

March 13, 2025

ITEM NO.: 18

FILE NO.: MSP2025-01

NAME: Master Street Plan Amendment – Realignment of Proposed Collector.

LOCATION: South side of Pride Valley Road near Piper Lane to Proposed Minor Arterial 4000 feet to the south.

15625 PRIDE VALLEY RD

OWNER/AUTHORIZED AGENT:

William B. Worthen Jr
323 W 17th St
Little Rock, AR 72206

AREA: N/A

WARD: ETJ

PLANNING DISTRICT: 18

CENSUS TRACT: 42.25

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST:

The request is to relocate a proposed collector toward western boundary of property.

B. EXISTING CONDITIONS/ZONING:

The land surrounding the change area is all zoned R-2, Single Family District. There is a developed single-family subdivision with a local street (Piper Lane) to the north of current alignment connection, across Pride Valley Road, which ends in a loop. The proposed portion of Collector is currently shown on undeveloped land which is zoned R-2. There are no structures on the R-2 zoned land south of the Proposed Collector.

C. NEIGHBORHOOD NOTIFICATIONS:

A letter was mailed to all property owners affected by the amendment. Staff has received **NO CONTACT** as of this writing.

G. TRANSPORTATION/PLANNING:

Land Use Plan:

The Land Use Plan Map shows Residential Low Density (RL) use for the application area. The Residential Low Density (RL) 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. There is a single-family subdivision in the RL area to the north of Pride Valley Road. An undeveloped area of Residential Medium Density (RM) is shown to the east of the Proposed Collector. The Residential Medium Density (RM) use accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, 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 twelve (12) dwelling units per acre. An area of Park/Open Space (PK/OS) is shown to the north that serves as a buffer for Rock Creek. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Master Street Plan:

The application area is bounded on the north by Pride Valley Road which is shown as a Collector on the Master Street Plan. Pride Valley Road, a Collector is on the north. The primary function of Collector Street is to provide connections between Local Streets and Arterial Streets or activity centers. Access to adjoining properties is a secondary function of Collector Streets. Kanis Road to the east is shown as Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians.

Bicycle Plan:

The Master Bike Plan shows no facilities adjacent to or traversing application area.

Historic Preservation Plan:

No Historic Sites or Districts are in the vicinity.

H. ANALYSIS:

The proposed Collector on the Master Street Plan is to connect Pride Valley Road to a proposed Minor Arterial to the south as development occurs. The primary

function of a Collector Street is to provide connections for neighborhoods to Arterial Streets or activity centers. Collectors tend to have a 60-foot Right-of-Way with roadways 36-feet back-of-curb to back-of-curb. Arterials function to move goods and people around and through the city. Arterials usually have 90 or more feet of Right-of-Way and are often four or five lane roadways. The proposal of a Collector connection has been on the City's Master Street Plan for over 40 years.

The relocation of the proposed Collector was requested by the property owner. The Collector is currently located over an existing pond on the property as well as some existing structures. The suggested relocation would move the collector away from the pond and structures. Furthermore, the original collector was located with the intent of having a continued connection south from Chenal along Wellington Hills Road. Development at Piper Lane makes this connection no longer possible. Moving the collector to connect with Worthen Rd to the north across Pride Valley allows for the connection to Chenal.

The relocation of this collector was also suggested by Special Committee of the Planning Commission, agreed upon by stakeholders at other meetings, and also the same proposed location of the Pulaski County Master Street Plan.

I. STAFF RECOMMENDATION:

Staff recommends approval of the relocation of the proposed collector on the Master Street Plan.

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 2 absent and 1 open positions. The application was approved.