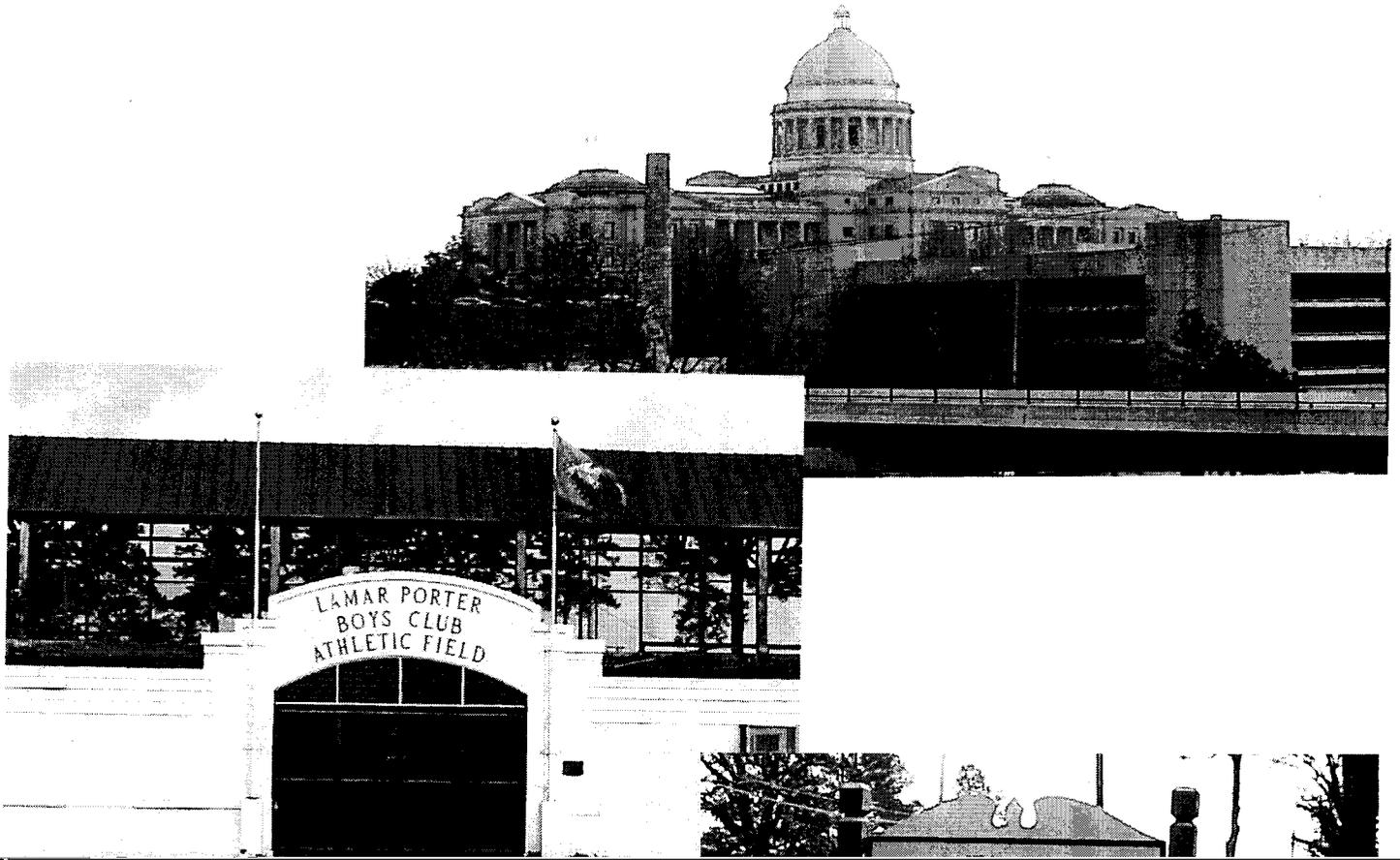


Capitol View / Stifft Station Neighborhood Action Plan



Capitol View / Stiff Station Neighborhood Action Plan

Prepared by: The Capitol View / Stiff Station
Neighborhood Association &
The Woodruff Community Development Corporation
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Plan Committee:

Jane Cia
David Elms
Carl Graves
Bob Hamilton
Kathy Kohl
Ellie Lipke
Nancy Sheehan
Bud Thrumen
Karen Westbrook



City Staff:

Quenton Burge, Planning and Development
Rose Collier, Housing and Neighborhood Programs
Chandra Foreman, Planning and Development
Robert Fureigh, Public Works Department
Donna James, Planning and Development

Table of Contents

Section 1 – Policy Plan	
Background	3
Summary of Changes	3
Committee Review of Future Land Use and Zoning	5
Overall Neighborhood Goals and Objectives	5
Section 2 - Neighborhood Goals	
Neighborhood Image Goal	8
Community Preservation	12
Infrastructure Goal	16
Traffic Control Goal	19
Improve Safety Goal	21
Community Development Goal	24
Private Investment Goal	26
Social Service Goal	28
Recreation and Open Space	30
Section 3 - Data from Plan Adopted in 1996	
Preface	33
Introduction – Policy Plan	33
Implementation – Summary of Zoning Changes	34
Environmental Conditions	34
Area History (Historic and Architecturally Significant Structures)	34
Socioeconomic Profile	35
Existing Land Use	36
Existing Zoning	36
Circulation	37
Streets	37
Transit	37
Bicycle/Pedestrian	37
Structural conditions	38
Woodruff School Neighborhood Plan	38
Section 4 - Maps & Drawings	
Action Plan Boundary Map	40
Street Light Location Map	41
Bikeway Location Map	42
Park Sites and Linkage Plan	43
Section 5 - Substandard Streets	
Substandard Streets Listing	45
Substandard Streets Location Map	46
Section 6 - Public Works Infrastructure Project List	47
Section 7 - Zoning and Future Land Use	
Area Zoning Map	55
Zoning Classifications and Descriptions	56
Area Future Land Use Map	60
Future Land Use Classifications and Descriptions	61

Section 1: Policy Plan

Background

The Capitol View/Stift's Station formerly identified as the Woodruff Neighborhood Area Plan was officially presented to the City of Little Rock Planning Commission on June 6, 1996, and to the Board of Directors on July 16, 1996. Each of these entities showed support of the intent and aims of the Neighborhood Action Plan by adopting a Resolution acknowledging the Policy Plan (Goals, Objectives and Action Statements) of the area residents.

A review of the effectiveness of the action plan was initiated by the Department of Planning and Development in May of 1999 by contacting various Departments of the City to receive "feedback" on any projects which had been implemented as a result of the plan. Requested changes of zoning and future land use for the three years prior and the years succeeding the adoption of the plan were reviewed. Building permit data were obtained for the area (new construction, addition and renovation, and demolition) for indications of reinvestment in the neighborhood.

City staff then contacted former committee members to solicit interest in participation of the "update". Names of interested persons were also obtained from the Capitol View/Stift's Station Neighborhood Association president. The review committee was seated in October, 1999, and the group met monthly to revisit each Goal, Objective and Action Statement contained in the Plan to check for appropriateness, project completion or any items which should be added to the Policy Plan. This review was completed in March, 2000, and was presented to the Planning Commission as an informational item at the July 6, 2000, Public Hearing. In April, 2000, the committee began a review of the Future Land Use Plan and the existing zoning pattern for modifications to each. Upon completion these suggestions and recommendations will be presented to the Planning Commission and then forwarded to the Board of Directors for adoption.

Summary of Changes

The neighborhood has remained somewhat unchanged since the adoption of the Plan in mid-1996. Zoning changes inside the plan area have been minimal. There were four cases in the three years prior to the plan, of which two were approved and two were denied. The approved changes were "R-4" to "R-5" (.25 acres) and a PCD development (.32 acres). Both cases denied were a change from residential to office. For the three years after the adoption of the plan there were four rezoning applications filed, one of which was withdrawn, one was a revocation and two were approved. (The two, which were approved, were a part of the Capitol View/Stift's Station Neighborhood Action Plan.) There have been two new rezoning requests since the adoption of the Neighborhood Action Plan. Two Planned Development applications were filed during 1999. One, a PCD (corner of W. 7th and S. Johnson Streets), was withdrawn, and the second, a PRD (W. 7th and S. Valentine Streets), was approved by the Board of Directors in February, 2000. Subdivision activity includes the final plat for the Kaufmanns Addition Lots 1 and 2 (5.58 acres) in April, 1997.

Just to the east of the Capitol View/Stift's Station plan area (adjacent to the railroad and Cantrell Road), an application was filed for a Planned Office Development to allow for the construction of the Cathedral School. The school will house grades 6 through 12 when completed (28 classrooms and 560 students). Grades 6 through 9 will begin classes in the 2000 – 2001 school year. The remaining three grades will be completed in the following three years. Enrollment is estimated at 240 students in grades 6 – 8 and 320 students in grades 9 – 12.

Building permit data (demolition activity) indicate in the three years prior to the adoption of the plan a loss of 20 residential units. The years succeeding the adoption of the plan reveal in 1996 there was not a loss of residential units, but in 1997 (15 units) and 1998 (1 unit), there was a total loss of 16 units. Reinvestment in the area with regard to residential units for the three years prior to the adoption of the plan was \$757,147.00 (46 units), and the three years following the adoption of the plan \$935,020.00 (81 units). Over 95% of the reinvestments were in the form of renovation activities. New construction activity in the area consisted of a church at 3518 W. 7th Street, December 1994, and five single family units in 1997 (average construction cost of \$59,600). The lumber company began expanding in 1999 with a permit request of 73,000 square feet.

Building permit data were not available for the Medical Center Complex or the State Capitol Complex. Each of these areas has added structures in the previous 6 years. All the residential units between Cedar Street and Elm Street are now part of the Medical Center Complex with the exception of two multi-family buildings located adjacent to I-630 and W. 7th Street (west of Cedar Street). A proposal was heard in February, 2000, for the rezoning of the property located on W. 7th Street and Cedar Street from R-5 and O-3 to a PDC. The proposal includes a 26,426 square foot structure (heated and cooled area) to be used as a three-story bed and breakfast inn. There were also 32 on-site parking spaces proposed. (This application has not been heard by the Board of Directors as of printing of this document. Refer to case number Z-6809 for more information.) The remaining multi-family structures have been converted from residential units to office facilities. The single-family and duplex structures have been razed to make way for surface parking, a 5 level parking garage and construction of additional medical center outpatient facilities.

Criminal activity in the area was compared January through June for 1996 – 1999. It was noted that no crime incident had continuously declined each year. Violent crimes (rape, homicide, suicide, and aggravated assault) rose each year from 1996 – 1998 and then dropped almost 40% in 1999. The greatest criminal occurrences in 1996 were disturbances (81), burglaries (43) and larceny – auto (61). During 1997 the greatest criminal occurrences were disturbances (87), criminal mischief/trespassing (43) and larceny - auto (49). The greatest crime occurrences in 1998 were again disturbances (68), criminal mischief/trespassing (57) and simple assault (36). For 1999 disturbances (53), criminal mischief/trespassing (37) and larceny – auto (37) were the greatest criminal occurrences. There were no homicides in 1996 and 1997 but during 1998 there were 2 homicides, and in 1999 there was one homicide. Social intervention programs and community involvement is an option to negate the rise in suicide, truancy, domestic disturbance and runaway statistics within the neighborhood.

An historical survey of the area has been completed for a portion of the area (W. Markham Street to Capitol Avenue, the railroad tracks to Woodrow Street). The application was approved by the State of Arkansas Historic Commission and has been forward to the U.S. Department of the Interior for acceptance to the National Register of Historic Places. A second historical survey will begin in the Spring of 2000 for the area bounded by W. Markham Street and Capitol Avenue, Woodrow to Rosetta Streets.

Sales of existing housing units during 1994 (49 properties reviewed) indicated price per square foot ranging from \$15.29 to \$52.21. Over 50% of all the sales were below \$50,000. Additionally, 75% of the sales were \$55,000 or below, and 90% of all sales were below \$72,000. When the data was arrayed by square foot cost, they indicated that 78% of the houses sold for less than \$45.00 per square foot. This data was obtained from the Multi-Listing Service for 1999 and indicates square footage costs ranging from \$37.50 to \$81.63. Of the 12 properties review all but

one were over \$50,000. Additionally, seven units (58.3%) were considered 'affordable housing' by city standard (maximum value of \$68,000). This compared to 1994 city 'affordable housing' standard (maximum value of \$60,000) 77.5% were sales below the city 'affordable housing' standard.

Committee Review of Future Land Use Plan and Zoning

The committee performed a review of the Future Land Use Plan for the area and the existing zoning. Recommendations for changes to the Future Land Use Plan include: the changing of NC (Neighborhood Commercial) and MX (Mixed Use) along the section of S. Pine Street west to S. Cedar Street and from Plateau Street south to two lots north of W. 7th Street, to PI (Public Institutional). The changing of this area to PI (Public Institutional) would recognize the existing ownership of the University of Arkansas School for Medical Sciences (UAMS). The second area for which the committee recommended changes is in the area of the Cathedral School. The area is shown on the Future Land Use Plan as STD (Service Trades District). The recommendation is to change the plan from STD to: the school site PI (Public Institutional), and to recognize the green buffer dedicated as a part of the POD (Planned Office Development) and the area south of Cantrell Road and north of North Street to MX (Mixed Use), to recognize the existing land use pattern in the area. (These recommendations will be presented for Public Hearing at the August 17, 2000 Planning Commission meeting.)

Property owners are being contacted to request their cooperation for changes to their zoning. The Committee will focus on properties which are functioning as single-family residence but are zoned for multi-family uses. This information will be forthcoming, independent of the neighborhood action plan update.

Overall Neighborhood Goals and Objectives

From this body of work, the following must be accomplished to meet the needs and desires of the Capitol/View Stiff's Station Neighborhood.

- Preserve rich cultural diversity and historical significance by clearly identifying the image we want to portray.
- Involve all segments of the neighborhood to identify key structures and places, protect them, and enhance them.
- Develop and promote public investment in the Capitol View/Stiff's Station area while retaining the distinctive character of the neighborhood.
- Improve traffic flow and parking situation in the Capitol View/Stiff's Station neighborhood.
- Insist that city leaders vigorously address the crime and safety issues of our area.
- Plan and implement community development projects that will improve the neighborhood such as rehabilitating older homes, building new infill homes, revitalizing commercial areas, or providing needed community facilities.
- Promote private investment in the neighborhood.
- Develop a community center to serve as a hub for neighborhood activity and interaction; established and maintained by the neighborhood for the use of local residents and organizations.
- Provide alternatives to gang and other criminal activity in the neighborhood.
- Enhance safety, linkage, recreation and natural habitat in the area through the development of opens spaces and developing vacant lots as parks.

The committee recommends the implementation of several major new initiatives necessary to work to protect and nurture the vitality of the neighborhood:

- Renovate and restoration of the Stiff's Station Commercial area.
- Redevelopment of the 7th Street Corridor (east of Woodrow Street).
- Development of a multi-use trail through the neighborhood connecting the River, Downtown and Medical Complex.
- Redevelopment of Capitol Avenue with streetscape using historic elements.
- Develop, adopt, and implement Historic Architectural Standards for the neighborhood.
- Redesign the traffic flow around the Medical Center and the Stiff's Station commercial area to minimize the impacts of through traffic to the neighborhood.

The following list the key organizations and city departments which are responsible for assistance in achieving the action statements included in the Neighborhood Action Plan:

NA – Capitol View/Stiff's Station Neighborhood Association

LR – City of Little Rock (Department)

- Np – Housing and Neighborhood Programs
- Pk – Parks and Recreations
- Pl – Planning and Development
- Pw – Public Works

H – Historic Commission

BC – Boys Club

S - State of Arkansas

- C – State Capitol
- DB – Arkansas School for the Deaf or Arkansas School for the Blind
- L – State Legislature
- U – University of Arkansas School of Medical Sciences
- H – Highway Department
- PT – Parks and Tourism

L – Local Initiative Support Corporation (LISC)

Where multiple entities exist, the city department or state agency responsible for assisting with the implementation is identified in parentheses (if known).

Section 2 - Neighborhood Goals

2.1 NEIGHBORHOOD IMAGE GOAL:

Preserve the rich cultural diversity and historical significance of the neighborhood by clearly identifying the image we want to portray.

Objective:

Instill individual and group pride in our special neighborhood.

Action Statements:

- | | | |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| NA | Give recognition to well-kept yards and gardens |  |
| NA | Give recognition to well-kept homes | |
| NA | Organize neighborhood activities (game night, fish fry, garden parties, youth activities, etc.) | |
| NA | At each neighborhood event announce one positive historic or current item – “Did you know” | |
| LR/H | Place plaques for historic site and areas | |
| NA/LR | Recognize non-resident owners for improvements to their property in the neighborhood (business owners, absentee landlords, churches, etc.) | |

Objective:

Work together to prevent the neighborhood from diminishing.

Action Statements:

- | | |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NA | Give recognition to well-kept yards and gardens |
| NA | Give recognition to well-kept homes |
| NA | Conduct neighborhood clean-up campaigns |
| NA | Have community block party-socials <ul style="list-style-type: none">▪ National Night Out (August)▪ Spring Community Picnic (April)▪ June Block Party Month-Crime Watch |
| NA | Participate in Woodruff Elementary School and the Billy Mitchell Boys and Girls Club activities |
| NA/LR(PI) | Inventory, review and eliminate R4 (Duplex) and R5 (Multi-Family) zoning where possible to re-establish R3 (Single-Family) zoning |

2.1 NEIGHBORHOOD IMAGE GOAL:

Preserve the rich cultural diversity and historical significance of the neighborhood by clearly identifying the image we want to portray.

Objective:

Identify and publicize historic homes and buildings.

Action Statements:

- NA/LR/H Inventory neighborhood structures
- NA/LR/H Place markers on all participating historic sites
- NA/LR/H Develop special news items (histories) on each structure

Objective:

Encourage an increased level of code enforcement; i.e. housing, vacant lots and abandoned autos.

Action Statements:

- LR(Np) Increase the number of inspectors assigned to this neighborhood (or time to the area)
- LR(Np) Target enforcement in the neighborhood
- LR/S(L) Change state/local laws to make vacant lots and abandoned autos easier to deal with
- LR(Np) Develop and implement assistance programs to help people improve their property
- NA/LR/BC Form neighborhood teen 'Clean-up Crews'

Objective:

Encourage new architecturally compatible residential construction.

Action Statements:

- NA/LR(Np) Review housing handbook and add section of neighborhood elements (if necessary)
- N/LR(Np) Publicize the handbook to architects, builders, Chamber of Commerce, and Home Builders Association
- NA/LR Place copies of the handbook in available places (state library, previously mentioned associations' libraries)

2.1 NEIGHBORHOOD IMAGE GOAL:

Preserve the rich cultural diversity and historical significance of the neighborhood by clearly identifying the image we want to portray.

Objective:

Promote new businesses that fit the image of the neighborhood.

Action Statements:

- NA/LR Develop a handbook of architectural elements for business structures
- NA Review the zoning “by right” uses to see what may not be appropriate in the neighborhood
- N/LR(PI) If necessary, develop a group for reviewing proposed zoning in the neighborhood (business owners, area residents, institutional representatives and other interested parties)
- LR(PI) Develop and enact an overlay for new business construction in specified areas (along W. 7th Street, W. Markham Street, etc.)



Objective:

Establish clear standards and expectations of absentee landlords.

Action Statements:

- LR/S(L) Enact new laws to assist with prosecution of negligent landlords
- LR Fully implement rental inspection program
- LR Re-examine the rental inspection program – goals, methods, etc.

Objective:

Work with the State Capitol to improve the street image of physical plant yard.

Action Statements:

- NA/S(C) Contact state agencies to discuss issues
- S(C) Design landscape plan for the area
- S(C) Add landscaping/fencing/lighting in the area

2.1 NEIGHBORHOOD IMAGE GOAL:

Preserve the rich cultural diversity and historical significance of the neighborhood by clearly identifying the image we want to portray.

Objective:

Form a partnership with the city to help with beautification projects.

Action Statements:

- NA/LR(PI) Identify common areas for potential projects and research ownership
- NA/LR(Pk) Landscape common areas
- NA Recognize well-kept lots by publicly rewarding the owners
- NA/S(U) Work with the State (capitol grounds, deaf/blind school, UAMS), Billy Mitchell Boys and Girls Club and Little Rock School District on beautification projects



Objective:

Develop and mark entrances to the neighborhood.

Action Statements:

- NA/LR Identify key areas
- NA Design signs, banners, etc.
- NA/LR Make (purchase) signs, banners, etc.
- NA/LR Install and maintain signs, banners, etc.

Objective:

Add historic, period lighting in Stiff's Station commercial area and along Capitol Avenue.

Action Statements:

- NA/LR(W) Select type of light
- NA/LR Fund, purchase and install lights
- S(DB) Develop and implement lighting plan for the blind school grounds

2.2 COMMUNITY PRESERVATION GOAL:

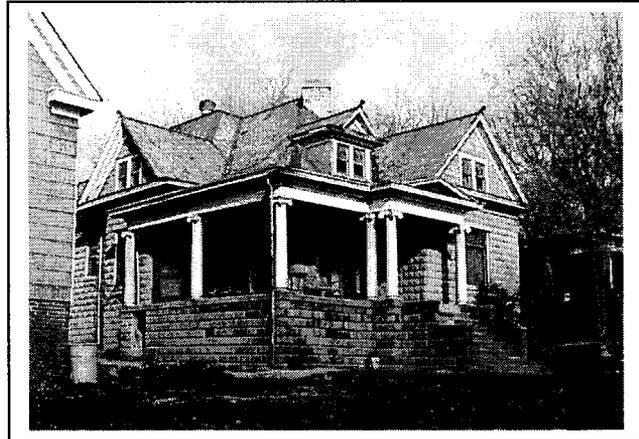
Involve all segments of the neighborhood in identifying, protecting, and enhancing key structures and places.

Objective:

Clearly identify the historical significance of the area and historically significant features with markers.

Action Statements:

- | | |
|---------|-------------------------------------------------------------------------------------------|
| LR/H | Complete the historic inventory of the area |
| LR/H | Produce a list of significant structures/places |
| NA/LR/H | Develop a short written (or taped) history (story) of each structure for the neighborhood |
| NA/LR/H | Design markers (plaques) for significant sites |
| NA/LR/H | Place markers/plaques on/at significant participating sites |



Objective:

Encourage home owners and absentee landlords to take pride in their historical home through the beautification efforts.

Action Statements:

- | | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------|
| NA/LR/H | Assist owners by providing information on the 'original' look of the structure (State Library, Historic Commission, area residents) |
| LR(Np)/L | Help owners find funding for restoration projects |
| NA/LR | Assist owners with improving public areas – sidewalks, street lights, etc. to improve the appearance of the street |

Objective:

Encourage home owners or potential owners to upgrade homes with low-interest or forgivable loans through new or available programs.

Action Statements:

- | | |
|-----------|-----------------------------------------------------------------------------|
| NA/LR | Inform local residents of the existing programs – requirements and benefits |
| LR | Increase funding level of the existing programs |
| NA/LR(Np) | Develop other self-help programs (home repair and improvement workshops) |

2.2 COMMUNITY PRESERVATION GOAL:

Involve all segments of the neighborhood in identifying protecting, and enhancing key structures and places.

Objective:

Enhance the climate for potential home buyers by showing community solidarity.

Action Statements:

- NA Develop and run a neighborhood beautification program, including rewarding those who maintain their properties
- NA Organize and hold block parties/social events (and tell the rest of the city how great they were)
- NA Encourage friends/coworkers to purchase home in the neighborhood
- NA Publicize the good schools children can walk to
- NA Provide the Greater Little Rock Realtors organization with positive pieces about the neighborhood

Objective:

Quickly identify and rectify code violations in the neighborhood.

Action Statements:

- LR(Np) Conduct an intensive code enforcement effort in the neighborhood
- LR(Np) Develop a 24-hour hotline to report violations (and give status reports)
- NA Encourage neighbors to report any violations to the city
- NA/LR(Np) Work with property owners to improve sites
- NA/LR(Np) Review code requirements to address window/door treatments for security or other purposes

Objective:

Actively encourage interaction between all racial segments.

Action Statement:

- NA Organize parties/social events designed to attract varying ethnic groups

2.2 COMMUNITY PRESERVATION GOAL:

Involve all segments of the neighborhood in identifying, protecting, and enhancing key structures and places.

Objective:

Review the future land use plan and the zoning classifications for appropriateness.

Action Statements:

- NA/LR(PI) Field check the future land use plan and identify areas for possible changes
- NA/LR(PI) Field check the existing use and compare to the existing zoning to identify parcels for possible changes
- LR(PI) Contact property owners of identified parcels to request permission to rezone their property
- LR(PI) Rezone all properties to appropriate classifications

Objective:

Preserve housing stock in the neighborhood.

Action Statements:

- NA/LR(Np) Expand housing rehab programs and advertise rehab programs
- LR Enact a 'No Net Loss' policy in the neighborhood, that is no net loss of housing units due to changes in land use, etc.

Objective:

Encourage all new construction to be architecturally compatible with the neighborhood.

Action Statements:

- NA/LR Add section to housing handbook on architecture of this neighborhood (if needed)
- NA/LR Encourage the use of the housing handbook for any new construction
- NA/LR In key areas, enact overlay guidelines for the use of the appropriate architecture as illustrated by the housing handbook

2.2 COMMUNITY PRESERVATION GOAL:

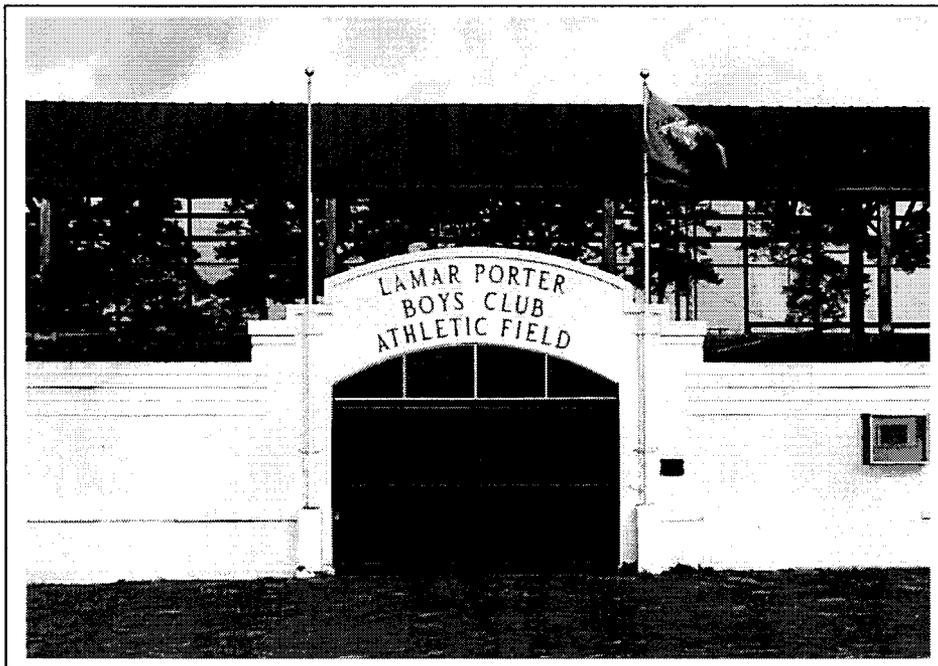
Involve all segments of the neighborhood in identifying, protecting, and enhancing key structures and places.

Objective:

Involve UAMS in neighborhood redevelopment and beautification.

Action Statements:

- NA/S(U) Request UAMS sponsor a beautification project
- NA/S(U) Work with UAMS to stabilize the western edge of the neighborhood (joint UAMS-neighborhood committee)
- NA/S(U) Encourage UAMS and VA to become members of the neighborhood association
- NA/S(U) Request UAMS allow the neighborhood to be involved with UAMS future campus plans



2.3 INFRASTRUCTURE GOAL:

Develop and promote public investment in the Capitol View/Stiff's Station area while retaining the neighborhood's distinctive character.

Objective:

Identify and address curb and gutter needs. (Such as North Street, W. 2nd Street, South Park Street, etc.)

Action Statements:

- NA/LR(Pw) Identify and list locations needing curb and gutter replacement
- NA/LR(Pw) Identify and list locations that do not have underground drainage and need new curb and gutter
- NA/LR(Pw) Prioritize list of needs
- NA/LR(Pw) Identify funding sources to finance work
- NA/LR(Pw) Make needed improvements

Objective:

Replace or construct sidewalks so that there is at least one sidewalk along every neighborhood street.

Action Statements:

- NA/LR(Pw) Identify and list locations needing (new or replacement) sidewalks
- NA/LR(Pw) Prioritize list of needs
- NA/LR(Pw) Identify funding sources to finance work
- NA/LR(Pw) Make needed improvements

Objective:

Add street lights at all intersections and mid-block locations (where not already in place).

Action Statements:

- NA/LR(Pw) Identify and list locations needing (new or replacement) street lights (W. 2nd, West Markham, Garland, North Summit, Gill, North and South Schiller, and North Park Streets, River View Drive and Lloyd Court)
- NA/LR(Pw) Prioritize list of needs
- NA/LR(Pw) Identify funding sources to finance work
- NA/LR(Pw) Make needed improvements

2.3 INFRASTRUCTURE GOAL:

Develop and promote public investment in the Capitol View/Stiff's Station area while retaining the neighborhood's distinctive character.

Objective:

Eliminate 'criminal corridors' into the neighborhood (such as under and around W. 3rd Street Bridge, Gill Street at Cantrell Road).

Action Statements:

- NA/LR(Po) Identify and list locations of 'Corridors'
- NA/LR(Po) Work with the City and property owners to develop solutions

Objective:

Maintain West Markham Street at current width and reduce traffic speeds.

Action Statement:

- NA/LR Maintain West Markham Street at the current Master Street Plan width requirement (Ordinance #17,245)
- NA/LR(Po) Enforce existing speed limit of 35 mph east of Elm Street along West Markham Street

Objective:

Identify and indicate by neighborhood sign(s) Capitol View/Stiff's Station Historic area.

Action Statements:

- NA/LR(Np) Complete historic survey of the area
- NA/LR(Np) Submit the area for National Register Historic District Nomination
- NA/LR(Np) Make the National Register District a local historic district
- NA/LR(Np) Place sign(s) identifying the Historic District



2.3 INFRASTRUCTURE GOAL:

Develop and promote public investment in the Capitol View/Stiff's Station area while retaining the neighborhood's distinctive character.

Objective:

Address drainage problems in the neighborhood (such as W. 2nd Street from Thayer Street to S. Summit Street, alley between Martin and Valmar Streets, Plateau Ditch, etc.).

Action Statements:

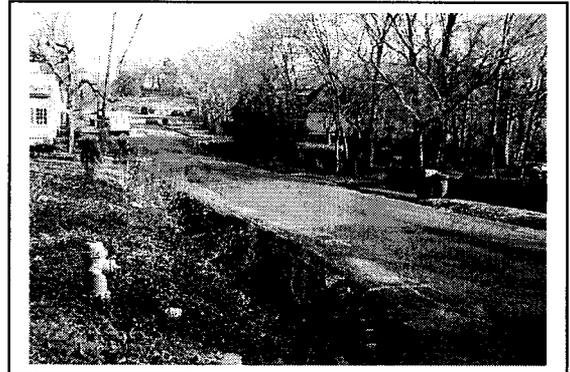
- NA/LR(Pw) Identify and list locations needing (new or replacement) drainage improvements
- NA/LR(Pw) Prioritize list of needs
- NA/LR(Pw) Identify funding sources to finance work
- NA/LR(Pw) Make needed improvements

Objective:

Resurface old asphalt streets.

Action Statements:

- NA/LR(Pw) Identify and list locations needing street resurfacing
- NA/LR(Pw) Prioritize list of needs
- NA/LR(Pw) Identify funding sources to finance work
- NA/LR(Pw) Make needed improvements

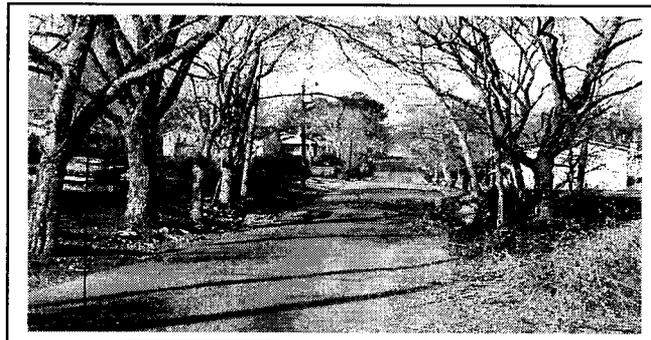


Objective:

Promote 'substandard neighborhood' street bond issue for the entire city.

Action Statements:

- NA/LR(Pw) Identify and list locations needing street improvements
- NA/LR(Pw) Prioritize list of needs
- NA/LR(Pw) Identify funding sources to finance work and campaign for their use
- NA/LR(Pw) Make needed improvements



2.4 TRAFFIC CONTROL GOAL

Improve the traffic flow and parking situation in the Capitol View/Stiff's Station neighborhood.

Objective:

Decrease traffic speed within the neighborhood.

Action Statements:

- NA/LR(Po) Conduct spot enforcement of speed limits on Johnson, S. Woodrow, Fountain, Garland and Pearl Streets
- NA/LR(Po) Enforce existing speed limit of 35 mph east of S. Elm Street along West Markham Street
- NA/LR(Pw) Review the need for traffic calming devices on Pearl Street

Objective:

Decrease the cut-through traffic in the neighborhood, particularly on S. Woodrow, Garland, Johnson and Pearl Streets.

Action Statements:

- NA/LR(Pw) Designate S. Woodrow Street as a local street
- NA/LR(Pw) Redesign the intersection of West Markham and S. Woodrow Streets (remove utility pole on the southeast corner of West Markham and S. Woodrow Streets to allow for easier turning movement) to reduce commercial traffic on Pearl Street

Objective:

Designate no parking, time limit or permit parking at points of major congestion.

Action Statements:

- NA/LR(Pw) Enforce existing parking regulations in problem spots – West. Markham/S. Booker Streets, Capitol Avenue and S. Oak Street
- NA/LR(Pw) Enforce parking on one side of S. Oak Street from W. 4th Street to W. 6th Street
- NA/LR(Pw) Enforce parking on one side of W. 6th Street from S. Pine Street to S. Oak Street
- NA/LR(Pw) Enforce parking on one side of W. 4th Street from S. Pine to S. Oak Street



2.4 TRAFFIC CONTROL GOAL

Improve the traffic flow and parking situation in the Capitol View/Stiff's Station neighborhood.

Objective:

Control traffic flow and volume in Stiff's Station commercial area and medical center/I-630 interchange.

Action Statements:

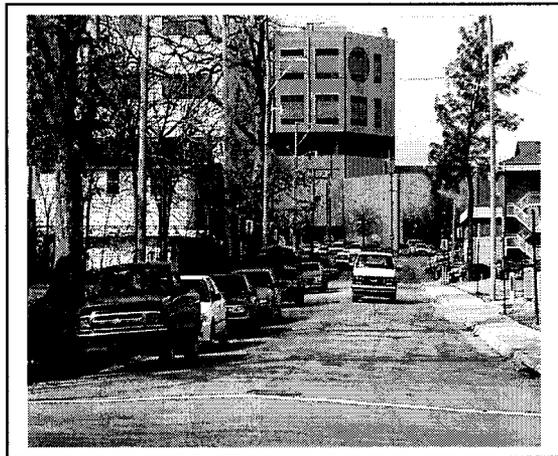
NA/LR(Pw) Discourage through traffic on S. Woodrow Street

NA/LR(Pw) Return W. 6th Street between S. Pine and S. Cedar Streets to two-way traffic

NA/LR(Pw) Conduct a feasibility study of roadway lay-out alternatives for S. Pine and S. Cedar Streets including physical cost (utility relocation, road widening, etc.), traffic impacts on the general area and surrounding neighborhoods (including the medical center, areas north of W. Markham Street and south of I-630)

NA/LR(Pw) Widen S. Cedar Street to four lanes and make S. Pine and S. Cedar Streets two-way streets

NA/UAMS Work with the medical center to develop a key entrance and direct traffic to this entrance



Objective:

Increase signage on S. Pine Street between I-630 and W. Markham Street regarding the no parking and one-way status and enforce the no parking in this area.

Action Statements:

NA/LR(Pw) Enforce existing parking regulations on S. Pine Street between I-630 and W. Markham Street

2.5 IMPROVE SAFETY GOAL:

Insist that city leaders vigorously address the crime and safety issues in our area.

Objective:

Immediate closure of known drug or gambling houses.

Action Statements:

- NA Keep on top of this issue (currently this is not a major problem in the area)
- NA Publicize the '376-MOVE' number to report drug houses

Objective:

Immediate action taken against negligent absentee landlords.

Action Statements:

- NA/LR/S Pursue new state law and local ordinances requiring out of the city and/or state landlords have local agents
- NA Encourage neighbors to report violations and problems to the Alert Center and/or city



Objective:

Enhance Crime Watch, COPP program and police presence.

Action Statements:

- NA/LR(Po) Expand COPP to two shifts or a minimum of 12 hours
- NA/LR(Po) Maintain a strong police presence in the neighborhood by ensuring the COPP officer's position is continuously filled
- NA Include in the neighborhood newsletter articles on safety and crime
- NA/LR(Po) Expand training of COPP officers to assist with crime prevention

2.5 IMPROVE SAFETY GOAL:

Insist that city leaders vigorously address the crime and safety issues in our area.

Objective:

Encourage neighbors to report suspicious activities immediately.

Action Statement:

NA Encourage neighbors to report violations and problems to the Alert Center and/or the city

Objective:

Immediate action taken against any known gang activities.

Action Statements:

NA/LR(Np) Develop proactive neighborhood based programs

NA Continue to enlist participation and involvement from parts of the neighborhood not currently active in the Association

NA/LR(Np) Ensure neighborhood residents report any graffiti in the area



Objective:

Oppose any land use nuisances and reduce access to vacant lots which encourage homeless and transient population to migrate to the neighborhood.

Action Statements:

NA/LR(Po) Increase police patrol within those areas of the neighborhood frequented by homeless/transient populations

NA/LR Encourage property owners to become more instrumental in moving homeless/transient population from property

NA/LR(Po) Inform property owners that law enforcement officers can assist in removing homeless/transient population from their property

NA/LR(Np) Provide property owners with homeless support information and lodging references to share with persons being moved

NA/LR(Po) Work with "railroad police" to eliminate homeless population along the railroad rights-of-way

2.5 IMPROVE SAFETY GOAL:

Insist that city leaders vigorously address the crime and safety issues in our area.

Objective:

Redevelop and create land uses in neglected areas.

Action Statement:

NA/LR(Pw)/S(H) Clean brush from railroad bridge (W. 7th Street) and under the Cantrell Road overpass

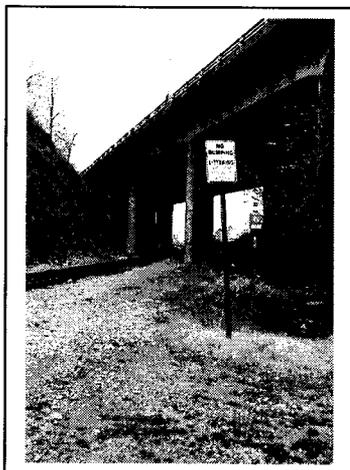
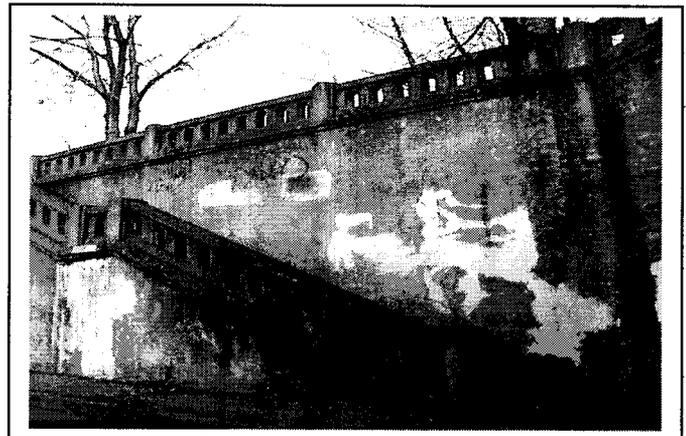
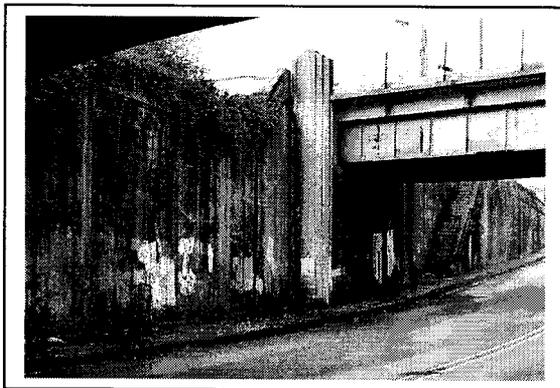
Objective:

Promote home safety and security programs.

Action Statements:

NA Publicize the '376-MOVE' number to report drug houses

NA Publish a series of articles in the neighborhood newsletter concerning home safety, neighborhood watch and citizens on patrol



2.6 COMMUNITY DEVELOPMENT GOAL:

Plan and implement community development projects that will improve the neighborhood, such as rehabilitating older homes, building new infill homes, revitalizing commercial areas or providing needed community facilities.

Objective:

- Increase the presence of owner occupants and local landlords; and
- Stabilize/stop deterioration in the neighborhood's housing stock.

Action Statements:

- NA/LR/CDC Complete the Woodruff CDC's Maple Street project
- NA/LR/CDC Encourage existing renters to buy homes in the area to increase owner occupancy
- NA/LR(Np)/CDC Stabilize/stop deterioration through utilization of existing programs offered by the City of Little Rock and maintaining the viability of the Woodruff CDC



Objective:

Build a Community Center to serve the neighborhood.

Action Statement:

- NA/LR(Pk) Conduct a site selection process to identify a location for a neighborhood Community Center

Objective:

Find a new use for the "old gas station" by Woodruff School.

Action Statement:

- NA/LR(Np)(Pk) Investigate redeveloping the "old gas station" as a day-care center or other community oriented use with an associated pocket park (City of Little Rock, Little Rock School District, Pulaski County Head Start Program)

2.6 COMMUNITY DEVELOPMENT GOAL:

Plan and implement community development projects that will improve the neighborhood, such as rehabilitating older homes, building new infill homes, revitalizing commercial areas or providing needed community facilities.

Objective:

Establish common ground area with UAMS development between W. Markham Street and I-630 on S. Pine and S. Cedar Streets.

Action Statements:

- | | |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NA/LR/S(U) | Develop a working relationship between the Woodruff CDC, City of Little Rock, CVSSNA and the Med Center with a goal of stabilizing the western edge of the neighborhood |
| NA/S(U) | Have CVSSNA solicit regular reports from UAMS on acquisition and development plans |

2.7 PRIVATE INVESTMENT GOAL:

Promote private investment in the neighborhood.

Objectives:

- Encourage the Woodruff CDC in their efforts to sell rehabilitated older homes and new infill homes; and
- Encourage individual investment by publicizing low interest home improvement loans available from the city and other sources.

Action Statements:

- NA Continue Woodruff CDC efforts to sell rehabilitated older homes and new infill homes
- NA Encourage individual investment by publicizing low-interest home improvement loans available from the city and other sources

Objectives:

- Increase commercial investment by forming a Stiff's Station Improvement District encompassing the old Stiff's Station commercial area; and
- Increase institutional investment by expanding Billy Mitchell Boys and Girls Club programs and facilities.

Action Statements:

- NA/LR(Pw) Establish off-street parking area on Booker Street (behind the Oyster Bar and Pizza D' Action and around the medical center) to improve the quality of life for residents on Booker Street and improve access to commercial facilities by doing the following:
 - Continue to work with the Hillcrest Neighborhood Association to develop residential parking guidelines for the area (possible residential parking permits)
 - Have CVSSNA, Stiff's Station area merchants and neighbors work with Traffic Engineering to develop signage and facilities to improve parking congestion in the Stiff's Station area
- NA Establish a Stiff's Station Improvement District, encompassing the old Stiff's Station commercial area
- NA Encourage the utilization of existing business properties in the area rather than duplicate businesses (and business structures) that may or may not be utilized

2.7 PRIVATE INVESTMENT GOAL:

Promote private investment in the neighborhood.

Objectives:

- Review the Future Land Use Plan to reflect areas in which non-residential uses are encouraged to locate; and
- Encourage UAMS to establish common ground area at the edge of planned developments along Pine Street between W. Markham Street and I-630; and
- Rezone S. Woodrow Street between I-630 and W. 7th Street and W. 7th Street between Thayer and S. Woodrow Streets to encourage replacement of poorly maintained rental housing with small professional offices.

Action Statements:

- NA/LR(PI) Amend the Future Land Use Plan to reflect the Public Institutional uses in the area and to reduce the intensity of uses allowed on the eastern edge of the neighborhood
- NA/LR(PI) Rezone S. Woodrow Street from I-630 to W. 7th Street and W. 7th Street from S. Woodrow to Thayer Streets to Quiet Office to encourage:
- Establishment of Mixed Office and Commercial land uses
 - Businesses which protect the residential character of the neighborhood
 - Compatible architecture
- NA/S(U) Have UAMS provide regular reports to CVSSNA on acquisition and development plans in the area



2.8 SOCIAL SERVICE GOAL:

Develop a community center in the neighborhood which will promote community involvement and community interaction.

Objective:

Establish a community center to serve as a hub for neighborhood activity and interaction (established and maintained by the neighborhood) for use by local residents and organizations which will:

- Serve as a central meeting place for socialization and other supporting activities for residents;
- Serve as a central location for socialization and other supporting activities for the neighborhood's retired/senior population;
- Host activities for the neighborhood's youth such as clubs, parties, study groups, etc.;
- Provide a location for classes, workshops, etc., as determined by the neighborhood it serves and available resources; and
- Serve as a central meeting place for neighborhood organizations, groups, and committees.

Action Statements:

- | | |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NA/LR | <p>Develop a community center to serve as Central Meeting Place for socialization and other supporting activities for residents to include:</p> <ul style="list-style-type: none">▪ Alert Center▪ Police Substation▪ GED Classes▪ Parenting Classes▪ Cultural Diversity Meetings▪ Drug Awareness Meetings▪ Elderly activities such as Meals on Wheels, adult day-care, etc.▪ Neighborhood sponsored parties; lease out for receptions and family parties, weddings, etc.▪ Local classes, workshops as determined by the needs of the neighborhood |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2.8 SOCIAL SERVICE GOAL:

Provide alternatives to gang and other criminal activity in the neighborhood.

Objectives:

- Promote community involvement and support of the Billy Mitchell Boys and Girls Club, the Woodruff School and the Community Garden; and
- Develop a neighborhood swimming pool and tennis court.

Action Statements:

- NA Encourage and promote the implementation of interesting and healthy character-building recreation activities with a strong program for teens
- NA Develop recreational activities at the Billy Mitchell Boys and Girls Club for all age groups, especially the 12 – 18 year age group
- NA Maintain and expand the Neighborhood Garden and Woodruff School complex
- NA Develop neighborhood pool and tennis court

Objectives:

Work with area residents to identify and eliminate contributing factors such as blight, vacant buildings, deteriorated dwellings, overgrown brush, weed lots, etc.

Action Statements:

- NA/LR(Np) Encourage residents to report code violations and problems to the Alert Center and/or City
- NA Increase citizen awareness and decrease community apathy through education and extensive networking between generations
- NA/LR(Np) Work closely with Housing code officers to identify and eliminate negative contributing factors in the area such as:
 - Blight
 - Vacant Buildings
 - Deteriorated Dwellings
 - Overgrown Weed Lots

2.9 RECREATION AND OPEN SPACE GOAL:

Enhance safety, linkage, recreation and natural habitat in the area through the development of open spaces and vacant lots as parks.

Objective:

Optimize natural beauty and wildlife habitat in area.

Action Statements:

NA/LR(Pk) Research plant and animal life indigenous to the area and then create a trail and adjacent areas that support an urban parks ecosystem. Making plans for the trail segments along the east edge of the neighborhood will require that we address some difficult matters: transient encampments in the woods; railroad safety; wildlife habitat and wetland conservation; a creek with occasional heavy flow and flooding; automobile access and circulation; trail user's security; residents' privacy in relation to public activities; and encounters of dissimilar values among people living in different areas of the Capitol View/Stiff's Station neighborhood. Constructive resolution of these matters will be achieved through proactive participatory planning. Those who will be affected by the trail development – homeowners, tenants, property owners, businesses and organizations, railroads, public bodies – will be solicited aggressively for their ideas and concerns. Underlying our planning process shall be the commitment to scientific process and genuine respect for an interest in the well-being of everyone concerned.

Objective:

Develop compatible continuous linkage among various land uses.

Action Statement:

NA/LR(Pk) Construct a trail suitable for bicycles, roller blades, walking, jogging, and other activities, which will be accessible throughout the neighborhood. At the north end, the trail will connect to the existing Rebsamen Park Trail, then move east and under the Cantrell Road bridge, following the railroad tracks east and south, circling around the east end of the neighborhood. At W. 5th and W. 6th Streets, the trail will turn west through the middle of the neighborhood and end at the War Memorial Fitness Center. The trail will have two parks, located along the railroad track area where there are several vacant lots that can be converted to park grounds, and be designed to encompass the Lamar Porter Field. There will be a neighborhood activity center near the Lamar Porter Field with adequate parking for visitors to the trail. Rights-of-way along the railroad track, abandoned streets, drainage areas and some of the existing roads that have sufficient width to assign a marked trail will be acquired. With the development of this trail, contiguous neighborhoods will be encouraged to continue the trail through their areas, thus connecting neighborhoods through a city-wide system.

2.9 RECREATION AND OPEN SPACE GOAL:

Enhance safety, linkage, recreation and natural habitat in the area through the development of open spaces and vacant lots as parks.

Objective:

Involve and serve needs of residents adjacent to open space by providing educational and recreational facilities. Spatial links within this trail (identified on the map by corresponding numbers) include:

- Cathedral School Development to Little Switzerland
- State Capitol to southeast section of neighborhood
- Woodruff School Area to Lamar Porter Field
- The neighborhood to the Medical Center
- The neighborhood to Stiff's Station commercial area.

Action Statement:

NA/LR(Pk) To promote resident interaction and individual health, the park will provide facilities for activities such as jogging, a fitness course, bicycling, skating, and walking throughout the neighborhood. The development will also include facilities at centralized locations for organized field sports, picnicking and other group activities. This project will promote awareness of our city's heritage and natural history with information signs. The proximity to the State Capitol and other institutions, the route and artifacts of the railroad, and the housing stock and infrastructure of the various areas give a rounded vision of Little Rock's culture and history.

Objective:

Preserve historic railroad features.

Action Statement:

NA/LR(Pk)/S(PT) Provide historic markers along the "Bill Clinton Trail": Historic data for the area can be found in the Union Pacific archives and from railroad old-timers. Help may be forthcoming from the Arkansas Railroad Club and from railroad buffs. Support is expected from Little Rock Parks and Recreation Department and from the Arkansas Department of Parks and Tourism.

Objective:

Develop open space adjacent to the proposed community center.

Action Statement:

NA/LR(Pk) Develop open space adjacent to the proposed community center.

**Section 3 - Woodruff Neighborhood
Action Plan
(Capitol View / Stiff Station)
Data from plan adopted July 1996**

3. Previous Plan Data

(This information was compiled as a part of the action plan dated 1996. It is intended to give an overview of the area at the time the action plan was completed. This section does not include all sections of the previous document. Please contact the Department of Planning and Development for copies of the Woodruff Neighborhood Area Plan - Capitol View/Stiff's Station.)

Preface

In the late Spring of 1994, the Woodruff Community Development Corporation (CDC) and city staff started discussing the preparation of a comprehensive neighborhood plan to guide efforts in the neighborhood. The City part of the effort included making available some Community Development Block Grant moneys and staff resources to assist with the planning effort. The CDC formed a Planning Committee to work with City Staff and the work began in the fall of 1994.

A three part process was agreed to:

- Development of background information;
- Survey neighborhood needs;
- Develop a plan.

The first part of the process occurred during the fall of 1994. City and regional public sector employees met with the committee to discuss transportation, land use, zoning, housing, and other issues. These included the City Engineer, managers for various city departments, and a transportation planner from the Metropolitan Planning Organization.

The second part of the process began, in the fall of 1994 with a survey needs by staff. The survey results were presented to the committee in the winter of 1995. At the time, the city commissioned a market analysis of the neighborhood by the Little Rock firm of Urban Planning Associations. A final report titled "Market Analysis: Woodruff Neighborhood" was presented to the Committee in April of 1995.

In the spring of 1995, the committee took this information and began to develop a plan for the neighborhood's future, stated in terms of Goals and Action Statements.

Introduction - Policy Plan

Based on the survey results, as well as information provided by "experts" and the committee's personal knowledge, goals were developed. The goals were designed to address needs identified in the earlier activities. The committee agreed on 10 general goals related to nine topics.

Each goal topic was given to a committee person to develop (write) a "statement." The committee reviewed the goals and agreed to each statement. The goal was given to a member for development of objectives which would accomplish each goal. Again the objectives were presented to the committee and final wording agreed on.

In February, 1995, the committee presented the Goals and Objectives to a group of neighbors. These were people who asked to be involved in the Plan Development by returning a request card in the survey. Based on comments received, the committee refined the Goals and Objectives. The modified Goals and Objectives were then presented to the neighborhood at a neighborhood organization meeting. Again, comments were taken; however, only minor changes were

proposed. The neighborhood thanked the committee for their effort, congratulating them on a job well done.

The Goals and Objectives were finalized by the committee and three subcommittees or teams were formed to independently develop a "Plan" for the area based on only three of the goals. The subcommittee developed action statements to accomplish their Goals and Objectives. In September 1995, the committee came back together to agree on the action statements. From this body of work overall objectives were formulated which would need to be accomplished in order to meet the needs and desires of the Capitol View/Stiff's Station neighborhood. (For a listing of these overall objectives contact the Department of Planning and Development.)

Implementation (Summary of Zoning Changes)

The neighborhood presented as a part of the implementation of the Policy Plan a rezoning package and amendments to the future land use plan. The groups intent is to protect the residential single-family character of the neighborhood. The areas requested for rezoning were classified prior to rezoning as R-4 (Duplex) and are now R-3 (Single -family). Areas rezoned were for the most part between W. 7th Street and Lamar Street west of S. Pine Street and east of Johnson Street. Changes to the Future Land Use Plan included reducing the amount of multi-family in the area. Multi-family "around" the Med Center was eliminated and changed to MX. Multi-family along 7th Street and south of Capitol was eliminated and changed to office and single-family. Commercial south of 7th Street was changed to Mixed Office/Warehouse now refereed to as Service Trades District and Multi-family north of W. Markham and south of Garland Street was eliminate and is now Single-family.

Environmental Conditions

The Capitol View/Stiff's Station area is a developed, residential area. The area has rolling hills with a grid street system imposed on the natural terrain. No major natural areas remain; however a creek (drainage way) crosses the neighborhood from west to east.

Starting near W. Markham and Elm Streets the creek continues southeast to Lamar Porter Field, then continues to the interstate at Woodrow Street. The creek joins other drainage ways and follows the railroad to the Arkansas River. Along the drainage way, the Corps of Engineers has identified a floodplain. Several homes are located within the designated floodplain. However, the City and past planning efforts have not identified a drainage or flooding problem related to the floodplains. Over the last decade and a half, using Community Development Grant funds, the City completed several drainage improvement projects around the neighborhood.

Area History (Historic and Architecturally Significant Structures)

The Capitol View/Stiff's Station neighborhood is the result of Little Rock's early 20th century westward growth. Located west of the Arkansas State Capitol these subdivision were platted in the first years after the turn of the century – Bodeman, Union Depot, Plunketts, Capitol View, Ferndale, C.S. Stiff's Addition, etc.

There are various architectural styles represented in this neighborhood including: Craftsman Bungalow, Queen Anne, Colonial Revival. The area also has several "shotguns", still intact with fishscale details. There are architecturally and historically significant structures and sites which merit preservation and protection within the area. Two structures in the area are listed on the national register of Historic Places, the T.R. McGuire House and Lamar Porter Field.

The T.R. McGuire House (114 Rice Street) is a 1904 Colonial Revival cottage executed in structural concrete blocks. The original family still owns the home. Although there are several Colonial Revival cottages throughout the area, the T.R. McGuire House is exemplary as a triumph in concrete block construction.

Lamar Porter Field, developed as a Works Progress Administration project, consists of a stadium and ball field which has historically served as the center of activity and social gatherings for the neighborhood. The facility was constructed on property donated by the Porter family and now is owned by the Boys Club.

The area is currently “undergoing” an architectural survey which includes documentation relating to area history. Upon completion of the survey and research an evaluation will be made as to the areas qualifications for a National Register Historic District.

Socioeconomic Profile

Approximately two percent of the City of Little Rock’s residents call the Capitol View/Stiff’s Station area home. The racial distribution within the neighborhood is similar to that of the City – (approximately 34 percent black and just under 65 percent white). However, also like the city, the neighborhood is subdivided geographically into different socio-economic zones. An example of this stratification is that overall almost 52 percent of the households in the area are classified as low and moderate income; however, the westernmost quarter of the neighborhood is over 61 percent low and moderate income, while 60 percent of the Johnson – Woodrow area households are higher income.

Over 53 percent of the Capitol View/Stiff’s Station area households were at an income level, in 1990, between \$10,000 and \$30,000. This compares to 38.1 percent of the households in Little Rock. While at the upper end, only 9.6 percent of households in the area had incomes over \$50,000. The citywide percent of households with incomes over \$50,000 was 22.2 percent in 1990.

The population profile of the neighborhood shows an area more middle-aged than that of Little Rock (over 65 and less than 18 populations both represented a lesser percentage than that of the overall city population). In addition, the female population is slightly larger in the area than citywide (54.4 to 53.6 percent). Single parent households also account for a greater percentage of neighborhood households than citywide. All of the increases in single parent households comes from female headed households. For the City 11.4 percent of all households are single parent while the Capitol View/Stiff’s Station 12.6 percent of households are one parent homes. Generally speaking, the family and household sizes are less in Capitol View/Stiff’s Station than from the city on average. This is in part due to the high percent of one person households (41.8 percent, while for the City of Little Rock, 32 percent of all households are single persons living alone).

The majority of households in Capitol View/Stiff’s Station were homeowners in 1990, this compares to 56.2 percent of the City’s households. While household size is usually smaller for rental units than for homeowners, in Capitol View/Stiff’s Station the household size is the same. This may be due to the low percentage of apartment dwellings. Only 10 percent of the neighborhood households live in units with over 10 units in a structure and another 12 percent live in units with 3 to 10 units per structure. The neighborhood is overwhelmingly single family – over 63 percent.

Existing Land Use

The Capitol View/Stiff's Station Neighborhood is predominately single-family detached units with a scattering of duplex units. There are several multi-family structures along West Markham Street and adjacent to the Medical center. Much of the duplex zoned property is actually used as single-family residences. (If one includes backyard storage buildings as a separate structure then over 54.6 percent of all structures in the area are single-family units.) So, even with various residential types present, by and large the area is single family residential.

Non-residential uses occur along the western edge of the neighborhood, next to the Medical Center, Stiff's Station, the "Markham curve" area, and along 7th Street between the railroad and Woodrow Street. The historic Stiff's Station area at Markham Street and Kavanaugh Boulevard is predominately commercial. The "Markham curve" area, near the 3rd Street Bridge, is an area of commercial, office and multi-family uses which line this major entrance into Downtown. Along 7th Street (the pre-interstate I-630 corridor to downtown) are several shops and a wholesale lumber company.

The Capitol View/Stiff's Station area borders the "Med Center" to the west and the State Capitol offices to the east. Within the neighborhood are the Woodruff Elementary School and the Boys Club (a total area of 5 city blocks). The Boy's Club contains a recreation center and the Lamar Porter Field. Adjacent to the Boy's Club site is the Woodruff Elementary School which has recently been enlarged.

Existing Zoning

The predominant zoning in the area is "R-3" Single-Family. For residential areas east of University Avenue, this is the typical zoning classification. Lot size is generally 5,000 square feet in this zoning classification. There is a scattering of "R-4" Duplex zoning, with a large area along the western and southern edges of the neighborhood. The duplex areas are designed as a transition to I-630 and the Medical Center and also to provide more housing for workers and students at the Medical Center complex to the west. Over 75 percent of the area is zoned either Single-Family or Duplex.

Four "C-3" General Commercial areas are located at Cedar and Markham Streets, Markham Street and Kavanaugh Boulevard, 3rd Street viaduct area, and 7th Street at Jones Street. The Cedar Street and Kavanaugh Boulevard intersections are historically commercial areas and include restaurants and service commercial uses. The 3rd Street viaduct commercial area consists of large office buildings and convenience commercial. The area of commercial zoning along 7th Street dates to a time before the interstate system and does include various commercial uses. Only about five percent of the study area is zoned for businesses (Commercial or Office).

Adjacent to the 7th Street commercial area is a large amount of "I-2" Industrial zoning. This zoning continues along the railroad to Markham Street. There are two intensive uses located in the industrial area, a lumber storage facility and a garbage hauler. North of Markham Street, along the tracks "I-3" Heavy Industrial zoning is in place. Much of this "I-3" area is currently vacant. Approximately 7.5 percent of the area is zoned for industrial uses.

The zoning pattern has been very stable for over a decade. A few re-zonings to "R-4" Duplex has been approved however, attempts to commercialize Pine and Cedar Streets have been rejected. The Woodruff School Neighborhood Plan of 1980 expressed concern about the large amount of "R-4" Duplex zoning and suggested that some of the area be re-zoned to "R-3" Single Family

zoning. Two other concerns were raised. First, increased pressure from non-residential uses by and due to the Medical Center. While zoning has not changed, the land use pattern has become more non-residential. The second area of concern was for the area around the interstate interchanges. The plan recommended that the zoning not be changed at any of these locations.

Circulation

Streets:

The Capitol View/Stiff's Station area has excellent access to the regional transportation network. There are two interstate exit ramps along the southern neighborhood boundary. Once on the interstate a resident can easily and quickly get to all parts of Little Rock and the metropolitan area. For east-west movement through the city, Markham Street provides access (and for the northern section Cantrell Road is also available). Markham Street in the northern part of the neighborhood is accessible from over 20 neighborhood streets. North-south access through the neighborhood is provide via the Pine-Cedar Streets (couplet) and via Woodrow Street. These cut through residential areas.

Within the neighborhood, access is not a problem with a developed grid street network. Additionally, Capitol Avenue (west of Woodrow Street) and 7th Street (east of Woodrow Street) provide easy east-west traffic movement within, into, out of and through the neighborhood. Johnson Street provides a major connection between Markham Street and Woodruff Elementary School.

The City Master Street Plan has identified Pine, Cedar, Woodrow, Capital Avenue and 7th Streets (east of Woodrow) as collectors. Markham Street and Cantrell Road are designed as arterial streets by the Plan. The regional Transportation Plan recommends a study of the I-630 corridor to be undertaken to propose circulation improvements, which could include adding lanes to the interstate. Streets within the Neighborhood which do not meet standard and should be improved are listed in this report. (**Substandard Streets Listing and Location Map**. This information was updated as a part of the 2000 review.)

Transit:

The Central Arkansas Transit Authority provides bus service in and through the neighborhood. One Downtown to West Little Rock route travels Markham Street to Kavanaugh Boulevard providing residents access to both Downtown and the Rodney Parham Road area. Bus routes along 7th Street and Capitol Avenue provide access to the West Markham Street area and the Otter Creek neighborhood. The bus system is radial, downtown to the outskirts and back, much like spokes of a wheel. Therefore, to go east, north or south a rider must first go downtown and transfer. The Capitol View/Stiff's Station neighborhood has a service level as good as any residential area in metropolitan Little Rock.

Bicycle/Pedestrian:

There are no existing bicycle paths in the neighborhood. However, Capitol Avenue-7th Street is recommend as designated bike route on the City's Master Bike Plan. (**See Designated Bike Routes Map**.) There are no existing designated jogging trails within the neighborhood.

Structural Conditions

Generally speaking the structures, both residential and nonresidential, are in good condition. All of the nonresidential structures in the study area have been identified as in good condition by code inspectors, (based on a windshield survey conducted on September 1, 1994). The inspectors identified only 51 substandard and 5 condemnable structures in the area. Again, this finding is not based on a detailed site visit, but rather a drive-through of the area.

The substandard/condemnable structures are scattered around the neighborhood, and generally isolated problems. However, 30 of the 50 substandard and 3 of the 5 condemnable structures are in one area. This area is east of Woodrow Street, south of Capitol Avenue and continues east. Once past Thayer Street the area continues north to Markham Street. The area described is "L" shaped with one of the best maintained areas immediately adjacent. Special attention should be given to this sub-area to stabilize the housing stock and prevent further deterioration.

In the remaining sections of the neighborhood, the isolated problems should be addressed before deterioration of housing stock becomes a problem. Areas with a large amount of vacant land and a scattering of problem structures are most critical for immediate corrective actions.

The 1980 plan indicates that the housing stock was generally in good condition at that time. There were pockets of substandard housing – in need of rehabilitation assistance. The area of greatest concern based on the 1994 survey was a problem area in 1980. The Capitol/View Stiff's Station neighborhood consists of homes built before 1950 (over 80%) with a majority built before 1940. Since the housing stock is aging, continued maintenance of homes in the area is important to maintain the stability and quality of the neighborhood.

Woodruff School Neighborhood Plan

On March 4, 1980 the Board of Directors of the City of Little Rock adopted the Woodruff School Neighborhood Plan. The Land Use Plan has not changed since that time. The Plan recognized the areas as Single-Family with a large Park/Public Facilities area at its center – Woodruff School and Lamar Porter Field. The Stiff's Station Commercial area was shown with no expansion into the neighborhood.

Along the western edge of the neighborhood is a block of wide strip Office use followed by half blocks strips of Multi-Family and Low Density Multi-Family. To the west is the Medical Center Complex. To the east are single family homes. The Plan identified a redevelopment area between 7th Street and I-630, east of Woodrow Street. Several alternative patterns were presented including: Multi-Family, Office, and Mixed Development Patterns. The Multi-Family Land Use Classification was adopted as the land use pattern.

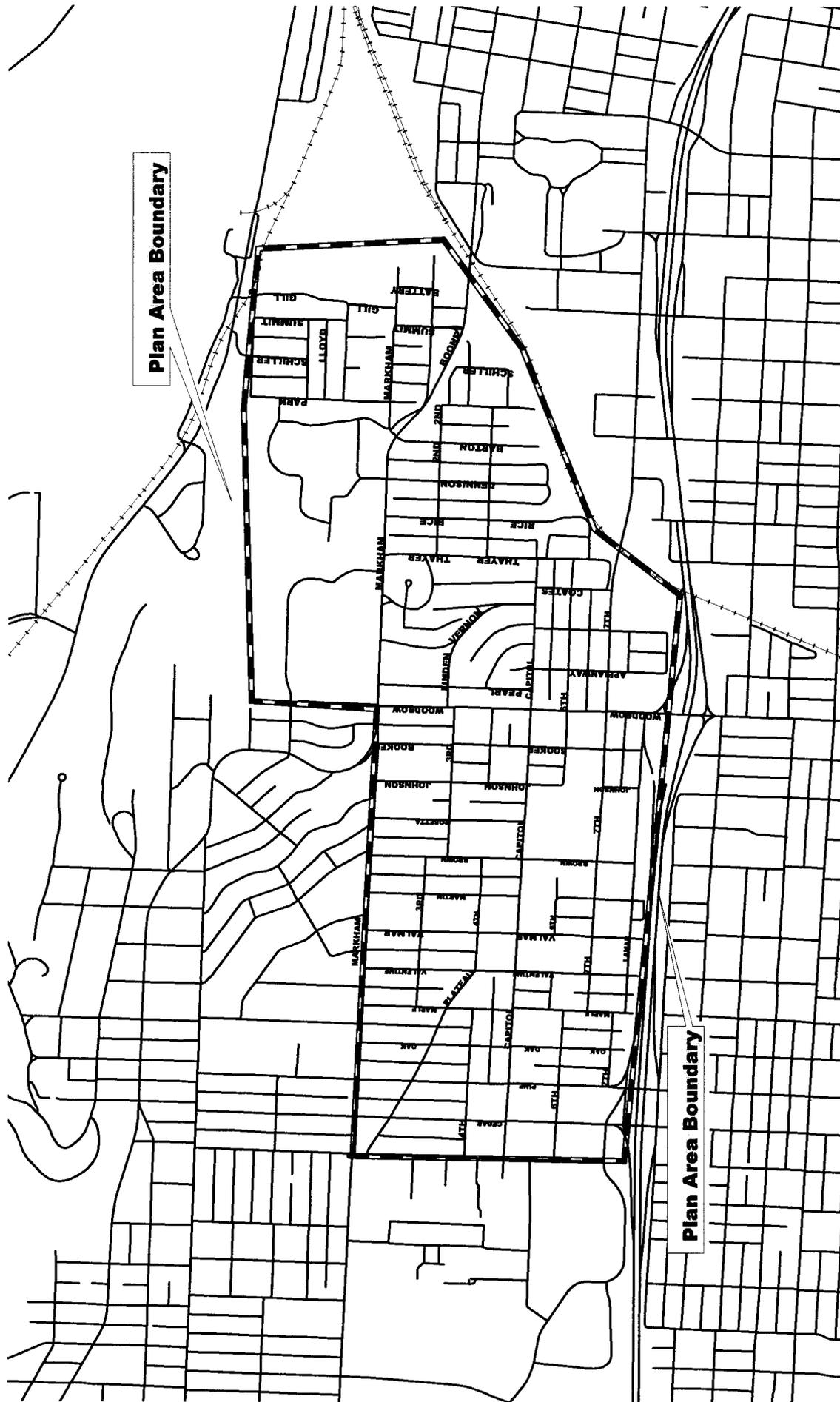
The area between Markham Street and 3rd Street at the eastern edge of the neighborhood was shown for Office, with Multi-Family to the north. The Plan also called for an Open Space corridor along the railroad tracks. In general, the Plan has served the neighborhood and is one of the building blocks which will be used for future planning efforts. (Copies of the 1980 Woodruff School Neighborhood Plan can be obtained from the City of Little Rock Planning Department.)

Section 4 - Maps and Drawings

Capitol View / Stiff's Station Area

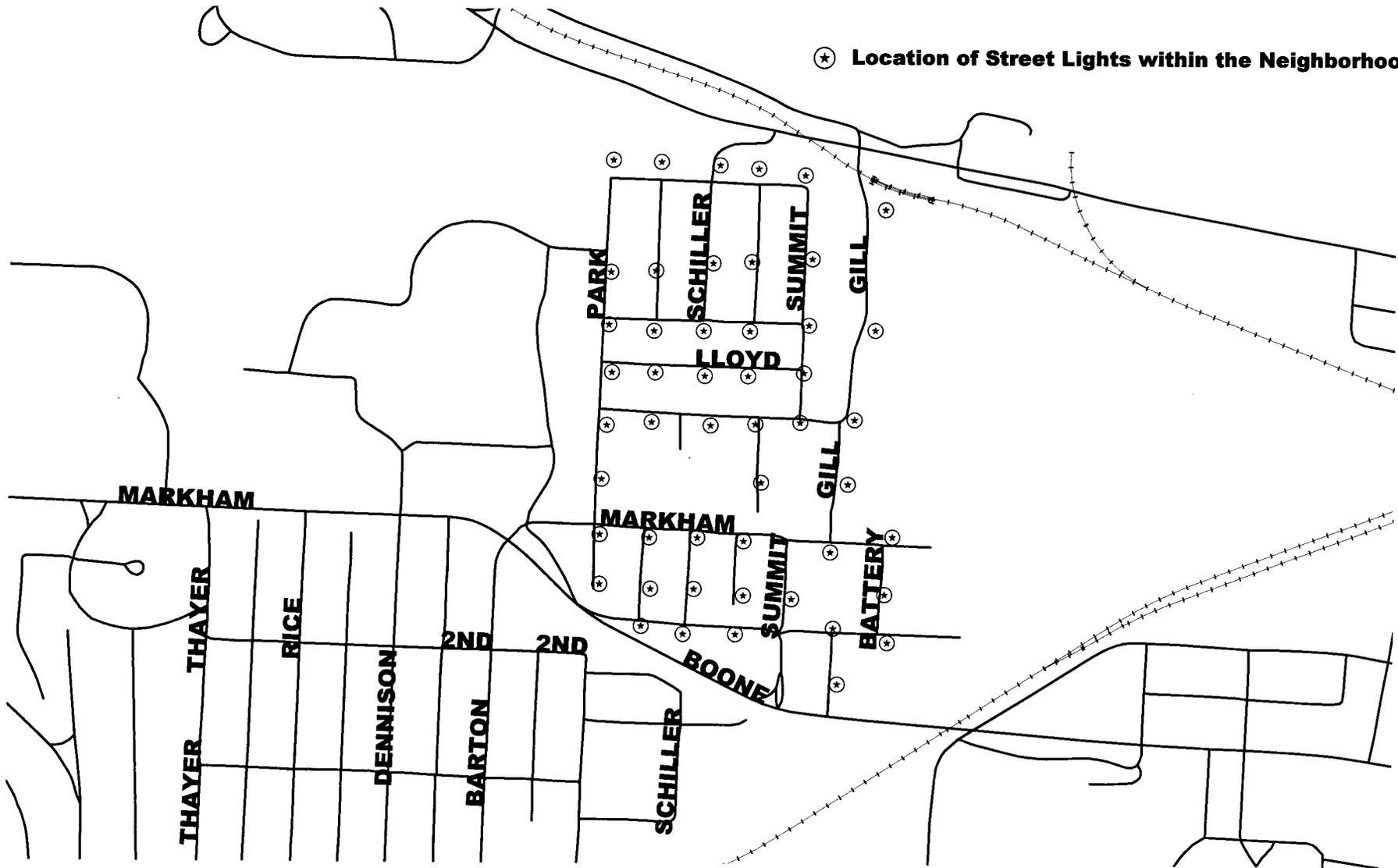
Action Plan Boundary Map
Street Light Location Map
Bikeways Location Map
Park Sites and Linkage Plan

**Capitol View Stiff's Station
Neighborhood Action Plan Boundary**



Street Light Locations

⊛ Location of Street Lights within the Neighborhood



Designated Bike Routes

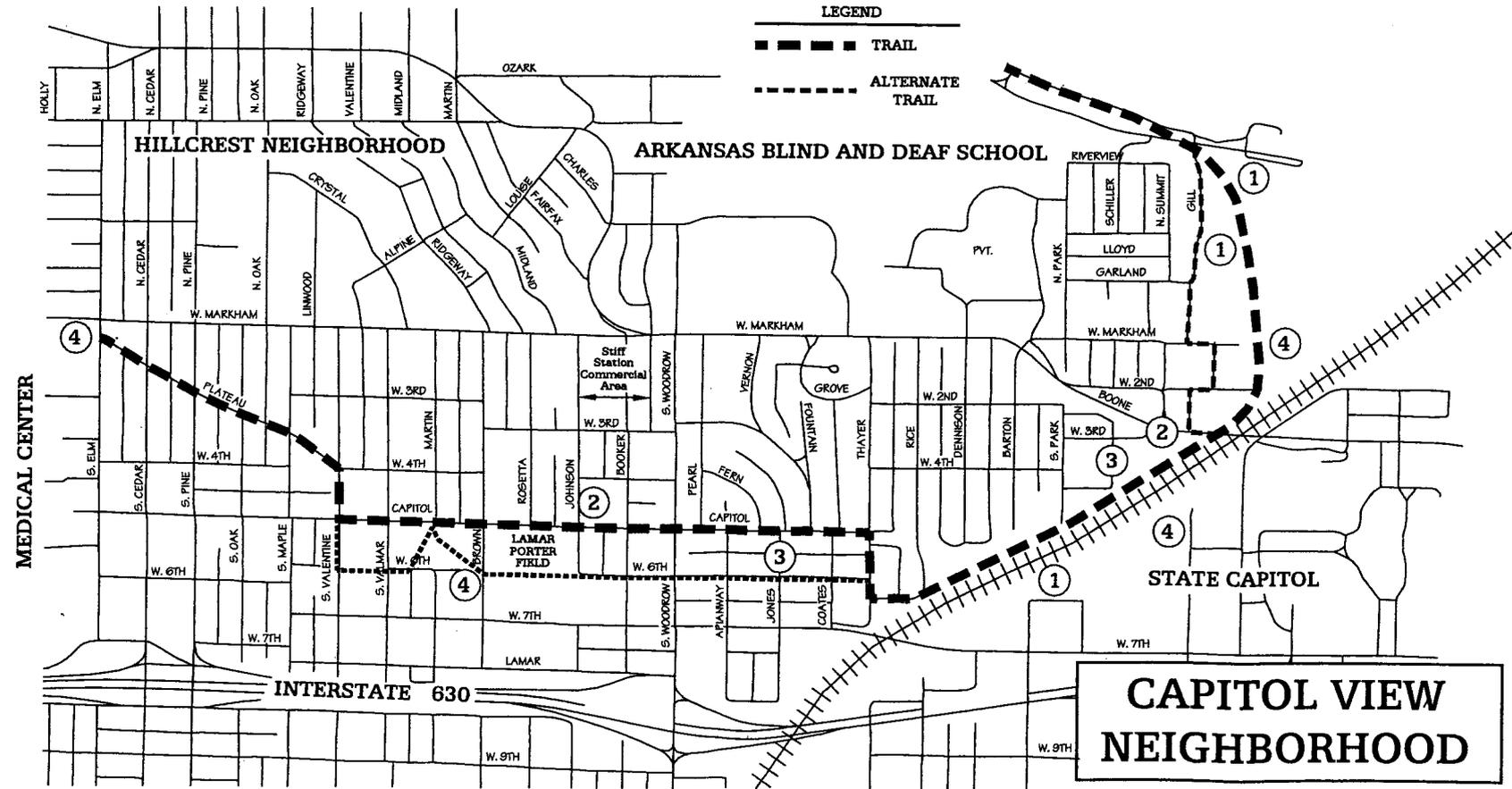


① Optimize natural beauty and wildlife habitat in area. Preserve historic railroad features.

③ Involve and serve needs of residents adjacent to open spaces.

② Provide educational recreational facilities.

④ Develop compatible continuous linkage among various land uses.



**Section 5 - Substandard Streets List &
Substandard Streets Location Map
For
Capitol View / Stiff's Station Area**

**Developed by:
Capitol View / Stiff's Station
Neighborhood Association and the
Woodruff Community Development Corporation
April, 2000**

Substandard Street	From	To
W. 2 nd Street	East Terminus	N. Summit Street
W. 2 nd Street	N. Park Street	Thayer/Grove Street
W. 3 rd Street	S. Johnson Street	S. Valmar Street
W. 4 th Street	East Terminus	S. Park Street
W. 4 th Street	Booker Street	Johnson Street
W. 4 th Street	Brown Street	Valentine/Plateau Street
W. 4 th Street	S. Maple Street	S. Cedar Street
W. 6 th Street	Rice	Alley East of Thayer Street
W. 6 th Street	Jones Street	Appianway Street
W. 6 th Street	Johnson Street	Booker Street
W. 6 th Street	S. Martin Street	S. Valmar Street
W. 6 th Street	S. Valentine Street	S. Pine Street
W. 7 th Street	Thayer Street	Coates Street
W. 7 th Street	Johnson Street	Brown Street
W. 7 th Street	S. Valentine Street	S. Pine Street
W. 8 th Street	Appianway Street	Jones Street
Appianway Street	W. 7 th Street	W. 8 th Street
S. Battery Street	Garland/Gill Street	To Concrete Section
S. Battery Street	W. Markham Street	W. 3 rd /Boone Street
Booker Street	W. 7 th Street	Lamar Street
Brown Street	W. 7 th Street	Lamar Street
Cantrell Road - North	Cantrell Road	Waterworks Road
S. Cedar Street	W. Markham Street	W. 6 th Street
Coates Street	W. 6 th Street	Short 7 th Street
Gill Street	N. Cantrell Street	Garland/Battery Street
Johnson Street	Lamar Street	I-630
Jones Street	W. 6 th Street	W. 8 th Street
Lamar Drive	West of Booker Street	Johnson Street
Lamar Drive	S. Valentine Street	S. Maple Street
W. Markham Street	East End	N. Park Street
S. Martin Street	W. 6 th Street	I-630
North Street	N. Summit Street	N. Schiller Street
N. Park Street	South End	W. Markham Street
S. Park Street	W. 3 rd Street	South End
Plateau Drive	S. Valentine/4 th Street	Pine Street
Rice Street	500 Block	W. 6 th Street
Riverview Drive	N. Summit Street	N. Schiller Avenue
N. Schiller Avenue	Garland Street	South End
N. Schiller Avenue	W. Markham Street	2 nd Street
N. Schiller Avenue	North End	4 th Street
N. Summit Avenue	South End	Riverview Drive
N. Summit Avenue	W. Markham Street	W. 2 nd Street
S. Valentine Street	Lamar Street	I-630
S. Valmar Street	W. 7 th Street	I-630

Substandard Streets April, 2000

Substandard Streets



**Section 6 - Public Works
Infrastructure Project
List For
Capitol View / Stiff's Station Area**

**City of Little Rock
Department of Public Works
October 1999**

PROJECT IDENTIFICATION	PROJECT TYPE	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	PROPOSED DESIGN TYPE
ST2023000	STREET & DRAIN - LOCAL	WEST 2ND STREET	End E. of Battery to W. Side Summit	Residential	Street & Drain; Reconstruction
ST2025000	STREET & DRAIN - LOCAL	WEST 2ND STREET	Summit - Schiller, W. thru Taper to Markham/Boone	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST0500000	STREET & DRAIN - LOCAL	WEST 2ND STREET	THAYER/GROVE TO BARTON AND BARTON TO 1/2 BLK. FROM PARK (ON 1999 PROP. 5 YR. AS Thayer to Park)	Residential	Street & Drain; Reconstruction
DR1000000	DRAINAGE	3RD STREET @ VALENTINE DRAINAGE	SAME	...	DRAINAGE
ST2059000	STREET & DRAIN - LOCAL	WEST 3RD STREET	Schiller - E. to End, Inc. CuldeSac	Residential	Street & Drain; Repair & Overlay
ST2060000	STREET & DRAIN - LOCAL	WEST 3RD STREET	Schiller - Park Offset	Residential	Street & Drain; Reconstruction
ST2065000	STREET & DRAIN - LOCAL	WEST 3RD STREET	Woodrow - Booker Offset to Johnson	Residential	Street & Drain; Repair & Overlay
ST2067000	STREET & DRAIN - LOCAL	WEST 3RD STREET	Johnson - Rosetta, Brown - Martin to Valmar (On 1999 Proposal as Johnson to Valmar)	Residential	Street & Drain; Reconstruction
ST2071000	STREET & DRAIN - LOCAL	WEST 3RD STREET	Valmar - W. thru Valentine, Maple	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST0078000	STREET & DRAIN - LOCAL	WEST 4TH STREET	PARK ST., EAST TO END	Residential	Street & Drain; Reconstruction
ST1201000	STREET & DRAIN - LOCAL	WEST 4TH STREET	Booker to Johnson	Residential	Street & Drain; Reconstruction
ST2109000	STREET & DRAIN - LOCAL	WEST 4TH STREET	Brown - Martin, Valmar, Valentine / Plateau (On 1999 Proposal as Brown to Plateau)	Residential	Street & Drain; Reconstruction
ST2112000A	STREET & DRAIN - LOCAL	WEST 4TH STREET	Maple To Pine	Residential	Street & Drain; Reconstruction
ST2112000B	STREET & DRAIN - LOCAL	WEST 4TH STREET	Pine - Cedar, to Elm	Residential	Street & Drain; Reconstruction
ST2142000	STREET & DRAIN - LOCAL	WEST CAPITOL AVENUE	Thayer, - E. to Alley	ALLEY	Scarify & Seal
ST2143000	STREET & DRAIN - LOCAL	WEST CAPITOL AVENUE	Thayer, West to - E. Side Coates	Residential	Street & Drain; Repair & Overlay
ST2148000	STREET & DRAIN - LOCAL	WEST CAPITOL AVENUE	Woodrow, W. thru Booker to Johnson	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST2149000	STREET & DRAIN	WEST CAPITOL AVENUE	Johnson, -Rosetta, Brown, Martin, Valmar, Valentine, Maple Offset, Oak to Pine	Collector	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST2151000	STREET & DRAIN	WEST CAPITOL AVENUE	Pine - Cedar, Elm	Collector	Street & Drain; Repair & Overlay
ST2187000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Curve @ Rice St., W. to - End of C/G 192' E. of Thayer	Residential	Street & Drain; Reconstruction
ST2188000	STREET & DRAIN - LOCAL	WEST 6TH STREET	W. of Rice & 192' E. of Thayer at Beg. C/G, West to Thayer	Residential	Street & Drain; Repair & Overlay
ST2189000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Thayer - Coates, Jones, to Appianway	Residential	Street & Drain; Repair & Overlay

PROJECT IDENTIFICATION	PROJECT TYPE	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	PROPOSED DESIGN TYPE
ST2193000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Woodrow - Booker	Residential	Street & Drain; Repair & Overlay
ST2194000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Johnson, One Way East to - Booker	Residential	Street & Drain; Repair & Overlay
ST2195000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Martin - Valmar	Residential	Street & Drain; Reconstruction
ST2197000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Valentine - Maple	Residential	Street & Drain; Reconstruction
ST2196000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Maple - Oak, Pine (on 1999 Proposal as Maple to Pine)	Residential	Street & Drain; Reconstruction
ST2199000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Pine - Cedar	Residential	Street & Drain; Repair & Overlay
ST2200000	STREET & DRAIN - LOCAL	WEST 6TH STREET	Cedar - Elm (One Way East)	Residential	Street & Drain; Repair & Overlay
SP1140000	SPECIAL	07TH ST. BRIDGE @ CAPITOL DRAIN	BETWEEN JOHNSON & BROWN & ADJACENT PLATEAU DITCH / LAMAR PORTER FIELD DRAIN AREA (May be Done with Final Phases of Plateau Drain)	Residential	BRIDGE - 36' WIDE
DR1001000	DRAINAGE	07TH ST. DRAIN	VICINITY #3321 W. 7TH BETWEEN BROWN & VALMAR (May be Done With Any Funding of Final Phases of Plateau Drain)	...	DRAINAGE
ST2216000	STREET & DRAIN - LOCAL	07TH ST., Short West 2500	End of C/G on Thayer, S. and West thru Curve to Coates at end 07th Viaduct	Residential	Street & Drain; Reconstruction
ST2242000	STREET & DRAIN - LOCAL	07TH ST., West 2900 - 3030	Woodrow, W. thru Booker - to Johnson	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST2243000	STREET & DRAIN - LOCAL	07TH ST., West 3100 - 3230	Johnson - Brown	Residential	Street & Drain; Reconstruction
ST2244000	STREET & DRAIN - LOCAL	07TH ST., West 3300 - 3514	Brown W. thru Martin, Valmar, 1/2 Blk. W. Valmar (End C/G)	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST2245000	STREET & DRAIN - LOCAL	07TH ST., West 3514 - 3520	1/2 Blk W. of Valmar, W. to - Valentine	Residential	Street & Drain; Repair & Overlay
ST2246000	STREET & DRAIN - LOCAL	07TH ST., West 3600 - 3630 (SEE 6th St. /7th St. ,ST2196000)	Valentine - Maple Offset (On 1999 Proposal)	Residential	Street & Drain; Reconstruction
ST2247000	STREET & DRAIN - LOCAL	07TH ST., West 3700 - 3830	Maple Offset - Oak, Pine	Residential	Street & Drain; Reconstruction
ST2250000	STREET & DRAIN	07TH ST., West 4000 - 4030	E.Side Cedar(1-630 R/W) - Elm	Arterial	Street & Drain; Repair & Overlay
DR1027000	DRAINAGE	ANNUAL DRAINAGE REPAIR - WARD SHARES OF \$10,000,000 ON TEN YEAR PLAN	\$150,000 AVG. PER WARD PER YEAR (\$1,050,000 PER YEAR TOTAL)	...	DRAINAGE, MINOR
ST3795000	STREET & DRAIN - LOCAL	APPIANWAY ST. 500 - 630S	5th(Capitol), S. thru 6th St. to 7th St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST3796000	STREET & DRAIN - LOCAL	APPIANWAY ST. 700 - 730S	07th St. - 08th St.	Residential	Street & Drain; Reconstruction
ST1213000	STREET & DRAIN - LOCAL	BATTERY ST., NORTH 100 - 130	GARLAND / GILL, S. TO END @ PRIVATE	Residential	Street & Drain; Reconstruction
ST3987000	STREET & DRAIN - LOCAL	BATTERY ST. 100 - 230S	Markham - 02nd St. Offset, 3rd St. @ Boone	Residential	Street & Drain; Reconstruction

PROJECT IDENTIFICATION	PROJECT TYPE	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	PROPOSED DESIGN TYPE
ST4165000	STREET & DRAIN - LOCAL	BOOKER ST. 300 - 407S	03rd St., S. thru to - Pvm't. Change, 149'S. 04th St.	Residential	Street & Drain; Repair & Overlay
ST4168000	STREET & DRAIN - LOCAL	BOOKER ST. 700 - 730S	07th St., S. to - Lamar	Residential	Street & Drain; Reconstruction
ST4179000	STREET & DRAIN	BOONE ST. 2000 - 2222W	3rd St./Summit St., W.thru Curve, thru 2nd,to Markham/Barton	Arterial	Street & Drain; Repair & Overlay
ST4180000	STREET & DRAIN	BOONE ST. 2223W	Markham St. Intersection; Lane E. of Island	Arterial	Street & Drain; Repair & Overlay
ST4328000	STREET & DRAIN - LOCAL	BROWN ST. 700 - 730S	07th St. - Lamar	Residential	Street & Drain; Reconstruction
ST4327000	STREET & DRAIN - LOCAL	BROWN ST. 500 - 630S	05th(Capitol), S. thru Bridge to - 07th St.	Residential	Street & Drain; Repair & Overlay
ST1220000	STREET & DRAIN - LOCAL	BROWN ST. 100 - 430S	MARKHAM TO 5TH ST.	Residential	Street & Drain; Rehabilitation Curbs, Drainage, Street As Needed
ST4494000	STREET & DRAIN	CEDAR ST. 100 - 730S	Markham, One Way S. - Plateau, 4th, 5th(Capitol), 6th, 7th to I-630 R/W	Collector	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST4747000	STREET & DRAIN - LOCAL	COATES ST. 500 - 530S	05th(Capitol) - 06th St.	Residential	Street & Drain; Repair & Overlay
ST4748000	STREET & DRAIN - LOCAL	COATES ST. 600 - 630S	06th St., S. - Alley, Curve, Short 7th to End @ 7th St, Viaduct	Residential	Street & Drain; Reconstruction
ST5185000	STREET & DRAIN - LOCAL	ELM ST. 100 - 630S	Markham S. - Plateau, 4th, 5th(Capitol), Shuffield, 6th, 7th St.	Residential	Street & Drain; Rehabilitation Curbs, Drainage, Street As Needed
ST5349000	STREET & DRAIN - LOCAL	FERN AVE. 300 - 430S	Pearl Ave., S.E. thru - thru Curve to 5th(Capitol)	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
ST5444000	STREET & DRAIN - LOCAL	FOUNTAIN ST. 100 - 423S	Intersection @ Markham, S. - Grove, Vernon to 5th St.(Capitol)	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
ST5638000	STREET & DRAIN - LOCAL	GILL ST. 200 - 330N	N. Cantrell Under Viaduct, S. - R.R. to - Garland / Battery	Residential	Street & Drain; Reconstruction
ST5750000	STREET & DRAIN - LOCAL	GROVE CIR. 2500 - 2517W	W.Sd.Island W.of Thayer, W. to Fountain Intersection	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
SP1300000	SPECIAL	HANDICAP RAMPS - CITYWIDE	CITYWIDE ANNUAL \$250,000 RETROFIT OF HANDICAP ACCESS FOR FIVE YEARS	ALL	ACCESS RAMP RETROFIT
ST6180000	STREET & DRAIN - LOCAL	JOHNSON ST. 500 - 530S	5th(Capitol) - 6th St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6181000	STREET & DRAIN - LOCAL	JOHNSON ST. 700 - 730S	07th St. - Lamar	Residential	Street & Drain; Reconstruction
DR1072000	DRAINAGE	JOHNSON ST. / ROSETTA ST. DRAIN	200 - 300 BLOCK	...	DRAINAGE
SP1178000	SPECIAL	JOHNSON ST. STREET LIGHTS	MARKHAM TO 5TH ST.	Collector	STREET LIGHT (ILLUMINATION) REPLACEMENT
ST6192000	STREET & DRAIN - LOCAL	JONES ST. 500 - 530S	5th(Capitol), - S. to 6th St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6193000	STREET & DRAIN - LOCAL	JONES ST. 600 - 730S	06th St., S. - 07th St. to 8th St.	Residential	Street & Drain; Reconstruction
SP1181000	SPECIAL	LAMAR DITCH BRIDGE	ON 7TH BETWEEN ELM & VALENTINE	Residential	BRIDGE - 34' LONG X 36' WIDE STRUCTURE

PROJECT IDENTIFICATION	PROJECT TYPE	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	PROPOSED DESIGN TYPE
ST6408000	STREET & DRAIN - LOCAL	LAMAR DR.(ST) 3000 - 3530W	50' W. of Booker @ I-630 R/W, W. thru Johnson, Brown, Martin, Valmar, to Valentine	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6413000	STREET & DRAIN - LOCAL	LAMAR DR.(ST) 3600 - 3600W	Valentine, thru - Maple	Residential	Street & Drain; Reconstruction
DR1076000	DRAINAGE	LEVEES	PULASKI COUNTY DRAINAGE DISTRICT LEVEE	...	LEVEES; ESTABLISH INSPECTION & MAINTENANCE OF LEVEES / PUMP STATIONS
ST6569000	STREET & DRAIN - LOCAL	LINDEN AVE. 2800 - 2810W	Intersection at Vernon, West to Pearl Ave.	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
ST6570000	STREET & DRAIN - LOCAL	LINDEN AVE. 2811 - 2830W	Pearl - Woodrow	Residential	Street & Drain; Reconstruction
ST6594000	STREET & DRAIN - LOCAL	LLOYD CT. 2000 - 2121W	Summit St., - West to Park St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6861000	STREET & DRAIN - LOCAL	MAPLE ST. 100 - 430S	Markham, S. thru 3rd St., Plateau, 4th St., to 5th(Capitol) Offset	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6862000	STREET & DRAIN - LOCAL	MAPLE ST. 500 - 630S	Offset at 5th, thru 6th, to - N. Side 07th St. Offset	Residential	Street & Drain; Repair & Overlay
ST6932000	STREET & DRAIN - LOCAL	MARKHAM ST., West 1800 - 1830W	Battery, East to - End	Residential	Street & Drain; Reconstruction
ST0024000	STREET & DRAIN - LOCAL	MARKHAM ST., West 1900 - 2130	PARK TO BATTERY	Residential	Street & Drain; Reconstruction
ST6936000	STREET & DRAIN - LOCAL	MARKHAM ST., West 2223W	Park St., West to - Markham/ Boone St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6937000	STREET & DRAIN	MARKHAM ST., West 2240W	Boone/Markham/Barton Intersection,W. to Dennison	Arterial	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6938000	STREET & DRAIN	MARKHAM ST., West 2300 - 2830W	Dennison, W. thru Rice To - Thayer, State School D/W, Fountain, Vernon, Pearl to Woodrow	Arterial	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6940000	STREET & DRAIN	MARKHAM ST., West 2900 - 2930W	E.Sd.Woodrow, W. thru Booker/Kavanaugh to W.Side Stiff Sta.	Arterial	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6941000	STREET & DRAIN	MARKHAM ST., West 3000 - 3130W	W.Side Stiff Sta., Thru Johnson, Midland, to Rosetta	Arterial	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6942000	STREET & DRAIN	MARKHAM ST., West 3200 - 3830W	Rosetta, W.- Ridgeway,Brown, Martin, Crystal Ct., Valmar, Alpine, Valentine, Linwood, Maple, Colonial Ct., Oak, to Pine	Arterial	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST6944000	STREET & DRAIN	MARKHAM ST., West 3900 - 4030W	Pine - Cedar, to W. Sd. Elm	Arterial	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
DR1083000	DRAINAGE	MARKHAM & CEDAR DRAIN	FLOODING @ HOTEL ON S.E. CORNER	Arterial	SEE PLATEAU DRAIN STUDY AND ADJACENT PROPOSAL.
SP1184000	SPECIAL	MARKHAM / BOONE ST./03RD TRAFFIC CALMING	03RD ST. VIADUCT W. TO ELM ST.	Arterial	TRAFFIC CALMING
SP0289000	SPECIAL	MARKHAM @ WOODROW SIGNAL	INTERSECTION	Arterial	SIGNALIZATION

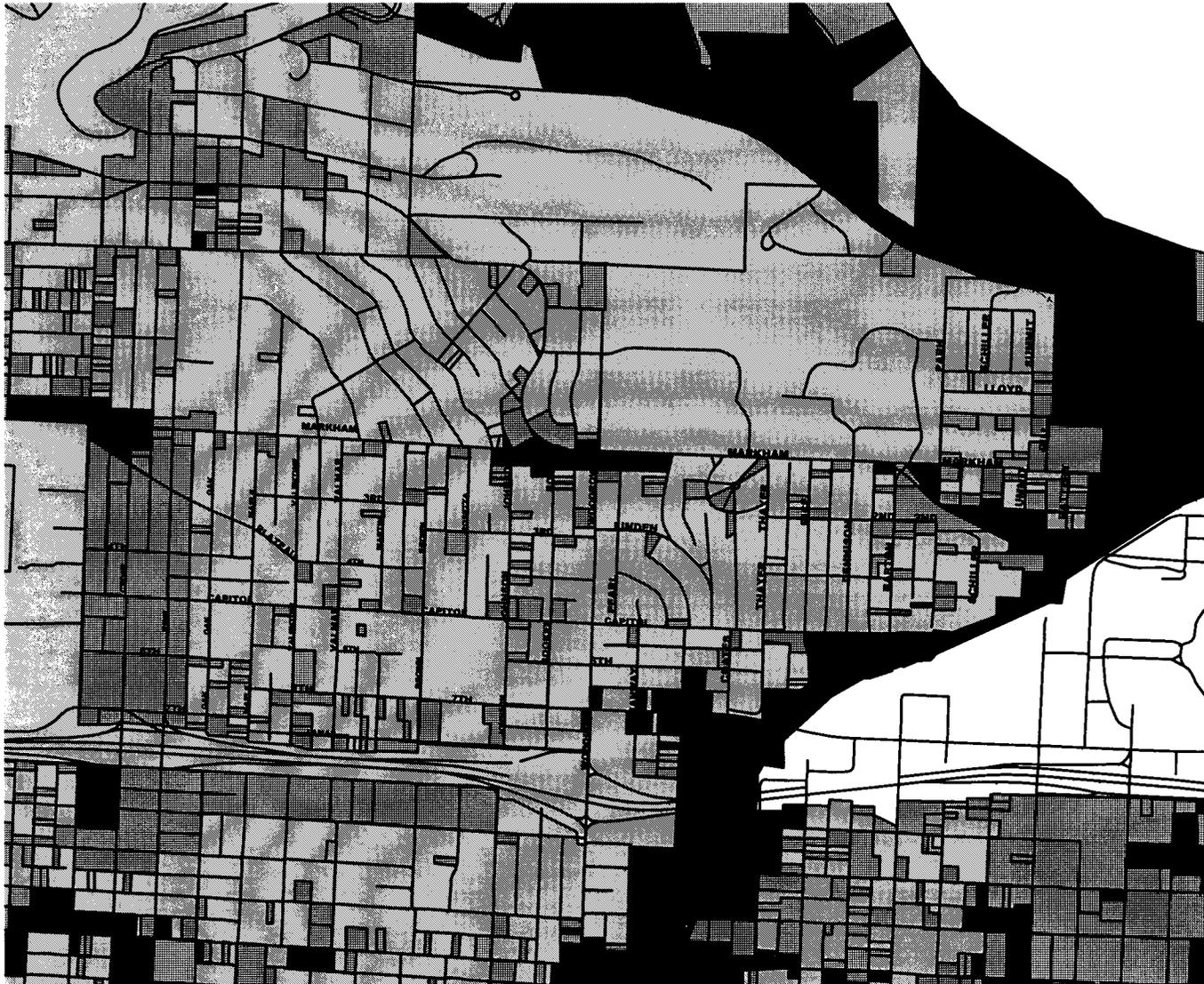
PROJECT IDENTIFICATION	PROJECT TYPE	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	PROPOSED DESIGN TYPE
ST7038000	STREET & DRAIN - LOCAL	MARTIN ST. 600 - 730S	06th St. S. - 7th, to End S. of Lamar	Residential	Street & Drain; Reconstruction
ST0189000	STREET & DRAIN - LOCAL	NORTH ST. 2000 - 2030W	Summit - Schiller	Residential	Street & Drain; Reconstruction
ST7310000	STREET & DRAIN - LOCAL	NORTH ST. 2100 - 2130W	Schiller - West to Park St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST7338000	STREET & DRAIN - LOCAL	OAK ST. 300 - 430S	Plateau, S. - 04th St. to 5th(Capitol)	Residential	Street & Drain; Repair & Overlay
ST7340000	STREET & DRAIN - LOCAL	OAK ST. 500 - 530S	05th(Capitol) - 06th St.	Residential	Street & Drain; Repair & Overlay
ST7337000	STREET & DRAIN - LOCAL	OAK ST. 100 - 230S	Markham, S. to - Plateau	Residential	Street & Drain; Repair & Overlay
ST7503000	STREET & DRAIN - LOCAL	PARK ST. 100 - 105S	Markham - S. to End	Residential	Street & Drain; Reconstruction
ST7502000	STREET & DRAIN - LOCAL	PARK ST. 100 - 330N	Riverview, S.thru North St.,Lloyd Ct.,Garland to Markham	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST0195000	STREET & DRAIN - LOCAL	PARK ST. 300 - 430S	N. SIDE OFFSET AT 3RD ST., TO END S. OF 4TH ST.(On 1999 Proposal as Boone St. S. to End)	Residential	Street & Drain; Reconstruction
ST1250000	STREET & DRAIN - LOCAL	PEARL ST.	MARKHAM TO 5TH ST.	Residential	Street & Drain; Rehabilitation Curbs, Drainage, Street As Needed
ST0067B00	STREET & DRAIN	PINE ST.	Ph II MARKHAM TO 5TH ST.	Collector	Street & Drain; Reconstruction, Collector
ST7661000	STREET & DRAIN	PINE ST. 600 - 730S	I-630/07th St., One Way North to - S.Side 06th St.	Collector	Street & Drain; Repair & Overlay
DR0272A00	DRAINAGE	PLATEAU DITCH UPGRADE DRAINAGE PH. II	VALENTINE -MARTIN TO I-630; SEE ALSO MARKHAM @ CEDAR, LAMAR PORTER DRAIN	...	CONCRETE LINED & FENCED
DR0272000	DRAINAGE	PLATEAU DITCH UPGRADE DRAINAGE PH. III	VALENTINE -MARTIN TO I-630; SEE ALSO MARKHAM @ CEDAR, LAMAR PORTER DRAIN	...	CONCRETE LINED & FENCED
ST0272000B	STREET & DRAIN - LOCAL	PLATEAU DR.(ST), 3600 - 4000W	Valentine - Elm @ Markham (May be Addressed by Plateau Drain)	Residential	Street & Drain; Reconstruction
ST0000000	STREET & DRAIN	RESURFACING OF IMPROVED ROADWAYS - CITYWIDE	CITYWIDE ANNUAL \$3 MILLION PROGRAM FOR OVERLAY AND PAVEMENT MARKINGS AS NEEDED	ALL	Street & Drain; Repair & Overlay - \$3 Million Annually
ST7983000	STREET & DRAIN - LOCAL	RICE ST. 500 - 530S	End Improved Section(#500 Blk.)Rice, thru Curve to 6th C/G	Residential	Street & Drain; Reconstruction
ST0207000B	STREET & DRAIN - LOCAL	RIVERVIEW DR.(CT) 2000 - 2030W (SEE ALSO ST0207000A SUMMIT)	SCHILLER TO SUMMIT	Residential	Street & Drain; Reconstruction
ST8120000	STREET & DRAIN - LOCAL	RIVERVIEW DR.(CT) 2100 - 2130W	E. Side Schiller - West to Park St.	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
SP1192000	SPECIAL	ROADWAY MEDIANS AND ISLANDS	CITYWIDE	ALL	MEDIANS & ISLANDS; ADDRESS MAINTENANCE & IMPROVEMENT NEEDS
ST8223000	STREET & DRAIN - LOCAL	ROSETTA ST. 100 - 430S	Markham, S. thru 3rd St. to 5th (Capitol)	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base
ST8335000	STREET & DRAIN - LOCAL	SCHILLER AVE.(ST) 100 - 130N	Garland - S. to End	Residential	Street & Drain; Reconstruction

PROJECT IDENTIFICATION	PROJECT TYPE	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	PROPOSED DESIGN TYPE
ST8336000	STREET & DRAIN - LOCAL	SCHILLER AVE.(ST) 100 - 130S	Markham - 02nd St.	Residential	Street & Drain; Reconstruction
ST8337000	STREET & DRAIN - LOCAL	SCHILLER AVE.(ST) 200 - 330S	End N. of 3rd, S. - 4th St. (On 1999 Proposal as Boone St., S. to End)	Residential	Street & Drain; Reconstruction
ST8333000	STREET & DRAIN - LOCAL	SCHILLER AVE.(ST) 400 - 430N	Riverview (One Way North) to Cantrell	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
DR1119000	DRAINAGE	STATE CAPITOL DRAIN STUDY	RUNS UNDER 3RD ST. VIADUCT, THEN LINCOLN AVE. OVERPASS ON CANTRELL RD. TO RIVER	...	FLOOD HAZARD STUDY
ST1121000	STREET & DRAIN - LOCAL	SUMMIT AVE.(ST) 100 - 130N	GARLAND, S. TO END	Residential	Street & Drain; Reconstruction
ST8728000	STREET & DRAIN - LOCAL	SUMMIT AVE.(ST) 100 - 130S	Markham - 02nd St.	Residential	Street & Drain; Reconstruction
ST8729000	STREET & DRAIN - LOCAL	SUMMIT AVE.(ST) 200 - 230S	02nd St. - 03rd St. / Boone	Residential	Street & Drain; Repair / Rehabilitation of Joints, Drainage, Base & Overlay
ST0207000A	STREET & DRAIN - LOCAL	SUMMIT AVE.(ST) 200 - 330N (SEE ALSO ST0207000B RIVERVIEW)	GARLAND - LLOYD, NORTH, TO RIVERVIEW	Residential	Street & Drain; Reconstruction
ST8881000	STREET & DRAIN - LOCAL	THAYER ST. 101 - 102S	Markham St., South 150' thru Taper to Width Change	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
ST8882000	STREET & DRAIN - LOCAL	THAYER ST. 102 - 230S	150' S. of Markham, S. thru Grove, 2nd St., to S.Side 3rd	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
ST8883000	STREET & DRAIN - LOCAL	THAYER ST. 300 - 530S	S.Sd.03rd, S.- 5th(Capitol), 6th Offset, & S. 100' to Short 07th	Residential	Street & Drain; Repair & Overlay
ST9026000	STREET & DRAIN - LOCAL	VALENTINE ST. 700 - 730S	Lamar - S. to End (I-630 R/W)	Residential	Street & Drain; Reconstruction
ST1266000	STREET & DRAIN - LOCAL	VALMAR ST.	MARKHAM TO 5TH ST.	Residential	Street & Drain; Rehabilitation Curbs, Drainage, Street As Needed
ST9072000	STREET & DRAIN - LOCAL	VALMAR ST. 500 - 630S	05th(Capitol), S. thru Jog at 06th St., to 07th St.	Residential	Street & Drain; Repair & Overlay
ST9073000	STREET & DRAIN - LOCAL	VALMAR ST. 700 - 730S	07th St. S. to End S. of Lamar	Residential	Street & Drain; Reconstruction
ST9132000	STREET & DRAIN - LOCAL	VERNON AVE. 100 - 302S	Markham St., South -Taper, Linden Intersection, to Fountain Intersection	Residential	Street & Drain; Repair / Rehabilitation of Slabs, Joints, Drainage & Base
SP0329000	SPECIAL	WOODROW AND I-630 SIGNAL	EAST & WEST BOUND RAMP	Arterial	SIGNALIZATION(AHTD COORDINATION)
SP1199000	SPECIAL	WOODRUFF SCHOOL PLAN STREET LIGHTS	NA BOUNDARIES FOR CAPITOL VIEW / STIFFTS STA.	...	STREET LIGHT(ILLUMINATION)
SP1200000	SPECIAL	WOODRUFF SCHOOL PLAN TRAFFIC CALMING	JOHNSON, WOODROW, FOUNTAIN & GARLAND	Residential	TRAFFIC CALMING

**Section 7 - Area Zoning Map &
City of Little Rock Zoning Classification and Description**

**Area Future Land Use Map &
City of Little Rock Future Land Use Classifications and Descriptions**

Zoning Map



Legend	
	MANUFACTURING
	PUBLIC
	OPEN SPACE
	SINGLE FAMILY
	MULTI FAMILY
	COMMERCIAL
	OFFICE



This is not the official zoning map.
Please contact the Department of Planning and Development
for information concerning the zoning of properties.
Dated April 2000

Outline of Zoning Classifications and Descriptions

The City of Little Rock, with the exception of the State Capitol Zoning District and the Central Little Rock Zoning Area Downtown, is divided into the following 34 zoning districts:

1. **“R-1” – Single Family District**

For large lot single family development with a minimum lot size of 15,000 square feet. This district is the least utilized of the several single family zones.

2. **“R-2” – Single Family District**

For conventional single family development with a minimum lot size of 7,000 square feet. This district is the predominant single family district within the City of Little Rock west of University and south of Asher Avenue.

3. **“R-3” - Single Family District**

For small lot single family development with a minimum lot of 7,000 square feet. This district is the predominant single family district within the City of Little Rock north of Asher Avenue and east of University.

4. **“R-4” - Single Family District**

For development of duplex dwellings with a minimum lot size of 7,000 square feet.

5. **“MF-6” - Multifamily District**

For apartment development at a maximum of six dwelling units per acre. This district is used predominantly in the west and southwest portions of the City generally for upper income and condominium type developments.

6. **“MF-12” - Multifamily District**

For apartment development at a maximum of 12 units per acre. This district is used predominantly in the west and southwest portions of the City as a transition zone between lower and higher density residential developments.

7. **“MF-18” - Multifamily District**

For apartment development at a maximum of 18 units per acre. This district which is predominantly located west of University is primary “MF” District for construction of apartments in the suburban area.

8. **“MF-24” - Multifamily District**

For apartment development at a maximum of 24 units per acre. This district is utilized throughout the City; however, the majority of this district is located in the northwest portion of the City. It is generally developed in close proximity to higher intensity uses either office or commercial.

9. **“R-5” - Urban Residence District**
For apartment development at a maximum of 36 units per gross acre.
10. **“R-6” – High Rise Apartment District**
For apartment development at a maximum of 72 units per gross acre. This district is the High-Rise Apartment District and is the least utilized of the several apartment zones. This district is primarily located in the core of the City north of Asher Avenue and east of University.
11. **“R-7” – Mobile Home District**
For mobile home parks at a maximum of eight dwelling units per gross acre. This district is utilized for creation of rental mobile home parks only.
12. **“R-7A” – Mobile Home District**
For mobile home subdivisions proposing lot sales for placement of mobile home units. The maximum permitted density is 12 family units per net saleable acre.
13. **“O-1” – Quite Office District**
For office use providing for conversion of residential structures in older neighborhoods to uses compatible with existing residential neighborhoods.
14. **“O-2” – Office and Institutional District**
For large tract office and institutional development. This district provides for the high-rise office development.
15. **“O-3” – General Office District**
For development of freestanding offices serving a broad range of public needs.
16. **“C-1” – Neighborhood Commercial District**
For development of small personal service uses. This district allows uses that are generally neighborhood oriented.
17. **“C-2” – Shopping Center District**
For development of large scale commercial projects such as shopping malls.
18. **“C-3” – General Commercial District**
For development of a broad range of general sales and service uses.

19. **“C-4” – Open Display Commercial District**
For development of a range of uses requiring open display of merchandise such as automobiles, mobile homes, and building materials.
20. **“I-1” – Industrial Park District**
For development of an efficient well-designed industrial park. This district encourages the development of park-like settings with significant landscaping and design effort.
21. **“I-2” - Light Industrial District**
For development of general industrial uses including light manufacturing and assembly.
22. **“I-3” – Heavy Industrial District**
For development of industrial uses of an objectionable or hazardous nature. This district normally includes uses that emit a high level of noise, dust, odor, or other pollutants thus; requiring separation from residential or other more sensitive uses.
23. **“AF” – Agriculture and Forestry District**
For sites utilized as farming or other rural activities. This district is also utilized for recreational uses.
24. **“M” – Mining District**
For sites utilized as mineral extraction, forestry, or agriculture. This district much like the Heavy Industrial District, should be separated from residential or other more sensitive uses.
25. **“OS” – Open Space District**
For use as a buffer zone between uses, a protection zone for difficult topography, and to preserve natural conditions. This district is most often utilized to buffer one land use from another such as apartments, office, or commercial development from single family.
26. **“F” – Floodplain District**
For regulation of usage of flood prone lands to protect the water flow and to reduce flooding effects.
27. **“PZD” - Planned Zoning Development**
A process for owners/developers to utilize when it is desirable to present a unified site plan and plat for City review. There are four (4) Planned Unit Development districts utilized in the process for multi use developments. There are:

a. **“PRD” – Planned Residential**

This district is used when residential uses are proposed in a development of mixed use permitted.

b. **“POD” – Planned Office**

This district is used when office development is the intended principal use. Some commercial and residential is permitted when made a part of the review process.

c. **“PCD” – Planned Commercial**

This district is used when commercial mixed use development is proposed. A mix of residential, office and commercial is permitted.

d. **“PID” – Planned Industrial**

This district is used when warehousing, manufacturing or similar uses are proposed in a mix of uses.

28. **“PD” – Planned Development**

A process utilizing the same submittal and review procedures as a “PUD” except, that this process permits development of single use projects exclusively, these districts are:

a. **“PD” – Residential**

This district permits residential projects of any density with no mix of other uses.

b. **“PD” – Office**

This district permits projects that involve a single office use or building (no mix of uses).

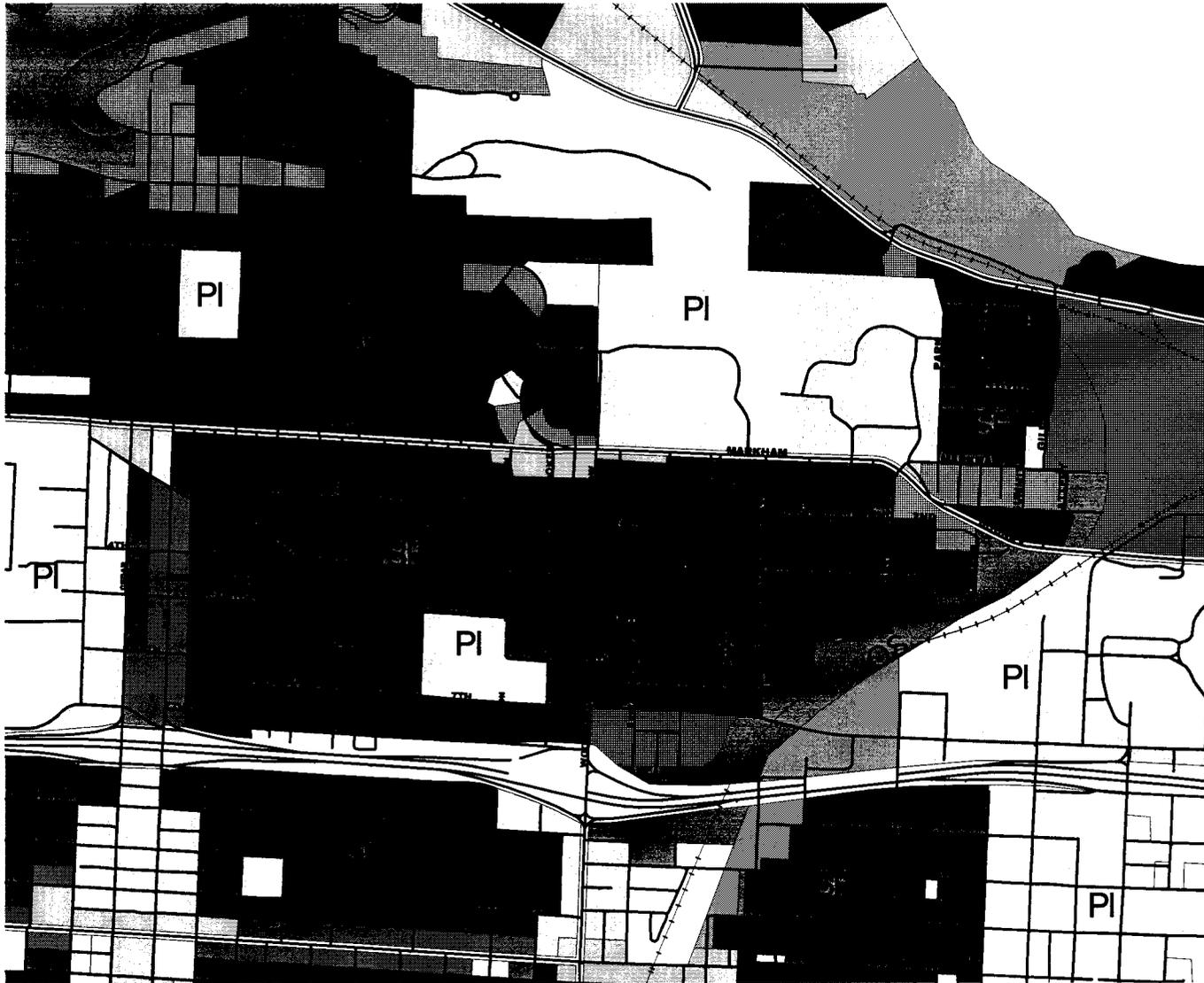
c. **“PD” – Commercial**

This district permits projects that involve a single commercial use or building (no mix of uses).

d. **“PD” – Industrial**

This district permits projects that involve a single industrial use or building (no mix of uses).

Future Land Use Plan Map



Legend

	I INDUSTRIAL
	PI PUBLIC INSTITUTIONAL
	PK/OS PARK/OPEN SPACE
	LDR LOW DENSITY RESIDENTIAL
	SF SINGLE FAMILY RESIDENTIAL
	MF MULTIFAMILY RESIDENTIAL
	NC NEIGHBORHOOD COMMERCIAL
	C COMMERCIAL
	MX MIXED USE
	STD SERVICE TRADES DISTRICT
	O OFFICE



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Land Use Categories

- SF** Single Family Residential – This category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.
- LDR** Low Density Residential – This category accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and ten (10) dwellings units per acre.
- MF** Multifamily Residential – The multifamily category accommodates residential development of 10 to 36 dwelling units per acre.
- MH** Mobile Home Park – This category accommodates an area specifically developed to accommodate mobile homes.
- O** Office – The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general office which support more basic economic activities.
- SO** Suburban Office – The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.
- MCI** Mixed Commercial and Industrial – This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial.
- MOC** Mixed Office and Commercial – This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.
- STD** Service Trades District – This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office services or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.
- MX** Mixed Use – This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.
- LI** Light Industrial – This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting.

- I** Industrial – The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industrial related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.
- C** Commercial – The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.
- CS** Community Shopping – This category provides for shopping center development with one or more general merchandise stores.
- NC** Neighborhood Commercial – The neighborhood commercial category includes limited small scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.
- NODE** Existing Business Node – This category provides for the existence of a sufficient concentration (minimum of 3) of long-term established businesses on both sides of a major street. The businesses must be contiguous or in close proximity. A Planned Zoning District is required.
- A** Agriculture – It is the intent of this category to encourage the combination of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe, where it would be appropriate to preserve existing rural land use, prior to annexation into the city.
- M** Mining – The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be property managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.
- PK/OS** Park/Open Space – This category includes all public parks, recreation facilities, green belts, flood plains, and other designated open space and recreational land.
- PI** Public Institutional - This category includes public and quasi public facilities which provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.
- T** Transition – Transition is a land use plan designation which provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms with the Design Overlay standards. Uses which may be considered are low density multifamily residential and office uses if the proposals are compatible with quality of life in nearby residential areas.