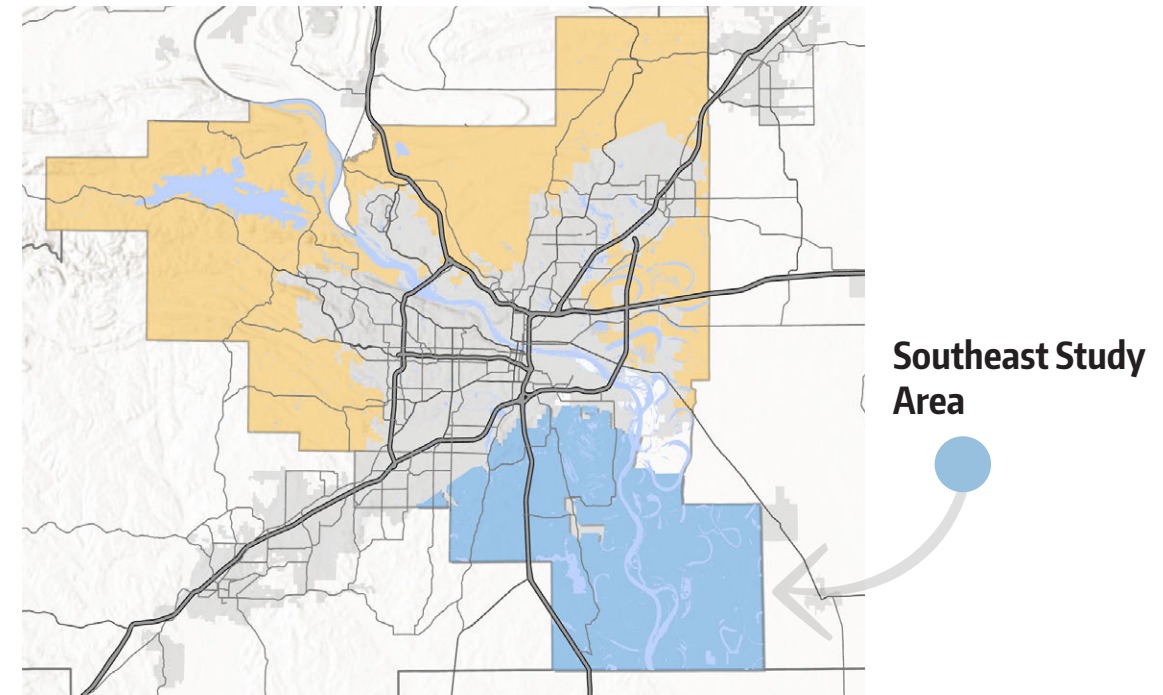
- a. Hwy 365/Springer Blvd at 3M Rd
- b. Hwy 365 at Dixon Rd (Sweet Home)
- c. Higgins Switch Rd at Slinker Rd (Higgins Community)
- d. Woodson, AR
- e. Hensley, AR



This map includes the zipcodes 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



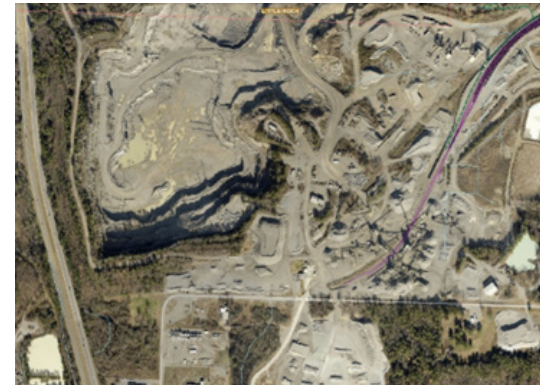
**AO: AGRICULTURAL & OPEN SPACE**  
Encompasses one of the most significant land use types in eastern Pulaski County, especially in the areas east of I-440 and the Arkansas River. These areas feature substantial natural and cultural resources, including floodplains/floodways, wetlands, steep slopes, 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.

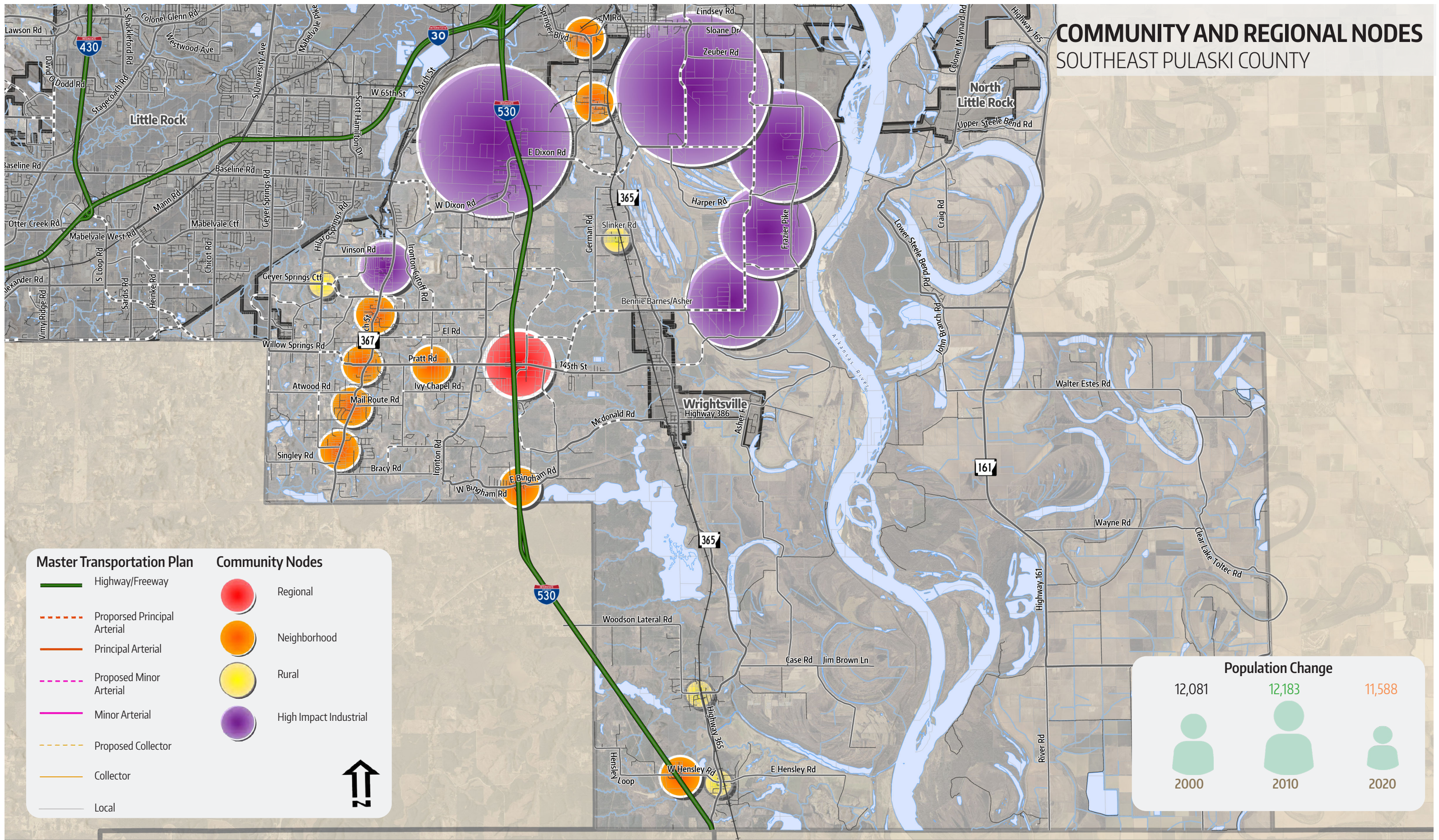
**Land Use:** Single-Family Residential  
**Recommended Density:** 10.5 to 3 units per acre  
**Utility Requirements:** Sewer/Water



**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 St./Pratt Rd. 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 Blvd./3M Rd.
- Arch Street Pike (Hwy 367) and Atwood Rd.
- Hwy 365/Dixon Rd. (Sweet Home)
- Pratt Rd. west of Ironton Rd.
- Bingham Rd. at I-530
- Hensley Rd. 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 Rd.
- Willow Springs Rd. at Hilario Springs Rd.
- Woodson
- Hensley

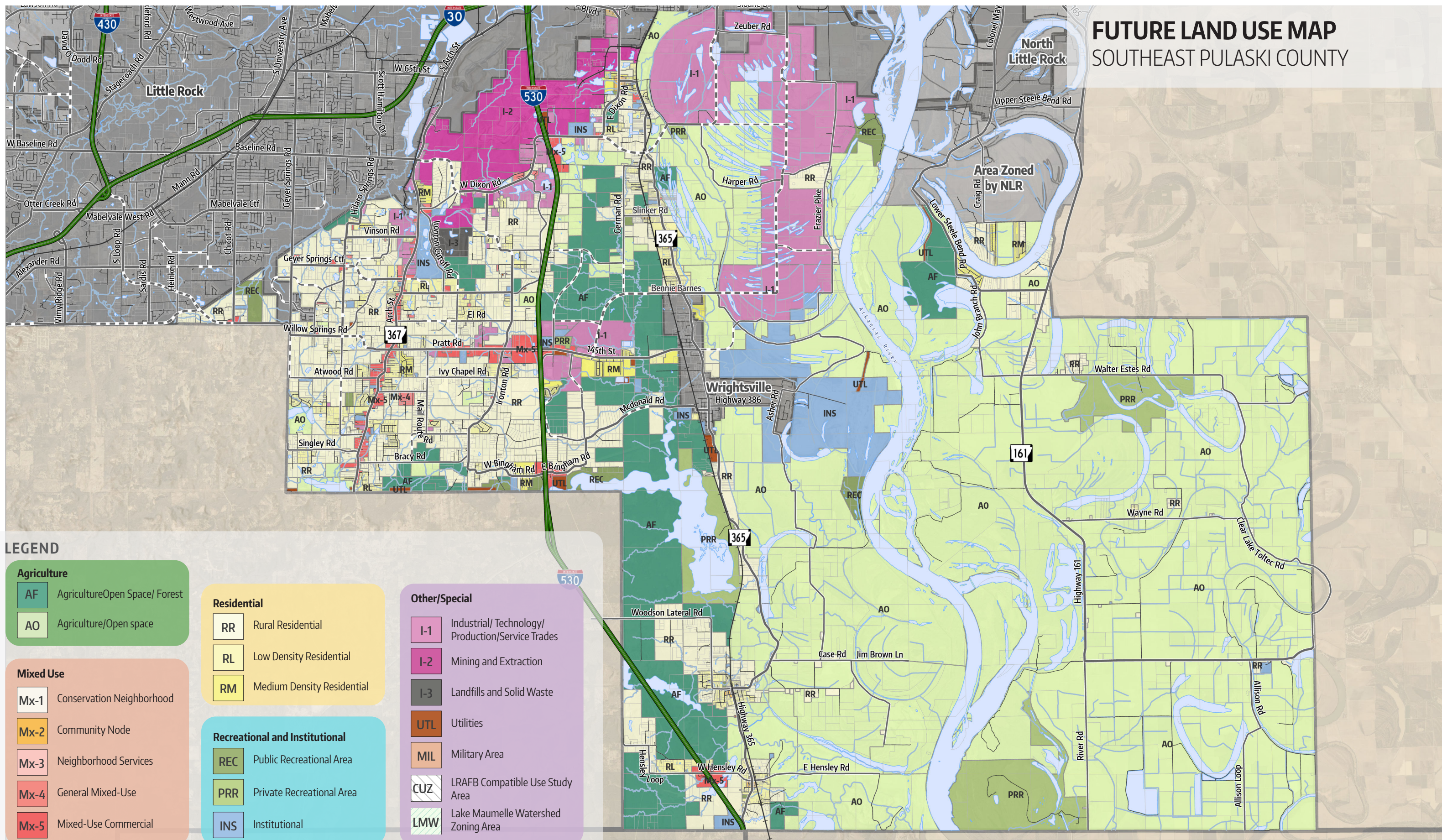
**HIGH IMPACT INDUSTRIAL NODES**

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



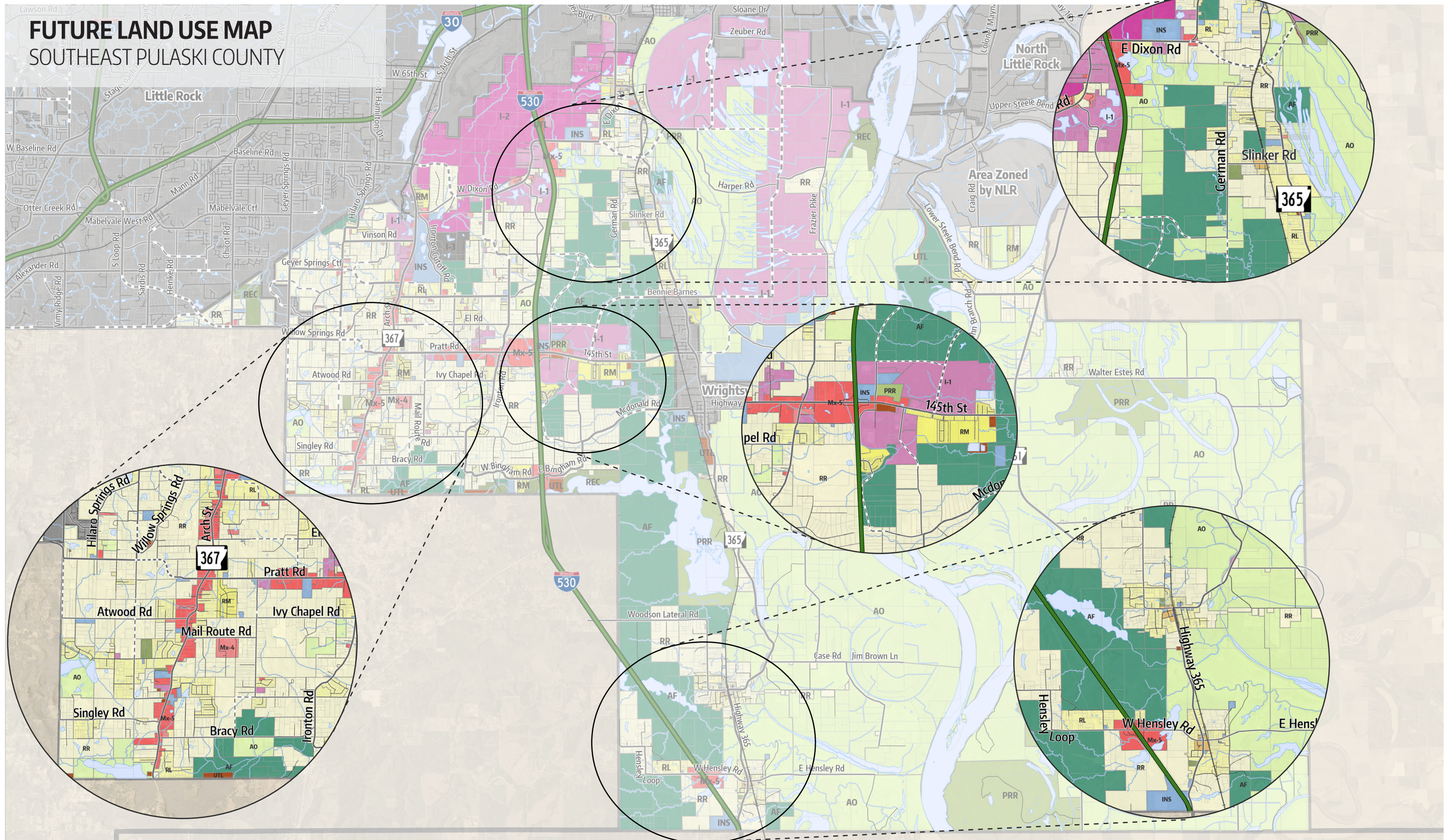
# FUTURE LAND USE MAP SOUTHEAST PULASKI COUNTY



## LEGEND

<b>Agriculture</b>		<b>Residential</b>		<b>Other/Special</b>	
<b>AF</b>	Agriculture Open Space/ Forest	<b>RR</b>	Rural Residential	<b>I-1</b>	Industrial/ Technology/ Production/Service Trades
<b>AO</b>	Agriculture/Open space	<b>RL</b>	Low Density Residential	<b>I-2</b>	Mining and Extraction
<b>Mixed Use</b>		<b>RM</b>	Medium Density Residential	<b>I-3</b>	Landfills and Solid Waste
<b>Mx-1</b>	Conservation Neighborhood	<b>Recreational and Institutional</b>		<b>UTL</b>	Utilities
<b>Mx-2</b>	Community Node	<b>REC</b>	Public Recreational Area	<b>MIL</b>	Military Area
<b>Mx-3</b>	Neighborhood Services	<b>PRR</b>	Private Recreational Area	<b>CUZ</b>	LRAFB Compatible Use Study Area
<b>Mx-4</b>	General Mixed-Use	<b>INS</b>	Institutional	<b>LMW</b>	Lake Maumelle Watershed Zoning Area
<b>Mx-5</b>	Mixed-Use Commercial				

# FUTURE LAND USE MAP SOUTHEAST PULASKI COUNTY



# WEST

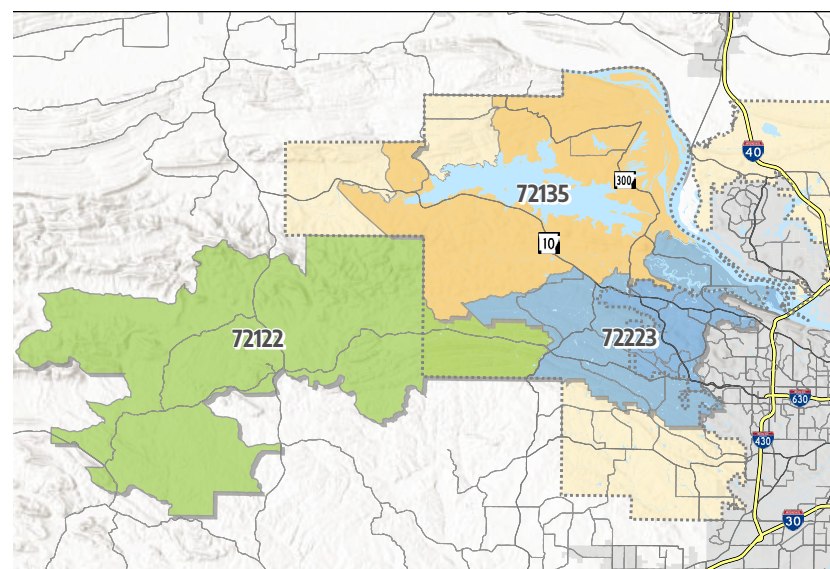
Home to the foothills and eastern ranges of the Ouachita Mountains, western Pulaski County is characterized by steep ridges; valleys, streams, and rivers; Lake Maumelle; and a few rural established communities. Adopted in 2013, the Lake Maumelle Watershed Zoning Code provides zoning and associated regulations 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:

- a. Recommends responsible, coordinated future development where amenities and infrastructure are most present and/or where community centers currently exist; and
- b. 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 are:

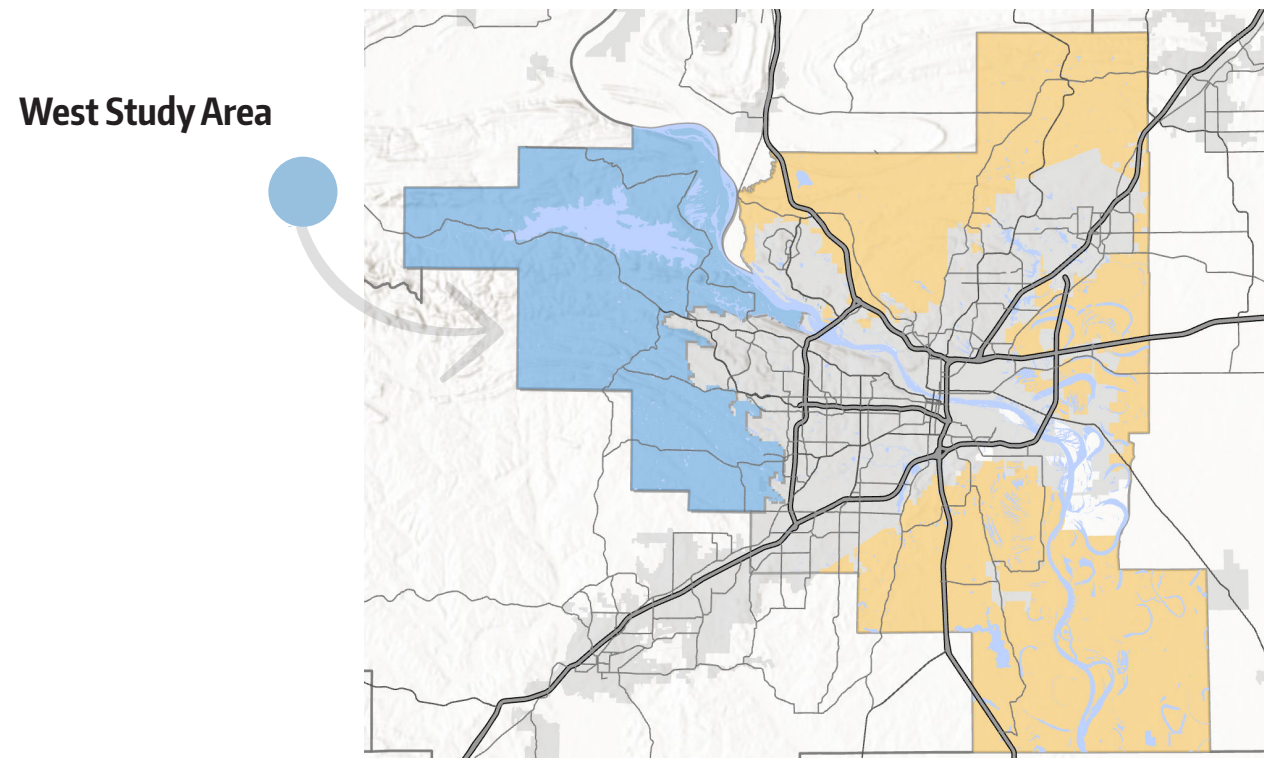
- a. Highway 300 at Maple Ave (Natural Steps community)
- b. Roland
- c. Highway 300 at Beaver Creek Rd
- d. Kanis Rd at Ferndale Cutoff (Ferndale community)



This map includes the zipcodes 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.

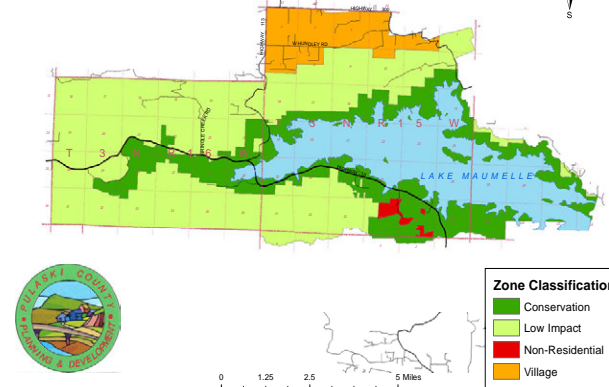
**Land Use:** Agri./Rural Uses/Open Space  
**Recommended Density:** 0.2 unit per acre or less (5-acre min. lot size)  
**Utility Requirements:** None



## 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

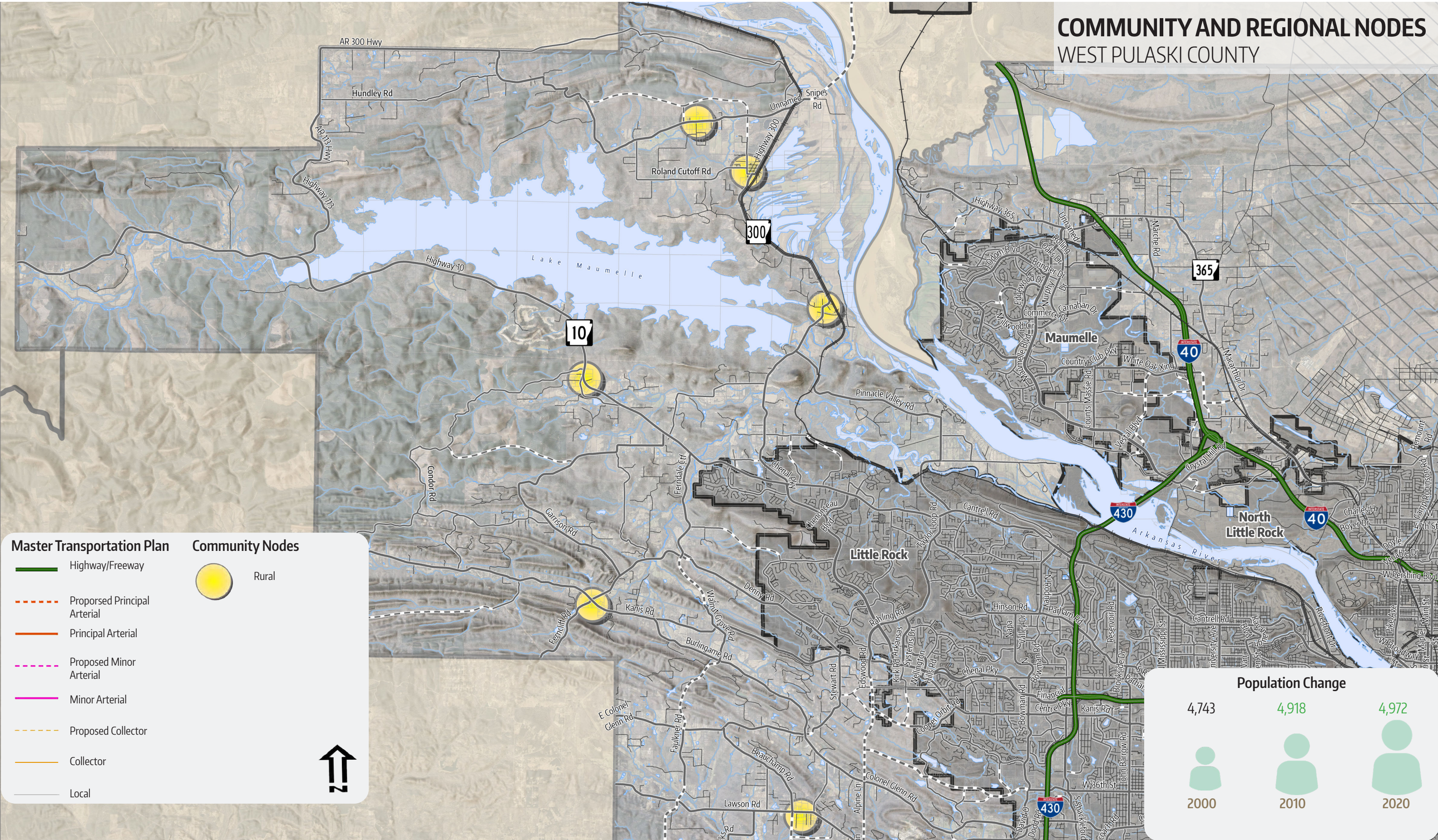


## Mx-1: CONSERVATION NEIGHBORHOOD

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



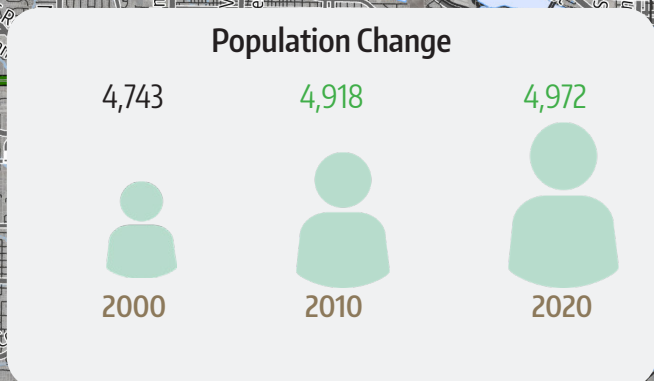
**Master Transportation Plan**

- Highway/Freeway
- Proposed Principal Arterial
- Principal Arterial
- Proposed Minor Arterial
- Minor Arterial
- Proposed Collector
- Collector
- Local

**Community Nodes**

- Rural

↑



## RURAL NODES

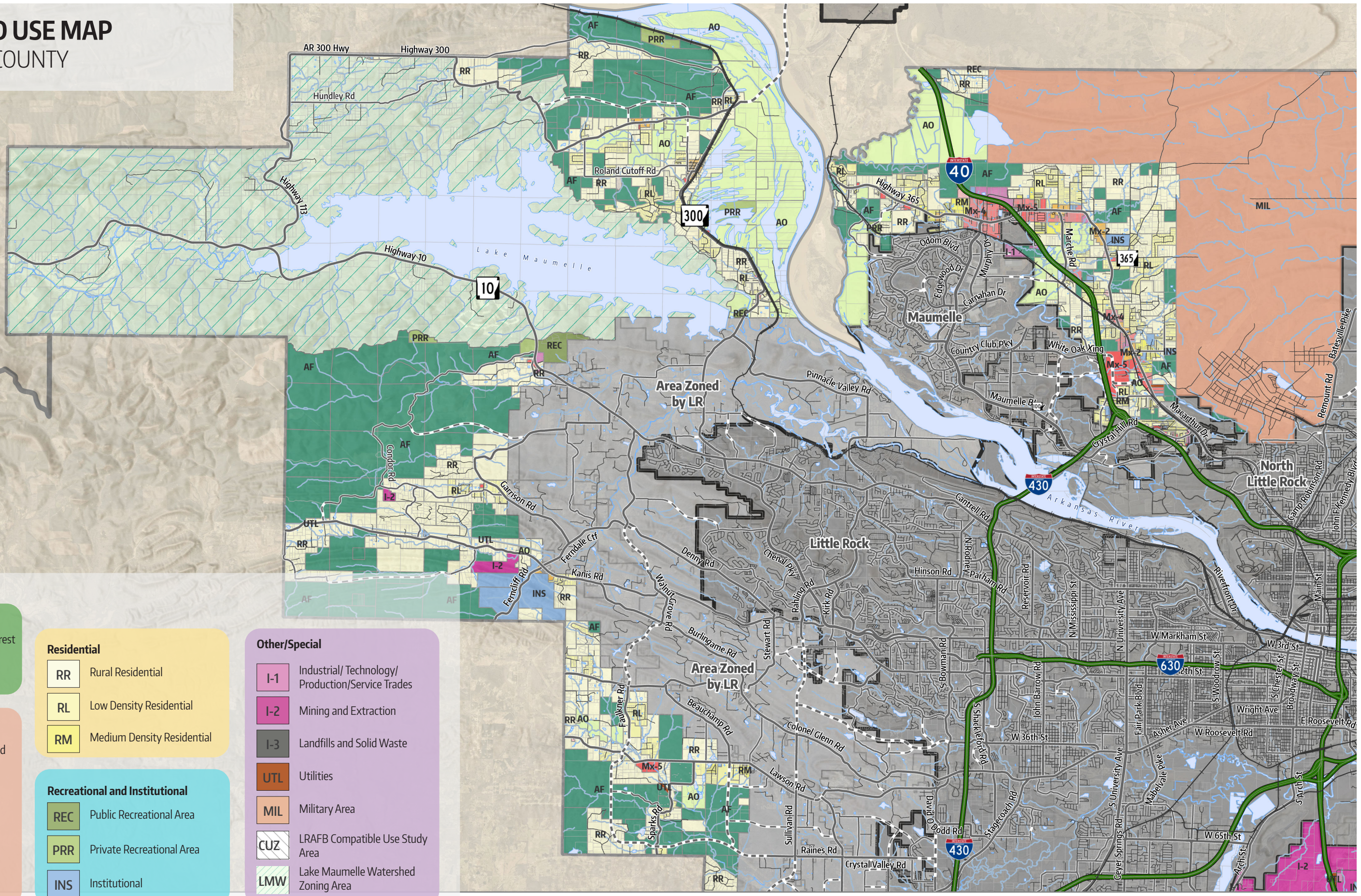
Rural nodes represent small community centers, often occurring at the intersection of two roads or a road and rail line, and often associated with a historic community. Neighborhood services are appropriate in these areas to support the local community and assist with decreasing commutes for basic services.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

Rural node locations planned in this region include:

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



# FUTURE LAND USE MAP WEST 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

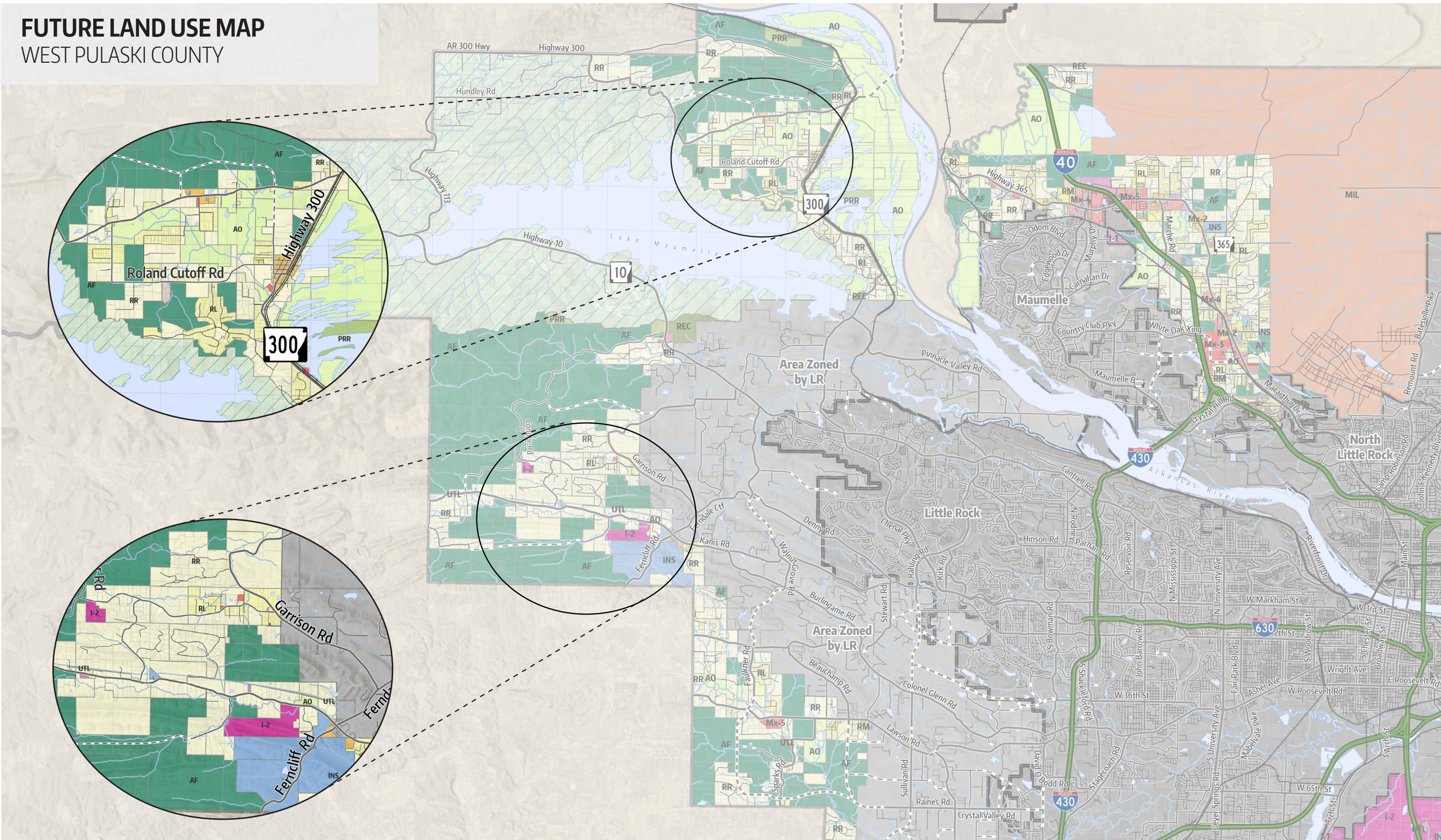
**Recreational and Institutional**

- 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



# NORTH

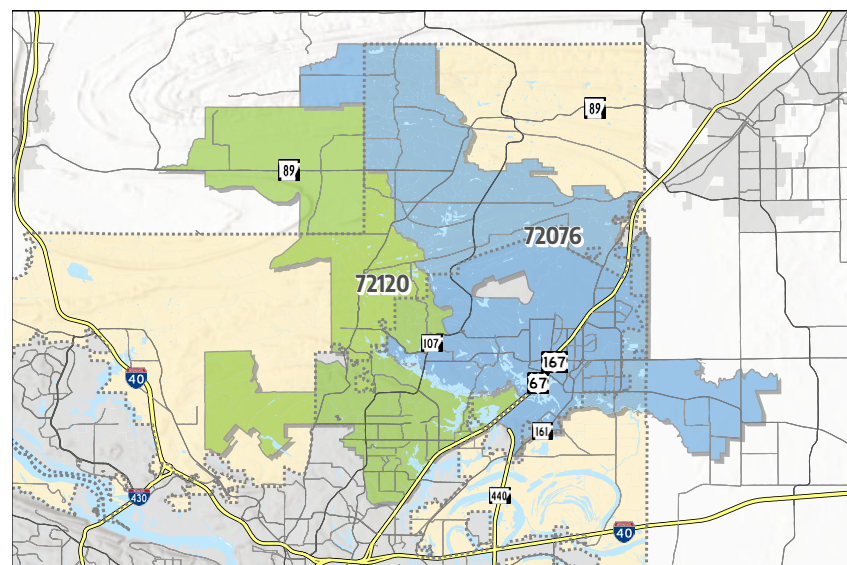
Home to Camp Robinson and Little Rock Air Force Base, North Pulaski County is characterized by long, low ridges; a few large, forested areas in the north; scattered commercial and institutional uses, as well as significant areas of low-density residential land use throughout. The eastern side of the 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:

- a. Reflects the LRAFB Compatibility Study's noise and air impact zones;
- b. Supports and encourages the retention and growth of community amenities; and
- c. 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 are:

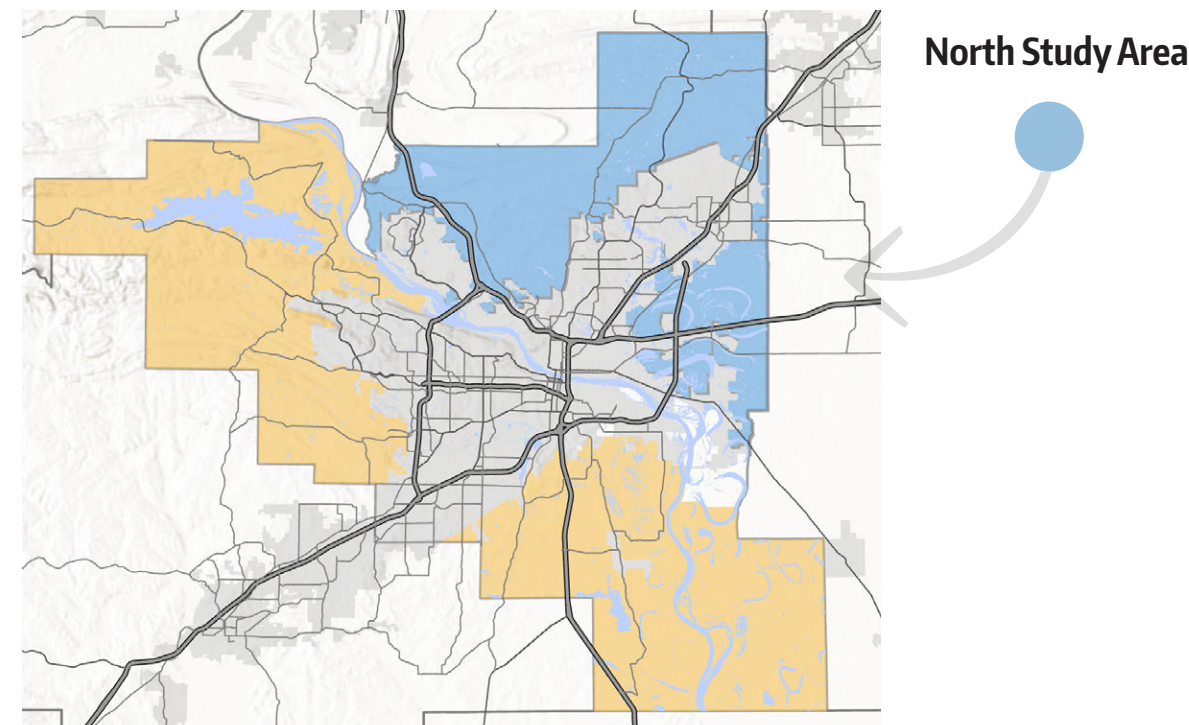
- a. Hwy 365 at Old Maumelle Rd
- b. Macarthur Dr at Marche/Lone Pine Rd
- c. Macarthur at Lunn Rd (Blue Hill community area)
- d. Macarthur Dr at Marche and Mundo Rd
- e. Macarthur Dr at Oak Grove Rd
- f. Batesville Pike at Jacksonville Cato Rd (Gibson community)
- g. Batesville Pike at Jacksonville Conway Rd
- h. Fortson Rd at Jacksonville Conway Rd (Olmstead community)
- i. Hwy 107 at Republican Rd



This map includes the zipcodes from where we received public input in the North Pulaski area.

## AREA-SPECIFIC GOALS AND OBJECTIVES

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.



- 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.
- **Coordinate** with Sherwood, Jacksonville, North Little Rock, the Little Rock Airforce 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.
- 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.

# 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.


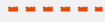
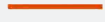

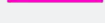
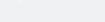
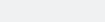






### Mx-5: MIXED-USE COMMERCIAL

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

Master Transportation Plan

Community Nodes

-  Highway/Freeway
-  Proposed Principal Arterial
-  Principal Arterial
-  Proposed Minor Arterial
-  Minor Arterial
-  Proposed Collector
-  Collector
-  Local

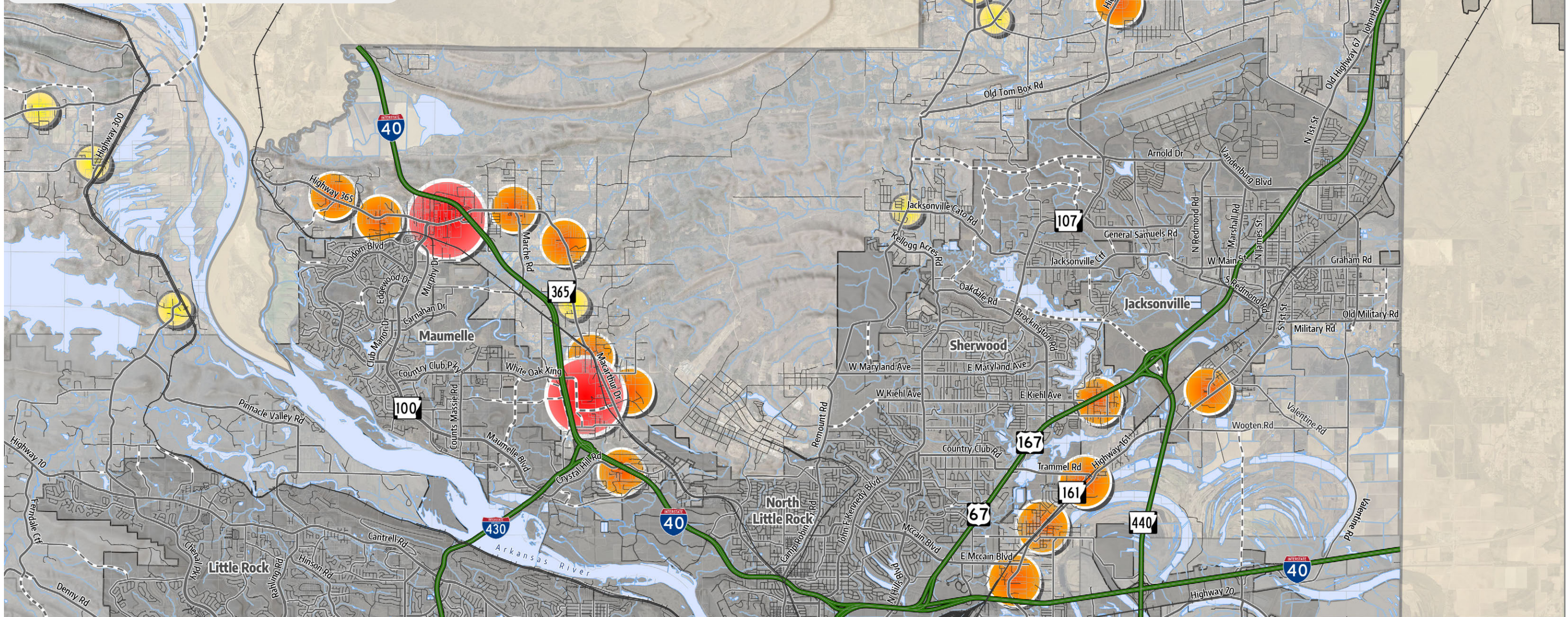
-  Regional
-  Neighborhood
-  Rural



Population Change



COMMUNITY AND REGIONAL NODES  
NORTH 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. 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.

- **Hwy 365 (Exit 142)**  
Featuring a variety of existing uses including commercial, industrial, recreational, places of worship, off Exit 142, this area is fairly 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 Mauldine, and future access into the Oak Grove area of Hwy 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 region already contain a broad mix of services:

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

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 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. Rural node locations planned in this region include:

- Macarthur Dr. (Hwy 365) at Burnside Dr.
- Batesville Pike at Jacksonville Cato Rd. (Gibson community)
- Batesville Pike at Jacksonville Conway Rd.
- Fortson Rd. at Jacksonville Conway Rd. (Olmstead community)
- Hwy 107 at Centennial Rd. (Bayou Meto area)
- Hwy 107 at Hwy 89/Tates Mill (Zion Hill area)



# 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

