



**Pulaski County Comprehensive Land Use Plan and Land Use Controls  
For the Lake Maumelle Watershed  
LAND USE PLAN PRESENTATION**

August 15, 2011

# Agenda

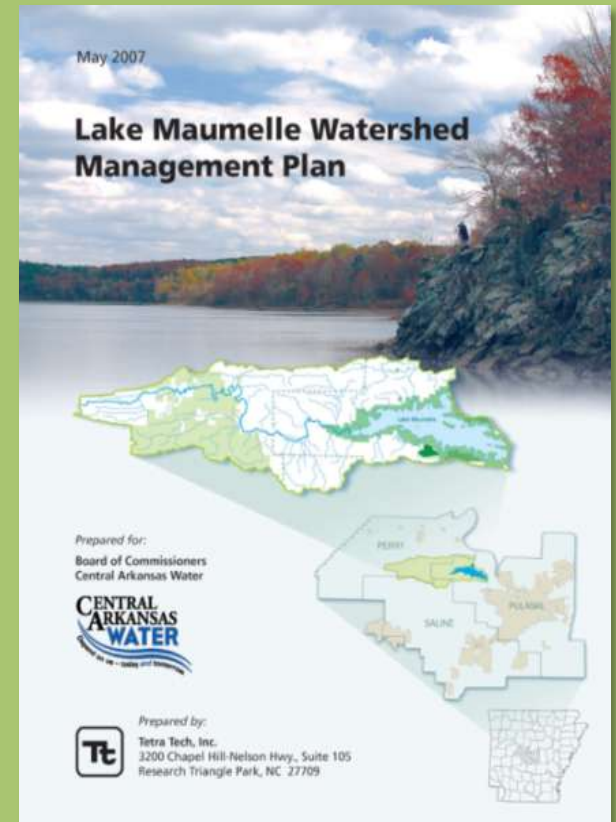
1. Welcome/Introductions
2. Recap: Background/Process/Timeline (WRT)
3. Land Use Plan - Update (WRT)
4. Zoning Code – Introduction (W&S)
5. Discussion/Q&A



**Recap**

# Background

- The Lake Maumelle **Watershed Management Plan**, adopted by CAW in 2007, **recommended** the adoption of **watershed protection ordinances** or subdivision regulations—as well as **local sedimentation and erosion control ordinances**—by local governments to carry out recommendations for land disturbance and development activities.

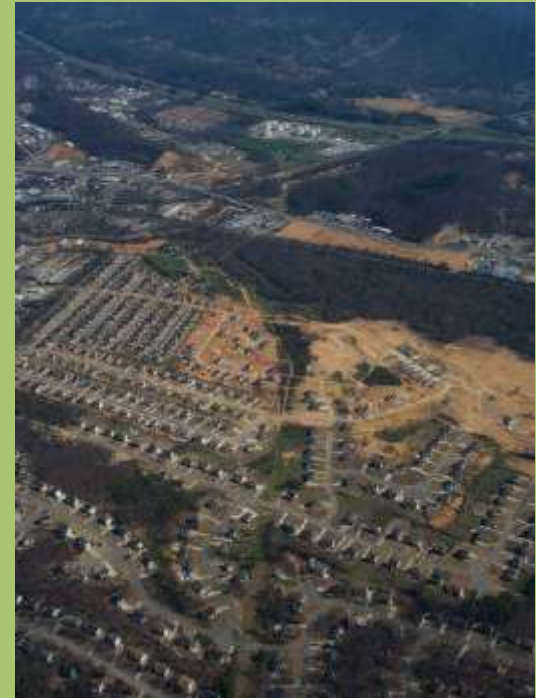


Source: *Lake Maumelle Watershed Management Plan*; Tetra Tech, Inc.; 2007



# Background (cont'd.)

- Pulaski County is the first jurisdiction to implement these recommendations:
  1. Revised Chapter 8 of **Subdivision Regulations**.
  2. Adopted a **Stormwater Management and Drainage Manual** and **Site Evaluation Tool**
  3. Prepared a **Comprehensive Land Use Plan** and implementing ordinance.



# Background (cont'd.)

Arkansas Code Annotated (A.C.A § 14-17-206 – County Plan and Contents) establishes legal authority for the Plan and associated regulations. The Plan also promotes the State of Arkansas' policy for the protection of environmental resources (A.C.A. § 15-20-302).

“(a) The county plan shall be made with the general purpose of guiding and accomplishing a coordinated, efficient, and economic development of the county, or part thereof..

(c)(1)Plans for [areas of critical environmental concern] shall give consideration to protective mechanisms which seek to regulate activities or development in the areas”

# Process/Timeline

August-September



# Public Outreach and Input Opportunities

## Public Events:

- November 2009: Project Kickoff meetings and stakeholder interviews
- February 2010: Public Open House
- March 2010: Public Workshop on Conservation Design
- August-September 2010: Public presentations on Alternative Land Use Concepts and follow-up stakeholder interviews
- December 2010: Public presentations on Recommended Land Use Concept and follow-up stakeholder interviews
- April 27-28: Draft Plan presentation and follow-up stakeholder interviews
- August 15: Final Draft Plan and Draft Ordinance presentation and follow-up stakeholder interviews



# Land Use Plan - Update

# Goal

To **complement** the existing Subdivision Regulations and the Site Evaluation Tool in ensuring future development patterns and intensities that will protect both the region's **water supply** and the **economic, recreational, and scenic value** of the watershed.

# Objectives

1. Strike a balance between the need to protect **water, recreational, and scenic quality** and **landowners' development rights**.
2. The CLUP and its associated regulations must be **consistent with** the adopted SET and Subdivision and Development Code.

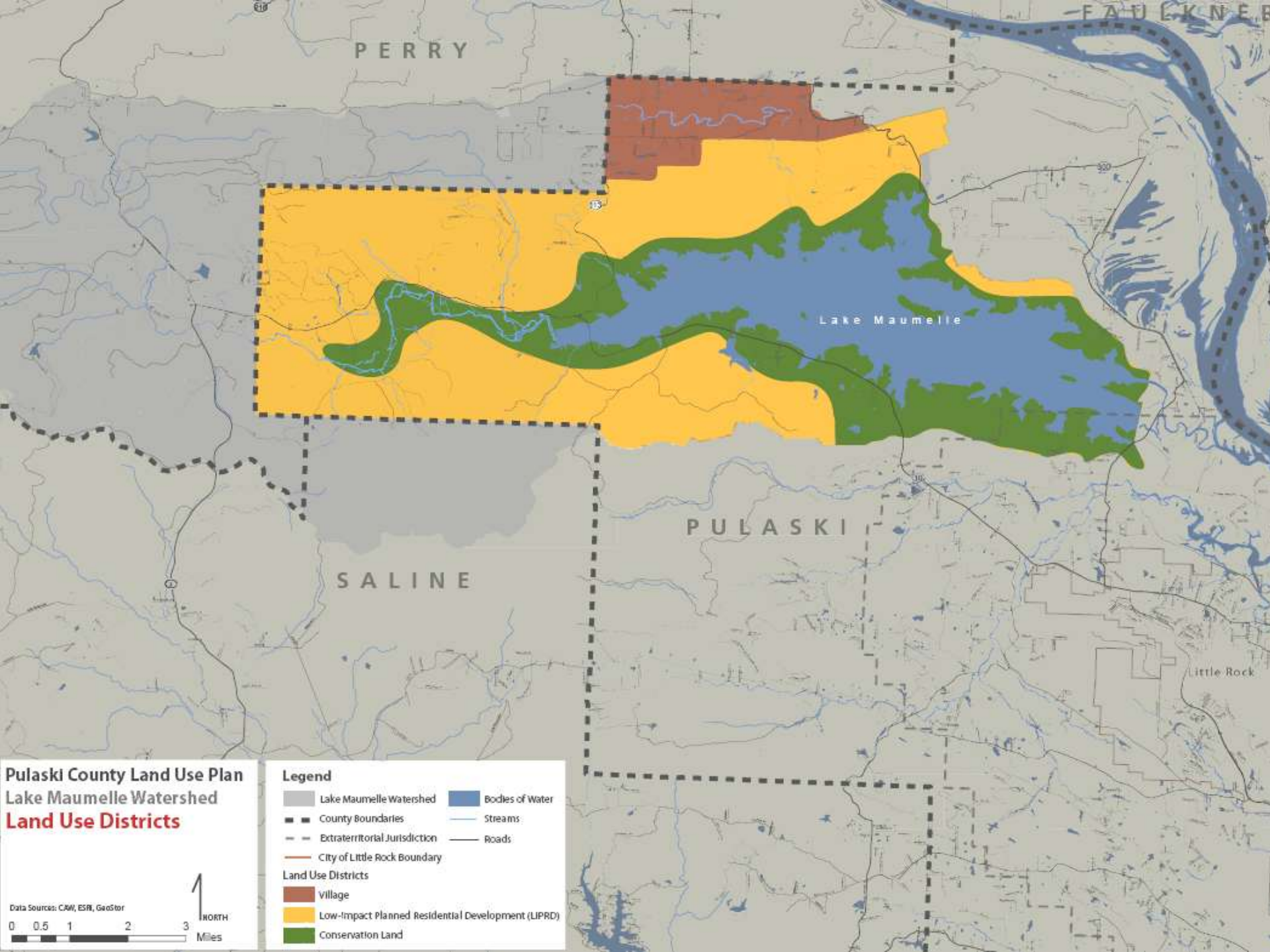
# Objectives

3. The CLUP and associated regulations should be...
  - **Simple** to understand
  - **Easy** to administer
  - **Flexible**
  - **Incentive-driven** (“carrot” rather than “stick”)

# Four Land Use Districts

1. **Conservation Land** - All publicly owned lands
2. **Village** – Little Italy
3. **Low-Impact Residential Planned Development (LI)** – All privately owned land other than Little Italy
4. **Non-Residential Zone** (not mapped)

*Simple to understand, easy to administer, flexible*



PERRY

FADUKNEB

Lake Maumelle

PULASKI

SALINE

Little Rock

### Pulaski County Land Use Plan Lake Maumelle Watershed Land Use Districts

**Legend**

Lake Maumelle Watershed	Bodies of Water
County Boundaries	Streams
Extraterritorial Jurisdiction	Roads
City of Little Rock Boundary	
<b>Land Use Districts</b>	
Village	
Low-Impact Planned Residential Development (LIPRD)	
Conservation Land	

Data Sources: CAW, ESRI, GeoStar

0 0.5 1 2 3 Miles

NORTH

# 1. Conservation Lands

- All properties in public ownership for conservation and watershed protection purposes
- Development limited to recreational access and resource protection support and service activities.



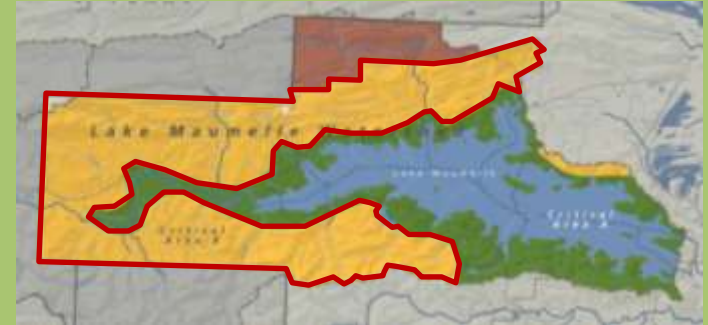
## 2. Village

- Little Italy.
- Continues established residential development pattern.
- Single family homes and individual mobile homes on lots down to ½ acre or minimum area required for septic systems.
- Small scale, local serving retail and services, farm supplies and related activities.



# 3. Low-Impact Residential Planned Development

Predominant land use is residential - both single family detached and attached homes (townhomes) and accessories (e.g. clubhouses/meeting rooms serving local residents).

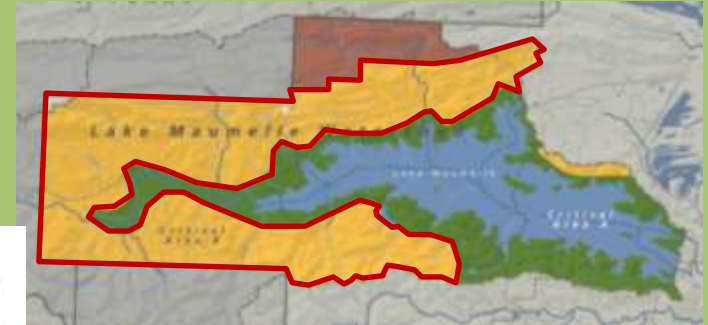


# 3. Low-Impact Residential Planned Development

- Base gross densities are determined using a sliding scale:

Gross Density	Total Open Space*	Min. % Undisturbed	Total % Site Undisturbed
1 DU / 1 AC	50% (base)	70%	42%
	55%	80%	44%
	50%	90%	45%
1 DU / 3 AC	55%	70%	38%
	50%	80%	40%
	45%	90%	40.5%
1 DU / 5 AC	50% (base)	70%	35%
	45%	80%	36%
	40%	90%	36%

Unchanged



\* An open space reduction factor applies based on how much of the total required open space is left undisturbed.

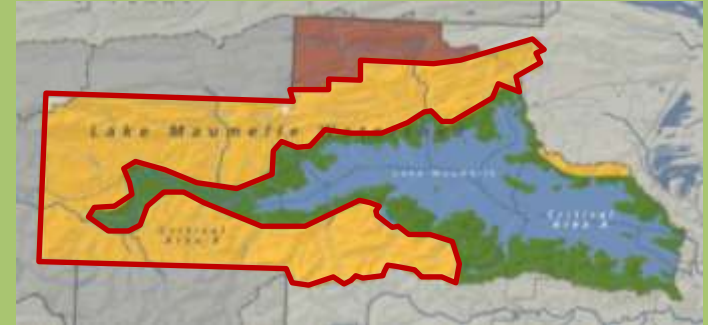
# 3. Low-Impact Residential Planned Development

**TOTAL OPEN SPACE = Undisturbed Open Space + Disturbed Open Space**

**\*Disturbed Open Space (DOS)** = “usable” open space such as unpaved road shoulders, entrance landscape features, unpaved sports fields and recreation areas and turf or non-native ornamental landscaping areas.

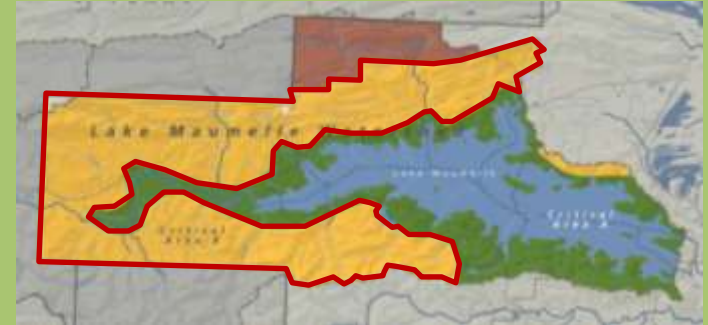
**\*\* Undisturbed Open Space (UOS)** = as defined in Chapter 8 of the Subdivision Ordinance; Forest, Grassland, and /or part of a Stream Buffer. UOS should be identified as Primary Conservation Areas on a LIRPD site plan.

*Up to ½ of forest areas extending into private lots and protected via deed restrictions may be credited toward the minimum required UOS.*



# 3. Low-Impact Residential Planned Development

- Bonus density of 10% additional lots is available with collection and pump-out of sewage for treatment outside the watershed.

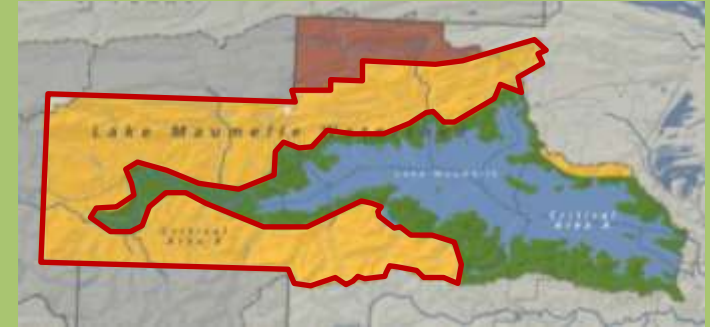


# 3. Low-Impact Residential Planned Development

## Nonresidential Uses:

As of right: Retail and service uses supported primarily by residents within a LIRPD are allowed as of right based on a ratio of 25 square feet per dwelling unit.

- Convenience stores
- Small food and beverage stores
- Restaurants
- Offices



# 3. Low-Impact Residential Planned Development

## Nonresidential Uses (Cont'd):

- Conditional Uses: Multi-family, hotels and commercial retail and offices which exceed the prescribed ratio of 25 sq. ft. per housing unit.
- Approved Site Plan: Public facilities (fire stations, schools, parks, etc.) and churches.



# 4. Non-Residential Zone

- **Non-Residential Uses outside of the LIRPD**
- **Not mapped** – district defined upon rezoning request subject to review for use and compatibility compliance
  - **Permitted uses:** Any not included in the list of prohibited uses.
  - **Compatibility:** request must demonstrate adequate access/parking/roadway capacity; neighboring uses and watershed protection; water and wastewater; public safety; Subdivision Code/SET, other applicable regulations.



# 3. Low-Impact Residential Planned Development

## “Village” Node

- Locations within LI which, by virtue of their existing lot pattern, may be appropriate for development as a “Village” node.
- Development may include a mix of residential **not to exceed 2 du/ac** and complementary nonresidential “Village” uses at a ratio of **50 sq. ft . of non-residential use per du**.
- Subject to **site plan review**.
- Total amount of acreage in such areas shall not exceed **20 percent of the total land zoned LI**.



# Prohibited Uses

- Mobile home and recreational vehicle parks
- Commercial-fueling operations (**excluding gas stations**)
- Outdoor storage, sale or disposal of industrial parts and equipment (excluding locally used agricultural equipment), automobile parts, scrap metal and junkyards/graveyards
- Hazardous waste storage/transfer station
- Injection well
- Power plants
- Solid waste landfill/transfer station
- Waste collection or processing, including but not limited to medical, animal, food waste and septage
- Industrial and manufacturing uses
- Large scale confined animal operations
- Mining activities, including:
  - Open pit quarries
  - Subsurface**
  - Surface mining
  - Soil mining for top soil or sub grade soil

# Prohibited Uses

- Definitions for each activity provided in the Zoning Code.
- Provision for uses which are required to be permitted in any zoning district by state statute, in accordance with state law.

# Viewshed Protection

- Building Height: The maximum height of any building structure shall be 36 feet ~~as measured from the lowest floor finish grade~~ **measured from the finished grade of a structure at any point along the lowest ground floor to the top of the structure, the highest roof beams of a flat roof, the deck of a mansard roof, or the mean level of the highest gable or slope of a hip roof,** but not including features such as chimneys, cupolas and other integral architectural features.
- ~~Ridgeline Protection: Structures shall be sited so their roofs shall not extend above 20 feet below any ridgeline, as defined as the maximum elevation that connects crests along a range of hills.~~

# Zoning District Big Ideas

1. **Implement Land Use Plan**
2. **Easy to understand**
3. **Avoid over-regulation**
4. **Respect property rights**
5. **Follow state law**

# What we don't regulate or require -

1. **Parking**
2. **Setbacks**
3. **Landscaping**
4. **Signs**
5. **Building permit applications for SF on existing lots**

# Zoning Districts

1. **Conservation (C)**
2. **Village (V)**
3. **Low-Impact Residential Planned Development (LI)**
4. **Non-Residential (NR)**

# Zoning Standards

1. **Use**
2. **Density**
3. **Lot Size**
4. **Open Space**
5. **Impervious Area**
6. **Maximum commercial square footage**

Green = Required by Subdivision & Development Code

# Uses

## Conservation

Recreational, low impact



## Village

Residential, limited commercial



## Low Impact Planned Residential

Residential, neighborhood commercial



## Non-Residential

Commercial



# Prohibited Uses

- Any industrial or manufacturing activity
- Large-scale poultry or swine operations/Animal feed lots
- Outdoor storage, automobile or industrial equipment, parts and junk storage
- Large animal waste lagoons or pits
- Subsurface mining
- Waste disposal
- Hazardous material storage facilities
- Hazardous waste storage/disposal
- Mobile home and RV parks



# Zoning Standards

	<b>C</b> onservation	<b>V</b> illage	<b>L</b> ow <b>I</b> mpact <b>P</b> lanned <b>R</b> esidential	<b>N</b> on- <b>R</b> esidential
<b>Uses</b>	Recreational, low impact	Residential, limited commercial	Residential, neighborhood commercial	Commercial
<b>Density</b>	1:50	2:1	Sliding scale + 10% bonus	
<b>Lot size</b>	<b>S</b>	<b>S</b> or 20,000 sf		<b>S</b>
<b>Open space</b>	<b>S</b>	<b>S</b>	Sliding scale	<b>S</b>
<b>Impervious</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>
<b>Maximum Commercial Area</b>	--	--	25 sf/du	n/a

Green = as required by Subdivision & Development Code



# Development Standards

1. **Lots / Setbacks**
2. **Height**
3. **Land application of waste**
4. **Open space**
5. **Stormwater management**
6. **Stream corridors**

Green = as required by Subdivision & Development Code



# Open Space

1. **Designation & Protection**
  - **Conservation easement**
  - **Dedication**
  - **Bill of assurance – maintenance plan**
  - **Property Owners Association**
  - **Private conservation organization**
  - **Improvement district**
2. **Disturbed v. Undisturbed**
3. **Permitted activities**

# Open Space

## Undisturbed Open Space

- Low impact recreational access
- Native landscape restoration
- 50% forested areas on private residential lots
- timbered areas with reforestation plans



## Useable Open Space

- Any Undisturbed Open Space
- Landscaping
- Playgrounds
- Active recreation
- Community gardens



# Stream Corridor



## Stream Classification

## Buffer Width

First Order

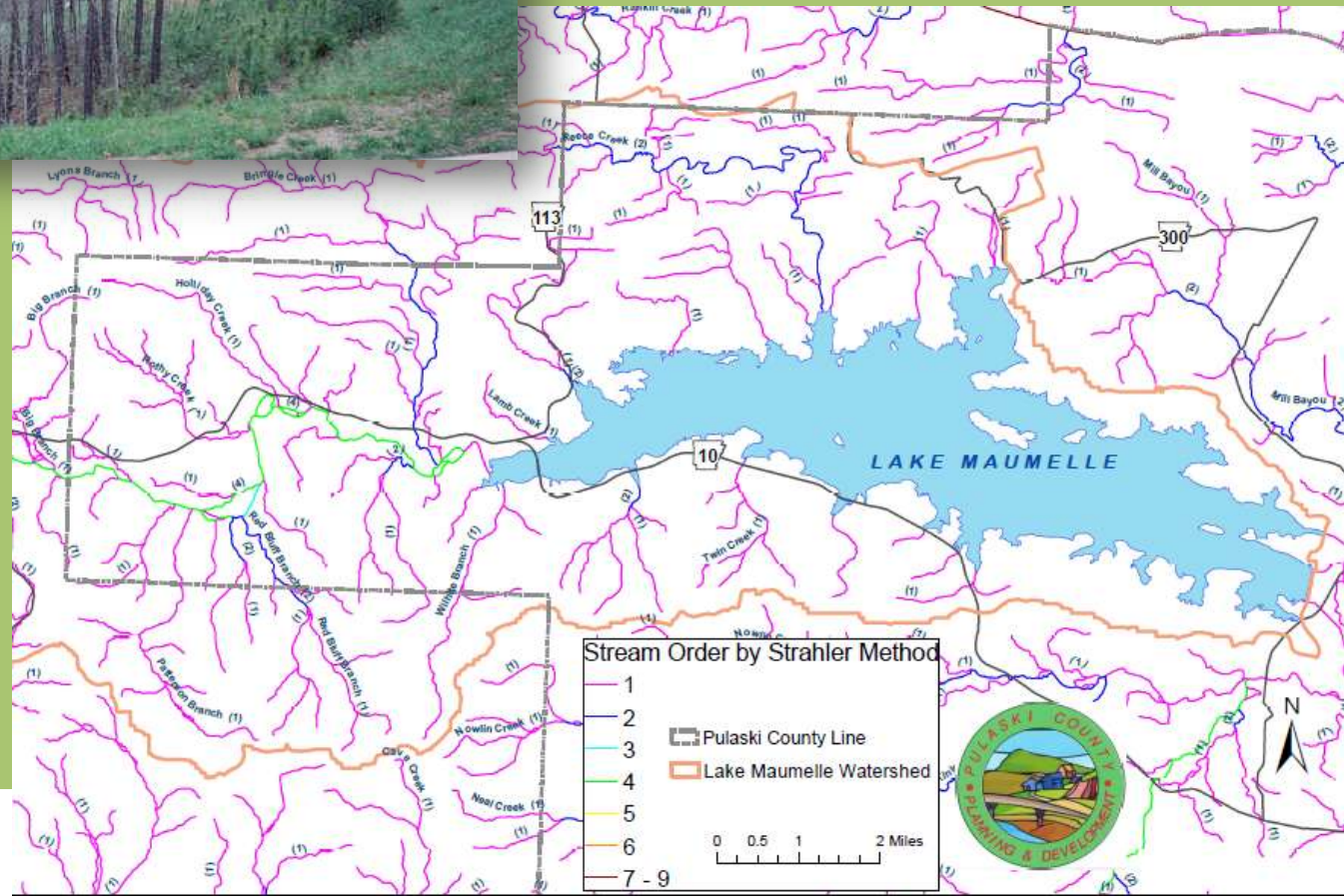
75 feet

Second Order

100 feet

Third/Fourth or Higher  
Order

150 feet



# Stream Buffers

A reduction in width may be granted in cases when an applicant, through the applicable development review process, is able to demonstrate:

- economic hardship and
- that the reduced buffer will not impact the benefit that the original buffer width would have had on the development.



# Procedures

1. **Text amendments**
2. **Rezoning**
3. **Conditional Use Permits**
4. **Site Plans**
5. **Building Permits**
6. **Appeals**
7. **Variances**

Green = Required by Subdivision & Development Code



# Notice

## 1. Applies to:

- Amendments (text, rezoning)
- Conditional use permit
- Variance

## 2. Types

- Publication
- Neighborhood

Required by Subdivision & Development Code

# Procedures

Amendment

Staff, PB, Quorum Court

Owner / interest

Planning Board

Quorum Court

Circuit Court

CUP

Owner or contract interest

Planning Board

Circuit Court

Variance / Appeal

Applicant / interested party

BZA

Circuit Court

# Building Permit

1. **Approved administratively**
2. **Pre-approved for:**
  - **SF + existing lot of record**
  - **500 sf addition to existing SF**
  - **Accessory structures to 500 sf (SF only)**

# Special Standards for Particular Uses

1. **Accessory Uses / Structures**
2. **Home Occupations**



# Nonconformities

1. **Uses**
2. **Lots**
3. **Structures**
4. **Situations**

# Definitions

1. **Definitions**
2. **LBCS/NAICS**
3. **Statutory**
4. **Subdivision & Development Code**