

FILE NO.: MSP2025-02

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

LOCATION: Extension of Capitol Hill Boulevard, South of Pride Valley Road

OWNER/AUTHORIZED AGENT:

City of Little Rock  
Planning and Development Department

AREA: N/A

WARD: Extraterritorial Jurisdiction Planning Area

PLANNING DISTRICT: 18

CENSUS TRACT: 42.25

CURRENT ZONING: R-2

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BACKGROUND:

A. PROPOSAL/REQUEST:

The request is to remove the proposed westward extension of Capitol Hill Boulevard, a Minor Arterial Street, from the Master Street Plan.

B. EXISTING CONDITIONS/ZONING:

The land surrounding the amendment area's zoning is designated as R-2, Single Family District. To the east of the subject area is the west terminus of the existing Capitol Hill Boulevard, a Minor Arterial Street. The north abutting land to Capitol Hill Boulevard in proximity to the subject area is a developed 267 single-family unit subdivision, the Capitol Key Estates and a developed 40 single-family unit subdivision, Governors Manor. The south abutting land to Capitol Hill Boulevard is developed 500+ unit apartment complexes, Capitol Hill Apartment Homes and Landmark Apartments. To the north and south of the subject area is undeveloped land.

C. NEIGHBORHOOD NOTIFICATIONS:

At the time of distribution, there were no comments regarding this application. All affected property owners were notified of the public hearing.

G. TRANSPORTATION/PLANNING:

Land Use Plan:

The subject area is in the Ellis Mountain Planning District and is primarily within the Extraterritorial Jurisdiction (ETJ).

The Land Use Plan Map shows Residential Low Density (RL) use for the subject 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 remains less than 6 units per acre.

To the east of the subject area, within the city's corporate limits, is the Capitol Key Estates subdivision that is designated as Residential Low Density (RL) and the 500+ unit apartment complexes that are designated as Residential High Density (RH). The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

Master Street Plan:

The proposed amendment to the Master Street Plan is the removal of the proposed extension of Capitol Hill Boulevard, a Minor Arterial street. A Minor Arterial street provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Generally, these roads are spaced at one-mile intervals and have a right-of-way of 90 feet.

The proposed amendment will remove the proposed minor arterial alignment connecting Capitol Hill Boulevard to a proposed Principal Arterial about 0.87 miles to the west, as the crow flies, as well as the connection to a proposed Collector to the north.

Bicycle Plan:

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

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The proposed amendment to the Master Street Plan is to remove the proposed westward extension of Capitol Hill Boulevard, a Minor Arterial Street. The removal of the proposed street is being requested on behalf of property owners and

stakeholders within the subject area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Master Street Plan update to remove the proposed Minor Arterial located between the terminus of Capitol Hill Boulevard (Minor Arterial) and the proposed Principal Arterial to the west.

PLANNING COMMISSION ACTION:

(May 8, 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 9 ayes, 0 nays and 2 absent. The application was approved.