

September 11, 2025

ITEM NO. 5:

FILE NO.: LU2025-16-01

NAME: Otter Creek Land Use Plan Amendment – RL to AF

LOCATION: 11619 & 11705 Alexander Road

OWNER/AUTHORIZED AGENT:

Owner

Candace Woodruff  
905 La Harpe Blvd  
Little Rock, AR, 72201

Agent

Rasburry Surveying LLC  
308 W South St,  
Benton, AR 72015

AREA: 14.3 acres +/-

WARD: Ward 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING: L-1, Industrial Park District & R-2, Single-Family District

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BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Residential Low (RL) to Agriculture (A). The application is pursued concurrently with a rezoning application, File No. Z-6396-B, request from Industrial Park District (I-1) and Single-Family District (R-2) to Agricultural and Forestry District (AF).

B. EXISTING CONDITIONS:

The subject site is 14.3 acres +/- of cleared, gently sloping land currently developed with horse stables, associated equestrian and livestock facilities, pasture, and residence. The site is located on the south side of Alexander Road with open ditch for drainage and no sidewalks. The rear of the property is approximately 140 feet north of Otter Creek and a significant portion of the property is within the 100-year flood plain.



*Figure 1. Aerial imagery of 11619 & 11705 Alexander Road in relation to surrounding development context.*

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in the Otter Creek Planning District, District 16. The development principles of the district include preserving existing open space, wetlands, and natural sound barriers, and identifying and correcting drainage issues in the area.

The Land Use Plan shows Residential Low Density (RL) for the requested 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.

The requested land use designation is Agricultural (A) which 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. The site is within the city limits, and the use of the property is residential and includes the raising of livestock.

Master Street Plan:

The subject property sits on the south side of Alexander Road with approximately 156 feet of frontage.

Alexander Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides.

Bicycle Plan:

Alexander Road is designated on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

E. ANALYSIS:

To the north of the application, across Alexander Rd, is designated for Light Industrial (LI) uses characterized by industrial parks and warehouses. East of the application is designated for Residential Medium Density (RM) uses and is characterized by a single-family home on a large tract and a mobile home park; south of which is a wooded tract designated for Residential Low Density (RL) use. To the west is a tract with a single-family home in an area of Residential Low Density (RL) use, and an area of Public/Institutional use with utility facilities. An area designated for Park and Open Space uses is shown to the west and south along Otter Creek which encompasses the riparian areas and creek floodway.

Staff finds that the amendment request is reasonable and appropriate given the site's location, surrounding land use pattern, and proximity to environmental landscapes. The proposed Agricultural (A) designation is consistent with the Otter Creek Planning District's development principles, which advocate for the preservation of existing open space, wetlands, and natural sound barriers.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Otter Creek Planning District from Residential Low (RL) to Agricultural (A) and recommends approval.