

September 12, 2024

ITEM NO.: 18

FILE NO.: MSP2024-01

NAME: Master Street Plan Amendment – Removal of a portion of West 57th Street between Geyer Springs Road and Mabelvale Pike

LOCATION: West 57th Street between Geyer Springs and Mabelvale Pike

OWNER/AUTHORIZED AGENT:
City of Little Rock Staff

AREA: NA

WARD: 2

PLANNING DISTRICT: 13

CENSUS TRACT: 20.01

CURRENT ZONING: N/A

BACKGROUND:

A. PROPOSAL/REQUEST:

The amendment to the Master Street Plan (MSP) is to remove a proposed portion of West 57th Street, a Collector on the Master Street Plan, extending west from Geyer Springs Road and connecting to Mabelvale Pike before the intersection with South University.

The primary function of a Collector Street is the traffic connection from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter to a half mile.

B. EXISTING CONDITIONS/ZONING:

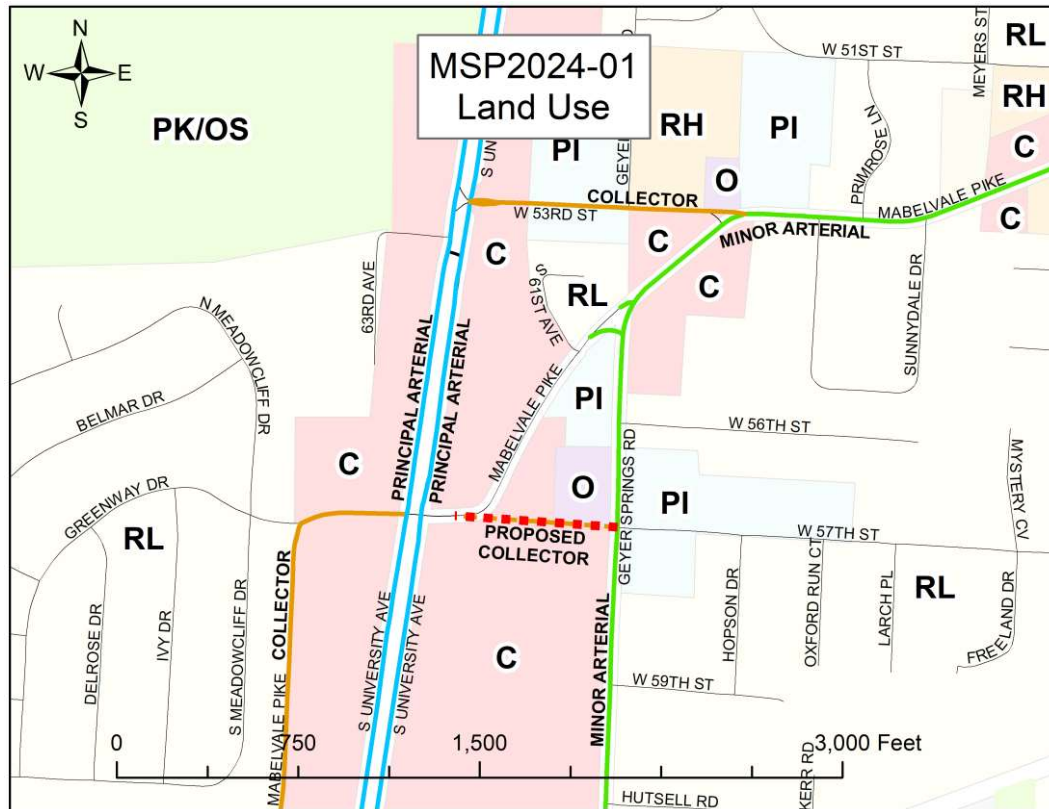


The land surrounding the change area to the east of Geyer Springs Road is all zoned R-2, Single Family District. Between Geyer Springs and Mabelvale Pike to the north of the proposed Collector is zoned General Commercial (C-3) and Quiet Office (O-1). South of the proposed Collector is an area of Light Industrial (I-2) followed by General Commercial (C-3). West of the change area across South University is a mix of Commercial uses with Light Industrial to the South.

C. NEIGHBORHOOD NOTIFICATIONS:

A letter was mailed August 29, 2024, to all property owners in the corridor affected by the amendment. Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the Commission's hearing.

D. TRANSPORTATION/PLANNING:



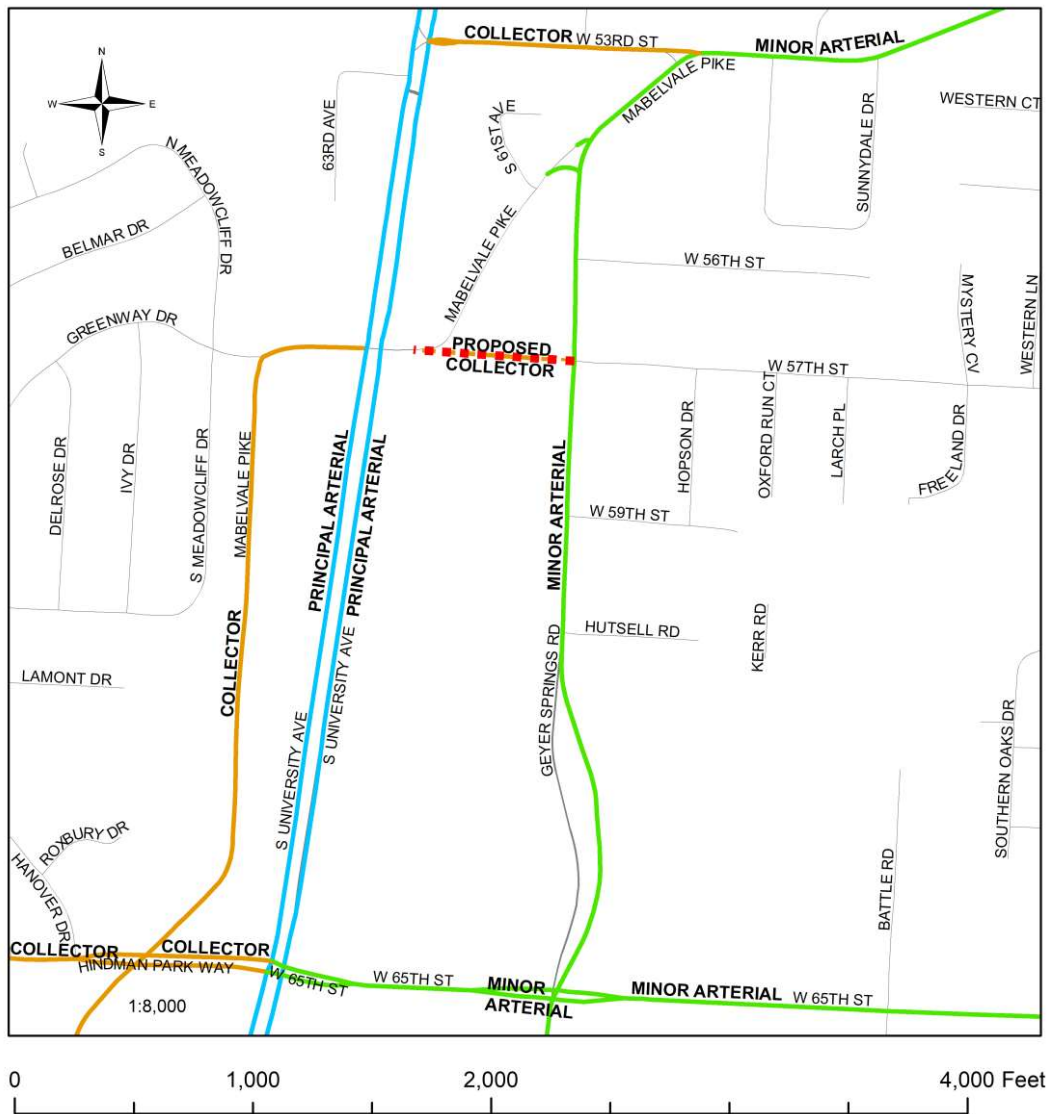
Land Use:

The Land Use Plan Map shows this site to the east of Geyer Spring Road to be mostly Residential Low (RL), with an area of Public/Institutional (PI) north of the existing portion of West 57th Street. 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. Public/Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The Land Use between Geyer Springs Road and South University around the site is mostly Commercial with a portion of Office and Public/Institutional at the intersection of Geyer Springs Road and Mabelvale Pike. Commercial includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Office Land Use represents services provided directly to consumers (e.g., legal,

financial, medical) as well as general offices which support more basic economic activities. East of South University, the Land Use is Commercial followed by Residential Low further east.

Master Street Plan:

Proposed Collector Street for Removal



The proposed portion of West 57th Street between Geyer Springs and Mabelvale Pike to be removed in this MSP amendment is a Proposed Collector on the plan and is currently not built. The Master Street Plan proposes 60' Right of Way and 36' minimum paving width for Collectors. The existing part of West 57th Street terminates at Geyer Springs and is a Local Street on the Master Street Plan.

Bicycle Plan:

The *Master Bike Plan Map* shows a no facilities for the proposed Collector. However, standard Collectors on the Master Street Plan call for Class II Bike lanes. Class II Bike Lanes consist of a paved area both sides of a roadway with a painted stripe separating the bikeway from motor vehicle traffic.

Historic Preservation Plan:

There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

This amendment is for the removal of a proposed Collector that would continue West 57th Street from Geyer Springs Road to Mabelvale Pike close to the intersection with South University. This proposed Collector has an approximate length of 600 ft. with a Right of Way of 60'. Currently there is not dedicated Right of Way for this proposed road. This Collector has been proposed on the Master Street Plan since at least 1988.

The extension of West 57th Street was proposed on the Master Street Plan to serve as a connection between Geyer Springs and South University. At the time of the proposed connection, Mabelvale Pike was not as developed and the connection of West 57th appeared to serve as a better eventual connection. Since that time, Mabelvale Pike has developed into an adequate connection between Geyer Springs and South University thus eliminating the need for the West 57th Steet 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 creating this extension, and continued development in this area has made this unlikely or cost prohibitive. Furthermore, West 57th would intersect with Mabelvale Pike too close to the intersection of South University 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.

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Any east/west traffic between these two roads is already served by Mabelvale Pike.

I. STAFF RECOMMENDATION:

The Staff recommends approval of the removal of the West 57th Street extension, a Collector, from the Master Street Plan.

PLANNING COMMISSION ACTION

(SEPTEMBER 12, 2024)

Staff presented the item, and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.