

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 15, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance amending the Master Street Plan, Removing a proposed portion of W. 57th St.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<p>SYNOPSIS</p>	<p>An ordinance to amend the Master Street Plan (MSP) to remove a proposed portion of West 57th Street, a Collector on the Master Street Plan, extending from Geyer Springs Road and connecting to Mabelvale Pike before the intersection with South University.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the MSP amendment. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p>	
<p>BACKGROUND</p>	<p>West 57th Street is a residential street between Geyer Springs Road running east to Lancaster Road in the 65th Street East Planning District. The Master Steet Plan has a proposed collector extension to 57th Street from Geyer Springs Road to Mabelvale Pike just before the intersection with South University Avenue. This proposed extension was intended to be a connection between Geyer Springs Road, a minor arterial, and South University Avenue, a principal arterial. This proposed Collector has an approximate length of 600 ft. with a Right of Way of 60'. Currently, there is no dedicated Right of Way for this proposed road. This Collector has been proposed on the Master Street Plan since at least 1988.</p>	

**BACKGROUND
CONTINUED**

The extension of West 57th Street was proposed on the Master Street Plan to serve as a connection between Geyer Springs Road and South University Avenue. At the time of the proposed connection, Mabelvale Pike was not as developed and the connection of West 57th Street appeared to serve as a better eventual connection. Since that time, Mabelvale Pike has developed into an adequate connection between Geyer Springs Road and South University Avenue thus eliminating the need for the West 57th Street extension.

Additional considerations for the removal of the proposed extension from the Master Street Plan would be the financial implications. Right of Way would have to be purchased or dedicated to create this extension, and continued development in this area has made this unlikely or cost-prohibitive. Furthermore, West 57th Street would intersect with Mabelvale Pike too close to the intersection of South University Avenue which could create traffic issues. Finally, a study of traffic volumes in the area indicates that the extension is not warranted since all east/west traffic in this area is either served through 53rd Street to the north or 65th Street to the South. Any east/west traffic between these two roads is already served by Mabelvale Pike.

The Planning Commission reviewed this request at their September 12, 2024, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.