

April 10, 2025

ITEM NO.: 6

FILE NO.: MSP2025-02

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: ETJ

PLANNING DISTRICT: 18

CENSUS TRACT: 42.25

CURRENT ZONING: R-2

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A. PROPOSAL/REQUEST:

The request is to relocate a proposed arterial and change the classification of the street to a collector with a specific design standard.

B. EXISTING CONDITIONS/ZONING:

The land surrounding the amendment area is all zoned R-2, Single Family District. There is a developed single-family subdivision to the east at the end of the existing Capitol Hill Boulevard. South of Capital Hill Boulevard is a Planned Development – Residential property consisting of Multi-Family Residential Apartments. To the south and west of the amendment is undeveloped land and single family lots.

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 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 west. 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.

Master Street Plan:

The proposed amendment is an extension of Capitol Hill Boulevard, a minor arterial. 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 the negative effects of traffic and pedestrians. The proposed extension will be bound to the west by a proposed principal arterial. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides.

Bicycle Plan:

The Master Bike Plan shows no facilities adjacent to or traversing application area. The proposed collector will have side paths.

Historic Preservation Plan:

No Historic Sites or Districts are in the vicinity.

H. ANALYSIS:

The proposed amendment to the Master Street Plan is to relocate the extension of Capitol Hill Boulevard, a minor arterial. The proposed amendment will change the street classification of the extension from minor arterial to collector with a specific design. The primary function of Collector Streets is to provide connections for neighborhoods to Arterial Streets or activity centers.

The Master Street Plan states:

*The location of designated streets which do not physically exist at the time of the Plan's adoption are shown as general corridor locations. When an area develops*

*which includes a proposed street, the Planning Commission will approve that street's specific location, taking into consideration both topography and economics. Further, the Commission may approve revisions to the stated standards and alignments at the time of subdivision, in order to address site-specific concerns and interests while assuring that the goals of the plan are achieved.*

The review of the location of the Capitol Hill Boulevard extension was requested by the Planning Commission in November of 2024. A special committee was created for this review and the results of their findings were presented to the Planning Commission on February 13, 2025. The Planning Commission voted unanimously to recommend staff make the proposed change to the Master Street Plan. This location was also agreed upon by stakeholders.

I. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The item was deferred to the April 10, 2025 agenda due to further legal issues. The deferral will not be charged to the applicant.