

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JUNE 3, 2014 AGENDA**

<p>Subject:</p> <p>Approval of a Master Street Plan Amendment MSP14-02</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>CITIZEN PARTICIPATION</p> <p>BACKGROUND</p>	<p>To approve a Master Street Plan change along David O. Dodd from Stagecoach Road on the east to the curve in the road at the Kenwood Subdivision on the west, modifying the design standard to a forty-eight (48)-foot road.</p> <p>None</p> <p>Staff recommended approval. The Little Rock Planning Commission voted 10 ayes, 0 nays, one (1) absent to approve the change.</p> <p>The following Neighborhood Associations were contacted: Stagecoach Dodd and Waters Edge. Fourteen (14) comments were received concerning the proposed amendment, most of a neutral nature.</p> <p>The application was amended before the Planning Commission hearing to maintain the ninety (90)-foot right-of-way with a forty-eight (48)-foot street width with sidewalks on both sides. The sidewalks will be built at the edge of the right-of-way.</p> <p>This amended application proposes that the only change would be the street width from fifty-nine (59) feet to forty-eight (48) feet. This amendment to the application conforms to Staff's recommendation prior to the amendment. This would place an Alternative Design Standard on this segment of road.</p>	

**BACKGROUND
CONTINUED**

Staff believes the change is appropriate. Staff does recommend a lesser standard for construction (four (4)-lane road) with the standard ninety (90) foot right-of-way. This will provide the function of the arterial while providing for options to restripe the road to a Collector with center turn lane and bike lanes on each side after the McHenry Creek Bridge is in place.

The Master Street Plan shows a Proposed Minor Arterial due south of the Kenwood Subdivision connecting with Crystal Valley Road at Stagecoach Road. This would be the southernmost segment of a Minor Arterial that includes Bowman Road and Napa Valley Road that ends at Hinson Road. This arterial would include a bridge going over McHenry Creek. The creek is not extremely wide, but the floodway is. Therefore, the bridge would have to be not only wide enough for a Minor Arterial, but very long to span the floodway (400 – 500 feet), which means this bridge will be very costly to build.

Currently, the segment of the road in question does function as an arterial and will continue to serve until the proposed Minor Arterial is built south across the creek. The current traffic count is not to the level of an arterial, but the function is there. Therefore, the classification should not change, but an Alternative Design Standard could be placed on this segment of road.