

May 14, 2026

ITEM NO. 17:

FILE NO.: LU2026-01-01

NAME: River Mountain Planning District Land Use Plan Amendment – RL to PK/OS

LOCATION: 4410 Sam Peck Road

OWNER/AUTHORIZED AGENT:

Owner

James A Kroskey Jr & Donna Kroskey
4410 Sam Peck Road
Little Rock, AR 72223

Agent

Jake White
Joe White & Associates Inc
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 0.23 acres +/-

WARD: Ward 4

PLANNING DISTRICT: 01

CURRENT ZONING: R-2, Single-Family District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Residential Low Density (RL) to Park/Open Space (PK/OS). The application is pursued concurrently with a rezoning application, File No. Z-10293, request from Single-Family District (R-2) to Agricultural and Forestry District (AF).

B. EXISTING CONDITIONS:

The subject site is 0.23 acres +/- of developed land containing a single-family residential dwelling within the Piedmont Subdivision. The site has approximately 114 feet of frontage along Sam Peck Road.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 1, the River Mountain Planning District. The development principles of the district include the improvement of roads for multimodal transportation, preservation of open space and environmental features, and development of Neo-Traditional neighborhoods in undeveloped areas. The Land Use Plan shows Residential Low Density (RL) for the application 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. Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences and a facility of the Little Rock Athletic Club directly south of Peckerwood Road. Approximately 150 feet north of the application area is area designated for Public/Institutional (PI) uses and is characterized by facilities related to the Little Rock Athletic Center.

This site is not located in an Overlay District.

Master Street Plan:

Sam Peck Road is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 11th Street and W. 10th Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

E. ANALYSIS:

The subject property consists of approximately 0.23 acres of developed land located at 4410 Sam Peck Road within the Piedmont Subdivision. The site contains a single-family residential dwelling and has approximately 114 feet of frontage along Sam Peck Road. Surrounding development consists primarily of low-density residential subdivisions with institutional and recreational facilities associated with the Little Rock Athletic Club located nearby.

Staff finds that the requested Land Use Plan amendment from Residential Low Density (RL) to Park/Open Space (PK/OS) is reasonable and appropriate given the site's proximity to existing recreational and open space facilities, the presence of adjacent Public/Institutional (PI) land uses, the designation of PK/OS for private recreational facilities across the city (e.g. Country Club of Little Rock, Chenal Country Club, etc.), and the broader land use framework of the River Mountain Planning District. The Park/Open Space (PK/OS) designation is intended to preserve land for recreation, environmental protection, and public open space. The concurrent rezoning request (File No. Z-10293) to Agricultural and Forestry District (AF) further supports long-term preservation of the property for low-impact open space or conservation use.

The site is located within Planning District 1, the River Mountain Planning District, where development principles emphasize improving multimodal transportation corridors, preserving natural open space and environmental features, and supporting Neo-Traditional development patterns in appropriate areas. The current Residential Low Density (RL) designation provides for single-family homes at densities not exceeding 6 units per acre. While the surrounding area remains predominantly RL, the presence of significant public and recreational facilities in close proximity—including Little Rock Athletic Club facilities located just south of Peckerwood Road and approximately 150 feet north of the site—provides a logical context for the transition to PK/OS. The amendment would allow the property to function as a small but meaningful extension of open space within a larger cluster of recreational and institutional uses.

Sam Peck Road is designated as a Collector on the Master Street Plan, providing connectivity between local streets and higher-order roadways. Collectors maintain a dual function of facilitating movement and providing access to adjoining properties. A standard 60-foot right-of-way is required, with sidewalks on one side. Future redevelopment under PK/OS or AF zoning may require right-of-way dedication or minor street improvements consistent with Collector Street standards. The site is not identified on the Master Bike Plan for existing or planned bicycle facilities.

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There are no known historic resources affected by the request, and the amendment is not expected to impact any identified cultural or environmental features.

The proposed Park/Open Space (PK/OS) designation aligns with the long-term planning objectives for the area and provides a compatible land use transition between surrounding residential neighborhoods and nearby institutional and recreational facilities. The amendment supports preservation of open space within the River Mountain Planning District and coordinates appropriately with the associated rezoning application.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the River Mountain Planning District from Residential Low Density (RL) to Park/Open Space (PK/OS) and recommends approval.

PLANNING COMMISSION ACTION _____ (MAY 14, 2026)

The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was approved.