

City of North Little Rock Comprehensive Land Use Plan

Authority

Whereas; Act 186 of the Acts of the Arkansas General Assembly of the Year 1957, and all amendments thereto give authority to preserve and promote, in accordance with present and future needs, the public health, safety, and general welfare of the inhabitants of the City of North Little Rock, and of the public generally, and to encourage and facilitate the orderly growth and expansion of the municipality.

Purpose

The purpose of the North Little Rock Comprehensive Land Use Plan is to ensure land resources are allocated for uses that will accommodate and enhance North Little Rock's economic development, housing, community facilities, natural and historic resources and to protect and improve the quality of life of City residents.

Introduction

A Land Use Plan is a prerequisite to zoning. The current map was adopted in 1987 and these updates are a restatement of the Community's desire for the future community. As a first step, neighborhood meetings were held where the map was reviewed and neighborhood comments noted. Based on these meetings, changes to the map were recommended by staff and adopted by the Planning Commission in October 2002.

During the past two years, the City of North Little Rock has conducted land use assessments to evaluate the success of past efforts in addressing citizen needs. Based on these assessments, the Planning Commission has adopted the Goals and Objectives and Land Use Plan Map to guide future land use decisions.

Goal 1: Maintain and enhance a strong sense of community in North Little Rock.

Objectives

- a. Maintain the unique character and small-town atmosphere of North Little Rock neighborhoods;
- b. Promote North Little Rock's positive image as a desirable community in which to live and work;
- c. Keep and encourage a strong physical sense of both neighborhood and community;
- d. Preserve open space(s);
- e. Promote North Little Rock's distinct heritage and traditions.

Goal 2: Preserve and maintain North Little Rock's attractive visual appearance.

Objectives

- a. Beautify major arterials and other high-traffic corridors;
- b. Continue beautification efforts of commercial areas;

- c. Promote strong architectural, appearance, and landscaping standards for development;
- d. Encourage architectural unity and continuity without sacrificing diversity;
- e. Enforce and maintain sign controls.

Goal 3: Preserve North Little Rock's environmental resources.

Objectives

- a. Promote and preserve trees, urban forests, and natural open spaces during development;
- b. Preserve and maintain North Little Rock's water quality and resources by protecting natural stream corridors and watersheds;
- c. Mitigate the adverse impacts of noise and air pollution.

Goal 4: Manage North Little Rock's growth and development to maintain and enhance North Little Rock's quality of life.

Objectives

- a. Preserve, maintain, and revitalize North Little Rock's downtown and surrounding neighborhoods and encourage and provide for mixed-use development with a variety of housing types, densities, nonresidential uses, open spaces, and recreational amenities;
- b. Promote appropriate infill development;
- c. Encourage small-scale neighborhood-oriented commercial development where appropriate.

Goal 5: Provide adequate, high quality, and well-maintained public services, amenities, and facilities.

Objectives

- a. Develop recreational, sports, and cultural facilities to provide and sustain an adequate level of service;
- b. Develop neighborhood-oriented, community, and regional parks, open spaces, and greenways to adequately serve North Little Rock's population;
- c. Maintain and improve the current high level of public safety and emergency services;
- d. Expand and maintain North Little Rock's utility infrastructure, where appropriate, to adequately serve future growth and development.

Goal 6: Provide a transportation network that supports the City's Land Use Plan.

Objectives

- a. Improve thoroughfares to keep pace with growth and development;
- b. Proactively plan for public transportation within North Little Rock;

- c. Emphasize pedestrian-oriented development including bicycle lanes, greenways, and sidewalks that connect to neighborhoods, parks, schools, offices, commercial areas, and other public spaces.

Goal 7: Support balanced, appropriate economic development.

Objectives

- a. Encourage high-quality, "clean" and "green" businesses and industries to locate or expand in North Little Rock;
- b. Promote the balanced growth of residential/non-residential land uses with respect to the economic vitality of the community and contribution to the tax base.

Goal 8: Promote and sustain a progressive and positive planning process for North Little Rock.

Objectives

- a. Effectively manage long-term growth through a comprehensive and proactive planning process;
- b. Actively participate in regional planning efforts;
- c. Support effective zoning, land use, and development regulations and enforcement;
- d. Equitably disperse the costs for the expansion and maintenance of North Little Rock's infrastructure between the public and private sectors, including the transportation system, recreational and cultural facilities, open spaces, and schools.

Goal 9: Proactively address North Little Rock's housing issues.

Objectives

- a. Increase the housing population within the City;
- b. Maintain and protect residential property values;
- c. Encourage the protection and restoration of homes rich in history;
- d. Encourage the availability of housing for a wide range of income groups, the disabled and senior citizens.