

Frequently Asked Questions Regarding Proposed Lake Maumelle Watershed Regulations (9/6/11)

Source: Pulaski County Planning and Development

Will the proposed land-use plan or regulations require that I set aside some amount of my land as open space? *Yes, if you develop your land (subdivide or rezone).*

If my house is destroyed will I be able to rebuild it without having all these new regulations imposed? *Yes. You can rebuild your house provided you meet the building setbacks and the flood plain requirements. The setback requirements for a residential building in Pulaski County are 25' front and rear and 8' side yards. This is an existing county-wide requirement.*

If I want to build a house or rebuild after a disaster will I have to pave my driveway? *No. The only time paving requirements are necessary is if a piece of property is being developed as a subdivision or nonresidential use. This is an existing county-wide requirement.*

If I am building on a piece of residential property do I have to decide to leave 50% of my land undisturbed? *Maybe: If you are building an addition or an accessory building up to 500 square feet each, the only requirement is that you obtain a building permit, which is free of charge and will require little time on your part. You will not have to leave any land undisturbed.*

If you are a small property owner (generally less than one acre) and it is impossible for you to meet the Site Evaluation Tool (SET) requirements, your undisturbed land requirements may be mitigated by available public lands.

If you are planning on building a new residence, a nonresidential building or an accessory building or an addition to an existing residential use of more than 500 square feet you will be required to obtain a building permit and meet the SET requirements. The SET is an existing Watershed Requirement.

Will the zoning and or required open space reduce my property value? **No: There are numerous studies that show the opposite to be true; see the list of professional studies on such issues below:**

Bolitzer and Netusil, 2000, Journal of Environmental Management

Lutzenhiser and Netusil, 2001, Contemporary Economic Policy, Volume 19, Issue 3, pages 291-298

William K. Jaegar, 2006, The Effects of Land-Use Regulations on property Value, Associate Professor of Agricultural Resource Economics, Oregon State University, Corvallis, Oregon

Elena G. Irwin, 2001, The Effects of Open Space on Residential Property Values, Department of Agriculture, Environmental and Development Economics

Will I still be able to perform agricultural functions after the proposed regulations are passed? *Yes. The proposed regulations will not affect agricultural practices already in place in the watershed.*

What about the latest USGS study of the watershed? *The study is being redone. In addition, the county will revisit the SET calculations every thirty (30) months to see if there is better available data to base it on.*

If the proposed regulations were adopted, would I be able to mow, or drive across the stream on my property? *Yes. The stream side buffers would only be applied to a property when that property is developed. So, whatever you are doing today, you would be able to do tomorrow unless you developed your property (subdivide or rezone).*

If I needed a building height taller than 36' would I be able build it? *Yes, by gaining a variance approval from the Pulaski County Board of Zoning Adjustment.*

Would I be able to vary the buffer width requirements if I could prove the necessity through engineering calculations? *The buffer width requirements have been reduced to a standard 50' in width per stream side and will be subject to US Corp of Engineer requirements (which exist county-wide at this time).*

Who would take care of the open space? *The Responsible Management Entity (RME) i.e. developer, property owner, Property Owners Association, Land Trust, etc. takes care of the open space.*

What happens if I subdivide my land into greater than 10 acre parcels? *You will not be subject to the standard subdivision regulations but you will be subject to the building permit and the open space requirement (including SET).*

How will the maintenance on Green or Open Space be paid for? *Green or Open Space will be paid for by a subdivision property association fee. No individual Green or Open Space maintenance fee is required (unless established by the developer in the Bill of Assurance).*



Pulaski County

**PUBLIC WORKS
PLANNING & DEVELOPMENT**

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501-340-8260**

**911 ADDRESSING PROGRAM
501-340-8270**

September 6, 2011

Pulaski County Lake Maumelle Watershed Property Owners

CITIES

ALEXANDER

RE: Pulaski County Planning Board Public Hearing on the Proposed Lake Maumelle Watershed Land Use Plan and Regulations

CAMMACK VILLAGE

JACKSONVILLE

Dear Watershed Property Owner:

LITTLE ROCK

MAUMELLE

The Pulaski County Planning Board is in the process reviewing a Land Use Plan and Land Use Regulations for the Pulaski County portion of the Lake Maumelle Watershed. As a part of the county's ongoing outreach process, the Planning Board will hold a public hearing on Tuesday, September 27, 2011 from 7-9 pm at Winfield United Methodist Church, 20100 Cantrell Road. Everyone is welcome and encouraged to attend.

NORTH LITTLE ROCK

SHERWOOD

WRIGHTSVILLE

If you would like further information, please check our website for the existing and proposed regulations as well Watershed updates:

<http://co.pulaski.ar.us/planning-lmw.shtml>

We are including a Frequently Asked Questions list (FAQ) that will hopefully answer some of the most common questions.

UNINCORPORATED
AREA

600 SQUARE MILES

Please don't hesitate to contact me at 501-340-8260 or vmcclendon@co.pulaski.ar.us if you have any questions.

Sincerely,

Van McClendon, CFM
Director, Planning and Development

MILITARY
BASES

LRAFB

CAMP ROBINSON

cc: F.G. "Buddy" Villines
Sherman Smith, P.E., R.L.S.
Reading File