

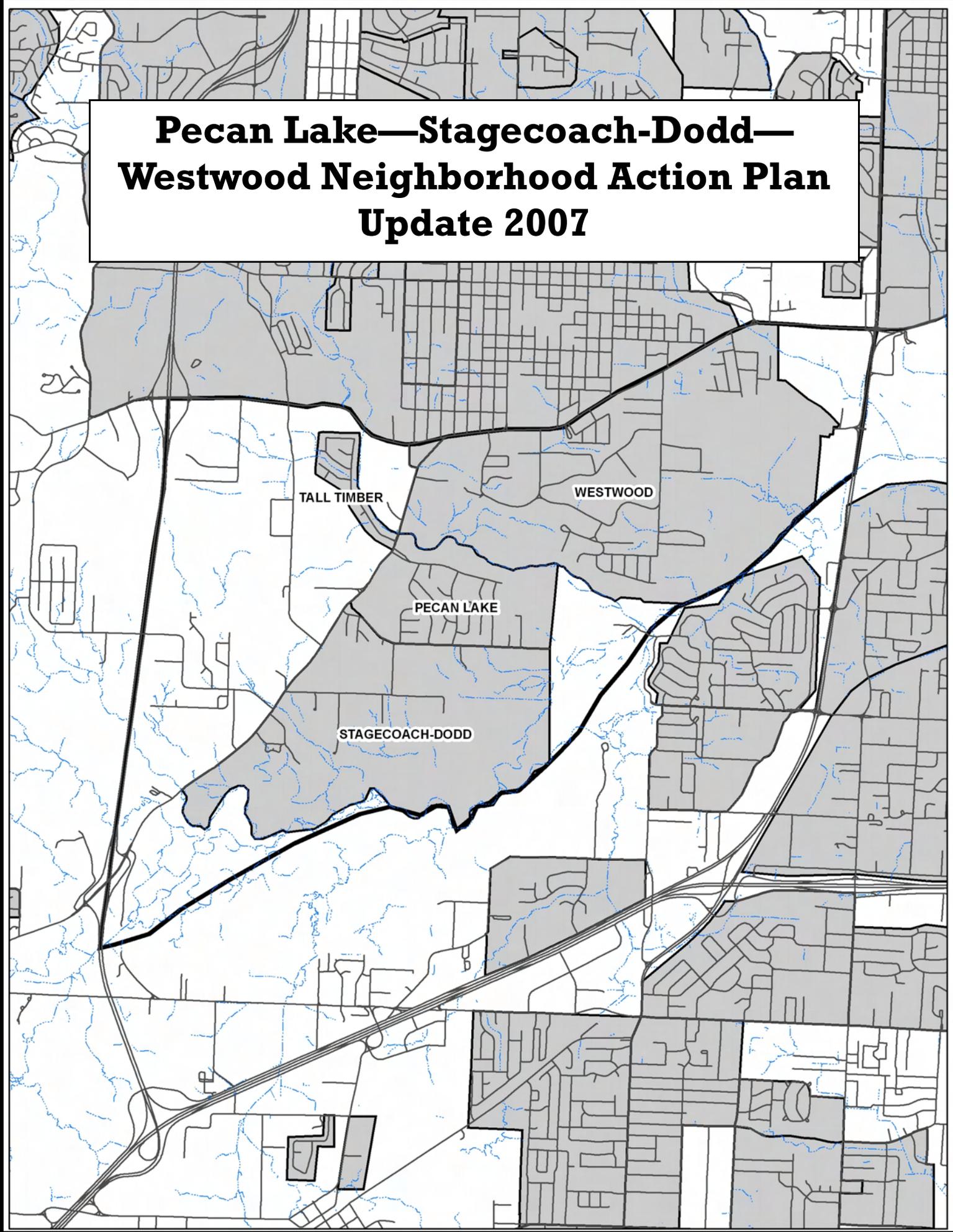
Pecan Lake—Stagecoach-Dodd— Westwood Neighborhood Action Plan Update 2007

TALL TIMBER

WESTWOOD

PECAN LAKE

STAGECOACH-DODD



Pecan Lake — Stagecoach/Dodd — Westwood Neighborhood Action Plan Existing Conditions: Update 2007

Introduction

The City of Little Rock Planning and Development Department was contacted by the Westwood Neighborhood Association to update the Neighborhood Action Plan from April 2000. The Westwood Neighborhood Association worked together to propose several changes to their original goals and objectives. City staff contacted the Pecan Lake Property Owners Association, the Stagecoach Dodd Neighborhood Association, and the Tall Timbers Home Owners Association, but none of these surrounding associations expressed an interest in updating their portion of the plan. City staff conducted background research regarding the changes to this area since 2000. The result of that research is contained in the following report.

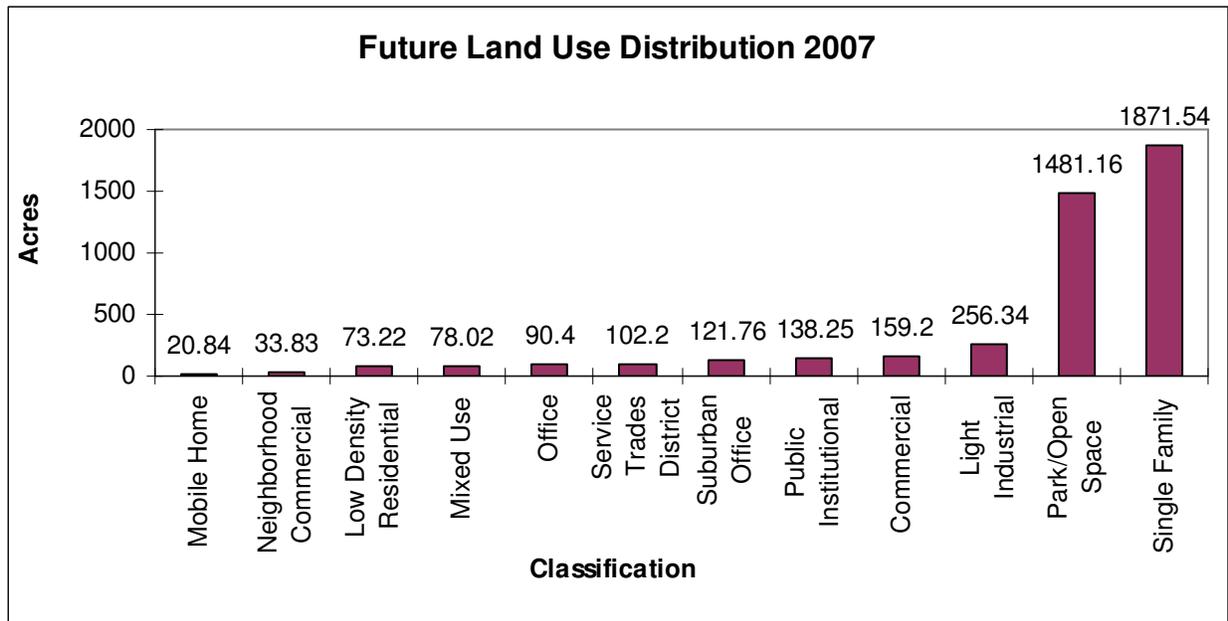
Neighborhood Action Plan Boundaries

The boundaries of the study are the same as the original Pecan Lake-Stagecoach/Dodd-Westwood boundaries defined in the Neighborhood Action Plan of 2000. The plan area boundaries are: Colonel Glenn Road to the north, Interstate 430 to the west, Fourche Creek to the south and east.

Demographics Update

The population of this area has increased significantly since the 1990 Census. In 1990, there were approximately 3,300 people living in this region. According to the 2000 Census, that figure had increased by 45% to 5,979. 52% of the population in this area is female and 48% is male. According to the 2000 Census, the area is comprised of 48% Black, 45% White, 4% Hispanic and 3% other. This is a change from 1990 Census data, which showed 58% White, 41% Black, 1% other, and 0% Hispanic. While Census data is not yet available for the years past 2000, the population for this area can be assumed to still be increasing rapidly due to the amount of new single-family subdivisions in the area.

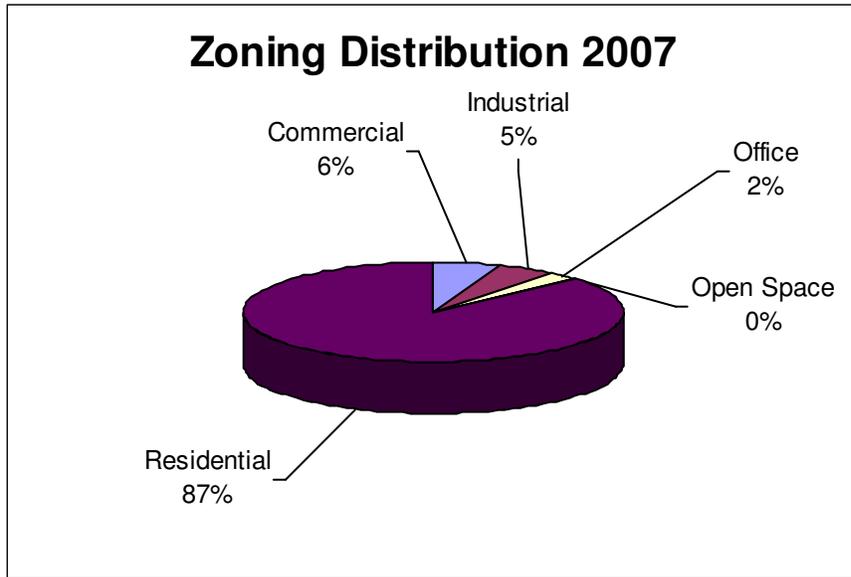
Future Land Use Update



As the chart above shows, the plan area is still predominately Single Family residential, but the amount of Park/Open Space has increased significantly since 2000. This increase is a direct result of Ordinance 18,526. This Ordinance was signed by the City Board of Directors on July 17, 2001 to amend eleven areas around the city to recognize existing uses of city parks, museums, etc. in conjunction with the adoption of the new Parks Master Plan. The Jack Stephens Golf facility was amended from Low Density Residential on the Future Land Use Plan to Park/Open Space.

Two other sites within the plan area were amended since 2000. The Mixed Use and Suburban Office at the southeast corner of Interstate 430 and Colonel Glenn Road was amended to Commercial and Office for office, warehouse, and commercial uses by Ordinance 18,411 on January 16, 2004. The other amendment took place on the south side of Colonel Glenn between Cobb and Walker Streets. Ordinance 19,044 was signed on January 20, 2004 to change this area from Mixed Use to Commercial for future development.

Zoning Update



The neighborhoods covered by this plan are zoned primarily for single-family residential development. There are currently 3194 acres of land in this plan area zoned for some form of residential. This is 87% of the total land. The remaining area is zoned Commercial (214 acres), Industrial (188 acres), Office (88 acres), and Open Space (12 acres). These percentages have not changed much since 2000, but there have been 28 separate zoning changes within this area. Six of these changes were for setback or sign variances. Five were for Conditional Use Permits and one was for a Special Use Permit to allow a daycare in R-2 zoning. Two were for wireless communication facilities in this area, and fourteen were for rezoning or planned developments.

Housing Conditions Update

There have been 257 new houses built in this area since 2000. Some of the subdivisions include: Tall Timber West, Greenwood Acres, Woodridge Estates, and Pecan Lake. There have been 20 permits issued since 2000 for additions to single-family residences. There have been 43 permits issued since 2000 for renovations to single-family residences in this area. More subdivisions are already being planned for this area.

Circulation/Infrastructure Update

Many improvements have been made to the infrastructure within this neighborhood plan. One of the most common concerns in 2000 was Asher Avenue. The completion of the Arkansas Highway Department project to widen Colonel Glenn/Asher Avenue to a five lane arterial from University to Stagecoach has alleviated most of these concerns. Also of note, on June 3, 2003 the City of Little Rock Board of Directors passed Resolution 11,522 to officially change the name of Asher Avenue to Colonel Glenn from University Avenue west to Stagecoach Road. This change came after the Asher Avenue Planning Committee requested the change to the Planning Commission with a

signed petition with more than 50% of the individuals and businesses in support of the name change.

Many of the neighborhood action plan action statements have been completed by Public Works since 2000. The drain on Mellwood Drive was a problem for the Westwood area. There had been street flooding & structural flooding to homes east adjacent to the ditch, due to an undersized structure. This drain was improved in response to the Neighborhood Action Plan request. Other drainage improvements were made on Shackelford south of Colonel Glenn. The Public Works department replaced aging metal pipe with 80' of 10'X5' concrete box culverts.

Many street signals were either added or replaced in this area: Colonel Glenn at I-430, Colonel Glenn at Shackelford, Stagecoach at I-430, Timberland/Tall Timber at Stagecoach, Western Hills at Colonel Glenn, Colonel Glenn at Fire Station #14, and First Tee Drive at University Avenue.

Other infrastructure improvements since 2000 include:

- Sidewalks at Western Hills Elementary
- Asphalt overlay on Herndon/McPherson
- Road widening on Colonel Glenn at the southbound access road to I-430
- Road widening of Colonel Glenn from University Avenue to Stagecoach to a five lane arterial (AHTD)
- Asphalt overlay on Lanehart Road

Parks Update

There have been many significant improvements made in this area by the Parks and Recreation department:

- Hindman Golf Course Bridge \$725,000
- Hindman Cart Path \$65,875
- Hindman Electrical Upgrade \$5,000
- Hindman Tee Signage \$8,845
- Completion of The First Tee golf course
- The First Tee Fence \$9,200

No new parks or new programs were added.

Police Update

On February 5, 2007, the Northwest Patrol Division was responsible for creating a plan of action to handle the increased number of burglaries (commercial and residential) throughout the Northwest area. The plan is known as "Operation Phoenix" and involves personnel from the Detective Division, Special Investigations Division and Northwest Mobile Squad. Officers involved with this operation exchange information involving activity occurring in their respective areas and meeting every Monday to discuss tactics and trends of the operation. This operation is ongoing and will continue until the Chief

of Police issues further direction. While Operation Phoenix is targeting daytime crimes, Operation Quiet Night targets violent crimes that occur during the nighttime hours. Operation Quiet Night consists of the Special Investigations Unit, SWAT Unit, Special Operations Mobile Unit, and the Patrol Divisions.

Since 1994, the Little Rock Police Department implemented the Community Oriented Policing (COP) Philosophy to facilitate a better partnership between the community and police. This concept integrated officers into neighborhood alert centers, placing them in a position to deal with citizen issues more directly and foster cooperation between other community resources. In the fall of 2004, the Northwest Patrol Division re-organized its COP program, which allowed them to address more citizen concerns and better utilize the division's resources. These officers are now known as the Northwest Mobile Unit and under the supervision of Sergeant Andre Dyer. His squad has been responsible for a significant decrease in the number of crimes in the Northwest area and actively patrol the Westwood area when problems are identified or reported.

Updated Goals

In July 2007, City of Little Rock Staff made an effort to contact the Pecan Lake Property Owners Association, the Stagecoach-Dodd Neighborhood Association, the Tall Timber Home Owners Association and the Westwood Neighborhood Association. Westwood was the only area that submitted any edits. The Westwood Neighborhood Association worked together to amend and revise their existing action statements. Several action statements were removed because they have been completed since the last writing. Other action statements were added to reinforce the existing goals. Finally, some were simply re-worded to give better clarity or to address minor issues such as street name changes. The updated goals have been included in this report.

Westwood Housing

The Westwood neighborhood is well established and plan participants acknowledged that the housing stock is in good condition. Their objectives emphasize increasing home ownership and enforcing existing housing maintenance codes. According to survey results, over half of the respondents from the Westwood neighborhood believe that stricter property maintenance standards should be adopted and enforced in the area.

Goal: Improve safety and the overall appearance of the area by creating an environment that promotes the area while being aesthetically pleasing, unique, healthy, and safe.

Objective #1:

Provide an enhanced climate for home – ownership and new residents in the area.

Proposed Action:

- Identify loan programs which provide loan assistance and facilitate affordable housing within the area

Objective #2:

Review the appropriateness of existing zoning classifications in the area.

Proposed Actions:

- Determine if existing zoning classifications compromise the interest of revitalization and stabilization of the neighborhood
- Discourage the placement of additional manufactured housing in the area
- Oppose construction of apartment complex along Western Hills Ave. and within neighborhood boundaries
- Oppose any additional mobile home parks in the area
- Request that planning staff reexamine allowable conditional and special permit uses in R-2 areas to restrict non-profit businesses that generate traffic and increase demand for parking (i.e. daycare centers)
- Strictly oppose in-home daycare centers within Westwood neighborhood boundaries.

Objective #3:

Determine design standards to be used in the construction of in-fill housing.

Proposed Action:

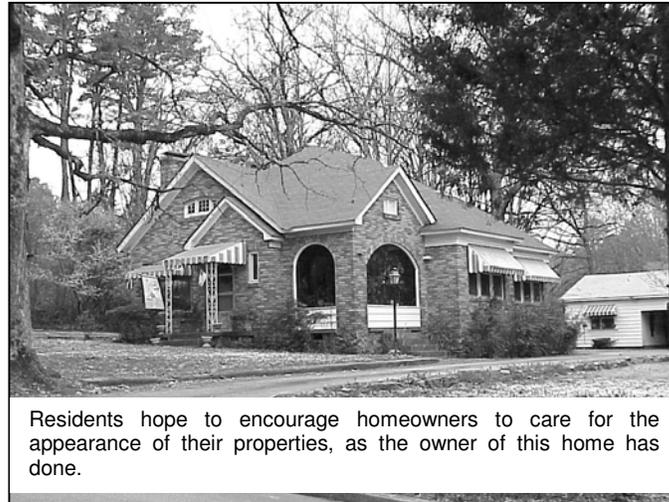
- Develop a design standard which will be compatible with existing architecture in the area and complement the overall appearance

Objective #4:

Improve the overall appearance of the neighborhood through enforcement of current and proposed regulations.

Proposed Actions:

- Continue to work with code enforcement officers to eliminate negligent property owners in the area, require compliance with codes, and also ensure property owners maintain a local point of contact person to correct violations of city code
- Support the City's efforts to implement a "Long Arm Statute" and hold non-local property owners



- responsible for maintenance of their property
- Develop tactics to eliminate illegal dumping on Lee Summit Drive between Cardinal and Thrush Streets and in West Acres on Shady Lane on city-owned property (the Stephens Golf Academy) Request that the City better enforce screening and buffering requirements to ensure unattractive sites are not visible from the roadways
- Encourage residents to adhere to ordinance requirements with regards to having visible house numbers through code enforcement
- Objective #5:
Encourage and establish "neighborhood-friendly" businesses.

Proposed Actions:

- Encourage UALR to use existing buildings in the area (purchase/lease/renovate) when expanding their facility and transform Colonel Glenn into an "educational corridor" (Currently Oxford Graphics)
- Limit the number of establishments which are granted alcoholic sales permits in the area
- Encourage businesses to revitalize and maintain properties along Colonel Glenn
- Patronize and Recognize local businesses that provide a positive contribution to the neighborhood
- Request that planning staff reexamine allowable conditional and special use permits in R-2 areas and restrict allowances that generate traffic in otherwise calm neighborhoods
- Continue notification of proposed establishments in the area by planning staff.
- Request that public works, planning staff, police and city director strictly examine the impact of proposed additional housing development along Western Hills Avenue; impact on pedestrian traffic and children in school zone

Westwood Infrastructure

Most of the Westwood survey respondents acknowledged that the conditions of the streets were generally good. However, more than half of the respondents felt their area had insufficient sidewalks. Both the survey respondents and plan development participants expressed concern over drainage problems in the area.

Goal: Improve and maintain an adequate infrastructure network, including drainage system and roadways, within the neighborhood to produce a safe and attractive neighborhood environment.

Objective #1:

Identify and correct drainage problems throughout the neighborhood.

Proposed Actions:

Drainage Projects (Ranked in priority order):

- Provide bi-annual maintenance of drainage structures in the area, more specifically near the Stephens Golf Academy at Western Hills Avenue (north of the W 44th Street intersection with Western Hills Avenue); drainage structure on Western Hills Avenue and Ascension Road near the former Western Hills Golf Course (Northwest corner of Western Hills Golf course behind houses on Fairway Drive); and the 7900 block of Westwood Avenue near Danwood Drive (may alleviate Action Statement number 7)



More frequent maintenance of drainage infrastructure, such as these, may alleviate some of the flooding problems in the neighborhood.



- Correct drainage at Western Hills Avenue/Standish Drive/Lakeside Drive to eliminate house flooding at 5521 Western Hills Avenue
- Correct drainage behind residences on the west side of Manor Avenue between Mellwood Lane and Ascension Road
- Correct drainage problem in the 8200 Block of Elmwood Drive, near the trailer park, to eliminate water standing on Vinewood Lane and around residence and reconstruct drainage on Marlborough Street to eliminate standing water in yards and street
- Correct drainage problems on Standish Road between Western Hills Avenue and Nancy Place to eliminate yard flooding on the north side of Standish Road more specifically where each “Bird Street” intersects with Standish Road
- Eliminate yard erosion on Loblolly Drive created from Westwood Lane
- Correct “back-yard” drainage problems on north side of Loblolly Drive created from “hill”

Objective #2:

Widen streets, where needed, to Master Street Plan standards (including curb and gutter).

Proposed Actions:

Infrastructure Projects (Ranked in priority order):

- Maintain the Master Street Plan design standard for Western Hills Avenue at the current 31' pavement width widen Western Hills Ave from Col. Glenn on the north to Standish on the south. Install safety devices (traffic light, caution lights, etc) if additional houses as constructed i.e. old Western Hills golf course and MID
- Construct Western Hills Avenue from Westwood Avenue to its south terminus to amended Master Street Plan design standard (31' pavement width)
- Construct all streets in the Pike Addition, (Marlborough Street, Vinewood Lane, Elmwood Drive, Eastwood Street, Brandon Street) to Master Street Plan design standards (26' pavement width)
- Install curb and gutter on both sides of 45th Street and resurface pavement; the dimension from back-of-curb to back-of-curb shall be 18 feet
- Construct 44th Street to Master Street Plan design standard (26' pavement width)
- Construct Oak Park Drive to Master Street Plan design standard (26' pavement width)
- Construct Mellwood Drive to Master Street Plan design standard (26' pavement width)
- Construct 41st Street to Master Street Plan design standard (26' pavement width)

Objective #3:

Install sidewalks, where needed, for safety.

Objective #4:

Work with and maintain close association with union cemetery located at the south end of Western Hills Ave. (legal desc: SW ¼ Sec 24 T1N R13W Cox Park West Block 41 Lot 00).

Westwood Parks and Recreation

Hindman Park and Boyle Park, although not in the Westwood community, are accessible to residents for recreational activities. In addition, the Jack Stevens Golf Academy is located in Westwood. Some of the participants in the planning process expressed interest in having more walking trails and other opportunities for more passive recreational activities.

Goal: Create and maintain passive and active recreational activities for everyone in the community.

Objective #1:

Maintain a cooperative relationship with Western Hills Elementary School so that residents may continue to utilize school playground and ball facilities after school hours.

Proposed Actions:

- Encourage police to increase patrol of the school after hours so that vandals do not damage the property or that young adults and teenagers playing ball are not aggressive with or intimidating to the younger children
- Encourage residents in the community to support beautification projects at the elementary school

Objective #2:

Support efforts for additional parks and recreational facilities and activities in or around the greater plan area.

Proposed Actions:

- Work with the City Parks and Recreation Department in acquiring, preserving, and restoring the Rock Creek and Fourche Creek wetlands in the planning area in order to protect our green infrastructure, with the future intent to develop light recreational facilities (e.g., walking trails, boardwalks, bike trails, arboretum, bird watching information, educational facilities)
- Work with the City Parks and Recreation Department to set aside appropriate hours during the week for use by walkers
- Encourage the City Parks and Recreation Department to provide a walking trail at the Jack Stevens Youth Golf Academy with access from Western Hills Avenue
- Support the John Barrow Neighborhood in developing a community center on John Barrow
- Support the west central youth baseball park (formerly Rosdale Optimist Ball Park)
- Support and maintain Boyle Park and other existing parks

Westwood Public Safety

Through the plan development process, residents expressed concern with loitering and sparse criminal activity adjacent to but not within the neighborhood. They acknowledged that their area has, thus far, rebuffed the crime from the surrounding communities quite well. The participants agreed that the best way to protect the Westwood area from an influx of crime might be to collaborate with the John Barrow neighborhood and assist them in eliminating crime that could eventually spill over into Westwood.

Goal: Provide a safe and secure environment for area residents and visitors.

Objective #1:

Provide additional street lighting in the area to deter criminal activity.

Proposed Action:

- Place additional street lighting on Colonel Glenn to deter criminal activities in the area

Objective #2:

Encourage neighbors to report all suspicious activities immediately.

Proposed Actions:

- Make Police Department aware of problems in the area and request an increase of patrol officers when situations arise
- Educate the residents on the importance of “knowing your neighbors” (concept; know your neighbors in the six adjoining homes around you)
- Make Police Department aware of illegal drug usage and improper disposal of needles in neighborhood
- Request that the City enforce the noise ordinance concerning loud music from vehicles and boom boxes along Colonel Glenn and throughout the neighborhood
- Work with police department to eliminate vandalism at former western hills golf course, United Methodist church and at Western Hills elementary school.

Objective #3:

Create programs and encourage activities that will reduce the public safety concerns of all residents in the neighborhood.

Proposed Actions:

- Continue to support area Alert Centers and the functions sponsored by the Alert Centers such as “Neighborhood Night Out” and the dedication of time for neighborhood “clean-up” campaigns
- Work with the Police Department to ensure all portions of the study area are patrolled on a regular basis and the police response time is within standards
- Encourage residents to adhere to ordinance requirements with regards to having visible house numbers to assist police and fire officials in emergencies
- Encourage residents to remove solid waste containers from along sidewalks and streets in neighborhoods within 32 hours from time containers are placed on curb

Objective #4:

Reduce speeding on residential streets.

Proposed Action:

Increase police enforcement of speed limits on residential streets

Objective #5:

Continue to support the John Barrow area in a continued effort to eliminate all drug and gang activities in both neighborhoods

Proposed Action:

- Encourage the Westwood Neighborhood Association residents in eliminating drug and gang activities with hopes of preventing the spread to surrounding neighborhoods

Objective #6:

Keep each home safe from forced entry.

Proposed Actions:

- Keep homes well lit, hedges and shrubs short, and houses properly identified
- Educate all residents and neighborhood business owners of Crime Prevention Through Environmental Design (CPTED) by holding workshops and distribution of brochures

Westwood Schools

While few of the survey respondents from Westwood had school-aged children, the plan committee is dedicated to improving the school experience of students in the area, as well as increasing interaction between residents and the schools. Since the Little Rock School District has resumed assigning students to neighborhood schools,



Residents and school officials hope to maintain the level of school and neighborhood interaction.

Westwood students attend Western Hills Elementary, Southwest Middle, J.A. Fair High School and others. The residents of this community are interested in cooperative participation with the schools at which their students are assigned. In particular, they hope to team with Western Hills Elementary to achieve joint goals since it is in the plan area.

Goal: Ensure that residents, parents, business owners, and school and city officials work together so that the students in the Westwood plan area are afforded the opportunity to attend safe, successful, and nurturing neighborhood schools.

Objective #1:

Increase school and neighborhood interaction.

Proposed Actions:

- Encourage parents, residents and business owners to participate with the Parent-Teacher Association (PTA)
- Publish PTA meeting dates, times and locations in the Neighborhood Association Newsletters
- Support children through the PTA and school fundraisers
- Ensure Neighborhood Association representation at all Little Rock School District Board Meetings
- Exchange information so that school news is published in the neighborhood newsletter and neighborhood announcements relevant to the children and their parents are published in school newsletters
- Provide opportunities for students to volunteer in the neighborhood
- Encourage parents of Western Hills Elementary students to join Westwood Neighborhood Association
- Continue partnership between Westwood Neighborhood Association and Western Hills Elementary

Objective #2:

Ensure that vehicles, including school buses, adhere to traffic rules in the neighborhood so that children are safe.

Proposed Actions:

- Encourage residents to report speeding around school bus stops to police so that they can increase presence before and after school hours
- Encourage residents to contact the School District when school buses violate traffic rules in the neighborhood
- Encourage parents to walk their children to and from the school bus stops and provide supervision until the children have loaded the buses
- Encourage students to use sidewalks rather than use the roads for walking to the bus stops
- Encourage students to not litter bus stop areas

Objective #3:

Provide assistance to students with academic endeavors.

Proposed Actions:

- Establish a neighborhood tutorial program
- Provide neighborhood incentives for good school work (i.e. recognition in the neighborhood newsletter)

Westwood Traffic and Transportation

The most traffic and transportation problems in the Westwood area are caused by the condition and narrowness of Colonel Glenn Road. Most of the participants' concerns (i.e. left turn lanes along Colonel Glenn) were alleviated when the Highway Department completed its project on Colonel Glenn.

Goal: Ensure safe and efficient movement of traffic in, around and through the neighborhood.

Objective #1:

Install street lighting, where needed, for safety.

Proposed Action (Ranked in priority order):

- Improve and add additional street lighting on Colonel Glenn from University Avenue to Stagecoach Road intersection

Objective #2:

Improve flow of traffic and safety in the area.

Proposed Actions (Ranked in priority order):

- Install left turn lane on Oak Park Drive at Colonel Glenn
- Install left turn lane on Potter Street at Colonel Glenn
- Install left turn lane on Marlborough Street at Colonel Glenn
- Install left turn lane on Manor Avenue at Colonel Glenn
- Place no parking signs on one side of the street in West Acres

Objective #3: Examine installation of traffic calming devices (speed bumps, speed humps, traffic circles, landscape enhancement) within the neighborhood.



Speed humps along Western Hills Avenue have proven to be effective. Residents would like to see more traffic calming initiatives taken.

Proposed Actions:

- Develop streetscaping design for Colonel Glenn to discourage excessive speeding
- Examine traffic calming devices for Western Hills Avenue, Ascension Road, and Westwood Avenue

Westwood Zoning and Land Use

The types and condition of the businesses on Colonel Glenn seemed to strike up the most complaints in the surveys. In addition, the participants in the plan development process expressed concern with the worn down “trashy” look of Colonel Glenn and how it affects the neighborhood. However through the process, the participants learned that there is little that can be done to existing business owners along Colonel Glenn. Those business owners either have proper zoning for what they are doing or were previously granted nonconforming use status. Therefore, the Westwood residents have opted to work towards preventing further degradation and working with existing business owners on aesthetic improvements, such as sign controls, screening and adherence to code ordinances.

Goal: Work toward establishing compatibility between land use and zoning in the area, as well as compatibility of residential and non-residential uses.

Objective #1:

Protect the residential integrity of the neighborhood by maintaining adequate separation or sufficient buffering between residential and non-residential uses.



Residents are very proud of the beauty and calm residential feel of the Westwood neighborhood.

Proposed Actions:

- Discourage and oppose additional day care centers in the area that will not be located on Colonel Glenn
- Request that the City only allow home occupations within the neighborhood which do not generate traffic, result in the employment of additional persons outside of the home, require any alterations to the structure inside or outside, or anything else prohibited under the zoning code (36-253(b)(6))
- Commercial and office activities should remain on Colonel Glenn
- Object to any applications requesting the conversion of single family homes--except those on Colonel Glenn
- Request that planning staff reexamine allowable conditional and special use permits in R-2 areas to restrict allowances that generate traffic and increase demand for parking (i.e. daycare centers)
- Request Planning Department to strictly monitor variances and zoning within boundary of Westwood Neighborhood Association.

Objective #2:

Support a Colonel Glenn Design Overlay District that encourages more stringent requirements regarding commercial signage, lighting, parking, and landscaping to improve its overall appearance.

Proposed Action:

- Organize a committee of residents and business owners to begin development of design overlay criteria and standards