

2000 Annual Urban Development Report



**Building Codes
Planning
Zoning and Subdivision**

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January 19, 2001

Dear Citizen,

2000 proved to be the year. The year was extremely productive for the Department in terms of strategic long-range planning efforts. As with all of our planning endeavors it has been the great support from the Mayor and Board of Directors, Planning Commission and residents that make plans become reality.

Much of our work program established in 1999 was completed within the fiscal year. There is no question Little Rock benefits from economic growth. There is also no question that the fast pace and impacts of growth require planning and intelligent decision making to preserve what we care about – the quality of life that initially attracted us, our neighbors and the existing businesses to the community that we continue to call home. Our continued involvement with the efforts to bring the City operations closer to the people of the community has assisted to bridge the gap between our municipal governing and its citizens.

During the previous year the Department worked with a committee representing City Beautiful Commission, the development community, neighborhood associations and citizens at large to review and propose changes to the city's landscape ordinance. After a mediation process the group did recommend changes to the Board of Directors which were adopted.

The Buildings Codes Division collected over \$1,950,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. All inspectors have been equipped with radios for better service and a quicker response to complaints. The Division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to assist neighborhoods with the development of Neighborhood Action Plans. This planning process allows for neighborhoods to define a common direction, based on the shared vision of the participants and is articulated in concise statements by the residents of the neighborhoods involved. Presently there are sixteen action plans completed with four currently "underway". During 2000 staff worked with the Capital View/Stiff Station Neighborhood Action Plan Committee to complete an update of their action plan.

The Zoning Division acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. The Division continues to administer the scenic corridor provisions for billboards along with sign permits and renewals. During the previous year fee revenue collected for sign permits and sign renewal permits totaled \$33,180.

The Department is working closely with participants of *Vision Little Rock* to develop a change in the long term planning process incorporating innovative land use and policy making opportunities. The future is upon us, and we need to continue to refine our planning to build this great city. The guidance system is in place, and implementation will be a key to success.

Contained in this Annual Report are the accomplishments and achievements from the previous year for the Department. Please review this report and join us in expanding our successes for Little Rock in 2001.

Respectfully,

Jim Lawson
Director

DEDICATED NOTIFICATION



Richard Wood began his 40 year career with the City of Little Rock as an Engineering Aide with the Department of Traffic and Planning on September 21, 1960. He retired on October 13, 2000 as Zoning and Subdivision Manager with the Department of Planning and Development. During his 40 years of service, Richard saw the City grow from 28.49 square miles in 1960 to 122.31 square miles and a population increase from 107,813 to an estimated 181,551 in 2000. Richard is well known for his photographic memory of Little Rock people, places and events and his unmatched knowledge of the City's Zoning and Subdivision Ordinances (most of which, he wrote). This Department joins with the many citizens of Little Rock who had the pleasure of working with Richard in wishing him a healthy, happy and well deserved retirement.

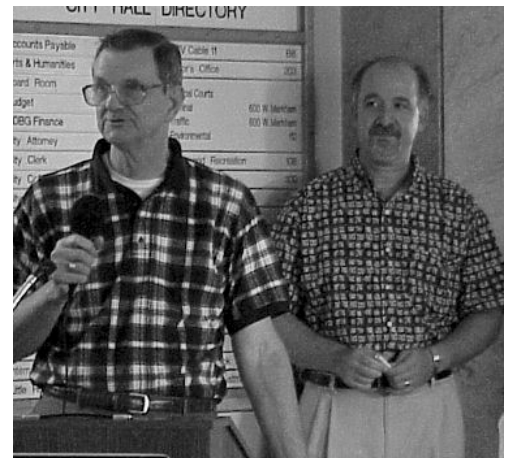


Table of Contents

Zoning and Subdivision Summary	1
Building Codes Division Summary	4
Planning Division Summary	7
Urban Development Data	
Development Activity Summary	12
Population Estimates	13
Construction Activity	14
Residential Activity	16
Housing Construction Values	18
Multi-Family Vacancy Rates	20
Residential Additions and Renovation Activity	21
Demolition Activity	24
Office Activity	27
Commercial Activity	30
Industrial Activity	33
Annexation Activity	36
Subdivision Activity	37
Zoning Activity	40

Zoning and Subdivision Summary

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services.

Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

Annual Ordinance Review for Amendment

A primary function of this Division is to assure complete, accurate and up-to-date land development codes for use by the public at all levels of involvement. During 2000 staff worked with the Plans Committee of the Planning Commission on an annual review of proposed changes to the zoning ordinance. There were 12 changes proposed. This process will be completed in early 2001.

Additionally, staff continued to work in an effort to remove expired PUD's from the record. A database containing a master list is updated quarterly.

During 2000, the Division worked to process sign renewals (5 year interval for billboards, 10 year for all others). Sign permits (including renewals) brought in \$33,180 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

2000 Sign Code Statistics

882 Sign Permits Issued
3,687 Sign Inspections and Re-inspections Performed
19 Court Cases
62 Sign Permit Renewals

In 2001, the Division will continue to monitor and enforce the sign ordinance. The staff anticipates no significant changes in the coming year.

Commercial Plan Review

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day "turnaround" on all commercial building permits.

2000 Plans Review for Zoning, Subdivision and Landscape Requirements:

268 Commercial Plans/New or Additions
248 Commercial Landscape Plans

2000 Other Activities:

- 33 Franchise Request
- 261 Site Inspections
- 135 Certificates of Occupancy
- 19 Temporary Structure Permits

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. 2,697 inspections and re-inspections were performed.

2000 Plan Reviews for Permits:

- 998 Residential Plans – New or Additions

2000 Privileges Licenses:

- 1,192 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2000 Information Inquiries:

- 8,727 Request for Sign, Zoning, Enforcement or Licenses

2000 Court Cases

- 19 Cases – All Types

2000 Citations Issued:

- 9 Cases – All Types

WCF –Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2000, 35 locations were approved administratively and four (4) by the Planning Commission. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case by case consideration of project particulars involving

site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2000, the Division and the Planning Commission reviewed eight zoning site plans, all of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2000, the Division and the Planning Commission reviewed nine (9) Subdivision Site Plan, with seven (7) of the plans being approved by the Planning Commission.

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional Uses are specifically listed uses within the various zoning districts which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2000, the Commission reviewed 74 Conditional Use Permit applications. Of these, 59 applications were approved by the Commission.

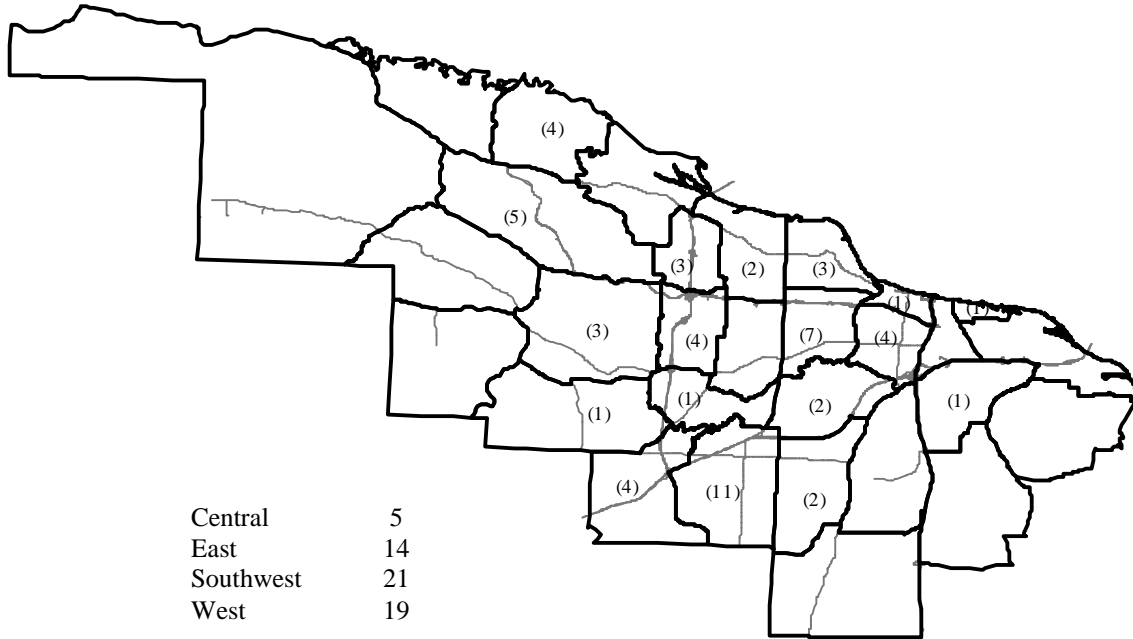
Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed

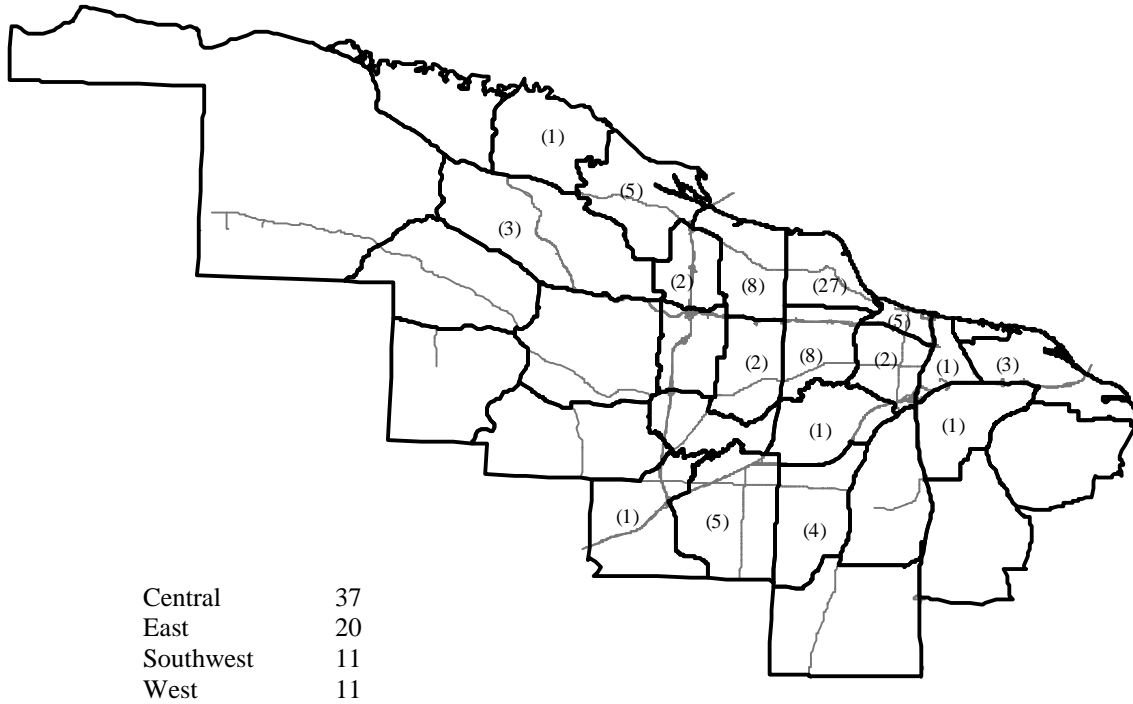
by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month.

In 2000, the Board heard a total of 89 cases; 84 variance requests and 5 appeals. Of the 84 variance requests, 79 were approved.

(Conditional Use Permits by Planning District)



(Board of Adjustment Cases by Planning District)



BUILDING CODES DIVISION SUMMARY

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six working sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Building Inspection Section

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed. Inspectors in this section also answer complaints involving illegal and unpermitted building projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

Electrical Inspection Section

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and unpermitted works and check electrical contractors’ licenses and update the city electrical codes.

Plumbing and Gas Inspection Section

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of

Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

Mechanical Inspection Section

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposed changes and additions to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical and plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, or mechanical work are issued in this section as well as permits for garages, and tents. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

BUILDING CODES HIGHLIGHTS

During 2000 the Building Codes Division collected over \$1,950,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Commercial plan reviews increased over last year. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

In December of 2000, the City of Little Rock experienced two ice storms which devastated electrical service. As a result of the ice storm electrical permit fees were waived for residents of the city applying for permits. To “track damage” the Building Codes Division maintained a database of structures which were reported to have sustained storm damage.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations. Jerry Spence served on the Board of Directors of the International Association of Electrical Inspectors, Western Section. The city was also awarded host for the 2003 Standard Building Codes Annual Conference and the International Association of Electrical Inspectors Conference in 2001. The Division also celebrated National Building Safety and Customer Appreciation week during April.

A program which provides for an increased flow of information and communication

between the Division and the Arkansas General Contractors Association and The Home Builders Association of Greater Little Rock has produced good results.

The most significant change for the Division came with the adoption and revision of the Mechanical Codes Program. This program was created in December of 1997 to oversee the proper installation and inspection of heating and air work within the city. This is very vital with regard to protecting the health and safety of citizens. Richard Maddox has been overseeing the enforcement process since June 1998. This program has been a real success story and has resulted in safer and more energy efficient heating and air installations. An additional inspector has also been hired.

During 2000, the 1999 Arkansas Plumbing Code and a Contractor’s Surety Bond Ordinances were approved and implement.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios for faster service.
- We have quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00a.m.

Miscellaneous Information

	2000	1999	1998	1997	1996	1995	1994
Building Plans Reviewed	1773	1661	1606	1474	1494	1309	1070
Construction Board of Adjustments	1	1	4	3	3	3	3
Electrical Exams	21	7	11	11	9	9	12
Franchise Permits	28	20	12	21	18	18	15

**MAJOR JOBS REVIEWED-PERMITTED-INSPECTED
2000**

Projects of significant importance to the community involving new construction, additions or renovations include:

Churches

St. Theresa's
Greek Orthodox

Educational

Cathedral School
Walnut Valley Christian Academy
Pulaski Academy
Arkansas Construction Education Foundation

Business

Chamber of Commerce
Little Rock National Airport Terminal
Little Rock National Airport Parking Deck
SBC Wireless Call Center
Riverside Acura & Subaru
Parker Lexus
Otter Creek Postal Facility
Hinson Centre
Arkansas Farm Bureau
Arkansas Teacher's Retirement Building
Arkansas Teacher's Retirement Parking Deck
Dillard's Office Expansion
Dillard's Processing Center
Acxiom
US Tech Centers
Bank of the Ozarks
Bank of America
Pinnacle Bank
World Com Building
Arkansas Urology Associates
Cottondale Properties

Residential

Hampton Inn
Arbor Place Apartment
Madison Heights Addition
The Cottages at Otter Creek
Eagle Hill Addition

Mercantile

Parkwest Commons
Advanced Auto Parts (3 locations)
O'Reilly Automotive
Walgreens

Institutional

Children's Hospital- Sturgis Surgery Expansion
Baptist Health

Factory-Storage

Stagecoach Self Storage
Clinton Presidential Archive
Choctaw Manufacturing
Drago Supply
Moon Distributors
Frito Lay
Silverwood Products
AAA Transportation

(Business Continued)

Gary Green Law Firm
McMatch Law Firm
NAPA Valley Library
Downtown Library Improvements

Code Compliance

	Building			Electrical		
	2000	1999	1998	2000	1999	1998
Permits Issued	4458	4269	2330	3008	2816	2796
Inspections	5930	5734	5571	7489	8183	7516
Violations	1164	1411	1455	736	773	706
Fees	\$956,480	\$723,629	\$716,561	\$307,002	\$299,907	\$269,171
	Plumbing			Mechanical		
	2000	1999	1998*	2000	1999	1998
Permits Issued	2834	2588	3617	1595	1491	N/A
Inspections	4419	4834	5712	2356	2344	N/A
Violations	562	584	783	364	498	N/A
Fees	\$246,758	\$233,455	\$398,256	\$187,049	\$173,515	N/A

* 1998 Includes Mechanical Permits & Inspections

Planning Division Summary

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. This includes reviewing, reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example by the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission the division staff may work on special studies. A few of the major work efforts from 2000 are described below.

Neighborhood Plans

The Planning Division has continued the Neighborhood Plan process with the completion of the Otter Creek/Crystal Valley, Briarwood, Westwood/Pecan Lake/Stagecoach Dodd, and West Markham Neighborhoods Plans. This brings to sixteen the number of Neighborhood Plans completed. The Geyer Springs/Wakefield Plan was put on hold due to lack of neighborhood interest, though a Land Use Plan review of the area was completed. Most of the neighborhoods south of Markham as well as west of I-430 and the Hillcrest area have completed neighborhood plans.

The Reservoir Plan is ready for a neighborhood 'buy-off' meeting in January. This plan is for the neighborhoods between Reservoir Road and I-430, Cantrell and Rodney Parham Road. The Boyle Park area committee is working toward an early spring completion. The first plan update was also completed this year – the Capital View/Stiff Station Plan. The John Barrow Area Neighborhoods Plan update was started and the Cloverdale/Watson update should start in early 2001.

Hall High/Leawood and Meadowcliff/Ponderosa/Town & Country Committees should begin work just after the

first of the year. The Meadowcliff/Ponderosa/Town & Country area is generally between University Avenue and Fourche Creek, I-30 and 54th Street. While the Hall High/Leawood area is between University Avenue and Reservoir Road, Markham and Cantrell Road.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues. GIS has become a support function of the division for both graphics and statistical reports with use of Arcview software.

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the Adopted Land Use Plan and any Neighborhood Plan in affect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed over 28 requests for Plan changed in 2000. Of these the Planning Commission forwarded thirteen to the Board of Directors.

Other Activities

The division supports the East Markham Design Review Committee. As part of that

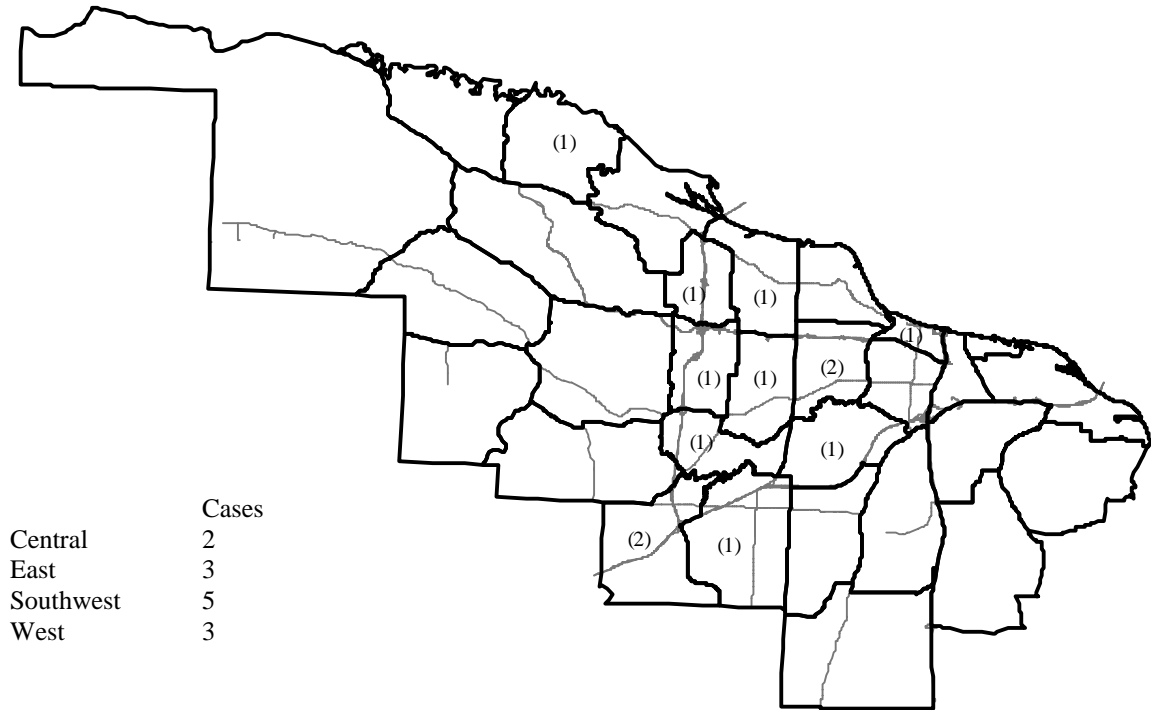
effort 18 requests for reviews by the committee were handle. In addition, a review of the ordinance was started this year.

Divisional Staff has been asked to provide statistical data related to annexation requests as well as other support efforts in conjunction with the overall staff review of annexation requests. Beginning in the year 2001, annexation requests shall be handled by Planning Division staff rather than Zoning & Subdivision staff.

Work continues with interested groups and individuals along the Asher Avenue corridor. A Special report on the development potential and market issues for the corridor was published.

In addition to assisting groups interested in implementing Neighborhood Plans, staff members have been involved assisting various Vision Little Rock work groups.

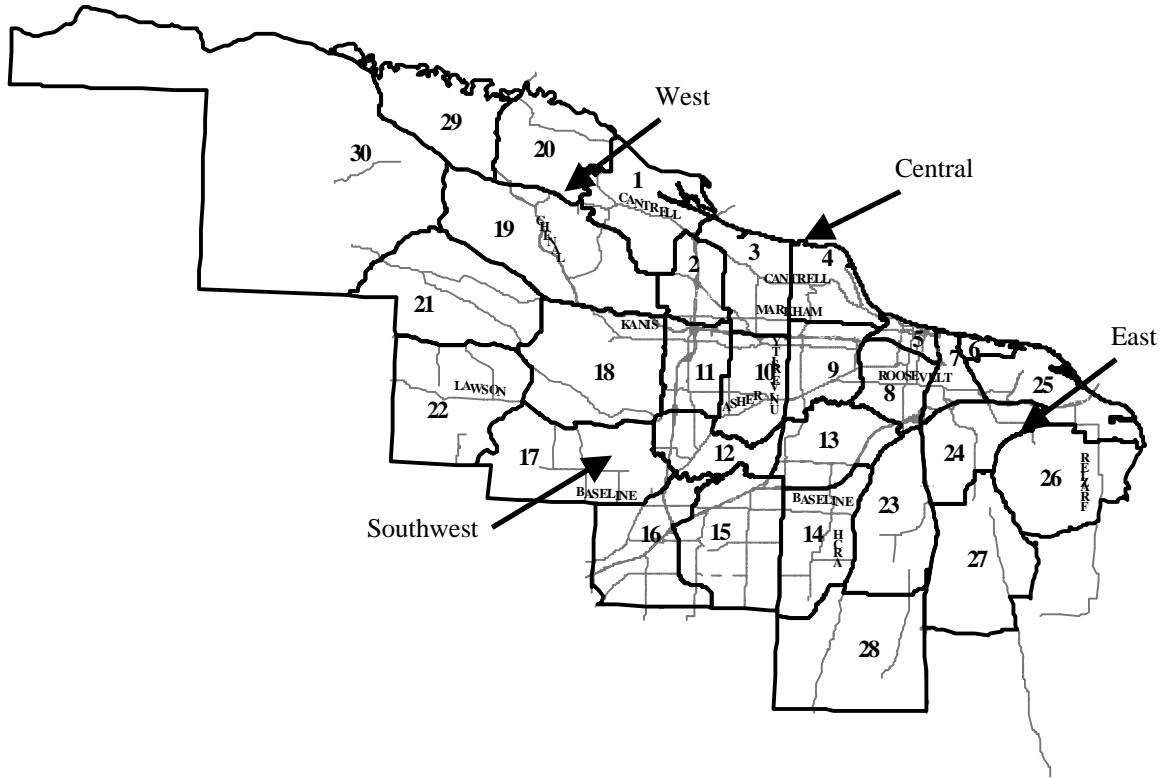
(Future Land Use Plan Amendments by Planning District)



2000

**Urban
Development
Report
Data**

Little Rock's Planning Districts, (Incorporated and Unincorporated)



Introduction

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock the during 2000 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2000.

Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

	Planning District	Sub-Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	Sweet Home/ College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Development Activity Summary

Population Estimate

181,551 persons 1999 population estimate

New Construction

662 Permits; down 12.8% from 760 in 1999

Single-Family Housing

475 units; down 14.6% from 556 units in 1999
\$195,235 avg.; up 6.2% from \$183,815 in 1999

Multi-Family Housing

236 units; down 127.5% from 537 units in 1999

Residential Renovations/Additions

994 permits; down 23% from 1291 in 1999
\$23,496,530 construction dollars; down 22.8% from \$30,416,467 in 1999

Demolitions

178 units; up 25.3% from 142 in 1999

Office

2,610,683 square feet; up 602.9% from 371,382 in 1999
\$116,819,784 construction dollars; up 45.6% from \$21,483,887 in 1999

Commercial

215,873 square feet; down 37.9% from 348,112 in 1999
\$15,983,521 construction dollars; up 25.8% from \$12,695,827 in 1999

Industrial

382,138 square feet; down 3.3% from 395,022 in 1999
\$8,714,609 construction dollars; up 14.3% from \$7,622,214 in 1999

Annexations

Two annexations totaling 321.4 acres, compared to one annexations totaling 1222.08 acres in 1999

Preliminary Plats

318 lots; up 0.06 % from 300 lots in 1999
1079.73 acres; up 153.3 % from 426.21 acres in 1999

Final Plats

50 cases; down 35.1% from 77 cases in 1999
199.31 acres; down 68.2% from 627.28 acres in 1999

Rezoning

31 cases; up 19% from 26 cases in 1999
322.01 acres; up 216% from 101.9 acres in 1999

PZD's

51 cases; 0% change from 50 cases in 1999
351.26 acres; up 20.6% from 291.26 acres in 1999

Population Growth and Projections

The City of Little Rock does not typically prepare population estimates in Census Years. The following table has been included for references indicating historical census year populations and the last population estimate performed by the Planning Department for June 30, 1999. More detailed information concerning the 2000 census and availability is provided at www.census.gov and following the links. Information from the Census Home Page has been included in this report as informational. As indicated more specific population data for the City of Little Rock should become available in late March to April of 2001.

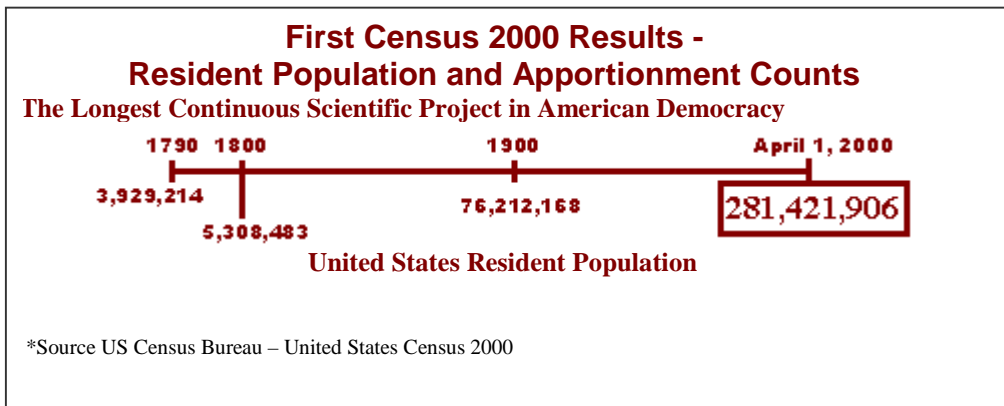
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
1991	176,798	0.57%
1992	177,359	0.32%
1993	177,840	0.27%
1994	178,855	0.57%
1995	179,901	0.58%
1996	181,280	0.77%
1997	181,295	0.01%
1998	182,399	0.61%
1999	181,551	-0.46%
2000*	181,551	

*No estimate prepared - City of Little Rock, Planning & Development

According to the Census Bureau the nation's resident population on Census Day, April 1, 2000 was 281,421,906, a 13.2 percent increase over the 248,709,873 counted in the 1990 census.

The Arkansas Population has increased during the past decade from 2,350,725 in 1990 to 2,673,400 in 2000. This represent at 14 percent increase in the states population.

Census 2000 results are now available for the resident population of the 50 states, District of Columbia and Puerto Rico; congressional apportionment; and U.S. overseas population, consisting of federal employees (military and civilian) overseas and their dependents living with them. To view this data visit the Census Bureau Web Site at www.census.gov and follow the links. The associated tables and maps can be viewed by clicking on the links within the 'Census 2000 Results.' More detailed information from Census 2000 will be available beginning with the release of Public Law 94-171 data (redistricting data summary file) in March 2001 and continuing on a flow basis through 2003.



Construction Activity

During 2000 the total number of new construction permits issued decreased twelve (12.8%) percent over the number of permits issued in 1999. In 2000 there were 662 permits issues for a total of \$274,501,956 construction dollars. While the total numbers of permits declined, activity increased for office construction. There were 24 permits issued for a total of \$116,819,784 construction dollars and 2,610,683 square feet. Commercial permits issued continues to decline (since 1994) but construction dollars spent increased by 25.8% over 1999. The number of industrial permits issued and square footage declined over 1999 numbers but construction dollars increased by 14.3% over 1999 numbers. During 2000 there were 19 permits issued for a total of 382,138 square feet and \$8,714,609 construction dollars.

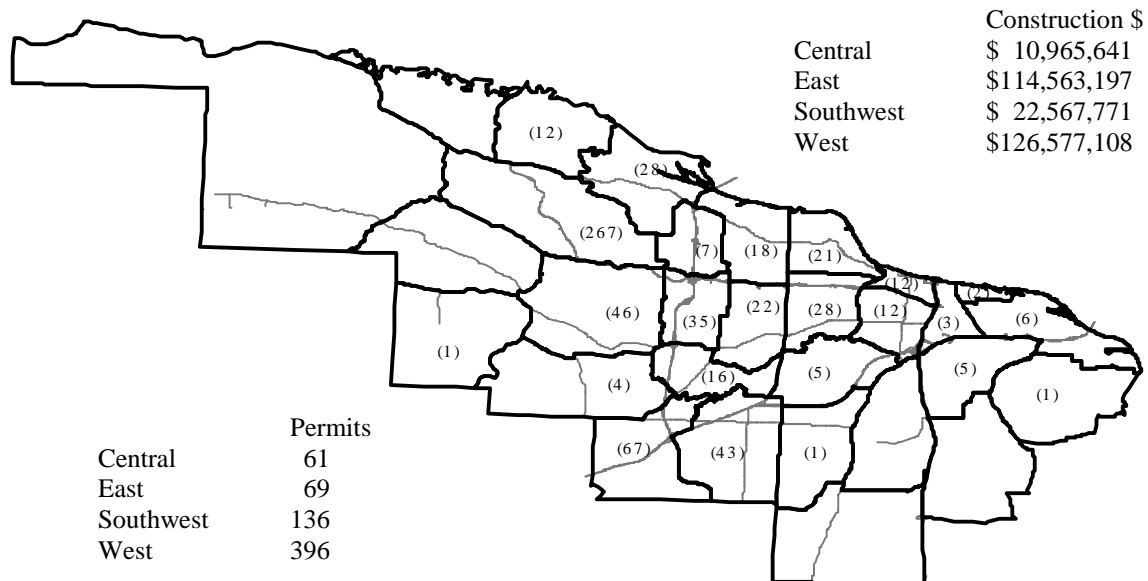
New single family unit construction decreased by 14.6% (81 units) from 1999 construction permits issued. The total number added during 2000 was 475 units with an average construction cost of \$195,235. This is a 6.2% increased over 1999 average construction cost. During 1999 there were 556 permits issued for an average construction cost of \$183,815. For

2000 over 70% of the new housing starts were in the west sub-area. Two hundred forty-nine permits (52.4%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 36 permits or 7.6%.

Multi-family construction has decreased in the total number of units added for the fourth straight year. During 2000, there were 56 permits issued (representing three developments and a scattering of duplexes) for a total of 236 units. In the Crystal Valley Planning District a new development was permitted (96 units) and Eagle Hill (Phase II) permitted an additional 36 units. In the Pinnacle Planning District, Parkway Place, permitted 6 additional duplex units (12 units).

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected in the preceding table). In addition, permits are not required for construction outside the city limits.

(New Construction Activity by Planning District Map)



BUILDING PERMIT ACTIVITY by PLANNING DISTRICT													
Planning District		Single-Family		Multi-Family		Total Units	Commercial		Office		Industrial		PQP Permits
		Permits	Avg. Cost	Permits	Units		Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	River Mountain	26	\$180,579	0	0	26	0	0	0	0	0	0	0
2	Rodney Parham	2	\$133,322	0	0	2	1	80,000	3	24,040	0	0	1
3	West Little Rock	10	\$281,435	0	0	10	0	0	0	0	0	0	1
4	Heights/Hillcrest	8	\$333,132	0	0	8	2	5,775	0	0	2	97,540	1
5	Downtown	0	\$0	0	0	0	0	0	7	1,281,456	1	0**	2
6	East Little Rock	1	\$58,512	0	0	1	0	0	0	0	0	0	1
7	I-30	0	\$0	0	0	0	0	0	0	0	3	53,780	0
8	Central City	6	\$108,247	0	0	6	2	34,440	0	0	0	0	0
9	I-630	0	\$0	22	88	88	2	14,650	0	0	1	45,000	1
10	Boyle Park	14	\$78,838	0	0	14	1	7,000	0	0	0	0	0
11	I-430	25	\$105,713	0	0	25	3	55,356	4	214,312	0	0	3
12	65 th Street W.	9	\$110,278	0	0	9	0	0	3	11,963	2	3,400	1
13	65 th Street E.	2	\$88,640	0	0	2	2	55,000	0	0	1	10,000	0
14	Geyer Springs E.	1	\$103,125	0	0	1	0	0	0	0	0	0	0
15	Geyer Springs W.	28	\$85,773	0	0	28	2	10,490	0	0	3	37,900	4
16	Otter Creek	36	\$127,943	24	96	132	1	0*	1	2,370	1	52,700	1
17	Crystal Valley	1	\$75,000	3	36	37	0	0	0	0	0	0	0
18	Ellis Mountain	43	\$139,080	0	0	43	0	0	2	3,800	0	0	0
19	Chenal	249	\$244,262	6	12	261	3	51,966	3	72,742	1	24,000	0
20	Pinnacle	7	\$254,262	1	4	11	1	1,196	1	1,000,000	0	0	1
22	West Fourche	1	\$97,043	0	0	1	0	0	0	0	0	0	0
24	College Station	4	\$102,966	0	0	4	0	0	0	0	1	33,650	0
25	Port	2	\$172,409	0	0	2	0	0	0	0	2	5,010	2
26	Port South	0	\$0	0	0	0	0	0	0	0	1	19,158	0
Total		475	\$195,235	56	236	711	20	615,873	24	2,610,683	19	382,138	19

*Foundation and Structure Support Steel

**Parking Deck

No Activity in Planning Districts 21, 23, 27 – 28.

Residential Activity

2000 saw a decline in single-family units permitted after five straight annual or yearly increase in the number of single family units permitted in the city. There were 475 units permitted for a 14.6% decrease in the number of single family units added over 1999. During 1993 single family unit construction peaked at 718 units permitted.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single family unit permits issued. For 2000 55.4% of the permits issued were located in this area.

Of the permits issued 148 units were located in Chenal Subdivisions, 31 units were located in the Pebble Beach Subdivision and 14 units were located in the Villages of Wellington Subdivision. All three subdivisions lie in the western quadrant of the Chenal Planning District.

The next most active planning district is the Otter Creek Planning District, an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek Development (south of Baseline Road, west of Stagecoach Road) continues to develop with the issuance of 32 permits of the 36 permits issued in the southwest sub-area. The Wedgewood Creek Subdivision was the most active of these subdivisions (17 permits).

Ten percent of the new single-family construction permits were issued in the central and east sub-areas. This is a decrease in the number of permits issued during 1999 from 62 permits to 44 permits. A portion of the earlier activity might be attributed to the tornado in

early 1999 resulting in the sever damage of several units in the area.

Building Permits Single Family

Year	Permit	Cost	Avg. cost	% change
1993	718	\$112,471,139	\$156,645	-
1994	583	\$101,709,783	\$174,759	11.56%
1995	479	\$76,936,286	\$160,619	-8.09%
1996	481	\$76,696,899	\$159,453	-0.73%
1997	448	\$71,924,751	\$160,546	0.69%
1998	495	\$89,728,916	\$181,271	12.91%
1999	556	\$102,201,168	\$183,815	1.40%
2000	475	\$92,736,473	\$195,235	7.70%

Multi-family starts continue to slow during 2000. The number of units permitted dropped during 2000 from 537 units in 1999 to 236 units in 2000. Fifty-six permits were issued which represent three multi-family projects and a scattering of duplex development. Eagle Hill Community continued Phase II of their multi-phase development in the Crystal Valley Planning District. There were 36 units permitted for this project. Eighty-eight units and 22 buildings were permitted in October for the second phase of Madison Heights located south of W. 12th Street. Other activity included a new development located in the Crystal Valley Planning District (96 units). In the Chenal Planning District (Parkway Village) added six duplexes.

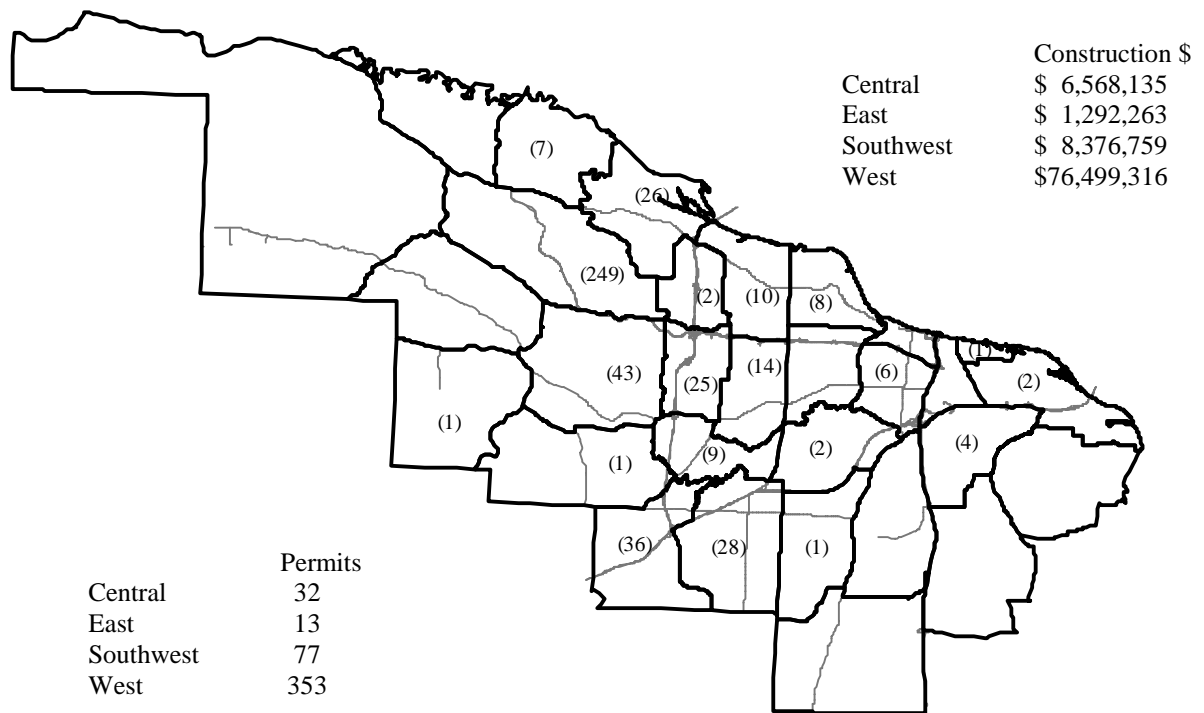
Building Permits Multi-Family

Year	Permits	Units	Cost
1993	5	77	\$3,197,600
1994	11	26	\$2,155,001
1995	7	240	\$7,842,000
1996	7	191	\$7,031,180
1997	11	1240	\$41,462,210
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472

(Single-Family Units Constructed 1996 – 2000 by Sub-Area)

Single-family Units Sub-Area	2000		1999		1998		1997		1996	
	Permits	%	Permits	%	Permits	%	Permits	%	Permits	%
East	13	3.0%	26	5.0%	19	4.0%	17	4.0%	15	3.0%
Central	31	7.0%	36	6.0%	34	7.0%	41	9.0%	46	10.0%
Southwest	78	16.0%	103	19.0%	78	15.0%	91	20.0%	67	14.0%
West	353	74.0%	391	70.0%	364	74.0%	299	67.0%	353	73.0%
	475		556		495		448		481	

(New Single Family Construction by Planning District Map)



Housing Construction Values

The average construction cost of a new single-family home increased by 5.6% or \$11,058.00 over 1999. The average unit value in 1999 was \$183,815 and in 2000 the average value was \$195,235. Although interest rates have “nudged-up” the continued hold on lower interest rates is making housing more affordable in real terms.

Housing values are represented below in five distribution categories. Less than \$50,000, less than \$150,000, less than \$300,000, less than \$500,000 and \$500,000 and above. There were four units constructed below \$50,000, 171 units constructed in the range of \$50,000 to \$149,999, 226 units constructed in the range of \$150,000 to \$299,999, 67 units constructed in the range of \$300,000 to \$499,999 and 7 units above \$500,000.

During 2000 84% of the single-family units constructed cost \$100,000 or more. The majority of these homes (70% or 353 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$15,000 to \$950,000. The central sub-area also has a disburse construction cost range from \$50,000 to \$800,000. The east sub-area construction cost range from \$54,000 to \$209,880 and the southwest sub-area construction cost range from \$10,000 to \$195,000. Of the total dollars expended on construction of single-family units the west sub-area accounted for 83% (\$76,499,316) of the construction dollars and the southwest sub-area accounted for 9% (\$8,376,759) of all construction dollars expended. The central sub-area, 7% (\$6,568,135) and the east sub-area, 1% (\$1,292,263) complete the construction dollars expended for single-family construction for 2000.

Of the single-family units added citywide, 47.5% were valued between \$150,000 and \$300,000, 36% were valued between \$50,000 and \$150,000, 14% were valued between \$300,000 to \$500,000, 1.5% were valued above \$500,000 and 0.8% were valued below \$50,000. High-end construction for the most

part is taking place in the Chenal, Heights/Hillcrest, River Mountain and West Little Rock Planning Districts. Of the single-family constructions 106 units or 22% ranged in construction cost from \$100,000 to \$150,000 with the majority of these being constructed in the four previously mentioned Planning Districts.

The east sub-area experienced a 35% increase in the average value of single-family units constructed over 1999 estimates. The southwest and central sub-areas experience a decline in average construction costs (2.4% and 0.4% respectively) of single-family units. The west sub-area became the highest average construction value for single-family housing.

Affordable Housing

When determining the ‘affordability’ of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The Housing and Neighborhood Programs Department of the city considers ‘affordable’ housing as having a maximum value of \$68,000. Thus, based on NAHB and the city assumptions, a unit reported here as \$52,000 would be considered the cap for new construction of a unit and still is considered ‘affordable’ housing.

Based on this information 1.1% or 5 units constructed during 2000 could be considered as ‘affordable’ housing. This is a decrease of 0.1% over the previous year but a significant decrease from the early 1990’s units constructed. Until 1998, 3 to 4.5% of the units constructed were within the ‘affordable’ range. For the previous three years little consideration has been given to constructing of units with ‘affordability’ in mind which indicates housing values will continue to rise and the number of newly constructed ‘affordable’ units will continue to decline.

Affordable Housing

Year	% units below \$51,000	# units below \$51,000	Total Units
1990	15.7%	67	427
1991	9.7%	44	454
1992	6.0%	37	616
1993	4.2%	30	718
1994	2.9%	17	582
1995	4.6%	22	479
1996	3.9%	19	481
1997	4.2%	19	448
1998	1.8%	9	495
1999	1.2%	7	556
2000	1.1%	5	475

Average Value Single Family Homes

Sub-area	1993	1994	1995	1996	1997	1998	1999	2000
West	\$148,760	\$168,988	\$166,803	\$168,707	\$174,429	\$199,519	\$203,664	\$216,225
Central	181,581	\$211,067	\$152,257	\$168,197	\$211,082	\$212,912	\$278,351	\$211,875
Southwest	58,279	\$68,896	\$92,008	\$98,059	\$111,304	\$109,361	\$107,852	\$107,394
East	40,090	\$40,632	\$46,056	\$45,928	\$58,080	\$25,632	\$73,606	\$99,405

Permit Construction Cost – Single Family 2000

Planning District	\$500,000 & Greater	\$300,000 - \$499,999	\$150,000 - \$299,999	\$50,000 - \$149,999	Below \$50,000
1	0	2	16	7	1
2	0	0	1	1	0
3	1	3	3	3	0
4	1	4	2	1	0
6	0	0	0	1	0
8	0	0	1	5	0
10	0	0	0	13	1
11	0	0	1	24	0
12	0	0	0	9	0
13	0	0	0	2	0
14	0	0	0	1	0
15	0	0	1	25	2
16	0	0	9	27	0
17	0	0	0	1	0
18	0	1	12	30	0
19	5	56	173	15	0
20	0	1	6	0	0
22	0	0	0	1	0
24	0	0	1	3	0
25	0	0	0	2	0
Total	7	67	226	171	4

No activity in Planning Districts: 13, 21 – 2 and 26 – 30

Multi-Family Vacancy Rates

Multi-Family vacancy rates have been provided by Metro Plan through *Metrotrends* in the past and this entity has determined this data will no longer be available. Data provided in this section is from the latest edition of *Metrotrends*. This section will not be included in future reports unless an alternative source of information is found.

“In 1985 booming multi-family housing construction began to saturate the market with too many units. Rents flattened out and occupancy rates plummeted from this over-building. From 1986 to 1995, there was almost no multi-family construction at all. By the early 1990’s strong economic growth and modest population growth caused the demand for apartments to increase once again. Occupancy and rental rates grew strongly, especially from 1992 through 1994, causing waiting lists at many complexes, particularly in the northwest and central areas of Little Rock. By 1993, occupancy had reached 95.72 percent. During 1995, the Pulaski County apartment market entered a cycle of new construction.” 1999 Pulaski County Apartment Market Survey - *Metrotrends*

The City has permitted over 3300 units during the past eight years. The largest increase was in 1997 with 1240 multi-family units added.

The number of units permitted dropped 56% during 2000 from 537 units in 1999 to 236 units in 2000. Fifty-six permits were issued which represented three significant multi-family residential developments. Eagle Hill Community continued Phase II of their multi-phase development in southwest Little Rock, 86 units were permitted for the second phase of Madison Heights located south of W. 12th Street and a new development (the Cottages at Otter Creek) was permitted and will add 96 units also in southwest Little Rock. Parkway Village permitted twelve additional units (six duplex structures) to their existing facility.

Rents in the City of Little Rock have changed by varying percentages throughout the city during the previous five years. In the downtown area rents have decreased by 7.4%

while in the northwest portion of the city rents have increased by 12.0%. In the Otter Creek area rents have increased by 18.1% for the years 1995 - 2000.

“... The construction surge that began in 1995 has occurred at a more moderate pace than the 1980’s building boom. Although occupancy has sagged a bit, there is no evidence yet of severe over-building. It appears that investment decisions have been made more carefully during the 1990’s avoiding the destructive “boom-bust” cycle of the previous decade. ...” 1999 Pulaski County Apartment Market Survey - *Metrotrends*

Additional information may be obtained by contacting Metro Plan at (501) 372-3300 or Richard Cheek at Walker Real Estate Company, 1500 Riverfront Drive, Little Rock, AR 72202 (501) 614-7100 or email richard@walkerrealestate.com.

Multi-Family Vacancy Rates

Year	Little Rock	Pulaski County
2000	Not Available	Not Available
1999	90.6%	91.9%
1998	90.4%	91.9%
1997	Not Available	91.6%
1996	93.3%	94.5%
1995	94.4%	94.5%
1994	94.8%	95.1%
1993	95.6%	95.7%
1992	94.2%	94.4%
1991	93.2%	93.4%
1990	92.8%	92.4%
1989	92.4%	91.4%
1988	88.1%	87.0%

(1999 rates are based on a survey of 23,387 units for Pulaski County and 16,981 units within the City of Little Rock.)

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2000 renovations totaled in excess of \$13 million dollars. The east sub-area experienced 336 permitted projects and \$3,948,139.

The Central City and the I-630 Planning District's historically represent a large portion of the cities renovation reinvestment activity. During 2000 these two areas combined accounted for 28.3% of the total dollars spent for renovation activity. The Central City (182 permits) and the I-630 (128 permits) Planning Districts were the most active during 2000. Comparing each to 1999, Central City with \$8.7 million and I-630 with \$1.08 million, represents a decrease (\$6.4 million) over 1999 levels for Central City Planning District while I-630 increased by \$394,058 over 1999 levels permitted.

A third area which permitted the largest portion of reinvestment dollars was the Heights/Hillcrest Planning District. During 2000, there were 113 permits issued for a total of \$2,829,224. In the West Little Rock Planning District 69 permits were issued for \$1,549,897.

With this one must also look at the funds expended for additions in the city. Renovation activity is a good indication of where housing stock "lags behind". In a majority of the cases funds expended for renovations are to "bring the house up to code". Funds expended for an addition in living space to the structure indicates a strong commitment to the neighborhood.

Multi-Family - Renovations

The areas which experienced the largest number of permitted projects and funds expended for multi-family renovation activity was the southwest sub-area. There were 25 permits issued for a total of \$4,3543,833. Of the funds permitted \$3,720,300 is indicated to be related one apartment complex location. The west sub-area had nine permits for \$949,662. Included in the west sub-area funds

for renovations is the \$864,000 for the renovation of Chenal Lakes Apartments which were damaged by fire in March of 2000. The east and central sub-areas each experienced reinvestment in the area (\$214,105 and \$283,800 respectively). Two large projects in the central sub-area include Fox Glen and Briarwood each performing interior and exterior alterations to their properties.

Single-Family Additions

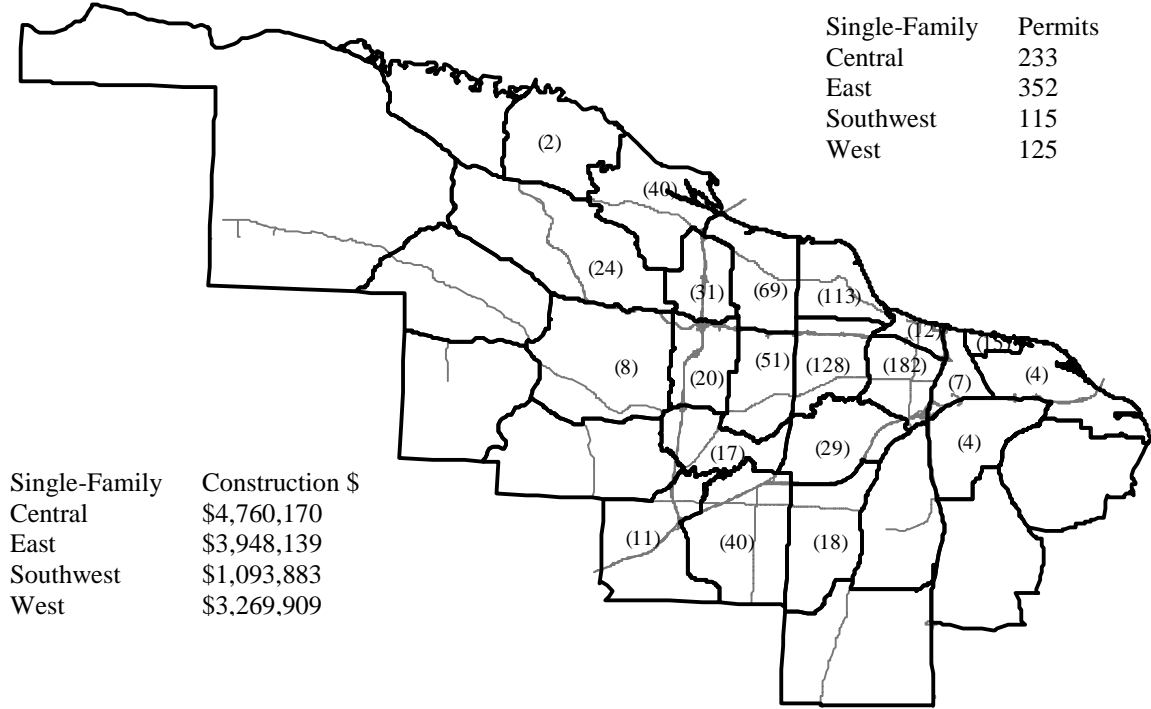
Single-family additions were concentrated in the central sub-area. Citywide 113 permits were issued for a total of \$3,644,898. The central sub-area accounted for 59.7% (\$2,176,008) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (32 permits and \$1,619,608) and the West Little Rock Planning District (14 permits and \$484,800). In the west sub-area 32 permits were issued for \$1,084,071. Two west sub-area planning districts, River Mountain and Chenal, accounted for 5 permits each for \$91,500 and \$429,000 respectively. The number of permits issued and funds expended for additions each decreased from 1999 levels. Overall the average value of permits issued for additions decreased by 49%.



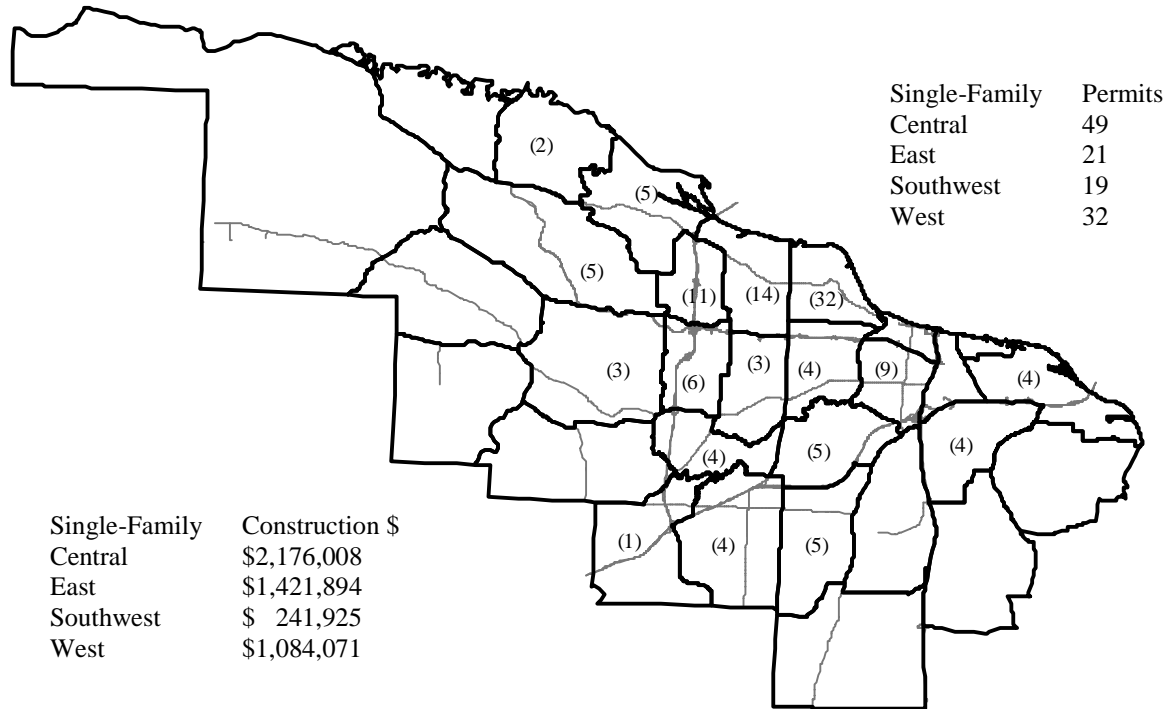
RESIDENTIAL RENOVATION ACTIVITY by PLANNING DISTRICT										
Planning District		Single-Family Additions			Single-Family Renovations			Multi-Family Renovations		
		Permits	Value	Avg. Value	Permits	Value	Avg. Value	Permits	Value	Valuation
1	River Mountain	5	\$91,500	\$18,300	40	\$964,157	\$24,104	1	\$10,000	\$1,065,657
2	Rodney Parham	11	\$308,221	\$28,020	31	\$700,940	\$22,611	5	\$64,644	\$1,073,805
3	West Little Rock	14	\$484,800	\$34,629	69	\$1,549,897	\$22,462	2	\$245,000	\$2,279,697
4	Heights/Hillcrest	32	\$1,619,608	\$50,613	113	\$2,829,224	\$25,037	2	\$28,700	\$4,477,532
5	Downtown	0	\$0	\$0	12	\$258,600	\$21,550	2	\$17,150	\$375,750
6	East Little Rock	0	\$0	\$0	15	\$57,865	\$3,858	0	\$0	\$57,865
7	I-30	0	\$0	\$0	7	\$73,200	\$10,457	0	\$0	\$73,200
8	Central City	9	\$92,394	\$10,266	182	\$2,223,715	\$12,218	5	\$156,155	\$2,472,264
9	I-630	4	\$52,500	\$13,125	128	\$1,476,596	\$11,536	7	\$48,300	\$1,577,396
10	Boyle Park	3	\$55,000	\$18,333	51	\$321,312	\$6,300	1	\$2,600	\$378,912
11	I-430	6	\$61,050	\$10,175	20	\$368,788	\$18,439	1	\$3,000	\$432,838
12	65 th Street W.	4	\$41,550	\$10,388	17	\$231,824	\$13,637	0	\$0	\$273,374
13	65 th Street E.	5	\$66,575	\$13,315	29	\$206,821	\$7,132	18	\$4,281,500	\$4,554,896
14	Geyer Springs E.	5	\$81,200	\$16,240	18	\$143,833	\$7,991	4	\$223,333	\$448,366
15	Geyer Springs W.	4	\$42,500	\$10,625	40	\$292,339	\$7,308	1	\$1,500	\$336,339
16	Otter Creek	1	\$29,000	\$29,000	11	\$216,566	\$19,688	1	\$30,000	\$275,566
17	Crystal Valley	0	\$0	\$0	0	\$0	\$0	1	\$7,500	\$7,500
18	Ellis Mountain	3	\$64,000	\$21,333	8	\$121,176	\$15,147	0	\$0	\$185,176
19	Chenal	5	\$429,000	\$85,800	24	\$860,998	\$35,875	2	\$872,018	\$2,162,016
20	Pinnacle	2	\$126,000	\$63,000	2	\$47,350	\$23,675	0	\$0	\$173,350
24	College Station	0	\$0	\$0	4	\$81,400	\$20,350	0	\$0	\$81,400
25	Port	0	\$0	\$0	4	\$45,500	\$11,375	0	\$0	\$45,500
Total		113	\$3,644,898		825	\$13,072,101		53	\$5,991,400	\$22,708,399

No activity in Planning Districts 21 – 23, 26 – 30.

(Single-Family Residential Renovations by Planning District Map)



(Single-Family Residential Additions by Planning District Map)



Demolition Activity

The net change in residential units for 2000 was an increase of 533 units. This is a 43.9% decrease of the net unit change from 1999. With the exception of the east all the cities sub-areas experienced increases in net units added. Only seven of the City's thirty planning districts experienced net losses of residential units during 2000. Downtown Planning District, which in previous years has experienced a net loss in housing units (and saw an increase in the number of housing units during 1999) was once again on the negative side of units added.

Single Family Unit Change - 2000

Sub-Area	Units Added	Units Demo	Net
West	369	6	363
Central	31	19	12
Southwest	210	13	197
East	101	140	-39

The two areas which experienced the greatest increase in residential units added are the Chenal and the Ellis Mountain Planning Districts. The Chenal Planning District also experienced the addition of multi-family units in the area. The Crystal Valley Planning District experienced an additional 132 units and the I-630 Planning District Permitted an additional 88 units (all of which are multi-family units).

During 2000, three of the planning districts experienced double digit net loss in the number of housing units. The Central City Planning District lost a net of 55 units, the East Little Rock Planning District a net loss of 24 and the I-30 Planning District lost a net of 17 units.

The Heights/Hillcrest Planning District continues to experience a high number of demolitions. This is an area which is experiencing two units being demolished and one unit constructed on two lots or one unit removed to construct a larger unit on the lot. It appears the trend of two for one (two units demolished one new constructed) is lessening.

Residential Units Change – 2000

Planning District	Units	Units	Net
	New	Demo	
1 River Mountain	26	2	24
2 Rodney Parham	2	0	2
3 West Little Rock	10	1	9
4 Heights/Hillcrest	8	10	-2
5 Downtown	0	5	-5
6 East Little Rock	1	25	-24
7 I-30	0	17	-17
8 Central City	6	61	-55
9 I-630	88	30	58
10 Boyle Park	14	8	6
11 I-430	25	2	23
12 65 th Street West	9	0	9
13 65 th Street East	2	2	0
14 Geyer Springs E.	1	10	-9
15 Geyer Springs W.	28	0	28
16 Otter Creek	132	0	132
17 Crystal Valley	37	0	37
18 Ellis Mountain	43	0	43
19 Chenal	261	2	259
20 Pinnacle	11	0	11
22 West Fourche	1	0	1
23 Arch Street Pike	4	0	4
24 College Station	2	1	1
25 Port	0	2	-2
Total	711	178	533

Based on the history of residential demolitions it is evident there has been significant loss in housing stock. The number of units demolished in 2000 was greater than any of the previous four years and a close comparison to 1990 demolitions of 190 units. Although the number of demolitions is less than 50% of the demolitions during 1993 (the peak for demolition activity) the increase in the number of demolitions is not a positive of a sign.

If not for the demolition of apartment buildings in the Geyer Springs West Planning District, all the triple digit losses have been in the core area – east of University Avenue. Further, almost all of the units lost in East Little Rock, Central City, I-30 and I-630 Planning Districts were single-family homes. The loss of so many single-family homes may have negative impacts, in the future resulting in the deterioration of additional homes in the area. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

(Historical Demolition of Housing Units by Planning District)

Planning District	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total
1 River Mountain	3	7	2	2	3	1	1	0	2	1	2	24
2 Rodney Parham	2	1	1	1	0	0	0	3	0	1	0	9
3 West Little Rock	0	1	0	1	2	3	0	3	1	2	1	14
4 Heights/Hillcrest	7	6	6	2	7	2	4	12	8	11	10	75
5 Downtown	9	3	5	2	10	2	4	3	7	20	5	70
6 East Little Rock	2	11	42	13	6	7	14	5	5	3	25	133
7 I-30	12	19	13	5	3	8	6	6	5	3	17	97
8 Central city	44	127	95	113	75	52	49	38	34	62	61	750
9 I-630	25	75	63	84	33	27	31	46	28	24	30	466
10 Boyle Park	5	3	6	8	4	5	5	1	2	5	8	52
11 I-430	3	2	5	2	0	0	8	1	1	0	2	24
12 65 th Street West	3	2	1	0	0	4	2	0	0	3	0	15
13 65 th Street East	1	1	0	64	1	0	1	2	2	1	2	75
14 Geyer Springs East	4	3	6	2	1	3	2	2	1	1	10	35
15 Geyer Springs West	67	7	5	1	1	11	1	3	1	3	0	100
16 Otter Creek	2	2	1	0	2	2	2	1	0	1	0	13
17 Crystal Valley	0	0	0	0	0	0	0	0	0	0	0	0
18 Ellis Mountain	0	2	0	1	0	1	0	1	0	0	0	5
19 Chenal	0	2	2	0	0	3	0	2	1	0	2	12
22 West Fourche	1	0	0	0	0	0	0	0	0	0	0	1
23 Arch Street Pike	0	0	0	0	0	0	0	0	1	0	0	1
24 College Station	0	1	1	1	2	1	1	2	0	0	1	10
25 Port	0	0	0	0	0	0	1	3	2	1	2	9
Total	190	275	254	302	150	132	132	134	101	142	178	1990

No Activity in Planning Districts 20 – 21 and 26 – 30.



The previous chart indicates units demolished from 1990 to 2000. The following chart indicates what effect this activity had on each of the Planning Districts. The East Little Rock Planning District was effected more so than the Central City Planning District with the demolition of 133 units vs. 750 units. The percent change in this 10 year period was a negative 13.68% and 8.03% respectively. Other areas of concern with a net loss in the number of housing

units were the I-30 (-8.38%), I-630 (-2.23%), and the Geyer Springs East (-0.70%).

The areas which experienced a high percentage positive change from 1990 – 2000 are the areas to the west, Crystal Valley, Ellis Mountain, Chenal and Pinnacle Planning Districts. These areas are newly developing subdivisions which prior to annexation (starting in the late 1980's) were for the most part timberland.

Planning District	1990 Housing Units	Units Added 1990 - 2000	Units Demo'ed 1990 - 2000	Total Units 2000	% Change 1990 - 2000
1 River Mountain	6078	1006	24	7060	16.16%
2 Rodney Parham	8352	622	9	8965	7.34%
3 West Little Rock	9290	205	17	9478	2.02%
4 Heights Hillcrest	8016	399	75	8340	4.04%
5 Downtown	1465	120	70	1515	3.41%
6 East Little Rock	855	16	133	738	-13.68%
7 I-30	1038	10	97	951	-8.38%
8 Central City	8308	83	750	7641	-8.03%
9 I-630	8654	273	466	8461	-2.23%
10 Boyle Park	4912	90	52	4950	0.77%
11 I-430	3596	378	24	3950	9.84%
12 65 th Street West	2577	51	15	2613	1.40%
13 65 th Street East	3303	2	75	3230	-2.21%
14 Geyer Springs East	4003	7	35	3975	-0.70%
15 Geyer Springs West	6047	103	100	6050	0.05%
16 Otter Creek	1758	994	13	2739	55.80%
17 Crystal Valley	142	595	0	737	419.01%
18 Ellis Mountain	349	977	5	1321	278.51%
19 Chenal	906	2945	12	3839	323.73%
20 Pinnacle	33	196	0	229	593.94%
21 Burlingame Valley					
22 West Fourche		1	1	0	0%
23 Arch Street Pike					
24 College Station	723	16	10	729	0.83%
25 Port	590	9	9	590	0%
26 Port South					
Total	80995	9098	1992	88101	8.77%

No activity reported in Planning Districts: 21, 26 – 30. Planning Districts 22 and 23 are not within the city limits and housing units in 1990, units added and units demolished are not necessarily a true reflection of activity in the area.



Office Activity

During 2000, the square footage of new office space added increased by 602.9% over 1999. This level of square footage added has been relatively sporadic over the previous ten years. The total square footage permitted in 2000 was 2,610,683. The square footage added increased while the number of permits issued decreased (26 permits in 1999, 24 permits in 2000). In 2000 the total construction cost (\$116,819,784) increased by 45.6% from 1999.

The west sub-area accounted for 1,314,894 square feet of the office activity. The east Planning District accounted for 1,281,456

square feet, the southwest sub-area accounted for 14,333 square feet and the central sub-area permitted 0 additional square feet.

The Downtown Planning District contains 1,281,456 (Axion, AR Teacher Retirement and the Donaghey Foundation) square feet of the new office activity followed by the Pinnacle (Southwestern Bell) Planning District with 1,000,000 square feet. Projects permitted in the I-430 Planning District (214,312 square feet total) include the new Federal Bankruptcy Building and new medical offices. In the Chenal Planning District, Euronet accounted for 67,360 square feet of the new construction permitted in the area.

Building Permits – Office

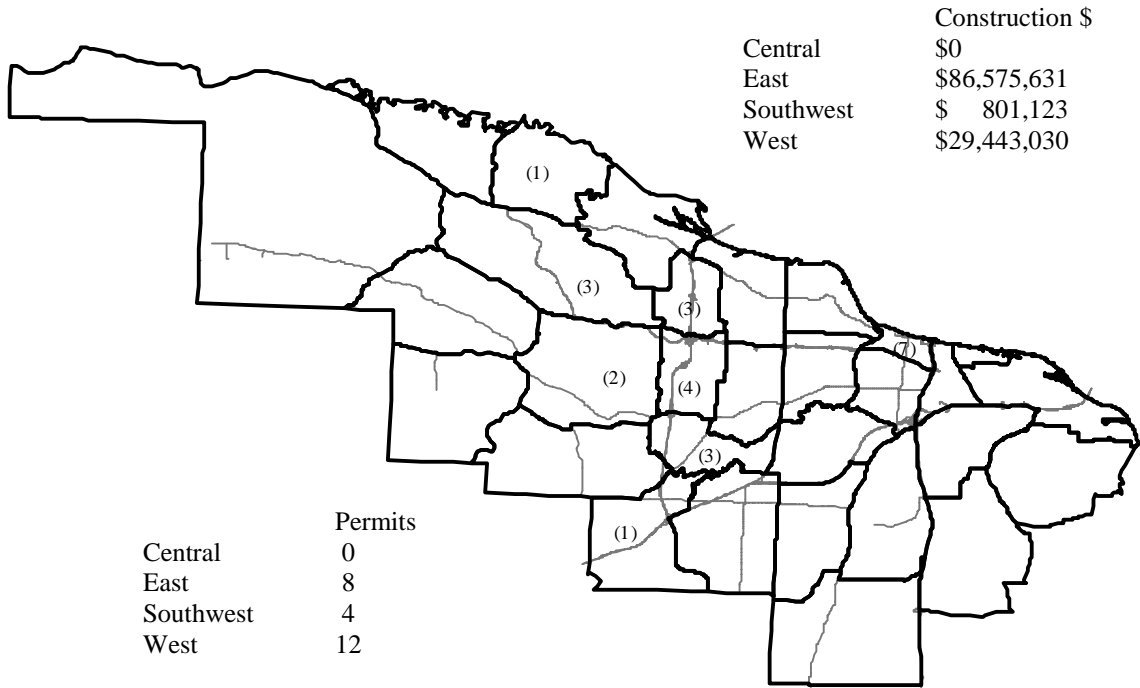
Year	Permits	Sq. Ft.	Cost
1990	9	297,477	\$18,700,000
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	2,610,683	\$116,819,784

The table below list office projects permitted in 2000 with square footage's in excess of 25,000 square feet.

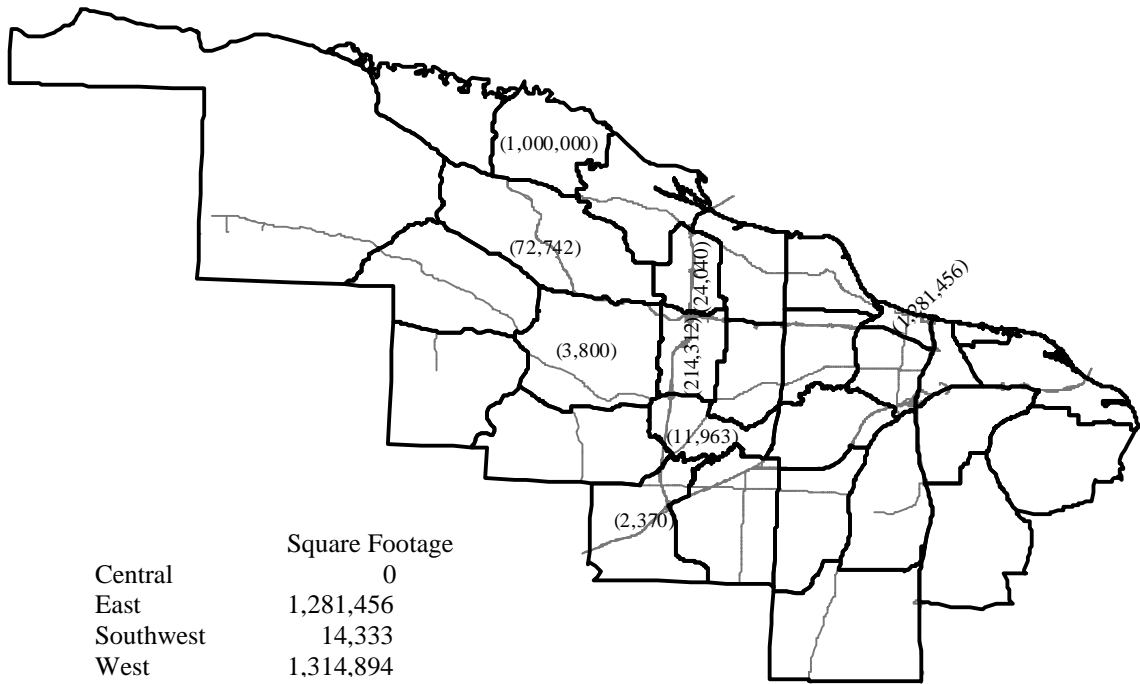
Office Projects (over 25,000 sq. ft.) - 2000

Project	Location	Sub-area	Sq. Ft.
Southwestern Bell	17000 Cantrell Road	West	1,000,000
Axion	601 E. 3 rd Street	East	370,000
AR Teachers Retirement	1401 W. Capitol Avenue	East	338,256
Donaghey Foundation	700 Main Street	East	193,230
Federal Office Building	24 Shackelford Road	West	145,432
Euronet	17300 Chenal Parkway	West	67,360
Medical Offices	13000 Centerview Drive	West	37,000
Dillard's	1310 Cantrell Road	East	30,000
WorldCom	1401 North Street	East	25,181

(New office activity by Planning District # Permits)



(New Office Activity by Planning District Sq. Footage)



Office Vacancy Rates:

“The occupancy rate in the Greater Little Rock office market rebounded from a five-year decline in 2000. The average occupancy of nearly 10.6 million SF surveyed this year was 86 percent. This compares to 85.7 percent and 10.4 million SF surveyed last year. The high-water mark for occupancy since our lease guide’s premier 16 years ago is 90.4 percent in 1994.”(Arkansas Business Lease Guide 2000 Guide to Central Arkansas Commercial Real Estate)

Based on data provided by the *Arkansas Business* office survey results, occupancy rates were above the eighty percentile range with the exception once again of the southwest sub-area. The southwest sub-area occupancy rate increased slightly (65.7%) from 1999 (62.3%) but remained below 1998 occupancy rate (80.2%). The year of 2000 total square feet surveyed were different from 1998 square feet surveyed. From 1998 to 1999 the southwest sub-area decreased by 105,037 square feet and from 1999 to 2000 increased by 52,955 square feet. Of the 17 properties reporting only 7 were 100% occupied and 5 were 0% occupied.

In downtown Acxiom Corp has obtained a building permit for the placement of a new office building (370,000 square feet). The River Market area continues to redevelop with office and retail uses. Other downtown development includes the construction of the new Chamber of Commerce building (18,789 sq. ft.), office and retail space by the Arkansas Teachers Retirement Association (338,256 sq. ft.) and 193,230 square feet by the Donaghey Foundation.

Dillard’s Corporate offices continue to grow with the expansion of their Cantrell Road campus by adding a 217,573 square foot office building.

Western Little Rock continues to see new office development. An office building on Shackelford Road (Federal Office Building) and the Southwestern Bell building (Cantrell Road) add 1,145,432 square feet to the western market.

Renovations to existing structures appear to be conducive to needs in the area. A law firm renovated a once automotive related building in downtown and the once Balch Motors has become the Presidential Archives storage facility. In the western portion of the city Clear Channel Communications has purchased the former Sam’s Wholesale Club on Col. Glenn Road and has renovating the 105,000 SF building into the new Clear Channel Communications Center, office facilities and an expo hall. This facility will house the corporation’s five radio stations and two television stations formerly scattered around Little Rock and North Little Rock.

Vacancy Rates are based on 2000 data furnished by *Arkansas Business - Office, Retail, Warehouse Lease Guide Greater Little Rock Area*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the city. The *2000 Lease Guide* includes listings on 277 office properties and 86 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief - Arkansas Business at 501-372-1443.

Office Market – 2000

Sub-area	Total Leasable Space	Average Occupancy Rate
East,	4,672,520	84.30%
Central	1,556,764	93.69%
Southwest	403,476	65.65%
West	2,610,143	89.44%

Commercial Activity

The total construction of new commercial projects in 2000 amounted to 315,873 square feet of commercial space added to the city. This represents a decrease of 37.9% in square footage added from 1999. The number of projects permitted was down from 1999 when 26 projects were permitted, which compares to 20 projects permitted in 2000.

Construction values increased 25.8% from 1999 values. In 2000 \$15,983,521

construction dollars were permitted compared to \$12,695,827 in 1999.

The west sub-area captured the majority of the new commercial development with 188,518 square feet added. A hotel is included in the west sub-area activity for a total of 80,000 square feet and the addition of 127 rooms. The southwest sub-area followed with the addition of 65,490 square feet. One project, Harvest Foods Store, accounted for 30,000 square feet of the east sub-area activity which totaled 49,090 square footage added. Other activity included 12,775 square feet in the central sub-area.

Building Permits – Commercial

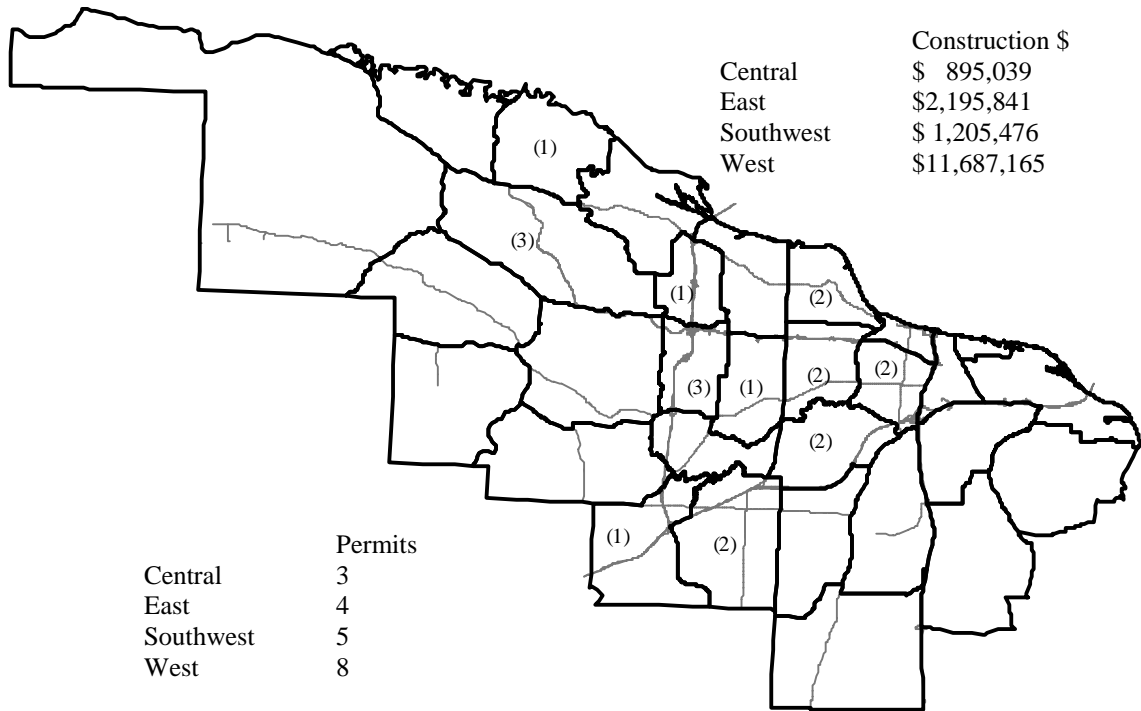
Year	Permits	Sq. Ft.	Cost
1990	41	905,670	\$31,353,969
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521

The table below indicates commercial projects permitted in excess of 20,000 square feet.

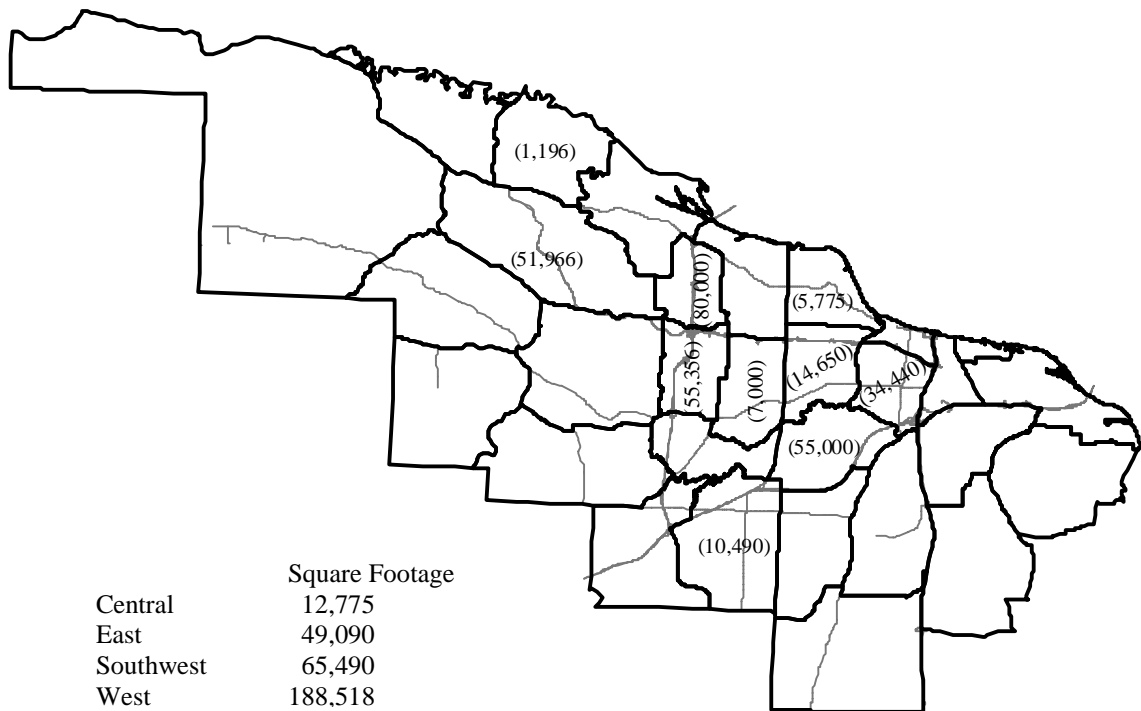
Commercial Projects (over 20,000 sq. ft.) – 2000

Project	Location	Sub-area	Sq. Ft.
(127 Room Motel)	1301 N Shackelford Road	Southwest	80,000
Southern Marine	3201 W. 65 th Street	Southwest	50,000
Parker Lexus (New Dealership)	1 Shackelford W. Blvd.	West	33,056
Harvest Foods	1701 S. Main Street	East	30,000
Shell Building	12800 Chenal Parkway	West	27,966
Shell Building	16100 Chenal Parkway	West	20,000

(New commercial activity by Planning District # Permits)



(New Commercial Activity by Planning District Sq. Footage)



Commercial Vacancy Rates:

“Occupancy in the Greater Little Rock retail market blipped downward after a slight increase in 1998. This year’s occupancy rate among 152 properties declined from 91.7 percent in 1999 to 90.4 percent. Total rentable space in the 2000 retail survey topped 9.4 million SF. Interest in the market hasn’t waned as new projects continue to come on line.” (Arkansas Business Lease Guide 2000 Guide to Central Arkansas Commercial Real Estate)

Construction was completed on the downtown Harvest Foods which was destroyed by the 1999 tornado. Southern Marine located in southwest Little Rock constructing a 50,000 square foot office/display dealership and Parker Lexus constructed a new dealership in west Little Rock.

The 2000 *Lease Guide* represents 128 properties with 6,054,862 square feet of property located within the city limits. All sub-areas indicated a decrease in the overall occupancy rates and only the west sub-area increased the total leaseable space surveyed. The central sub-area experienced a decrease in the square footage surveyed by 21 percent and the occupancy rate also declined. The east sub-area experienced a 10 percent decline in the square footage surveyed and an 8 percent decrease in occupancy rates. The southwest sub-area remained relatively constant in both square footage surveyed and occupancy rates. The west sub-area increased total leaseable space surveyed by 41 percent but the average occupancy rate declined by four percent.

Vacancy Rates are based on 2000 data furnished by *Arkansas Business - Office, Retail, Warehouse Lease Guide Greater Little Rock Area*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the city. *Arkansas Business* made

no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market – 2000

Sub-Area	Total Leasable Space	Average Occupancy Rate
East	240,044	64.55%
Central	2,175,951	87.81%
Southwest	662,682	81.68%
West	2,603,789	89.41%

When reviewing data published by *Arkansas Business* for the previous three years the Department of Planning “looked at” the establishments which had consistently reported data for this time period. Properties which reported one or two years but not the third were not included in this analysis. The properties which were not consistently reported were not verified to determine if there was space available or if the properties were no longer on the market. Data from 1998 was compared to data reported in 2000. The percent change over this time period was as follows: the central sub-area a 24.03% decrease in square feet available, the east sub-area 63.64% decrease, the southwest sub-area a 8.79% increase and west sub-area 11.62% increase. The east decrease is in part due to the leasing of a large percentage of the available space of the LaHarpes Landing Building the central sub-area decrease in available space is partly attributed to the leasing of space in the Town and County Shopping Center and the leasing of space in the Village Center Shopping Center.

Overall occupancy rates for these sub-areas varied. Data reported in 1998 was compared to data reported in 2000, when data was available for each of these years. The west sub-areas remained relatively the same with a 0.50% increase in the occupancy rates, the central experienced a 4.03% increase in occupancy rates, the east “jumped” the most significantly by 36.60% increase in the occupancy rates. The southwest sub-area saw a decrease in occupancy rates of 7.79%.

Industrial Activity

A total of 382,138 square feet of industrial projects was permitted during 2000 in the city. This represents a 3.3% decrease over the square feet permitted during 1999. The total number of projects increased over 1999 levels in which eighteen projects were permitted for a total of 395,022 square feet (2000 - 19 projects 382,138 square feet). The value of new construction increased from \$7,622,214 in 1999 to \$8,714,609 in 2000.

Industrial activity over the past nine years has shown no particular pattern. 1993 was the all time low with one project of 56,400 square feet and \$750,000 permitted.

During the previous year, the central sub-area permitted the majority of the industrial square footage (142,540). Two mini storage projects accounted for 126,540 of this total square footage. The east sub-area accounted for 111,598 square feet, the southwest sub-area accounted for 104,000 square feet and the west

sub-area accounted for 24,000 square feet (a mini warehouse). A parking deck was permitted in the east sub-area which did not add additional square footage but the construction dollars and the issuance of a permits is reflected in the tables.

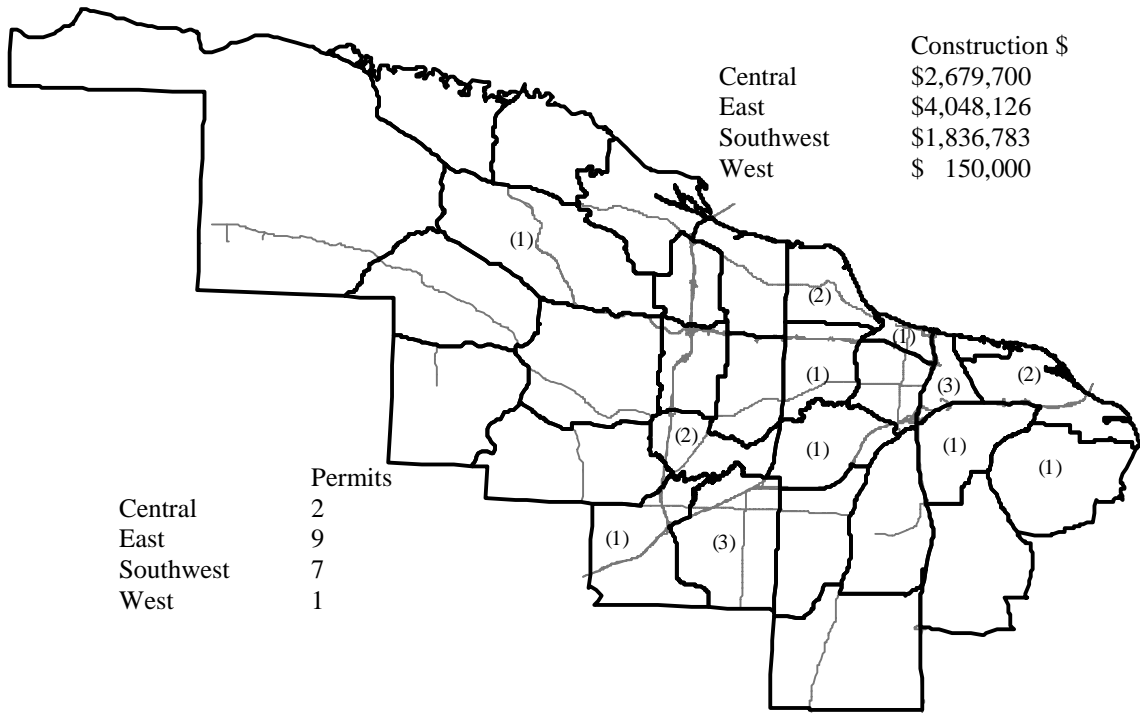
Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1990	5	175,202	\$2,279,000
1991	9	542,246	\$14,377,500
1992	6	584,127	\$18,596,851
1993	1	56,400	\$750,000
1994	6	91,288	\$2,042,624
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609

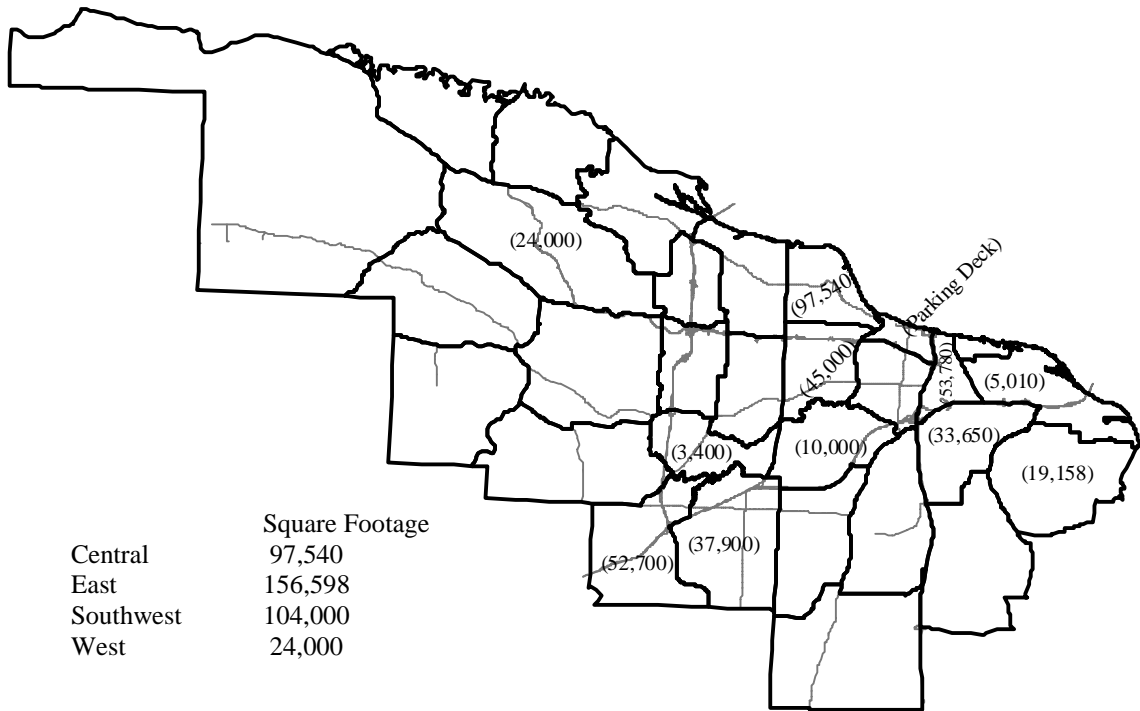
Industrial Projects (over 15,000 sq. ft.) - 2000

Project	Location	Sub-area	Sq. Ft.
Mini Storage	1800 W. 2 nd Street	East	81,540
Storage Building	8001 Stagecoach Road	Southwest	52,700
Mini Storage	18 Freeway Drive	Central	45,000
Drago Distribution Center	5900 Lindsey Road	East	33,650
Silverwood Products Warehouse	6301 Forbing Road	Southwest	30,400
Choctaw	1300 Bond Avenue	East	25,000
Mini Storage	24300 Chenal Parkway	West	24,000
AAA Coer Transmission Distribution Facility	4500 Thilbault Road	East	19,158
Steel Building	2226 Cottondale Lane	Central	16,000

(New industrial activity by Planning District # Permits)



(New industrial Activity by Planning District Sq. Footage)



Warehouse Vacancy Rates:

“Occupancy in the warehouse market made a dramatic one-year increase from 55.8 percent last year to 76.3 percent in 2000. Improved data gathering is the major cause for the big change.” (Arkansas Business Lease Guide 2000 Guide to Central Arkansas Commercial Real Estate)

Arkansas Business reported the overall occupancy rates for warehouse activity in Little Rock increased to 76.92% comparable to the Greater Little Rock occupancy rate of 76.3%. There were 74 properties surveyed in Little Rock for a total of 5.4 million square feet of warehouse space. Of the properties surveyed 1.2 million square feet were available for leasing. The east sub-area showed the most significant increase in reported square feet surveyed and the southwest sub-area showed the most significant decrease in surveyed square feet. The central and west sub-areas remained relatively the same.

Building permits were issued during 2000 for three new mini-storage facilities. Two permits were issued for storage buildings. AAA Cooper Transmission Distribution Facility, Drago Distribution Facility, Choctaw and Silverwood Products all were issued permits in 2000 for new facilities or for additions to existing facilities. These nine projects represent a total of 327,448 square feet.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the city. The 2000 Lease Guide includes listings on 277 office properties and 86 warehouse properties. Arkansas Business made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief - Arkansas Business at 501-372-1443.

Warehouse Market - 2000

Sub-Area	Total Leasable Space	Average Occupancy Rate
East	2,075,279	94.28%
Central	545,503	94.28%
Southwest	1,904,764	78.08%
West	513,920	90.06%



Annexation Activity

The City accepted two annexation, totaling 321.4 acres in 2000. The annexation were titled Pheifer Annexation (312.75 acres) and Sullivan Properties Annexation (8.65 acres).

The Pheifer Annexation includes five property owners. The Pfeifer ownership was 277.1 acres which will be developed as a residential subdivision (less 65 acres he has committed not to develop until sewer is available). The remainder of the property is owned by four property owners, a church, a private school and two separate private utilities.

The annexation adjoins previous annexations of the Northwest Territory subdivision and F.C. Grass Farms. Both of these areas were annexed, April and December of 1998 respectively. Pheifer anticipates the development of 450 residential lots over a 15 year build-out.

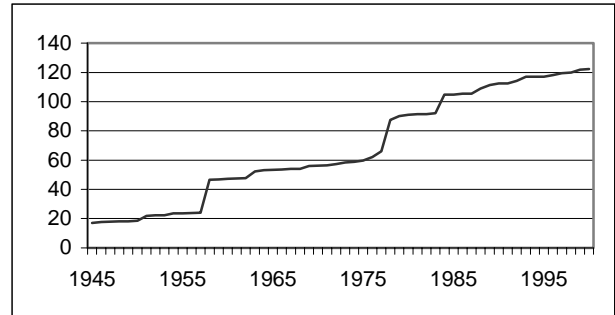
The annexation created two “islands”. One “island” is approximately 2.5 acres and the second “island” is much larger at 182 acres. The 2.5 acres has been created due to the property owners instance to not be included in the annexation. The second island is caused by the configuration of previous annexations and with the Pheifer Annexation the only remaining open side is now closed.

The second annexation was the result of a property owners request to be included into the corporate limits for the extension of sewer lines into the area. The property owner proposes the subdivision of the property into lots which will be used for office development.

With the acceptance of these two annexations the current city limits of the City of Little Rock is 122.31 square miles. This is an increase of 38% from the total square miles in 1980 and an 11.6% increase over the total square miles in 1990. The 1990’s annexation activity appears to have slowed from the aggressive annexation activity experienced during the 1980’s.

In a historical review the total square miles of the city limits of Little Rock grew by almost 50% from 1959 to 1960 (23.99 to 46.49).

There was a steady increase in the total square miles over the next 19 years, a one to five square mile increase per year. 1979 was an aggressive annexation year when the total square miles increased from 66.12 to 87.58. As previously mentioned the 1980’s were extremely aggressive annexation years and by 1990 the city had a total square mile of 108.92. During the 1990’s once again the city limits grew by the more moderate one to five square mile per year.



City Limits Square miles 1945 - 2000

Annexation Activity

Year	Cases	Annexed Acres	City Limits Sq. Miles
2000	2	321.4	122.31
1999	1	1220.8	121.80
1998	3	235.26	119.90
1997	2	856.74	118.14
1996	8	669.7	116.80
1995	1	61.78	115.27
1994	3	1861.3	115.18
1993	5	1075.49	112.27
1992	0	0	110.59
1991	1	654.7	110.59
1990	2	1606.5	109.57
1989	1	2180	107.06
1988	0	0	103.65
1987	5	500.95	103.65
1986	1	22.03	102.87
1985	4	8073.58	102.84
1984	10	382.78	90.22
1983	0	0	89.62
1982	7	335.09	89.62
1981	9	569.82	89.10
1980	10	1595.22	88.43

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of both Planning Commission approved preliminary plats as well as signed final plats. Each indicates development activity will likely occur in the west and southwest sub-areas of the city. In the east sub-area, 2 cases for a total of 448.59 acres of preliminary plat activity were approved. In the west sub-area 13 cases and in the southwest sub-area 16 cases of preliminary plat activity were approved by the Planning Commission for a total of 247.99 acres in the southwest sub-area and 365.13 acres in the west sub-area.

Activity is occurring in the central sub-areas but at a slower growth rate. This area is for the most part developed leaving little platting activity to occur. The central sub-area is Heights/Hillcrest, West Little Rock, Boyle Park Planning Districts. This area has been developing over the past fifty years. The west sub-area area (west of I-430) did not begin to develop until during the 1960's.

The number of approved preliminary plats increased from 22 in 1999 to 35 in 2000. The total acreage in 2000 was up from 426.21 to 1079.73 in 2000. Commercial (192.15 acres), Industrial (484.38 acres) and Single-Family (358.73 acres) all increased over total acreage approved in 1999. Office (43.25 acres) and Multi-Family (1.23 acres) decreased over the total acreage approved in 1999. Residential lots slightly increased from 300 approved in 1999 to 318 residential lots approved in 2000. These indicate a potential slow down in development activity citywide.

The southwest sub-area approvals included: nine cases for a total acreage of 145.61 of Commercial; one case for 13.91 acres of Office; two cases for a total of 35.79 acres of Industrial; four cases for a total of 46.68 acres of Single-Family and 23 residential lots.

The west sub-area approvals included: two case for a total acreage of 39.46 of Commercial; four case for 27.73 acres of Office; one cases for a total of 1.23 acres of Multi-Family; six cases for a total of 296.74

acres of Single-Family and 291 residential lots.

The preliminary plat activity in the east sub-area was associated with the port area. Two cases, for a total of 448.59 acres of industrial property, were preliminary platted.

The majority of the Single-Family residential approved preliminary plat cases were located in the west sub-area (6 cases) and 82.7% of the acreage was located in the west sub-area. The southwest sub-area contained four case or 13.0% of the acreage approved for Single-Family activity. One case of Multi-Family activity was approved in the west sub-area. There was no new residential preliminary plat activity approved in the east sub-area.

Final Plat Activity

Both cases and acreage final platted during 2000 decreased from the 1999 rates. In 2000 50 cases for a total of 199.31 acres were final platted. This is compared to 77 cases and 627.28 acres in 1999 representing a 35 percent decrease in cases and a 68 percent decrease in acreage.

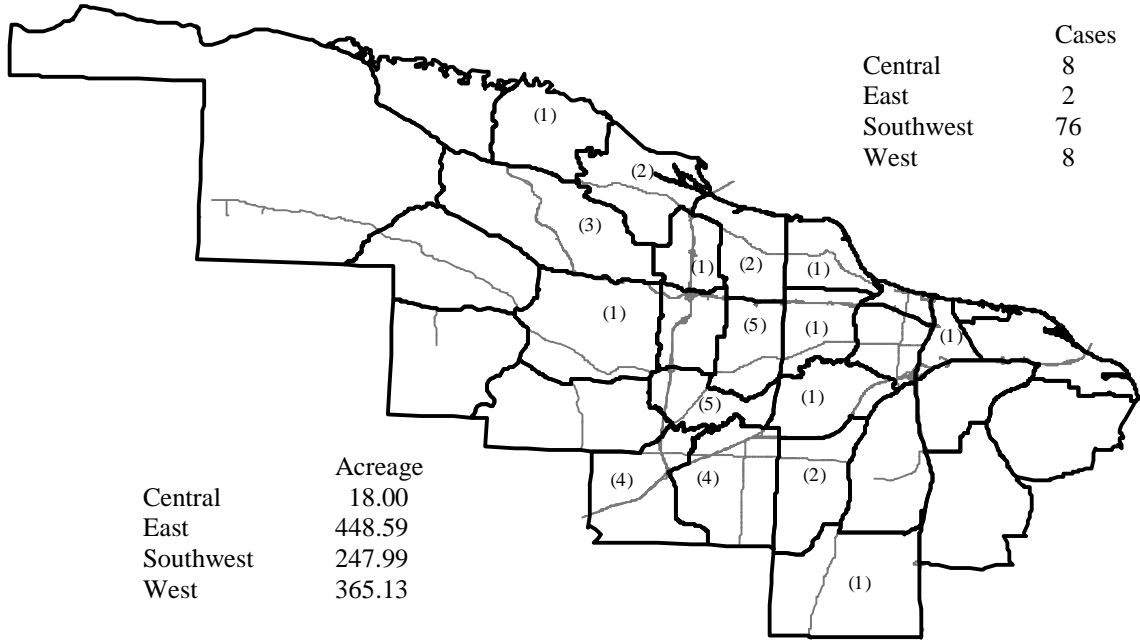
Signed final plat activity has been concentrated in the west, east and southwest areas with 31 final plats recorded with 114.54 acres in the west sub-area, 9 cases with 42.32 acres in the east and 8 cases for a total of 27.73 acres in the southwest sub-area. The table and maps indicated more specifically the Planning District were the strongest activity is occurring.

Activity in the west sub-area declined in the total number of cases final platted. (In 1999 40 cases were final platted and in 2000 only 31 cases were final platted.) The east sub-area is the only sub-area which showed an increase in the number of final plats filed. (In 1999 4 final plats were recorded for the east sub-area and in 2000 9 final plats were recorded.) In the southwest sub-area during 1999 there were 19 cases final platted and in 2000 there were 8 cases final platted. In the central sub-area during 1999 there were 14 cases final platted and during 2000 there were 3 cases final platted.

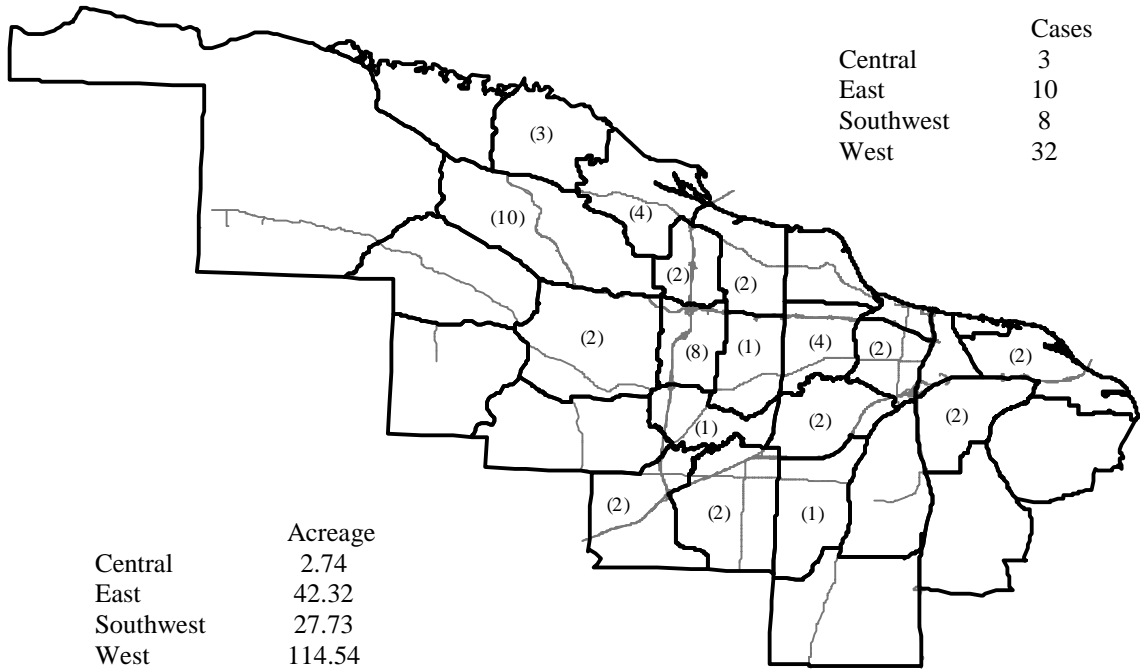
SUBDIVISION ACTIVITY by PLANNING DISTRICT															
		Commercial		Office		Industrial		Multi-Family		Single-Family		Res	Feet of	Final Plat	
		cases	Acres	cases	acres	cases	acres	cases	acres	cases	acres	Lots	Street	cases	acres
1	River Mountain	0	0.00	0	0.00	0	0.00	0	0.00	2	50.10	46	0	4	6.80
2	Rodney Parham	0	00.0	0	0.00	0	0.00	1	1.23	0	0.00	0	0	2	7.74
3	West Little Rock	1	1.08	0	0.00	0	0.00	0	0.00	1	1.63	1	0	2	15.54
4	Heights/Hillcrest	0	0.00	0	0.00	0	0.00	0	0.00	1	13.68	3	525	0	0.00
5	Downtown	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0.00
7	I-30	0	0.00	0	0.00	1	71.59	0	0.00	0	0.00	0	0	0	0.00
8	Central city	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	2	0.54
9	I-630	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	4	24.29
10	Boyle Park	0	0.00	1	1.61	0	0.00	0	0.00	0	0.00	0	0	1	2.21
11	I-430	1	1.46	3	22.17	0	0.00	0	0.00	1	0.64	1	0	8	26.19
12	65 th Street W.	2	55.64	1	13.91	1	29.63	0	0.00	1	6.05	12	5700	1	5.30
13	65 th Street E.	1	6.60	0	0.00	0	0.00	0	0.00	0	0.00	0	0	2	13.90
14	Geyer Springs E.	1	1.50	0	0.00	0	0.00	0	0.00	1	3.50	1	0	1	4.89
15	Geyer Springs W.	3	67.35	0	0.00	1	6.16	0	0.00	0	0.00	0	0	2	1.30
16	Otter Creek	2	20.52	0	0.00	0	0.00	0	0.00	2	37.13	10	1450	2	2.34
18	Ellis Mountain	0	0.00	1	5.56	0	0.00	0	0.00	0	0.00	0	0	2	5.31
19	Chenal	1	38.00	0	0.00	0	0.00	0	0.00	2	199.00	164	14300	10	59.64
20	Pinnacle	0	0.00	0	0.00	0	0.00	0	0.00	1	47.00	80	5300	3	7.29
24	College Station	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	2	8.03
25	Port	0	0.00	0	0.00	1	377.00	0	0.00	0	0.00	0	6820	2	8.00
Total		12	192.15	6	43.25	4	484.38	1	1.23	12	358.73	318	34,095	50	199.31

No activity in Planning Districts 6, 17, 21 – 23, 26 – 30.

(Approved Preliminary Plats Map by Planning District)



(Approved Final Plats by Planning District Map)



Zoning Activity

During the 2000 calendar year the number of approved zoning cases increased from 1999 approvals as did the number of approved acres. During 2000 there were 31 cases approved for a total of 322.01 acres. Single-Family remained about the same as in 1999 in both cases and acreage. Commercial, Office and Industrial each increased significantly in approved acreage from 1999 to 2000. Commercial re-zonings increased from 20.49 acres in 1999 to 88.73 acres in 2000. Office re-zonings were 17.47 acres in 1999 compared to 50.15 acres in 2000 and industrial re-zonings were 0.41 acres in 1999 compared to 39.90 acres in 2000. Multi-Family re-zoning decreased from 42.67 acres in 1999 to 4.98 acres in 2000.

Planned Zoning District (PZD) activity increased slightly during the 2000 reporting period over the 1999 request and acreage. During 1999 50 cases were approved as PZD's for a total of 291.26 acres. During 2000 there were 51 cases and 351.26 acres approved.

When the zoning is viewed with the PZD activity there is still an increase in the number of cases approved and the total acreage approved but the total number of cases approved is not as dramatic of a change.

Combined in 1999 there were 76 cases approved and in 2000 82 cases approved. In acreage there is more of a significant change (392.45 acres in 1999 and 673.27 acres in 2000).

Forty-seven percent of the approved PZD cases were in the west sub-area of the city. The east and southwest sub-areas each captured just over 20% of the PZD activity, the central sub-area captured 10% of the activity. Acreage distribution by percentage indicates the west sub-area accounted for 80%, southwest sub-area 14%, the central sub-area 4.5% and the east sub-area 1.6%.

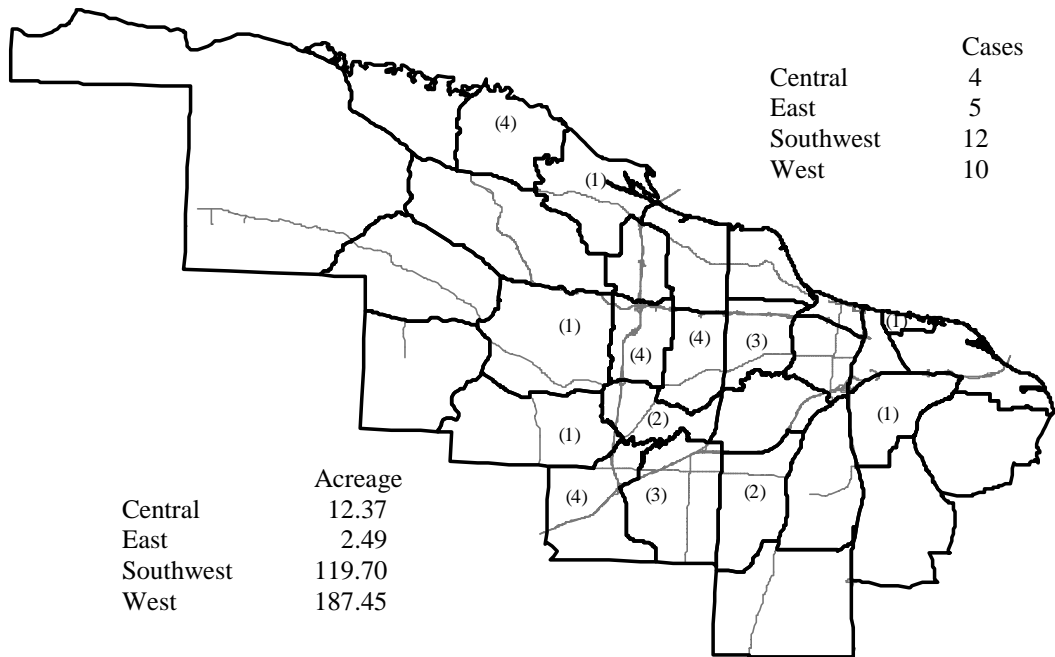
The table and map of re-zoning and PZD approved cases show the areas most likely to develop in 2001 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term. Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area. The southwest sub-area will also experience substantial growth, the east and central sub-areas continue to grow but at a slower rate.

PZD ACTIVITY by PLANNING DISTRICT										
Planning District		Commercial		Office		Industrial		Residential		Feet of Street
		cases	acres	cases	acres	cases	acres	cases	acres	
1	River Mountain	2	11.85	5	14.58	0	0	0	0	0
2	Rodney Parham	0	0	0	0	0	0	1	0.40	0
3	West Little Rock	0	0	2	0.68	0	0	0	0	0
7	I-30	3	2.37	0	0	2	1.48	0	0	360
8	Central city	1	0.72	1	0.16	0	0	0	0	0
9	I-630	2	1.03	0	0	0	0	1	1.15	0
10	Boyle Park	2	2.36	1	12.69	0	0	0	0	0
11	I-430	2	98.30	2	52.50	0	0	0	0	0
12	65 th Street W.	1	2.40	1	5.10	0	0	0	0	0
13	65 th Street E.	0	0	1	0.90	0	0	0	0	0
15	Geyer Springs	2	2.68	0	0	0	0	0	0	0
16	Otter creek	3	26.34	1	1.70	1	7.50	2	9.54	938
17	Crystal Valley	1	0.90	0	0	0	0	0	0	0
18	Ellis Mountain	4	23.88	3	35.23	0	0	0	0	0
19	Chenal	2	1.61	2	34.21	0	0	0	0	550
Total		25	174.44	19	157.75	3	8.98	4	10.09	1,848

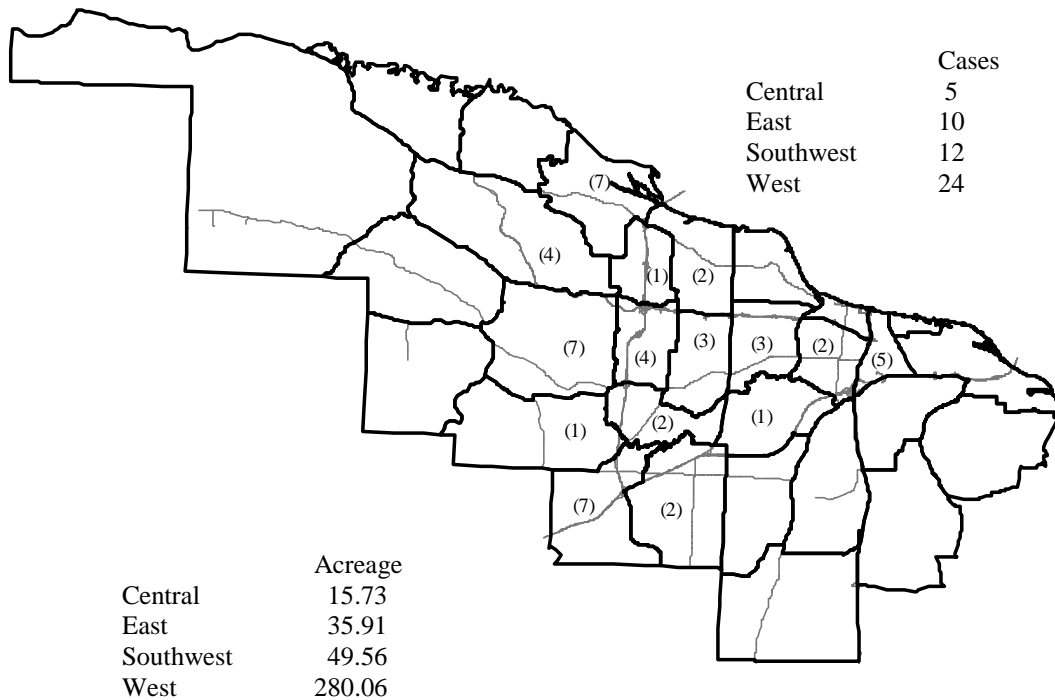
No activity in Planning Districts 4 – 6, 14, 20 – 30.

ZONING ACTIVITY by PLANNING DISTRICT													
Planning District		Commercial		Office		Industrial		Multi-Family		Single-Family		Agriculture	
		cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1	River Mountain	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	133.90
6	East Little Rock	1	0.34	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
9	I-630	3	0.81	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
10	Boyle Park	3	2.43	1	9.94	0	0.00	0	0.00	0	0.00	0	0.00
11	I-430	0	0.00	4	7.91	0	0.00	0	0.00	0	0.00	0	0.00
12	65 th Street W.	1	35.80	1	23.66	0	0.00	0	0.00	0	0.00	0	0.00
14	Geyer Springs E.	2	2.92	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
15	Geyer Springs W.	1	5.23	0	0.00	1	20.00	0	0.00	1	1.60	0	0.00
16	Otter Creek	2	4.20	0	0.00	1	19.90	1	4.98	0	0.00	0	0.00
17	Crystal Valley	0	0.00	0	0.00	0	0.00	0	0.00	1	1.41	0	0.00
18	Ellis Mountain	1	1.70	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
20	Pinnacle	3	35.30	1	8.64	0	0.00	0	0.00	0	0.00	0	0.00
24	College Station	0	0.00	0	0.00	0	0.00	0	0.00	1	1.34	0	0.00
Total		17	88.73	7	50.15	2	39.90	1	4.98	3	4.35	1	133.90

(Approved Rezoning By Planning District Map)



(Approved PZD Activity by Planning District Map)



Planning and Development Staff

Jim Lawson, Director
Tony Bozynski, Assistant Director
Venita Young, Executive Secretary

Planning Division

Walter Malone, Mgr.
Alice Anderson
Quenton Burge
Chandra Foreman*
Vince Hustead
Donna James
Brian Minyard
Shawn Spencer
Dennis Webb
Tom Wiles

Zoning & Subdivision Division

Richard Wood, Mgr. (Retired)*
Dana Carney, Mgr.
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Alice Chalk
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Darrell Holloway
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Kenny Scott
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Evelyn Andrews*
Mary Bracey
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Shannon Grady
Ron Green
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Dennis Johnson
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Richard Maddox
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Britt Palmer
Virdie Redus*
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Terry Steele
Jerry Spence
Charles Toland
Gerald Walsh
Mark Whitaker
Paul Whitten

* Left the department in 2000

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2001 Annual Urban Development Report



**Building Codes
Planning
Zoning and Subdivision**

Board of Directors - 2002

Mayor	Jim Dailey
Vice Mayor	Brad Cazort
Ward 1	Johnnie Pugh
Ward 2	Willie Hinton
Ward 3	Larry Lichty
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Genevieve Stewart
Ward 7	B.J. Wyrick
Ward 8	Dean Kumpuris
Position 9	Barbara Graves
Position 10	Joan Adcock

Planning Commission - 2002

Bob Lowry – Chairperson
Judith Faust – Vice Chairperson
Fred Allen, Jr.
Craig Berry
Richard Downing
Norm Floyd
Rohn Muse
Obroy Nunnley, Jr.
Mizan Rahman
Bill Rector
Robert Stebbins

River Market Design Review Committee - 2002

Frank Porbeck – Chairman
Tim Heiple
Jim Schimmer
Melissa Tanner
Patty Wingfield

Construction Board of Adjustment and Appeal -2002

Joe Hilliard – Chairman
Danny Bennett
Doug Bown
Emery Crossland
Robert Merriott
James Mitchell
Clyde Smith

Board of Adjustment – 2002

William Ruck – Chairman
Fred Gray – Vice Chairman
Andrew Francis
Gary Langlais
Scott Richburg

January 19, 2002

Dear Citizen,

The year was extremely productive for the Department in terms of strategic long-range planning efforts. As with all of our planning endeavors it has been the great support from the Mayor and Board of Directors, Planning Commission and residents that made the plans become reality.

Much of the 2001 work program was completed within the fiscal year. While we along with the rest of America traversed difficult times, we have not loss focus of our goal – preserving the quality of life that initially attracted us, our neighbors and the existing businesses to the community that we continue to call home. Our continued involvement with the efforts to bring the City operations closer to the people of the community has assisted to bridge the gap between our municipal governing and its citizens.

The Buildings Codes Division collected over \$1,688,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. All inspectors have been equipped with radios for better service and a quicker response to complaints. The Division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to assist neighborhoods with the development of Neighborhood Action Plans. This planning process allows for neighborhoods to define a common direction, based on the shared vision of the participants and is articulated in concise statements by the residents of the neighborhoods involved. Presently there are eighteen action plans completed with two currently “underway”. During 2001 staff worked with the Cloverdale/Watson Neighborhood Action Plan Committee to complete an update of their action plan.

The Zoning Division acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. The Division continues to administer the scenic corridor provisions for billboards along with sign permits and renewals. During the previous year fee revenue collected for sign permits and sign renewal permits totaled \$24,090.

The Department is working closely with participants of *Vision Little Rock* to develop a change in the long term planning process incorporating innovative land use and policy making opportunities. The future is upon us, and we need to continue to refine our planning to build this great city. The guidance system is in place, and implementation will be a key to success.

Contained in this Annual Report are the accomplishments and achievements from the previous year for the Department. Please review this report and join us in expanding our successes for Little Rock in 2002.

Respectfully,

Jim Lawson
Director

Table of Contents

Zoning and Subdivision Summary	x
Building Codes Division Summary	x
Planning Division Summary	x
Urban Development Data	
Development Activity Summary	x
Population Estimates	x
Construction Activity	14
Residential Activity	16
Housing Construction Values	18
Multi-Family Vacancy Rates	20
Residential Additions and Renovation Activity	21
Demolition Activity	24
Office Activity	27
Commercial Activity	30
Industrial Activity	33
Annexation Activity	36
Subdivision Activity	37
Zoning Activity	40

Zoning and Subdivision Division

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services.

Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

Annual Ordinance Review

A primary function of this Division is to assure complete, accurate and up-to-date land development codes for use by the public at all levels of involvement. During 2001 staff worked with the Plans Committee of the Planning Commission on an annual review of proposed changes to the zoning ordinance. There were 25 changes proposed. This process will be completed in early 2002.

2001 Sign Code Statistics

During 2001, the Division worked to process sign renewals (5 year interval for billboards, 10 year for all others). Sign permits (including renewals) brought in \$24,090 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

641	Sign Permits Issued
0	Court Cases
62	Sign Permit Renewals
3,467	Sign Inspections and Re-inspections

In 2002, the Division will continue to monitor and enforce the sign ordinance. The staff anticipates no significant changes in the coming year.

Zoning and Subdivision Division

Commercial Plan Review

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

2001 Plans Review for Zoning, Subdivision and Landscape Requirements

251 Commercial Plans/New or Additions

238 Commercial Landscape Plans

2001 Other Activities

36 Franchise Request

888 Site Inspections

164 Certificates of Occupancy

21 Temporary Structure Permits

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. 2,210 inspections and re-inspections were performed.

2001 Plan Reviews for Permits

862 Residential Plans – New or Additions

2001 Privileges Licenses

1,101 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2001 Information Inquiries

6,417 Request for Sign, Zoning, Enforcement or Licenses

2001 Court Cases

16 Cases – All Types

2001 Citations Issued

9 Cases – All Types

Zoning and Subdivision Division

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2001, 15 locations were approved administratively and 19 by the Planning Commission or Board of Directors. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case by case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2001, the Division and the Planning Commission reviewed five zoning site plans, all of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2001, the Division and the Planning Commission reviewed 10 Subdivision Site Plan, with 6 of the plans being approved by the Planning Commission.

Conditional Use Permits

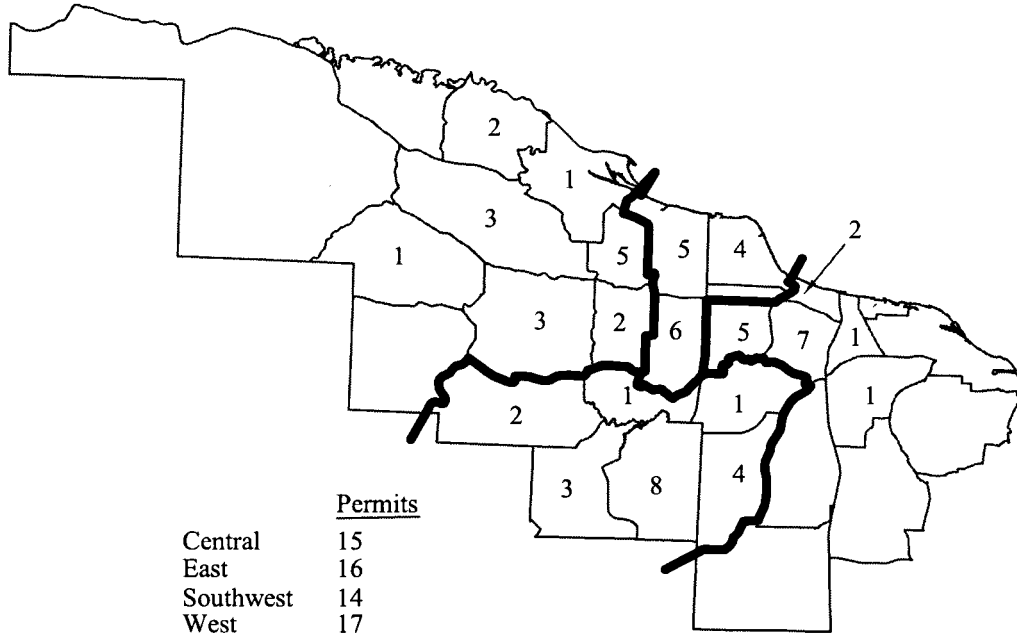
Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional Uses are specifically listed uses within the various zoning districts which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2001, the Commission reviewed 68 Conditional Use Permit applications. Of these, 58 applications were approved by the Commission.

Board of Zoning Adjustment

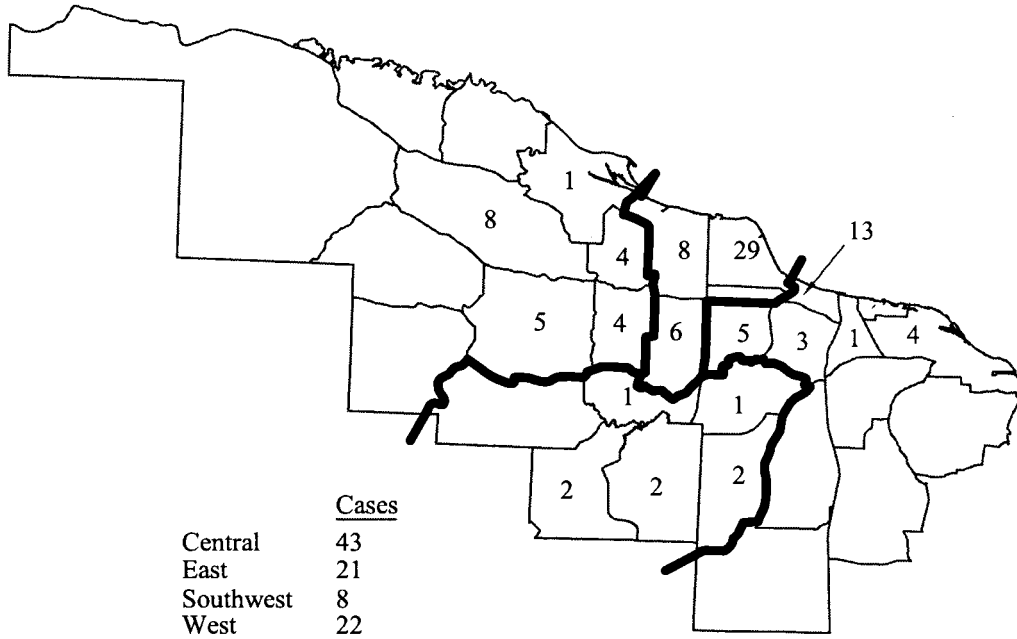
Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2001, the Board heard a total of 99 cases; 92 variance requests, 4 time extensions and 3 appeals. Of the 92 variance requests, 89 were approved.

Zoning and Subdivision Division

Conditional Use Permits



Board of Adjustment Cases



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six working sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2001	2000	1999	1998
Permits Issued	4,384	4,458	4,269	2,330
Inspections	5,500	5,930	5,734	5,571
Violations	1,175	1,164	1,411	1,455
Fees	\$747,698	\$956,480	\$723,629	\$716,561
Plumbing				
	2001	2000	1999	1998*
Permits Issued	3,058	2,834	2,588	3,617
Inspections	5,072	4,419	4,834	5,712
Violations	681	562	584	783
Fees	\$240,635	\$246,758	\$233,455	\$398,256
Electrical				
	2001	2000	1999	1998
Permits Issued	3,067	3,008	2,816	2,796
Inspections	7,185	7,489	8,183	7,516
Violations	861	736	773	706
Fees	\$276,910	\$307,002	\$299,907	\$269,171
Mechanical				
	2001	2000	1999	1998
Permits Issued	1,419	1,595	1,491	N/A
Inspections	3,547	2,356	2,344	N/A
Violations	515	364	498	N/A
Fees	\$186,173	\$187,049	\$173,515	N/A

*Values represent 1998 Plumbing and Mechanical totals

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and unpermitted building projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and unpermitted works and check electrical contractors’ licenses and update the city electrical codes.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposed changes and additions to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section as well as permits for garages, and tents. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2001 the Building Codes Division collected over \$1,688,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations. Jerry Spence served on the Board of Directors of the International Association of Electrical Inspectors, Western Section. The city was also awarded host for the International Association of Electrical Inspectors Conference in 2003. The Division also celebrated National Building Safety and Customer Appreciation week during April.

A program which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association and The Home Builders Association of Greater Little Rock has produced good results.

The Division implemented a debit system for contractors in May that allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division has re-written and revised the electrical, plumbing and mechanical sections of the Little Rock City Code. These changes make these sections more accessible and are easier to comprehend.

During 2001, the 2000 International Residential Code and the 1999 Residential Contractors License Act were approved and implemented.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios for faster service.
- We have quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.

Miscellaneous Information

	2001	2000	1999	1998	1997	1996
Building Plans Reviewed	1536	1773	1661	1606	1474	1494
Construction B.O.A.	1	1	1	4	3	3
Electrical Exams	11	21	7	11	11	9
Franchise Permits	26	28	20	12	21	18

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2001

Projects of significant importance to the community involving new construction, additions or renovations include:

Churches

Otter Creek Assembly of God
Longley Baptist
Bible Church of Little Rock
Greater Macedonia Baptist
Greater Center Star Baptist
Second Baptist
Fellowship Bible

Educational

Little Rock Christian Academy
Pulaski Academy
Philander Smith College
Pulaski Technical College
Otter Creek Elementary

Residential

Easter Seals
Oakwood Apartments
Wingate Inn
Peabody Hotel
Arkansas Capital Commerce Center

Factory-Storage

Dassault Falcon Jet
3M Company
Slack Water Harbor
Supreme Fixtures

Business

Junior League of Little Rock
Arkansas Electric Cooperative
Dillards
Rahling Investors Group
North Point Volvo
Metropolitan National Bank
Bank of America
Jack Stephens Youth Golf
Telco FCU
Cantrell West
Military Enlistment Process
Aegon
Integrity Inc.

Mercantile

Kroger
Family Dollar
O'Reilly Automotive
Supplies Plus
Village Center
Ethan Allen
Village Shopping Center
Max Davis Development
Conservative Development

Institutional

Arkansas Heart Hospital

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. This includes reviewing reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example by the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission the division staff may work on special studies. A few of the major work efforts from 2001 are described below.

Neighborhood Plans

The Planning Division has continued the Neighborhood Plan process with the completion of the Reservoir Road and Midtown Neighborhoods Plans. This brings to eighteen the number of Neighborhood Plans completed. The Boyle Park and South Geyer Springs Plans were put on hold due to lack of neighborhood interest, though a Land Use Plan review of the areas was completed. Most of the neighborhoods south of Cantrell Road as well as those west of I-430 have completed neighborhood plans.

The West 65th Street Neighborhoods Plan is ready for a neighborhood ‘buy-off’ meeting in January. This plan is for the neighborhoods between University Avenue, I-30 and the Fourche Creek. The plan update for Cloverdale/Watson was completed, with the work on updates for the John Barrow, River Mountain and West Chicot Plans in process.

The Walnut Valley and Heights Plans should begin work in early 2002. The Walnut Valley area is generally between I-430 to Bowman Road and Kanis to Rodney Parham Road. While the Heights area is between the Arkansas River and Evergreen – North Lookout, east of Cantrell Road.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues. GIS has become a support function of the division for both graphics and statistical reports with use of Arcview software.

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in affect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared.

Planning Division

In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

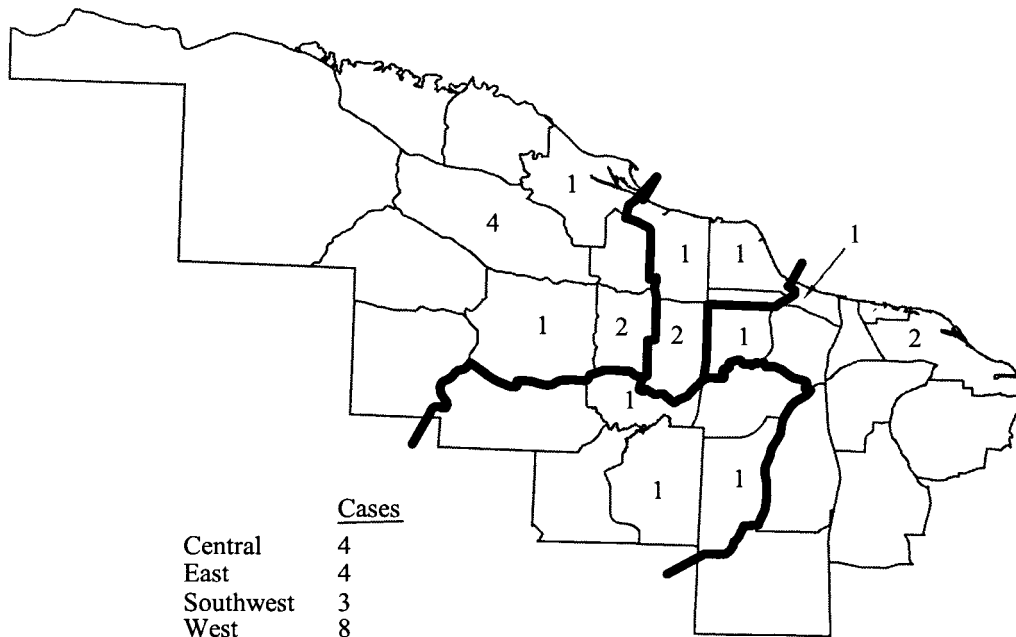
Planning staff reviewed over 24 requests for Plan changed in 2001. Of these the Planning Commission forwarded twelve to the Board of Directors.

Other Activities

The division supports the River Market Design Review Committee. As part of that effort 21 requests for reviews by the committee were handle. A review of the ordinance was started this year.

In addition to assisting groups interested in implementing Neighborhood Plans, staff members have been involved assisting various Vision Little Rock work groups and the Steering Committee.

Future Land Use Plan Amendments



2001

**Urban
Development
Report
Data**

Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock the during 2001 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2001.

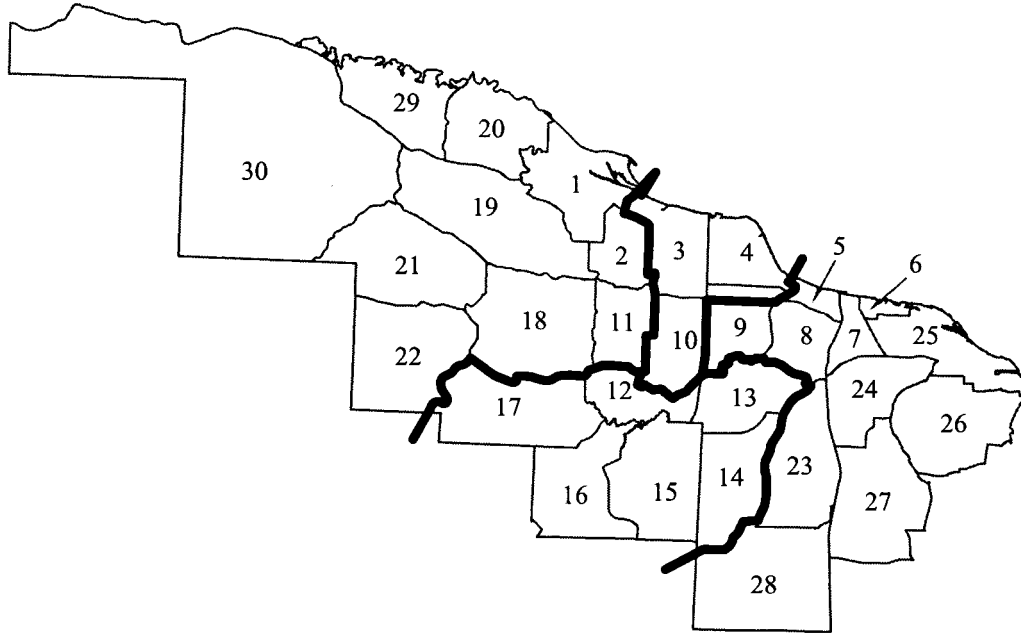
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

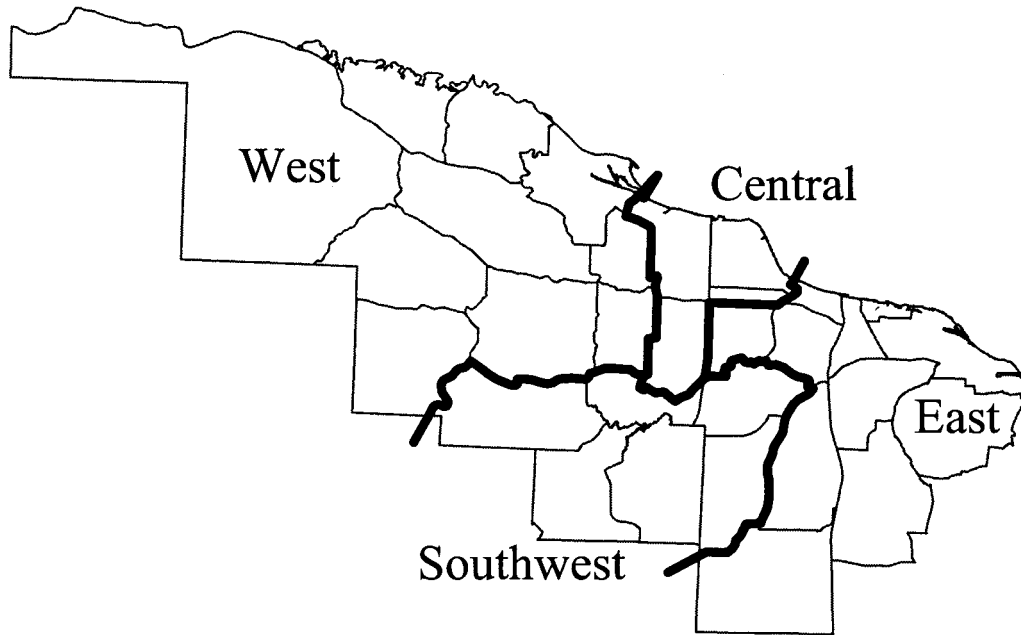
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

181,551 persons 1999 population estimate

New Construction

662 Permits; down 12.8% from 760 in 1999

Single-Family Housing

475 units; down 14.6% from 556 units in 1999
\$195,235 avg.; up 6.2% from \$183,815 in 1999

Multi-Family Housing

236 units; down 127.5% from 537 units in 1999

Residential Renovations/Additions

994 permits; down 23% from 1291 in 1999
\$23,496,530 construction dollars; down 22.8% from \$30,416,467 in 1999

Demolitions

178 units; up 25.3% from 142 in 1999

Office

2,610,683 square feet; up 602.9% from 371,382 in 1999
\$116,819,784 construction dollars; up 45.6% from \$21,483,887 in 1999

Commercial

215,873 square feet; down 37.9% from 348,112 in 1999
\$15,983,521 construction dollars; up 25.8% from \$12,695,827 in 1999

Industrial

382,138 square feet; down 3.3% from 395,022 in 1999
\$8,714,609 construction dollars; up 14.3% from \$7,622,214 in 1999

Annexations

Two annexations of 321.4 acres, compared to one annexations totaling 1222.08 acres in 1999

Preliminary Plats

318 lots; up 0.06 % from 300 lots in 1999
1079.73 acres; up 153.3 % from 426.21 acres in 1999

Final Plats

50 cases; down 35.1% from 77 cases in 1999
199.31 acres; down 68.2% from 627.28 acres in 1999

Rezoning

31 cases; up 19% from 26 cases in 1999
322.01 acres; up 216% from 101.9 acres in 1999

PZD's

51 cases; 0% change from 50 cases in 1999
351.26 acres; up 20.6% from 291.26 acres in 1999

Population Growth and Projections

The population change recorded by the Census has consistently been positive. During the later part of the century annexation of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexing people. Thus the large growth shown for the 1960s, 1970s and 1980s is an over representation of the actual urban growth.

For the 1990s, most people were forecasting gloom for the City. Either no growth or loss of population was forecasted. There are only two non-City groups who routinely produced population estimates for Little Rock. The State Data Center/U.S. Census Bureau estimate for Little Rock was a loss of population, some 0.6% for the decade. Metroplan, the regional planning agency, produced an estimate of a 0.1% increase in population during the 1990s. This department estimated an increase in population of 3.3% for the same time period. The actual increase shown by the census counts was 4.2%.

While Little Rock continues to experience a slow growth rate, it is not even. Most of the growth has been in the west and southwest parts of the City. The east, central and southwest sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. There were even small areas of loss in the high growth areas.

The 2000 Census shows minority populations making up a larger percentage of the City's populace. The percentage African-American went from 34% to 40.4%, Asian from 0.9% to 1.6%, Hispanic from 0.8% to 2.7% and those grouped as Other from 0.5% to 2.9%. Additional population information may be obtained from this department or on the Web at www.census.gov. Our estimate for 2001 shows continued growth at the 0.4% annual rate, comparable to that in the 1990s. Most of the growth should continue to be in the West, with some in the Downtown area as loft apartments continue to be occupied.

Little Rock Population

Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2001	183,923	0.43%

Construction Activity

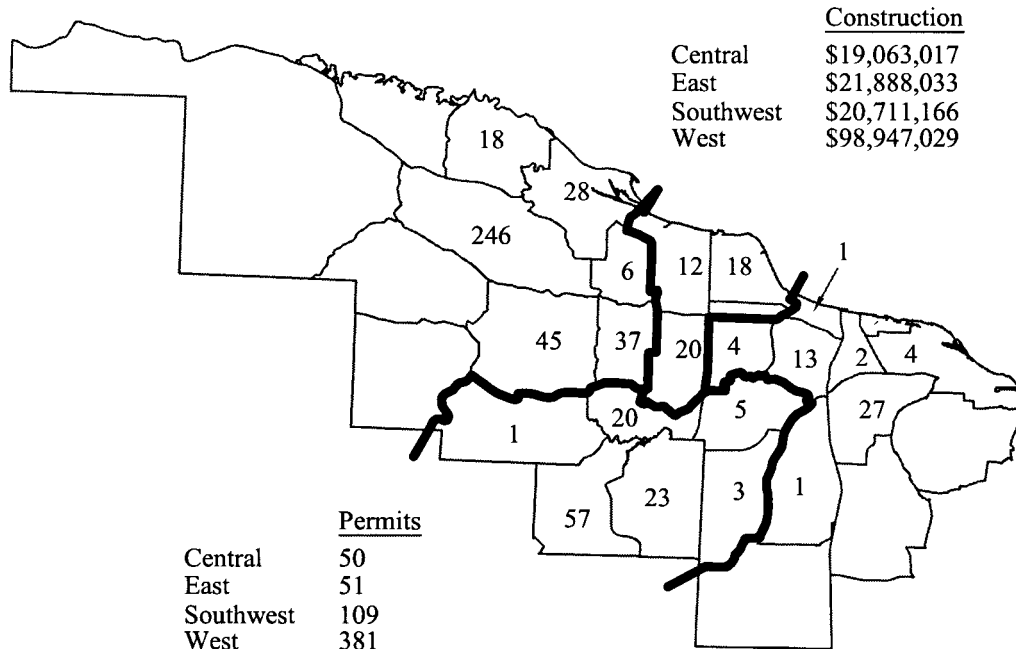
During 2001 the total number of new construction permits issued decreased eleven (10.7%) percent over the number of permits issued in 2000. In 2001 there were 591 permits issued for a total of \$160,609,245 construction dollars. While the number of office permits fell by only seventeen percent, the amount of area added plunged 85 percent. There were 20 permits issued for a total of 399,011 square feet. The number of industrial permits issued and square footage declined over 2000 numbers. During 2001 there were only 7 permits issued for a total of 87,502 square feet.

New single family unit construction increased by 1.7% (8 units) from 2000 construction permits issued. The total number added during 2001 was 483 units with an average construction cost of \$217,762. This is an 11.5% increase over 2000 average construction cost. During 2000 there were 475 permits issued for an average construction cost of \$195,235. For 2001 over 70% of the new housing starts were in the west sub-area. Two hundred forty-two permits (50.1%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 53 permits or 11.0%.

Multi-family construction has decreased in the total number of units added for the fifth straight year. During 2001, there were 36 permits issued (representing a scattering of duplexes and small unit buildings) for a total of 95 units.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected in the preceding table). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	24	\$231,571	0	0	24
2	4	\$200,538	0	0	4
3	8	\$238,120	3	13	21
4	12	\$204,054	0	0	12
5	0	\$0	1	16	16
6	0	\$0	0	0	0
7	1	\$315,000	0	0	1
8	7	\$200,357	0	0	7
9	3	\$327,793	0	0	3
10	11	\$220,839	0	0	11
11	26	\$187,630	0	0	26
12	17	\$234,157	0	0	17
13	0	\$0	0	0	0
14	1	\$79,712	0	0	1
15	17	\$234,307	0	0	17
16	53	\$139,519	0	0	53
17	1	\$85,595	0	0	1
18	43	\$146,166	0	0	43
19	242	\$174,576	0	0	242
20	11	\$211,300	6	14	25
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	0	\$0	26	52	52
25	2	\$89,723	0	0	2
26	0	\$0	0	0	0
	483	\$217,762	36	95	578

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	0	0	3	108,933	0	0	1
2	2	59,723	0	0	0	0	0
3	0	0	1	13,000	0	0	0
4	1	50,600	3	31,210	1	19,400	1
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	1	2,500	0	0	0	0	0
8	1	7,600	0	0	1	38,600	4
9	0	0	0	0	0	0	1
10	5	51,803	0	0	0	0	4
11	3	37,500	8	213,943	0	0	0
12	2	24,925	1	11,000	0	0	0
13	2	42,785	0	0	2	11,750	1
14	0	0	0	0	1	1,200	1
15	3	35,800	0	0	1	11,376	2
16	0	0	2	11,400	0	0	2
17	0	0	0	0	0	0	0
18	2	23,456	0	0	0	0	0
19	0	0	2	9,525	0	0	2
20	0	0	0	0	0	0	1
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	1
24	0	0	0	0	1	5,176	0
25	0	0	0	0	0	0	2
26	0	0	0	0	0	0	0
	22	336,692	20	399,011	7	87,502	23

Residential Activity

A fifteen unit increase was experienced by the City for single-family units permitted in 2001. There were 483 units permitted for a 3.2% increase in the number of single family units added over 2000. During 1993 single family unit construction peaked at 713 units permitted.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single family unit permits issued. For 2001 50.7% of the permits issued were located in this area.

Of the permits issued in the Chenal Planning District, 95 units were located west of Rahling Road, and 150 units were permitted for the area east of Rahling Road. Over 31 percent of the permits were in the area from Hinson to Napa Valley to Chenal Parkway to Rahling Road.

The next most active planning district is the Otter Creek Planning District, an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek, Wedgewood Creek and Westfield Subdivision continue to account for almost all the activity in this planning district. All three subdivisions are south of Baseline Road and west of Stagecoach Road.

Less than ten percent of the new single-family construction permits were issued in the central and east sub-areas. The number of permits issued during 2001 was about equal to that in 2000, 44 to 213 respectively.

Multi-family starts continue to slow during 2001. The number of units permitted dropped during 2001 from 236 units in 2000 to 95 units in 2001. These 95 units were issued as part of 36 permits. The dollar value of the permits actual increased by 8 percent while the number of units fell almost 60 percent or 141 units. This is the lowest level since 1994.

Residential Activity

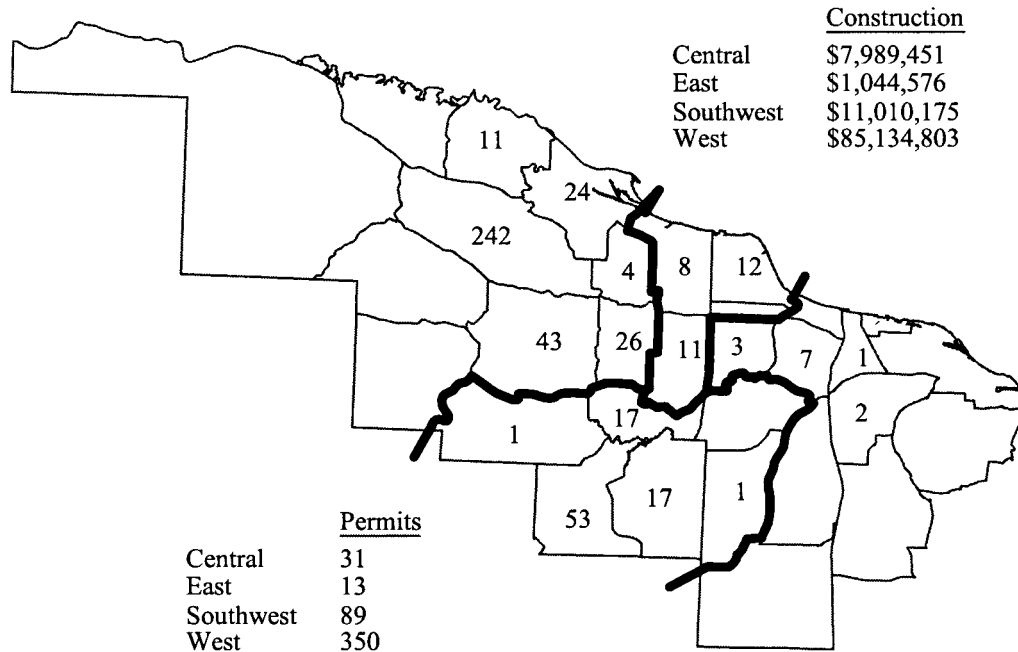
Single Family				Multi-family			
Year	Permit	Cost	Avg. Cost	Year	Permit	Units	Cost
1990	427	\$49,763,463	\$116,542	1990	6	12	\$2,429,430
1991	454	\$59,857,953	\$131,846	1991	0	0	\$0
1992	614	\$90,436,506	\$147,291	1992	0	0	\$0
1993	713	\$111,534,041	\$156,429	1993	4	13	\$897,600
1994	579	\$100,658,783	\$173,849	1994	11	26	\$2,155,001
1995	477	\$77,990,869	\$163,503	1995	7	240	\$7,842,000
1996	482	\$78,089,899	\$162,012	1996	7	191	\$7,031,180
1997	448	\$71,510,751	\$159,622	1997	11	1240	\$41,462,210
1998	495	\$89,757,916	\$181,329	1998	6	790	\$19,635,381
1999	555	\$102,062,168	\$183,896	1999	44	537	\$20,309,000
2000	468	\$92,378,933	\$197,391	2000	56	236	\$12,084,472
2001	483	\$105,179,005	\$217,762	2001	36	95	\$13,081,744

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
1999 Permits	26	36	103	390
1998 Permits	19	34	78	364
1997 Permits	17	41	91	299
1996 Permits	15	46	67	354
	East	Central	S-west	West
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%
1999 %	5.0%	6.0%	19.0%	70.0%
1998 %	4.0%	7.0%	15.0%	74.0%
1997 %	4.0%	9.0%	20.0%	67.0%
1996 %	3.0%	10.0%	14.0%	73.0%

Single Family Construction



Housing Construction Values

The average construction cost of a new single-family home increased by 11.5% or \$22,527 over 2000. The average unit value in 2000 was \$195,235 and in 2001 the average value was \$217,762. Interest rates have dropped significantly which is making housing more affordable in real terms.

Housing values are represented below in five distribution categories. Less than \$50,000, less than \$150,000, less than \$300,000, less than \$500,000 and \$500,000 and above. There were two units constructed below \$50,000, 165 units constructed in the range of \$50,000 to \$149,999, 228 units constructed in the range of \$150,000 to \$299,999, 78 units constructed in the range of \$300,000 to \$499,999 and 16 units above \$500,000.

During 2001 66% of the single-family units constructed cost \$150,000 or more. The majority of these homes (72% or 354 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$83,050 to \$1,200,000. The central sub-area also has a slightly lower construction cost range from \$50,880 to \$950,000. The east sub-area construction cost ranges from \$60,000 to \$154,018, and the southwest sub-area construction cost range from \$25,900 to \$218,095. Of the total dollars expended on construction of single-family units the west sub-area accounted for 81% (\$86,320,703) of the construction dollars and the southwest sub-area accounted for 10.5% (\$11,152,275) of all construction dollars expended. The central sub-area, 7.5% (\$7,989,451) and the east sub-area, 1% (\$1,044,576) complete the construction dollars expended for single-family construction for 2001.

Of the single-family units added citywide, 46.6% were valued between \$150,000 and \$300,000, 33.7% were valued between \$50,000 and \$150,000, 16% were valued between \$300,000 to \$500,000, 3.3% were valued above \$500,000 and 0.4% were valued below \$50,000. High-end construction for the most part is taking place in the Chenal (Chenal Ridge and Chenal Valley), Heights/Hillcrest, and Pinnacle Planning Districts. Of the units valued over \$300,000, 96% or 83 units, were permitted in one of these districts. While in these same districts, 7.8% or 13 units of the less than \$150,000 value units can be found.

The east sub-area experienced a 19% decrease in the average value of single-family units constructed over 2000 permit values. This is the only sub-area to experience a drop in average value for 2001. Both the West and Southwest sub-areas had increases of value in the range of 13% (12.8 and 12.9 respectively). The Central sub-area experienced an increase of over 25%. This returns the Central sub-area to the highest average constructive value for single-family housing.

Average Value Single Family Homes

Sub-area	1996	1997	1998	1999	2000	2001
West	\$168,707	\$174,429	\$199,519	\$203,664	\$216,225	\$243,844
Central	\$168,197	\$211,082	\$212,912	\$278,351	\$211,875	\$266,315
Southwest	\$98,059	\$111,304	\$109,361	\$107,852	\$107,394	\$121,220
East	\$45,928	\$58,080	\$25,632	\$73,606	\$99,405	\$80,352

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$500,000 & Greater	\$300,000 - \$499,999	\$150,000 - \$299,999	\$50,000 - \$149,999	Below \$50,000	Total
1	0	1	21	2	0	24
2	0	3	1	0	0	4
3	0	1	6	1	0	8
4	5	4	2	1	0	12
7	0	0	1	0	0	1
8	0	0	0	7	0	7
9	0	0	0	3	0	3
10	0	0	1	9	1	11
11	0	0	4	22	0	26
12	0	0	1	16	0	17
14	0	0	1	0	0	1
15	0	0	0	16	1	17
16	0	0	10	43	0	53
17	0	0	0	1	0	1
18	0	0	14	29	0	43
19.1	7	57	83	1	0	148
19.2	4	7	73	10	0	94
20	0	4	7	0	0	11
24	0	0	0	2	0	2
Total	16	77	225	163	2	483

Affordable Housing

When determining the 'affordability' of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The Housing and Neighborhood Programs Department of the city considers 'affordable' housing as having a maximum value of \$71,000. Thus, based on NAHB and the city assumptions, a unit reported here as \$54,000 would be considered the cap for new construction of a unit and still is considered 'affordable' housing.

Based on this information 0.4% or 2 units constructed during 2001 could be considered as 'affordable' housing. This is a decrease of 50% over the previous year. Since 1998 less than 3% of the new units built in Little Rock fell in the 'affordable' range. For the previous three years little consideration has been given to constructing of units with 'affordability' in mind which leads to a continued rise in housing value and the number of newly constructed 'affordable' units continuing to decline.

Affordable Housing

Year	% units below \$54,000	# units below \$54,000	Total Units
1997	6.0%	27	448
1998	2.4%	12	495
1999	1.6%	9	555
2000	0.9%	4	468
2001	0.4%	2	483

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2001 reinvestment totaled in excess of \$14 million dollars. The east sub-area had the greatest number of permitted projects with 281 (37.6%).

The central and east sub-areas had twice the activity of that in the west and southwest sub-areas. Approximately 70% of the permits were issued in one of these two sub-areas. With approximately \$9.8 million of the \$14.3 million dollars (or 69%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that about 45% of this reinvestment occurred in the central sub-area. The 'addition' part of the renovation pictures given the clearest view of the desire to reinvest (since renovation can be to make repairs, maintain value, rather than increase the value for the home).

In the central sub-area 45% of the permits for additions occurred and about 56% of the dollars were spent. This indicates a strong desire amount of residents in this area to keep and improve the housing stock. The other active sub-area (east) was dominated by renovations rather than additions. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. To the east sub-area accounted for only 7% of the addition (dollars) but over 30% of the renovation (dollars).

Multi-Family - Renovations

The areas which experienced the largest number of permitted projects and funds expended for multi-family renovation activity was the southwest sub-area. There were 36 permits issued for a total of \$3,221,444. The east sub-area had almost as much activity in dollars (\$2,933,900) but less than half the permits (16 to 36). With almost \$3 million dollars in each the east and southwest sub-areas, the remaining sub-areas experienced less than a million each. The west and central sub-areas each experienced multi-family reinvestment to a lesser degree (\$245,715 and \$611,980 respectively).

Single-Family Additions

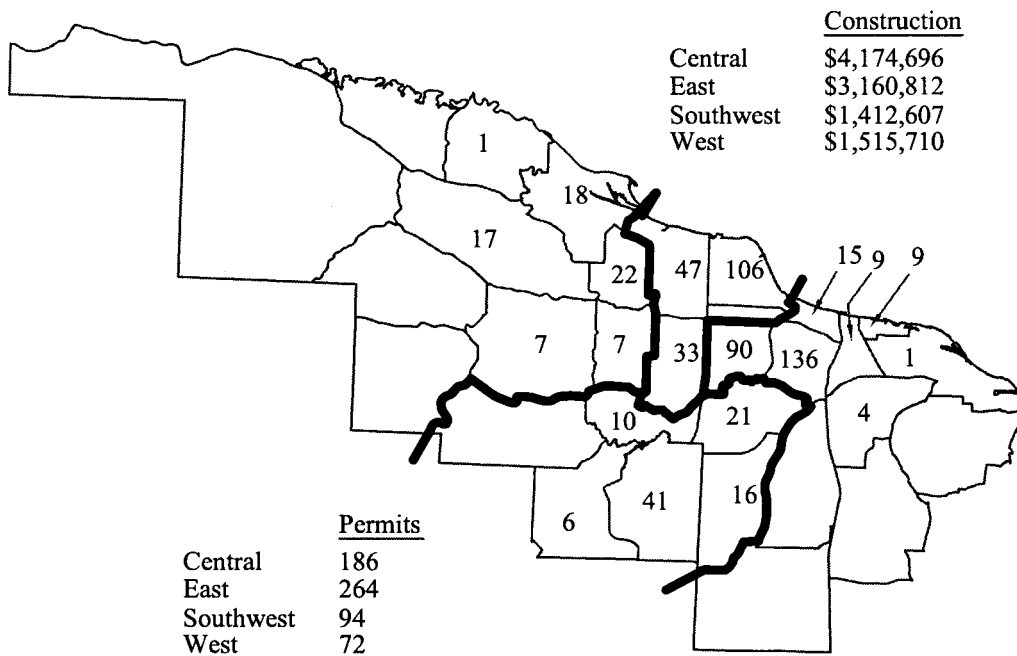
Single-family additions were concentrated in the central sub-area. Citywide 132 permits were issued for a total of \$4,073,193. The central sub-area accounted for 55.6% (\$2,263,797) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (28 permits and \$1,963,252) and the West Little Rock Planning District (23 permits and \$656,052). In the west sub-area 37 permits were issued for \$1,239,010. The Chenal District accounted for 13 of these permits and \$728,973. The number of permits issued for additions increased from 2000 levels (16.8%). Overall the average value of permits issued for additions decreased by 4.3%.

Residential Renovations/Additions

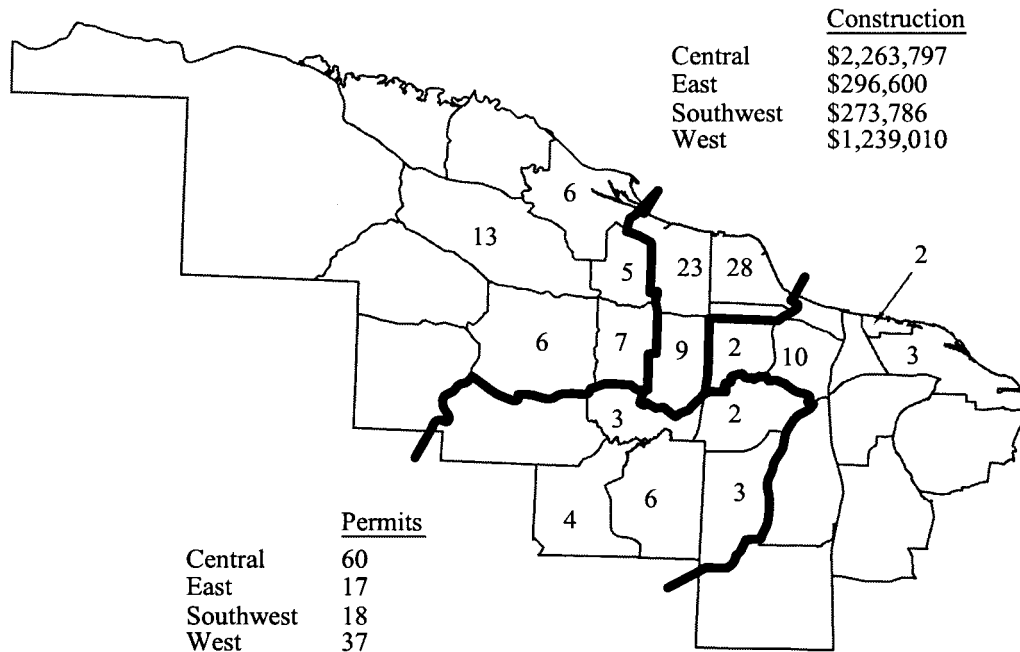
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	6	\$45,637	18	\$28,722	0	\$0
2	5	\$14,034	22	\$11,942	2	\$57,500
3	23	\$28,524	47	\$17,688	2	\$11,500
4	28	\$52,259	106	\$26,039	10	\$50,898
5	0	\$0	15	\$20,173	2	\$24,750
6	2	\$6,500	9	\$14,513	0	\$0
7	0	\$0	9	\$17,811	0	\$0
8	10	\$20,575	136	\$13,593	9	\$304,600
9	2	\$12,175	90	\$10,340	4	\$13,250
10	9	\$16,056	33	\$11,835	1	\$80,000
11	7	\$12,000	7	\$11,886	3	\$36,905
12	3	\$13,989	10	\$9,468	0	\$0
13	2	\$2,868	21	\$13,410	0	\$0
14	3	\$26,167	16	\$14,548	10	\$20,339
15	6	\$11,797	41	\$16,916	26	\$116,079
16	4	\$15,701	6	\$12,533	0	\$0
17	0	\$0	0	\$0	0	\$0
18	6	\$16,015	7	\$19,977	0	\$0
19	13	\$56,071	17	\$29,615	1	\$20,000
20	0	\$0	1	\$1,300	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	0	\$0	4	\$3,775	1	\$90,000
25	3	\$17,833	1	\$7,495	0	\$0
	132	\$30,857	616	\$16,660	71	\$98,775

Residential Renovations/Additions

Single Family Renovations



Single Family Additions



Demolition Activity

The net change in residential units for 2001 was an increase of 374 units. This is a 29.8% decrease of the net unit change from 2000. With the exception of the east all the cities sub-areas experienced increases in net units added. Only five of the City's thirty planning districts experienced net losses of residential units during 2000. The Downtown, I-30 and Port Districts all become neutral to positive in 2001 while the I-630 District went from positive to negative. The remaining four districts were negative both years (Heights/Hillcrest, East Little Rock, Central Little Rock, and Geyer Springs East).

The two areas which experienced the greatest increase in residential units added are the Chenal and the Otter Creek Planning Districts (242 and 52). The Ellis Mountain District added 10 fewer units than Otter Creek. This is followed by several districts, which added 10 to 26 units.

During 2001, three of the planning districts experienced double digit net loss in the number of housing units. The Central City Planning District lost a net of 20 units, the East Little Rock Planning District a net loss of 21 and the I-630 Planning District lost a net of 26 units. Two of these (Central City and East Little Rock) also had double digit losses in 2000.

The Heights/Hillcrest Planning District continues to experience a high number of demolitions. This is an area which is experiencing units being demolished at a rate similar to units constructed to construct a larger unit on the lot. For 2001 the net change for this district is close to neutral.

Almost all of the units lost in East Little Rock, Central City, I-30 and I-630 Planning Districts were single-family homes. Most of the loss in the East Little Rock District is for airport expansion. (Some may consider this loss not to be negative.) The loss of so many single-family homes may have negative impacts, in the future resulting in the deterioration of additional homes in the area. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

While no district lost over 30 units, the fact that three in the core experienced losses from 20 to 30 units is a concern. These three districts (East, Central City and I-630) not only are the high loss districts for 2001 but for the last decade. There were a grand total of ten units permitted in these districts while 77 were demolished. This is not a positive sign and does not indicate the City's efforts at housing stabilization of neighborhoods has taken root. Efforts will need to be redoubled if the continuing loss of housing stock is to be stopped in the core.

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	350	2	348
Central	31	19	12
Southwest	89	11	78
East	13	77	-64

Demolition Activity

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	24	1	23
2 Rodney Parham	4	0	4
3 West Little Rock	8	0	8
4 Heights/Hillcrest	12	13	-1
5 Downtown	0	0	0
6 East Little Rock	0	21	-21
7 I-30	1	1	0
8 Central City	7	27	-20
9 I-630	3	29	-26
10 Boyle Park	11	5	6
11 I-430	26	1	25
12 65th Street West	17	3	14
13 65th Street East	0	0	0
14 Geyer Springs E.	1	3	-2
15 Geyer Springs W.	17	2	15
16 Otter Creek	53	1	52
17 Crystal Valley	1	0	1
18 Ellis Mountain	43	0	43
19 Chenal	242	0	242
20 Pinnacle	11	0	11
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	2	2	0
25 Port	0	0	0
Total	483	109	374

Demolition Activity

Planning District	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total
1	3	7	2	2	3	1	1	0	2	1	2	1	25
2	2	1	1	1	0	0	0	3	0	1	0	0	9
3	0	1	0	1	2	3	0	3	1	2	1	0	14
4	7	6	6	2	7	2	4	12	8	11	10	13	88
5	9	3	5	2	10	2	4	3	7	20	5	0	70
6	2	11	42	13	6	7	14	5	5	3	25	21	154
7	12	19	13	5	3	8	6	6	5	3	17	1	98
8	44	127	95	113	75	52	49	38	34	62	61	27	777
9	25	75	63	84	33	27	31	46	28	24	30	29	495
10	5	3	6	8	4	5	5	1	2	5	8	5	57
11	3	2	5	2	0	0	8	1	1	0	2	1	25
12	3	2	1	0	0	4	2	0	0	3	0	3	18
13	1	1	0	64	1	0	1	2	2	1	2	0	75
14	4	3	6	2	1	3	2	2	1	1	10	3	38
15	67	7	5	1	1	11	1	3	1	3	0	2	102
16	2	2	1	0	2	2	2	1	0	1	0	1	14
17	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	2	0	1	0	1	0	1	0	0	0	0	5
19	0	2	2	0	0	3	0	2	1	0	2	0	12
22	1	0	0	0	0	0	0	0	0	0	0	0	1
23	0	0	0	0	0	0	0	0	1	0	0	0	1
24	0	1	1	1	2	1	1	2	0	0	1	2	12
25	0	0	0	0	0	0	1	3	2	1	2	0	9
Total	190	275	254	302	150	132	132	134	101	142	178	109	2099

Office Activity

During 2001, the square footage of new office space added decreased by 76.7% over 2000. This level of square footage added returns to a more common level seen during the 1990s. The total square footage permitted in 2001 was 399,011. The number of permits issued also decreased (24 permits in 2000, 20 permits in 2001). In 2001 the total construction cost (\$22,173,454) is likewise a decline, returning to a more typical level for the 1990s.

The west sub-area accounted for the majority of office activity with 332,401 square feet. The central sub-area accounted for 44,210 square feet, the southwest sub-area accounted for 22,400 square feet and the east sub-area permitted 0 additional square feet.

The I-430 Planning District contains 213,943 square feet (FBI Headquarters) of the new office activity followed by the River Mountain Planning District with 108,933 square feet (Metropolitan Bank and 3 story office building). None of the other Planning Districts had over 100,000 square feet of office space added (permitted) during 2001.

Building Permits – Office

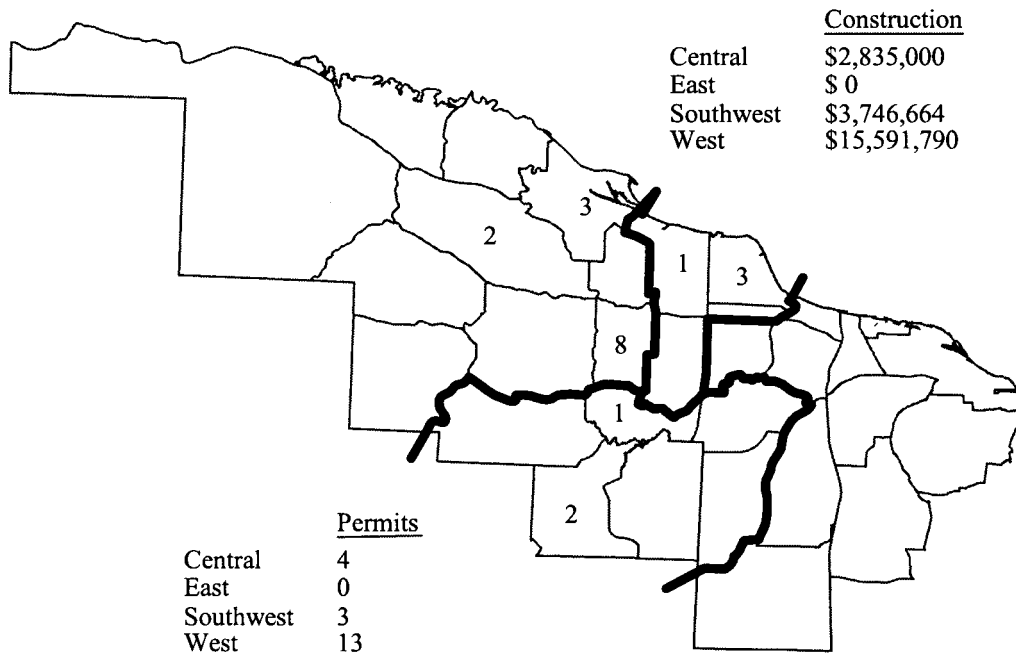
Year	Permits	Sq. Ft.	Cost
1990	9	297,477	\$18,700,000
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454

Office Projects Permitted in excess of 25,000 square feet

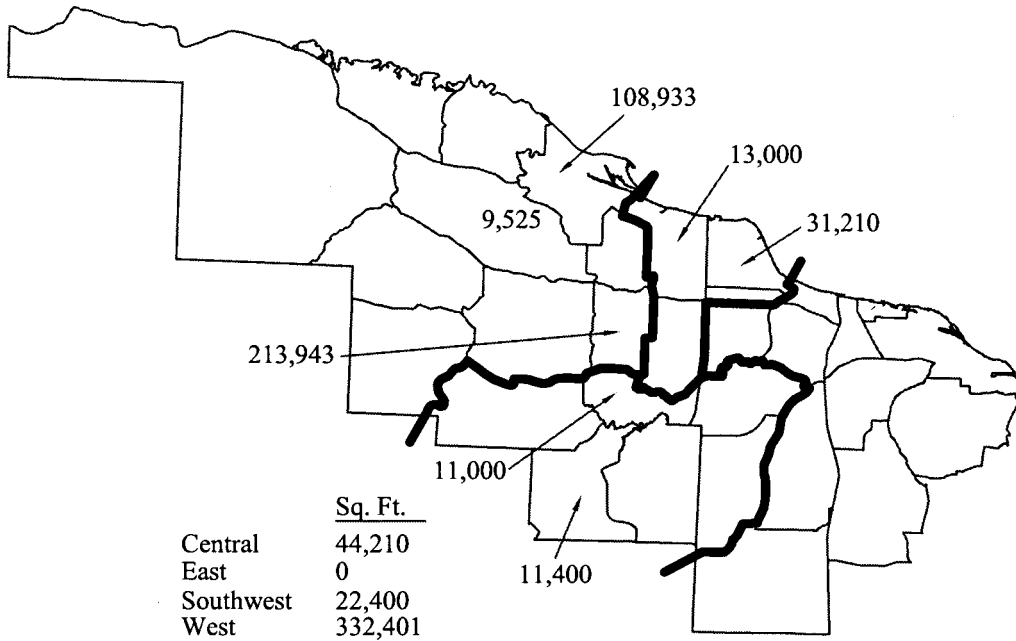
Project	Location	Sub-area	Sq. Ft.
FBI Offices	24 Shackelford W. Blvd.	west	145,432
3 Story Office	11400 Cantrell Road	west	54,000
Metropolitan Bank	4220 Rodney Parham Rd	west	42,558

Office Activity

New Office Activity



New Office Activity



Office Vacancy Rate

Vacancy Rates are based on 2001 data furnished by *Arkansas Business – 2001 Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the city. The *2001 Lease Guide* includes listings on 227 office properties within Little Rock. *Arkansas Business* made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief – Arkansas Business at 501-372-1443.

Arkansas Business found that the metropolitan occupancy rate improved slightly, one percentage point (86% to 87%). This was the second year of improvement seen in the office survey. The survey is indicating a flat or no change situation. The annualized occupancy rates for the Little Rock sectors (shown below) have experienced varying changes.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,164,524	84.8%
Central	1,597,981	90.9%
Southwest	210,573	83.2%
West	2,961,198	91.5%

The east sub-area added leasable square footage to the survey, approximately 10 percent. This sub-area experienced no change in occupancy rate (84.3 to 84.8 percent). The central sub-area is the only area to show a drop in occupancy rate from 93.7 to 90.9 percent. This is still above that found by *Arkansas Business* for the metropolitan area.

The southwest sub-area dropped approximately 50 percent of the space (square footage) included in the survey; however the occupancy rate improved radically from 65.7% to 83.2%. The remaining sub-area, west, experienced a 13 percent increase in area included in the survey and a 2 percentage point improvement in the occupancy rate.

Several new office projects came on line in 2001 with several more to be completed over the next year or two. Most of these new office buildings are in the west or east (near Downtown) sub-areas. They are also mostly being built by the user for their use, not as general office buildings. This growth, while overall vacancy rates improve or hold steady, is a positive sign of growth.

Commercial Activity

The total of new commercial construction in 2001 amounted to 336,692 square feet of commercial space added to the city. This represents an increase of 6.6% in square footage added from that in 2000. The number of projects permitted is basically the same as that in 2000 (20 projects versus 22 projects in 2001).

Construction values increased 9.1% from 2000 values. In 2001 \$17,434,611 construction dollars were permitted compared to \$15,983,521 in 2000.

The west sub-area captured the majority of the new commercial development with 120,679 square feet added. A hotel is included in the west sub-area activity for a total of 54,320 square feet. The southwest sub-area followed with the addition of 103,510 square feet and the same number of projects. One project accounted for about half of the footage added in the central sub-area. A Kroger with 50,600 square feet of the total 102,403 square feet was permitted, leaving 51,803 square feet for five other projects. In the east sub-area there were two projects with a total of 10,100 square feet.

Building Permits – Commercial

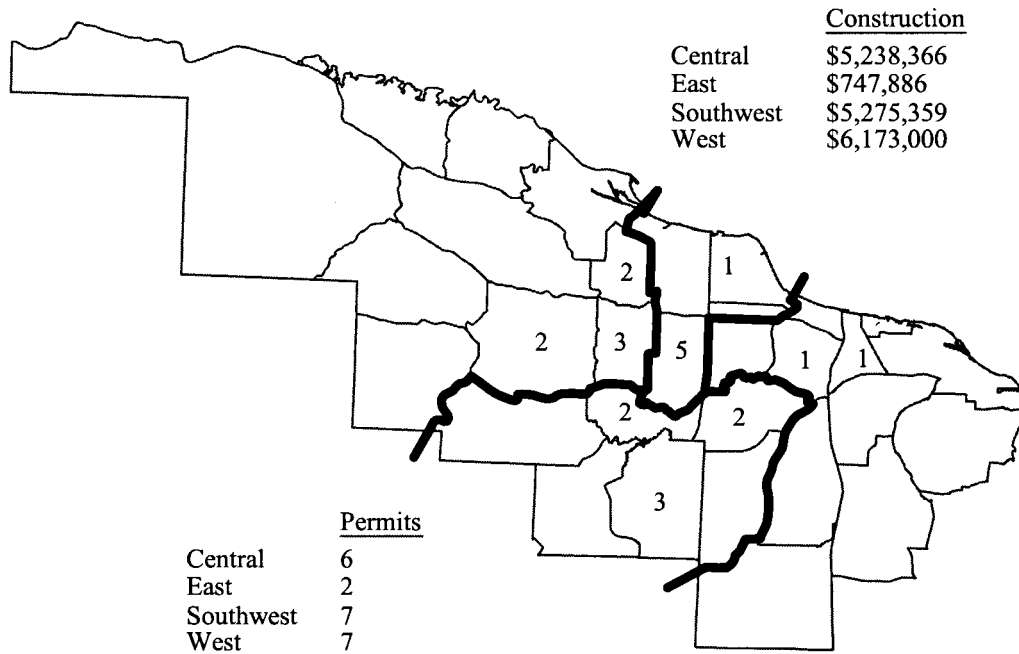
Year	Permits	Sq. Ft.	Cost
1990	41	905,670	\$31,353,969
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611

Commercial Projects Permitted in excess of 20,000 square feet

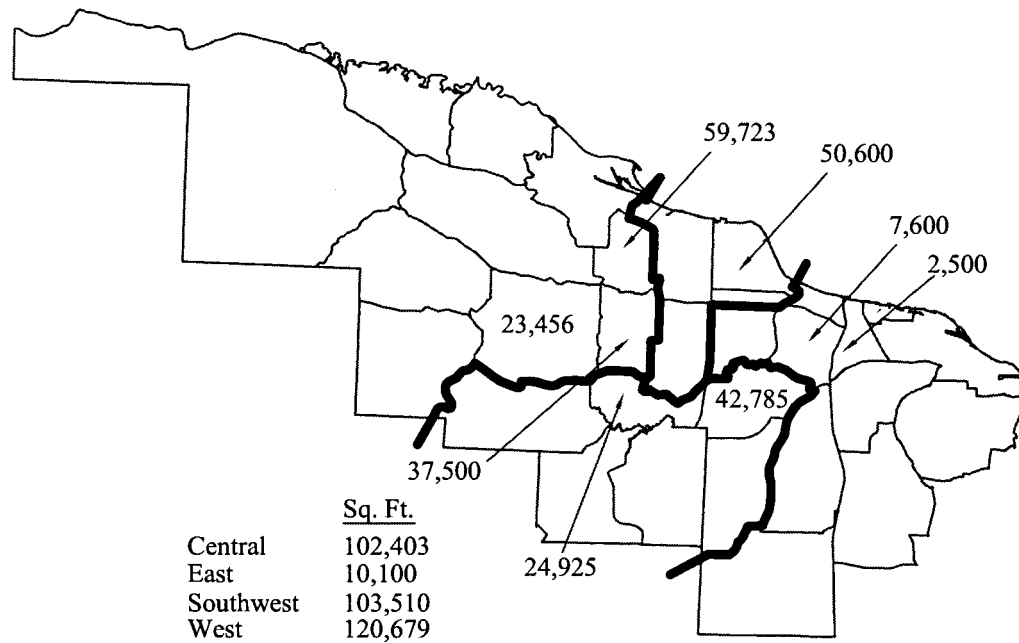
Project	Location	Sub-area	Sq. Ft.
Budget Hotel	1212 Shackelford Rd	west	54,320
Kroger	1900 N. Polk	central	50,600
Landers Auto	6301 University Ave	southwest	40,467
building shell	10215 Mablevale Plaza	southwest	24,000
North Point Nissan	1 Commercial Center Dr	southwest	22,000

Commercial Activity

New Commercial Activity



New Commercial Activity



Commercial Vacancy Rate

“Occupancy in the Greater Little Rock retail market during 2001 fell to its lowest level in 14 years. The drop to 86.2 percent is second only to the low-water mark of 84.8 percent in 1987, the first year Arkansas Business began surveying retail space.” (Arkansas Business Lease Guide 2001, Guide to Central Arkansas Commercial Real Estate)

The 2001 *Lease Guide* represents 108 properties with 6,068,941 square feet of leasable commercial space within the city limits. The occupancy rate information provided is based on 2001 data furnished by *Arkansas Business Lease Guide 2001* and *Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the city. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Natalie Gardner, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	721,856	71.4%
Central	2,468,505	90.5%
Southwest	542,082	72.4%
West	2,336,498	86.0%

With the significant decline in occupancies reported for the Metropolitan area, it is interesting to note the changes in sub-areas within Little Rock. The East and Central sub-area actually reported better occupancy rates than in 2000. This is the area east of Reservoir and John Barrow Roads while north of the Fourche Creek. The metropolitan area dropped 4 percentage points, but these areas improved by 7 and 3 percentage points respectively. Little Rock’s west sub-area (west of Reservoir – John Barrow Roads and north of Colonel Glenn Road) experienced a similar decline to that of the metropolitan area (over 3 percentage points). Southwest Little Rock represented by the southwest sub-area showed the greatest reduction in occupancy rate (9 percentage points).

As noted by *Arkansas Business* much of the loss metropolitan wide has been due to the loss of regional or national retail outlets. It is worth noting the changes in “BIG BOX” retail and effects of national business decisions on Little Rock as well as the effects of local and smaller retailers.

The central and west sub-areas continue to have most of the retail – approximately 80 percent. Therefore, the changes in these two sub-areas will guide the numbers for the city as a full. The most interesting change reported in this years figures is the three-fold increase in reporting leasable space in the east sub-area with a 7 percentage point improvement in occupancy rates. Is this a one year statistic fluke? Or as many would hope does this show a strengthening of central and east Little Rock.

Industrial Activity

A total of 87,502 square feet of industrial projects was permitted during 2001 in the city. This represents a 77.1% decrease over the square feet permitted during 2000. The total number of projects dropped by almost a third from 2000 levels. There were only 7 projects permitted for a total of 87,502 square feet. The value of new construction fell from \$8,714,609 in 2000 to \$1,482,000 in 2001, the second lowest total in the last decade.

During the previous year, the southwest sub-area permitted the majority of the industrial projects. The east and southwest sub-areas had similar amounts of dollars spent on industrial projects: \$600,000 and \$532,000 respectively. The southwest sub-area had twice the projects as that in the east sub-area, but almost half as many square feet of added space. The east sub-area had the greatest number of square feet added with 43,776 square feet, but only two projects. The second largest industrial project permitted was a central sub-area project – a mini storage development (19,400 square feet).

Building Permits – Industrial

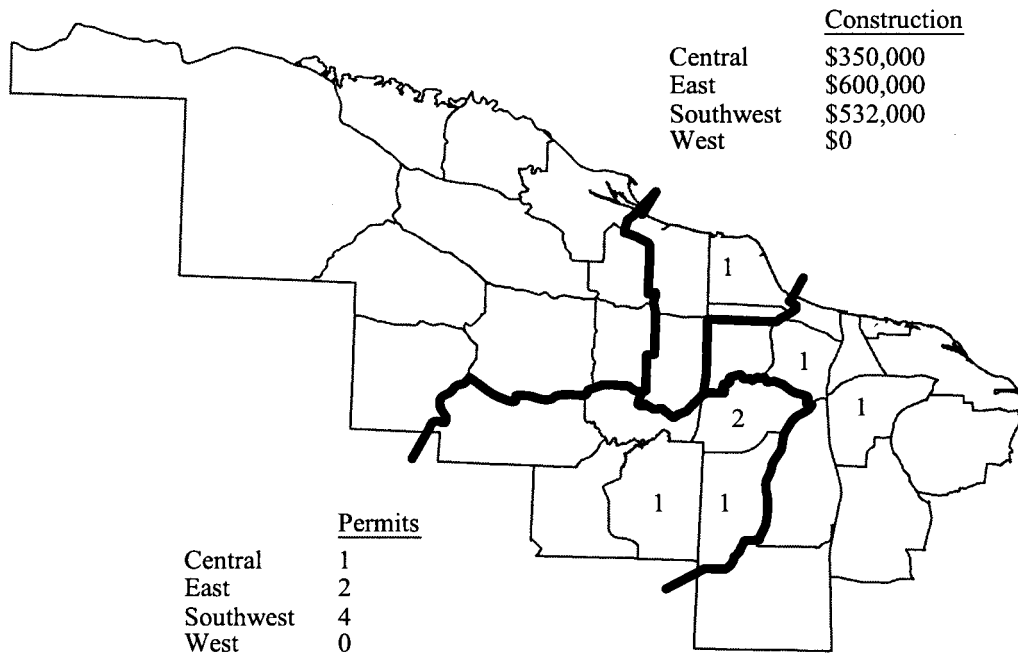
Year	Permits	Sq. Ft.	Cost
1990	5	175,202	\$2,279,000
1991	9	542,246	\$14,377,500
1992	6	584,127	\$18,596,851
1993	1	56,400	\$750,000
1994	6	91,288	\$2,042,624
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000

Industrial Projects Permitted in excess of 15,000 square feet

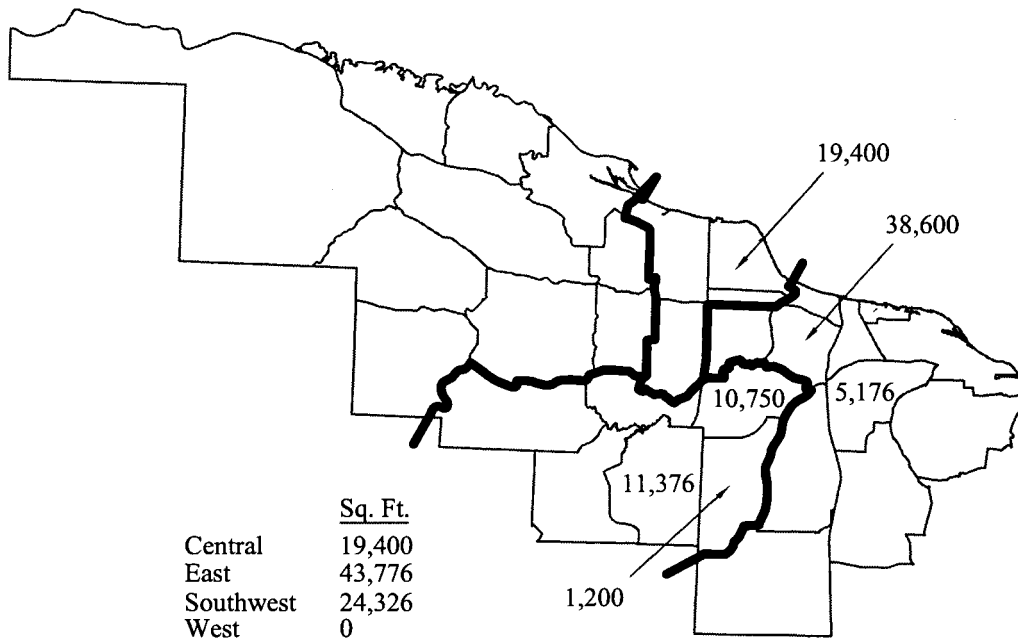
Project	Location	Sub-area	Sq. Ft.
Affiliated	3120 I-30	east	38,600
mini storage	2000 Cantrell Road	central	19,400

Industrial Activity

New Industrial Activity



New Industrial Activity



Warehouse Vacancy Rate

Arkansas Business reported the overall occupancy rates for warehouse activity in Little Rock declined to 74.1% comparable to the Greater Little Rock occupancy rate of 73.1%. There were 69 properties surveyed in Little Rock for a total of 5.4 million square feet of warehouse space. Of the properties surveyed 1.4 million square feet were available for leasing. The central sub-area showed the most significant increase in reported square feet surveyed (over 50%).

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	1,877,500	58.3%
Central	854,946	96.9%
Southwest	1,970,865	78.5%
West	652,674	76.4%

The change in metropolitan occupancy rate was found to be a drop of 3 percentage points by the survey. The decline within Little Rock was just over 3 percentage points (76.9% to 73.1%). However these central and southwest sub-areas experienced about the same occupancy rate as last year. This is with a 50% increase in reporting area for the central sub-area.

Both the east and west sub-areas had significant drops in occupancy rate from 90% or better to 58 and 76 percent respectively. Since this is a self-selecting survey it may over represent vacancies. This would be because the real estate agents are trying to advertise availability of space. In 2000, the survey found that 1.2 million square feet were available, now another 200,000 square feet are available.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the city. The *2001 Lease Guide* includes listings on 95 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted two annexations, totaling 566.86 acres in 2001. The annexations were titled “Bible Church Annexation” and “Island Annexation”. Areas presented in the table are based on the area generated using the legal description for each area.

The “Bible Church Annexation” was the result of a property owner’s request to be included into the corporate limits to receive city services. The owner proposes to develop a church, Little Rock Bible Church, on the 27.5 acres included in this annexation.

The annexation partially fills an island created in 2000 by the Pfeifer Annexation and adjoins the previous annexation from the January 1991 of Chenal Mountain No. 2 Annexation. The island is the remaining developed area around what once was known as the “Stone’s Market Area”. The island shrinks from some 180 to 153 acres on either side of Highway 10.

The second annexation was initiated by the City in late 1999 and was accepted by the Board of Directors in December 1999. Due to a court challenge this “island annexation” did not become effective until June 2001. The purpose of the annexation was to take in 11 islands (all that existed at the time). These eleven areas ranged from 0.5 acres to over 300 acres with no population to over 100 people.

These areas were totally surrounded by the City. In some cases, there was confusion about whether the area was already annexed and city services had been provided. Since all annexations for about two decades were at the request of the property owner, islands resulted. Some of the islands were already developed or partially developed. City services were being provided all around the areas. For efficiency and to help make the City boundaries more easily understood the process was initiated.

With the acceptance of these two annexations the current city limits of Little Rock included 118.9 square miles. This is an increase of 43.9% from 1980 and a 11.2 percent increase over the total square miles in 1990. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. Since the middle 1980s, Little Rock’s growth in area has followed a similar line as that from the mid-1940s to mid-1950s and the early 1960s to the mid-1970s.

Annexation Activity

Year	Cases	Annexed Acres	City Limits Sq. Miles
1970	3	1291.881	50.933
1971	4	68.495	51.040
1972	7	196.349	51.347
1973	10	456.226	52.060
1974	4	708.133	53.166
1975	10	430.023	53.838
1976	7	67.415	53.943
1977	8	1514.043	56.309
1978	29	2369.991	60.012
1979	41	12526.042	79.584
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. This indicates most development activity will likely occur in the west sub-area of the city. In the east and central sub-areas only one case, each was filed for 8 and 1 acre respectively. In the west sub-area 17 cases and in the southwest sub-area 5 cases of preliminary plat activity were approved by the Planning Commission. By far the west sub-area had the greatest activity with over 1,300 acres in 17 plats, while the southwest sub-area showed some activity with 84 acres in 5 cases.

The central and east sub-areas are for the most part developed leaving little platting activity to occur. These sub-areas are Heights/Hillcrest, West Little Rock, Boyle Park, I-630, I-30, Downtown, East Little Rock and Port Planning Districts. This area has been developing over the past fifty years. The west sub-area area (west of I-430) did not begin to develop until during the 1960's.

The number of approved preliminary plats decreased from 35 in 2000 to 24 in 2001. The total acreage in 2001 was up from 318.16 to 1397.89 in 2001. All nonresidential use experienced significant drops in the acreage platted, Commercial drop of 51%, Office drop of 95%, and Industrial drop of 98%. In 2000 approximately 720 acres was platted while in 2001 only about 105 acres was platted. However residential platting activity, both single and multi-family was up. Multi-family went from 1 acre to 10 and single family increased from 358 acres to over 1,280 acres. Residential lots increased significantly from 318 approved in 2000 to 1,116 residential lots approved in 2001. This indicate a potential slow down in nonresidential development activity citywide, with somewhat better prospects for residential development.

The southwest sub-area approvals included: four cases for a total acreage of 79.38 of Commercial; one case for a total of 5.2 acres of Single-Family and 19 residential lots.

The west sub-area approvals included: three cases for a total acreage of 14.74 of Commercial; one case for 2.06 acres of Office; one case for a total of 10.0 acres of Multi-Family; twelve cases for a total of 1,277.31 acres of Single-Family and 1,095 residential lots.

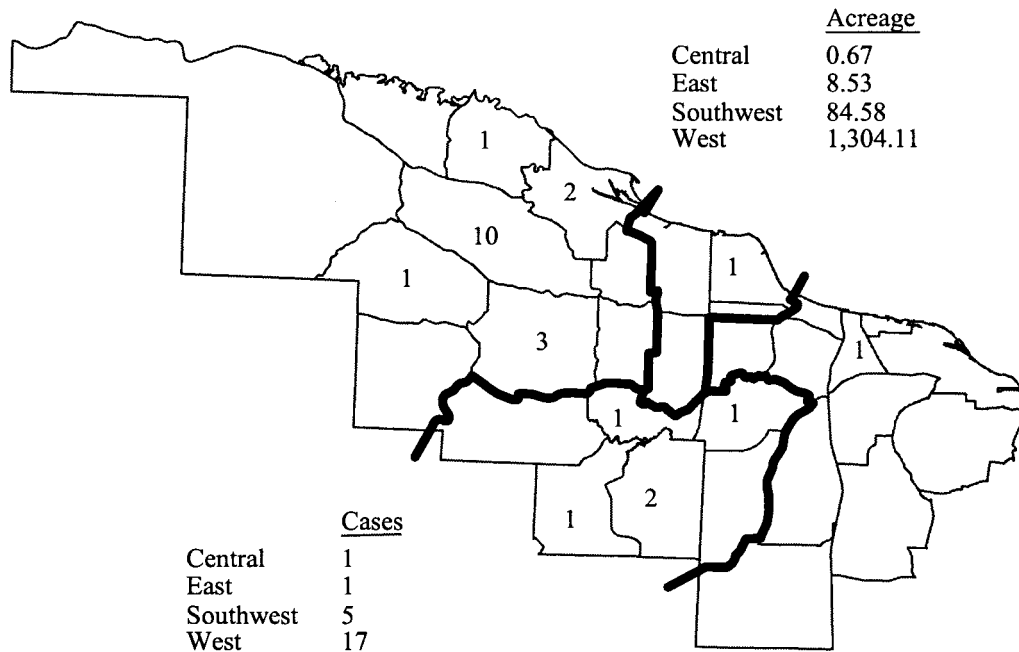
The preliminary plat activity in the east sub-area was associated with activity near the Presidential Park. One case, for a total of 8.53 acres of industrial property, was preliminary platted.

The majority of the Single-Family residential approved preliminary plat cases were located in the west sub-area (12 cases) and 98.1% of the acreage was located in the west sub-area. The southwest and central sub-areas contained one case each or less than 2% of the acreage approved for Single-Family activity. One case of Multi-Family activity was approved in the west sub-area.

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1	1	6.54							1	1.6	4
4									1	0.67	2
7					1	8.53					
12	1	59.46									
13									1	5.2	19
15	2	9.99									
16	1	9.93									
18									3	228.95	503
19	2	8.2	1	2.06			1	10	6	646.36	439
20									1	87	13
21									1	313.4	136
Total	7	94.12	1	2.06	1	8.53	1	10	14	1283.18	1116

Approved Preliminary Plats



Final Plat Activity

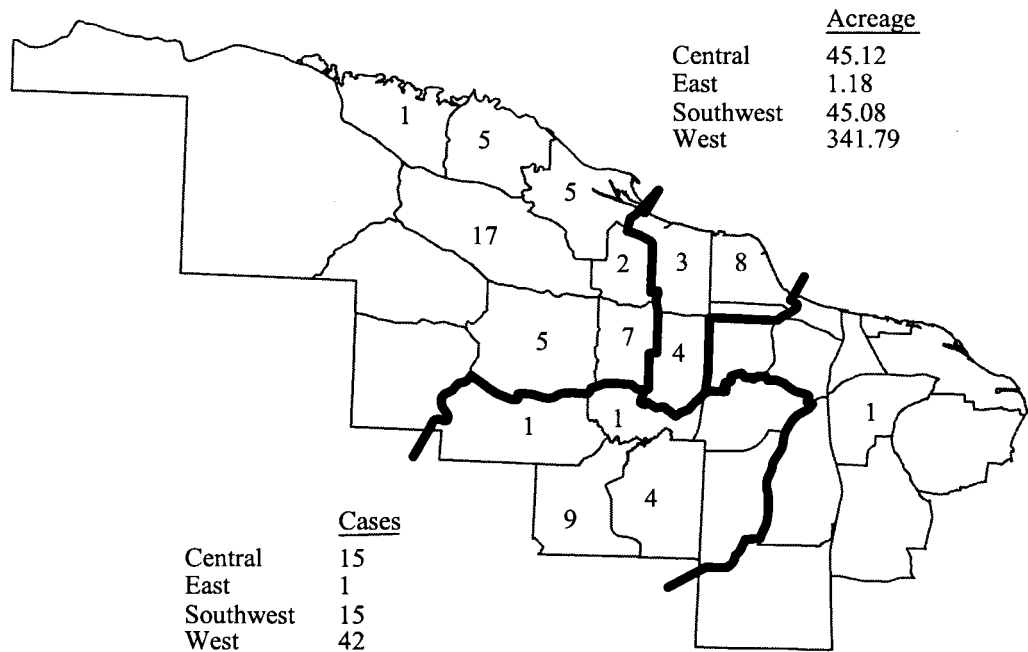
Both cases and acreage final platted during 2001 increased from the 2000 rates. In 2001 73 cases for a total of 433.17 acres were final platted. This is compared to 50 cases and 199.31 acres in 2000 representing a 46 percent increase in cases and a 117 percent increase in acreage.

Signed final plat activity has been concentrated in the west sub-area with 42 final plats recorded with 341.79 acres. The central and southwest sub-areas each had 15 cases with 45.12 acres and 45.08 acres respectively. This represents 40% of the cases (20% in each sub-area) but only 20% of the area (10% in each sub-area) final platted in 2001. The table and maps indicated more specifically the Planning District were the strongest activity is occurring.

Activity in the west sub-area increased in the total number of cases final platted. (In 2000 31 cases were final platted and in 2001, 42 cases were final platted.) This returns the number of plats to the level in 1999. The central sub-area also returned to 1999 level increasing from 3 plats to 15. The southwest sub-area also rebounded but fell 4 plats short of 1999, increasing from 8 to 15 plats. Only the east sub-area declined, though it too was returning to numbers closer to 1999. This sub-area dropped from 9 plats to 1 plat.

Plan Dist.	Final Plat	
	cases	acres
1	5	18.40
2	2	10.25
3	3	31.33
4	8	9.45
10	4	4.34
11	7	15.91
12	1	6.05
15	4	7.52
16	9	29.39
17	1	2.12
18	5	25.78
19	17	235.34
20	5	30.02
24	1	1.18
29	1	6.09
Total	73	433.17

Approved Final Plats



Zoning Activity

During the 2001 calendar year, there were two special zoning actions which inflated the numbers presented. First a new Parks 'PR' zone was developed and all City Parks and park land was rezoned to PR – 69 cases and 6,109 acres. This represents 49% of the cases and 84.6% of the area approved for reclassification in 2001. Of the remaining 72 cases and 1,110.61 acres some 37 cases and about 29 acres was for a city initiated reclassification of commercial and industrial property along Asher Avenue east of University Boulevard. This leaves 35 cases and 1,082 acres.

In 2000 there were 31 cases with a total of 322.1 acres. Thus there was a four case and 700+ acre increase in activity from 2000 to 2001. Most of this acreage is the repeal of a PRD for single family and multifamily which became traditional single family zoning (same 695 acres). So without these three changes there was an increase of three cases to 34 and 65 acres to 387 acres. In 2000 some 88.73 acres was reclassified to commercial, while in 2001 99.55 acres were reclassified. Removing the area the City initiate, some 75.2 acres became commercial in 2001. For office there was a drop in area reclassified from 50.15 acres to only 34.1 acres. While 39.9 acres was reclassified to industrial in 2000, only 4.49 acres was changed to industrial in 2001. Multifamily rezoning increased from 4.98 acres to 107.3 acres.

Planned Zoning District (PZD) activity decreased during the 2001 reporting period over the 2000 request and acreage. During 2000 51 cases were approved as PZD's for a total of 351.26 acres. During 2001 there were 39 cases and 98.9 acres approved. This is a drop of 31% in the number of cases and 71% in the area involved.

The west and central sub-areas each captured 34% of the approved PZD cases of the city. The southwest sub-area captured just under 23% of the PZD activity, the east sub-area captured 9% of the activity. Acreage distribution by percentage indicates the west sub-area accounted for 42%, southwest sub-area 31%, the central sub-area 24.6% and the east sub-area 1.8%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2001 there was a drop (excluding the two city rezonings) in both cases and area reclassified. Figures show a decline of 15.6 percent in cases from 82 to 69 and a 27.8 percent drop in area reclassified from 873.27 to 486 acres.

The table and map of re-zoning and PZD approved cases show the areas most likely to develop in 2002 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area. The southwest sub-area will also experience substantial growth, the east and central sub-areas continue to grow but at a slower rate.

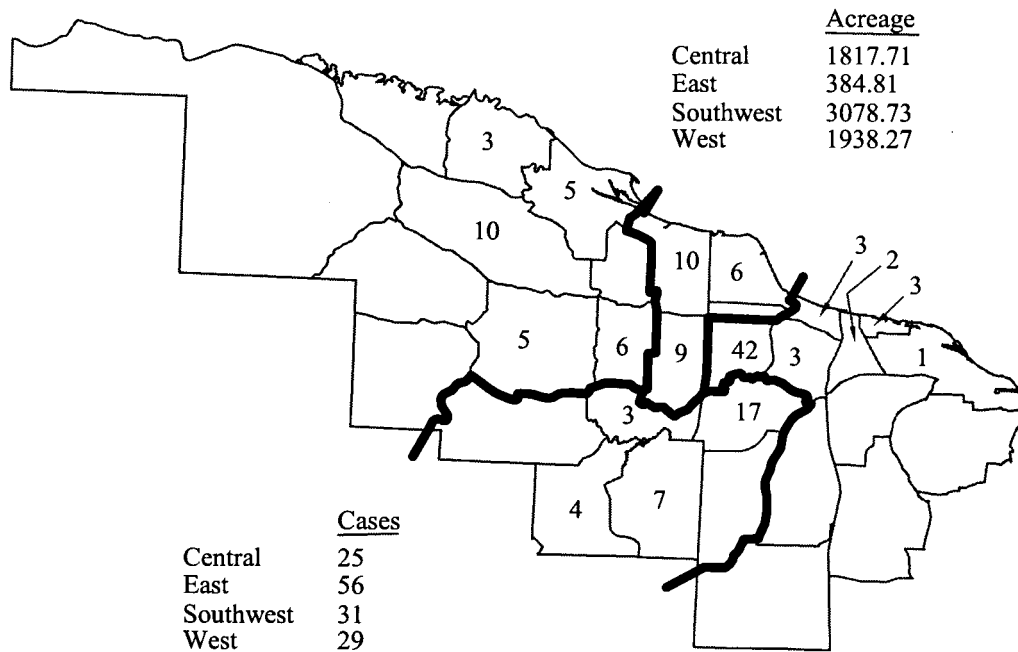
Zoning Activity

Planning District	Commercial		Office		Industrial		Urban Use	
	cases	acres	cases	acres	cases	acres	cases	acres
1	1	2						
7			1	0.32			1	0.48
9	24	24.278			13	4.49		
10	2	5.25	2	8.46				
11	2	3.295						
12	2	7.89	1	7.53				
13			1	0.18				
15	1	0.275	1	2.8				
18	1	0.62	1					
19	4	38.75						
20	2	11.95	1	14.79				
25	1	5.24						
Total	40	99.548	8	34.08	13	4.49	1	0.48

Planning District	Multi-Family		Single-Family		Agriculture		Parks	
	cases	acres	cases	acres	cases	acres	cases	acres
1							4	758
3							10	1122
4							6	105
5							3	41
6							5	96
8							3	7
9							5	206
10							5	577
11	1	84.5					3	15.4
13							16	2068
15							5	158.51
16	1	3.54					3	830
18	1	7.28	1	695			1	125
19	1	12	4	168.3	1	1.38		
Total	4	107.32	5	863.3	1	1.38	69	6108.91

Zoning Activity

Approved Rezonings

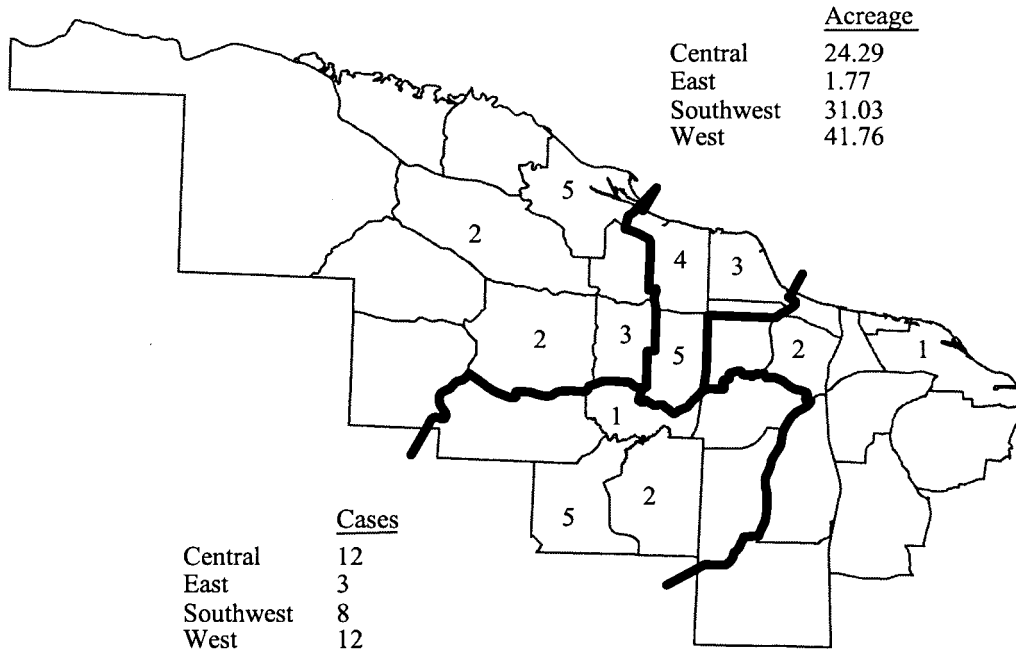


Zoning Activity

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	4.68	3	3.30				
3			2	1.01			2	18.45
4	2	1.03	1	0.20				
8	1	0.45	1	0.16				
10	5	3.60						
11	2	8.29	1	9.70				
12	1	3.38						
15	2	1.18						
16	2	3.77			2	8.56	1	14.14
18							2	12.02
19	2	3.77						
25	1	1.16						
Total	20	31.31	8	14.37	2	8.56	5	44.61

Approved PZD's



Planning and Development Staff - 2002

Jim Lawson, Director

Tony Bozynski, Assistant Director

Venita Young, Executive Secretary

Planning Division

Walter Malone – Mgr.
Alice Anderson
Quenton Burge
Vince Husted
Brian Minyard
Shawn Spencer
Dennis Webb
Tom Wiles

Zoning and Subdivision Division

Dana Carney – Mgr.
Bob Brown
Alice Chalk
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Janet Lampkin
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Britt Palmer
Jerry Spence
Terry Steele
Charles Toland
Gerald Walsh
Mark Whitaker
Paul Whitten

2002

Annual Urban
Development
Report



Building Codes
Planning
Zoning & Subdivisions

Board of Directors - 2003

Mayor	Jim Dailey
Vice Mayor	Willie Hinton
Ward 1	Johnnie Pugh
Ward 2	Willie Hinton
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Genevieve Stewart
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Barbara Graves
Position 10	Joan Adcock

River Market Design Review Committee - 2003

Greg Hart – Chairman
Tim Heiple
Jim Schimmer
Melissa Tanner
Patty Wingfield

Board of Adjustment – 2003

William Ruck – Chairman
Fred Gray – Vice Chairman
Andrew Francis
Terry Burruss
Scott Richburg

Planning Commission - 2003

Obray Nunnley, Jr. – Chairperson
Mizan Rahman – Vice Chairperson
Fred Allen, Jr.
Judith Faust
Norm Floyd
Gary Langlais
Bob Lowry
Jerry Meyer
Rohn Muse
Bill Rector
Robert Stebbins

City Beautiful Commission - 2003

Nash Abrams -- Chairperson
Tim Heipe – Vice Chairperson
John Beneke
Jan Barlett Hicks
Amy Ivey
Troy Laha
Sharon Tallach Vogelpohl
Lynn Mittelstaedt Warren
Karol Zoeller

Construction Board of Adjustment and Appeal -2003

Joe Hilliard – Chairman
Danny Bennett
Doug Bown
Emery Crossland
Robert Merriott
James Mitchell
Clyde Smith

January 17, 2003

Dear Citizen,

The year was extremely productive for the Department in terms of strategic long-range planning efforts. As with all of our planning endeavors it has been the great support from the Mayor and Board of Directors, Planning Commission and residents that made the plans become reality.

Much of the 2002 work program was completed within the fiscal year. While we along with the rest of America traversed difficult times, we have not lost focus of our goal – preserving the quality of life that initially attracted us, our neighbors and the existing businesses to the community that we continue to call home. Our continued involvement with the efforts to bring the City operations closer to the people of the community has assisted to bridge the gap between our municipal governing and its citizens.

The Buildings Codes Division collected over \$2,000,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. The Division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to assist neighborhoods with the development of Neighborhood Action Plans. This planning process allows for neighborhoods to define a common direction, based on the shared vision of the participants and is articulated in concise statements by the residents of the neighborhoods involved. Presently there are nineteen action plans completed.

The Zoning Division acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. The Division continues to administer the scenic corridor provisions for billboards along with sign permits and renewals. During the previous year fee revenue collected for sign permits and sign renewal permits totaled \$48,095.

Contained in this Annual Report are the accomplishments and achievements from the previous year for the Department. Please review this report and join us in expanding our successes for Little Rock in 2003.

Respectfully,

Jim Lawson
Director

Table of Contents

Zoning and Subdivision Summary	1
Building Codes Division Summary	5
Planning Division Summary	9
Urban Development Data	
Development Activity Summary	14
Population Estimates	15
Construction Activity	16
Residential Activity	19
Housing Construction Values	21
Affordable Housing	23
Residential Additions and Renovation Activity	24
Demolition Activity	27
Office Activity	29
Commercial Activity	32
Industrial Activity	35
Annexation Activity	38
Subdivision Activity	39
Zoning Activity	42

Zoning and Subdivision Division

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services.

Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

Annual Ordinance Review

A primary function of this Division is to assure complete, accurate and up-to-date land development codes for use by the public at all levels of involvement. During 2001 staff worked with the Plans Committee of the Planning Commission on an annual review of proposed changes to the zoning ordinance. There were 25 changes proposed. This process was completed in early 2002.

2002 Sign Code Statistics

During 2002, the Division worked to process sign renewals (5 year interval for billboards, 10 year for all others). Sign permits (including renewals) brought in \$48,095 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

780	Sign Permits Issued
0	Court Cases
316	Sign Permit Renewals
3,841	Sign Inspections and Re-inspections

In 2003, the Division will continue to monitor and enforce the sign ordinance. The staff anticipates no significant changes in the coming year.

Zoning and Subdivision Division

Commercial Plan Review

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

2002 Plans Review for Zoning, Subdivision and Landscape Requirements

261 Commercial Plans/New or Additions

284 Commercial Landscape Plans

2002 Other Activities

29 Franchise Request

798 Site Inspections

108 Certificates of Occupancy

24 Temporary Structure Permits

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. 3,074 inspections and re-inspections were performed.

2002 Plan Reviews for Permits

1054 Residential Plans – New or Additions

2002 Privileges Licenses

1479 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2002 Information Inquiries

4,800 Request for Sign, Zoning, Enforcement or Licenses

2002 Court Cases

69 Cases – All Types

2002 Citations Issued

16 Cases – All Types

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2002, 20 locations were approved administratively and 9 by the Planning Commission or Board of Directors. Staff shall continue to encourage collocation of WCF facilities.

Zoning and Subdivision Division

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2002, the Division and the Planning Commission reviewed three zoning site plans, all of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2002, the Division and the Planning Commission reviewed 16 Subdivision Site Plans, with 14 of the plans being approved by the Planning Commission.

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional Uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2002, the Commission reviewed 66 Conditional Use Permit applications. Of these, the Commission approved 51 applications.

Board of Zoning Adjustment

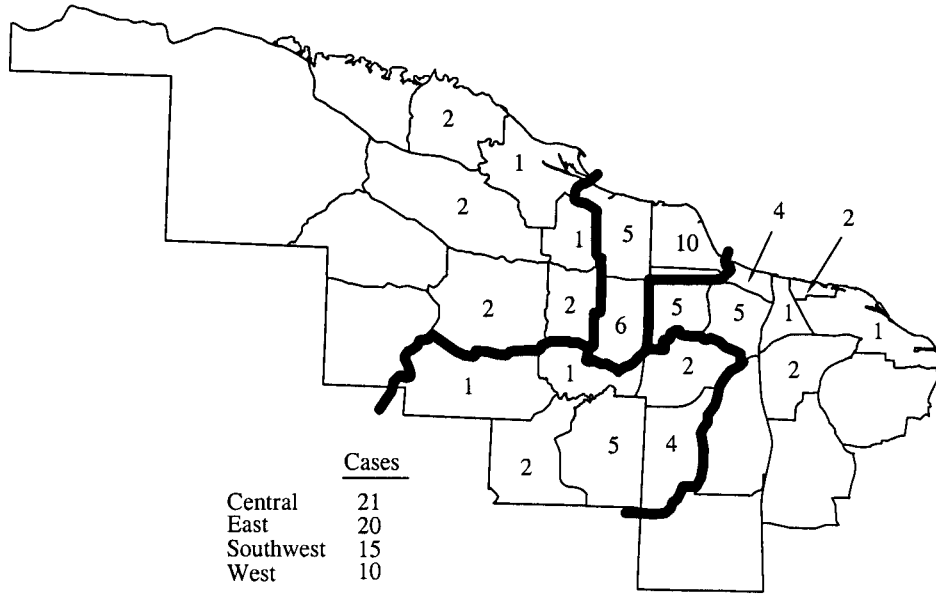
Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2002, the Board heard a total of 148 cases: 140 variance requests, 2 time extensions and 6 appeals. Of the 140 variance requests, 120 were approved.

City Beautiful Commission

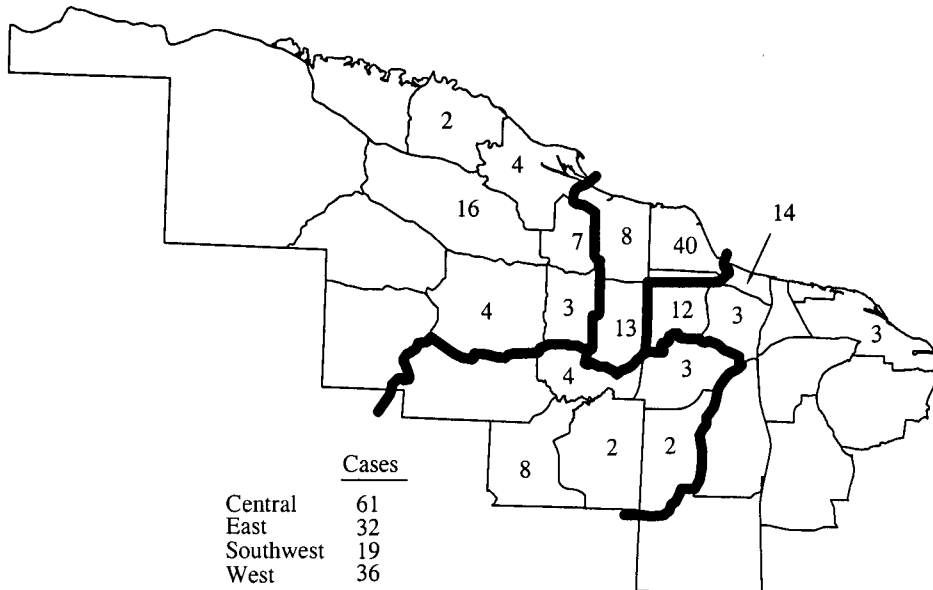
The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard nine such appeal cases in 2002.

Zoning and Subdivision Division

Conditional Use Permits



Board of Adjustment Cases



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six working sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2002	2001	2000	1999
Permits Issued	4,561	4,384	4,458	4,269
Inspections	5,572	5,500	5,930	5,734
Violations	1,005	1,175	1,164	1,411
Fees	\$1,044,848	\$747,698	\$956,480	\$723,629
Plumbing				
	2002	2001	2000	1999
Permits Issued	3,443	3,058	2,834	2,588
Inspections	5,823	5,072	4,419	4,834
Violations	867	681	562	584
Fees	\$307,173	\$240,635	\$246,758	\$233,455
Electrical				
	2002	2001	2000	1999
Permits Issued	2,834	3,067	3,008	2,816
Inspections	6,147	7,185	7,489	8,183
Violations	1,044	861	736	773
Fees	\$315,153	\$276,910	\$307,002	\$299,907
Mechanical				
	2002	2001	2000	1999
Permits Issued	1,534	1,419	1,595	1,491
Inspections	2,997	3,547	2,356	2,344
Violations	501	515	364	498
Fees	\$266,909	\$186,173	\$187,049	\$173,515

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and unpermitted building projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and unpermitted works and check electrical contractors’ licenses and update the city electrical codes.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section as well as permits for garages and tents. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2002 the Building Codes Division collected over \$2,000,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations and also served on the Arkansas State Building Code Adoption draft committee. Jerry Spence served on the Board of Directors of the International Association of Electrical Inspectors, Western Section. The City was also awarded host for the International Association of Electrical Inspectors Conference in 2004. The Division also celebrated National Building Safety and Customer Appreciation week during April.

A program, which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association and The Home Builders Association of Greater Little Rock has produced good results.

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division has also purchased new permitting software, which will be implemented in 2003, which will provide more timely and better service to citizens and contractors.

During 2002, the 2000 International Building Code, the 2000 International Fire Code and the 2002 National Electrical Code were adopted.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios and cell phones for faster service.
- We provide quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.

	2002	2001	2000	1999	1998	1997
Building Plans Reviewed	1533	1536	1773	1661	1606	1474
Construction B.O.A.	1	1	1	1	4	3
Electrical Exams	54	11	21	7	11	11
Franchise Permits	22	26	28	20	12	21

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2002

Projects of significant importance to the community involving new construction, additions or renovations include:

Churches

Immanuel Baptist
Fellowship Bible
Greater Christ Temple
First Church of the Nazarene
Church at Rock Creek
Dixie Church of Christ
Holy Souls

Educational

Terry Elementary
Franklin Elementary
Mabelvale Magnet
Romine Elementary
Fulbright Elementary
Wilson Elementary
Mann Arts & Science Magnet
Bale Elementary
Central High
College Station Elementary
Little Rock Christian Academy
Philander Smith College

Residential

Holiday Inn
Westside Loft Apartments
Parham Pointe Apartments
Stagecoach Village
Reservoir Heights

Factory-Storage

Moon Distributors
Sysco Foods
Western Foods
St. Jude Packaging
Hugg & Hall Equipment
Gold Star Dairy

Business

Aldersgate Properties
Arkansas Federal Credit Union
North Point Auto Group
Family Life Head Quarters

Restaurants

Long John Silvers
Bo Jangles
IHOP
Wendys
Izzys

Institutional

Little Rock Boys and Girls Clubs
Keith Jackson Park
Rave Theatre
Clinton Presidential Library

Mercantile

Walgreens
Cracker Box

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. This includes reviewing reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission the division staff may work on special studies. A few of the major work efforts from 2002 are described below.

Neighborhood Plans

The Planning Division has continued the Neighborhood Plan process with the completion of the 65th Street West Neighborhoods Plan. This brings to nineteen the number of Neighborhood Plans completed. The East Little Rock Plan was put on hold due to lack of neighborhood interest, though a Land Use Plan review of the area was completed. Most of the neighborhoods south of Cantrell Road as well as those west of I-430 have completed neighborhood plans.

The Birchwood-Walnut Valley Neighborhoods Plan is ready for a neighborhood 'buy-off' meeting in January. This plan is for the neighborhoods between I-430 and Bowman Road, from Kanis Road to Rodney Parham Road. The Heights Plan is under way, the plan area is between the Arkansas River and Evergreen – North Lookout, east of Cantrell Road. The plan updates for Chicot West, River Mountain and John Barrow Neighborhoods were completed.

Special Planning Efforts

The Division Planners worked on two major special efforts: one in the extreme east and the other in the extreme west of the Planning Area. The East of I-30 effort was a concept plan effort to review the area bounded by I-30, Fourche Creek and the Arkansas River. This was done in light of the National Airport's plan and recent activity east of the downtown office core (Presidential Library, etc.). The effort was to guide the expected redevelopment of the area. Several meetings with owners and residents were conducted and a report delivered to the Board of Directors by the Mayor. Major changes to the City Land Use Plan and Master Street Plan will result from this effort.

The western planning effort was the extension of land use and transportation planning as well as zoning to areas outside the City's previous Planning Boundary. A new three mile boundary was drawn and plans developed. Several meetings were conducted in the area and with various interest groups from the area. A package was developed to designate land uses and Master Street Plan classifications within the 22.05 square mile area. The area was zoned and requests for non-residential zoning were considered.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues. GIS has become a support function of the division for both graphics and statistical reports with use of Arcview software.

Planning Division

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.

Review of Land Use Plan Issues

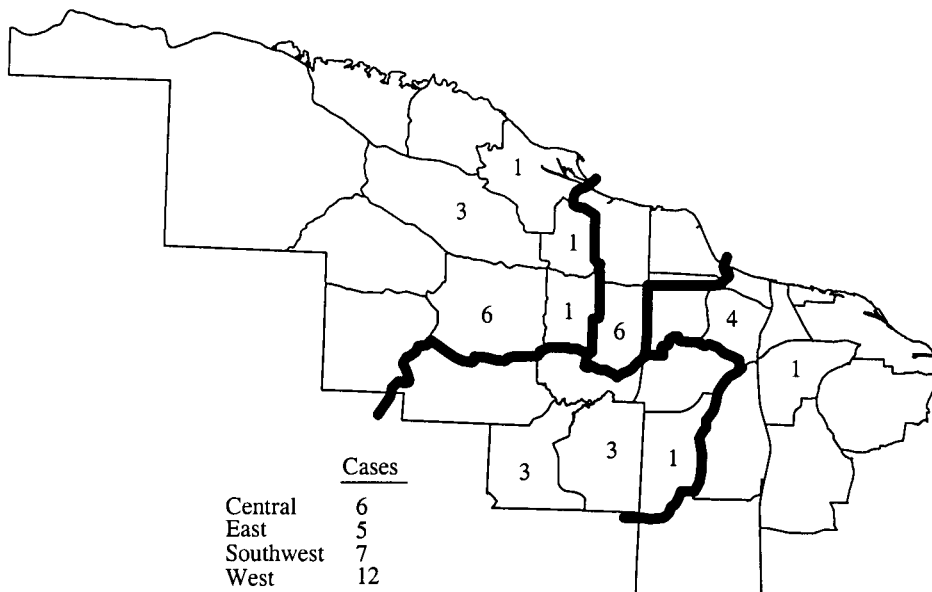
The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed over 30 requests for Plan changes in 2002. Of these, the Planning Commission forwarded twelve to the Board of Directors.

Other Activities

The division supports the River Market Design Review Committee. As part of that effort 6 requests for reviews by the committee were handled. A review of the ordinance was started this year.

Future Land Use Plan Amendments



2002

**Urban
Development
Report
Data**

Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock during the 2002 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2002.

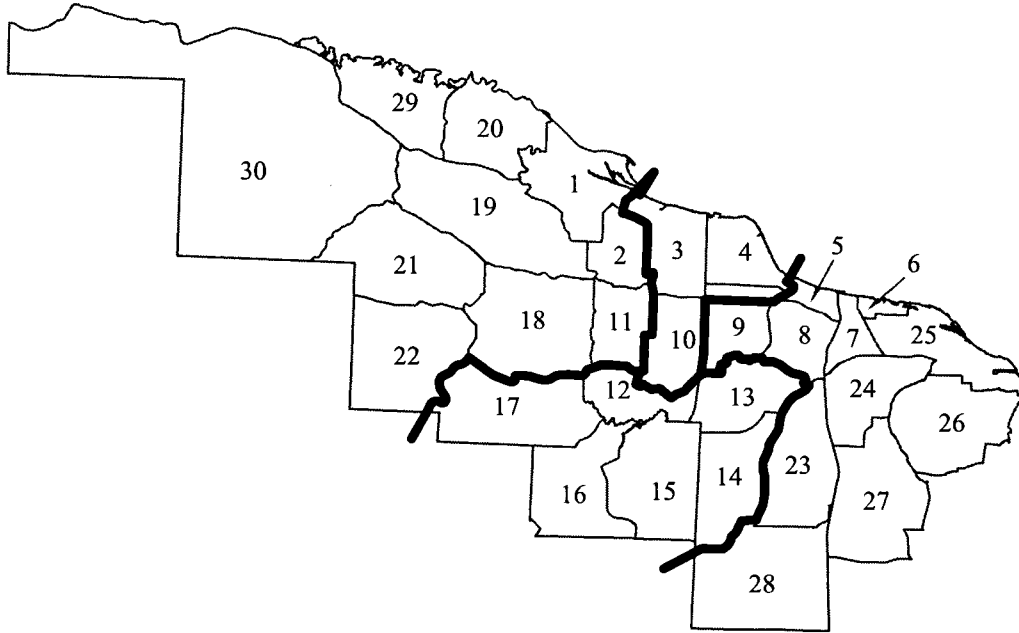
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

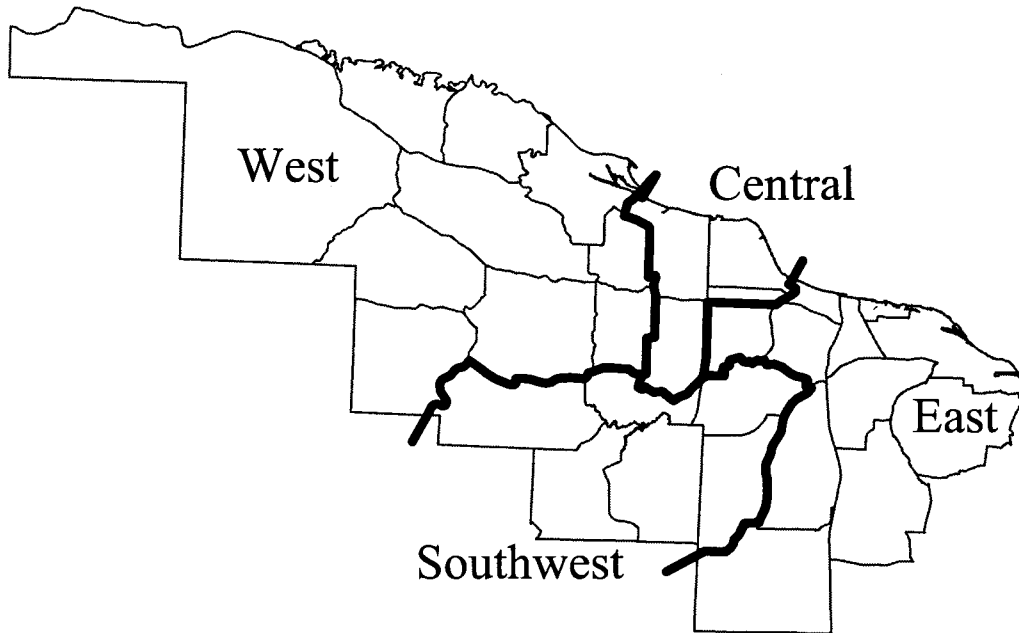
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

184,354 persons 2002 population estimate

New Construction

654 permits; up 10.7% from 591 in 2001

Single-Family Housing

581 units; up 20.3% from 483 units in 2001
\$234,075 avg.; up 7.5% from \$217,762 in 2001

Multi-Family Housing

238 units; up 150.5% from 95 units in 2001

Residential Renovations/Additions

805 permits; up 7.6% from 748 in 2001
\$17,354,068 construction dollars; up 21% from \$14,337,018 in 2001

Demolitions

104 residential units; down 4.6% from 109 in 2001

Office

99,759 square feet; down 75.2% from 399,011 in 2001
\$9,229,585 construction dollars; down 58.4% from \$22,173,454 in 2001

Commercial

231,895 square feet; down 31.1% from 336,692 in 2001
\$17,981,631 construction dollars; up 3.1% from \$17,434,611 in 2001

Industrial

150,235 square feet; up 71.7% from 87,502 in 2001
\$6,353,680 construction dollars; up 328.7% from \$1,482,000 in 2001

Annexations

One annexation of 5.34 acres, compared to two annexations totaling 566.86 acres in 2001

Preliminary Plats

706 residential lots; down 36.7 % from 1116 lots in 2001
522.36 total acres; down 62.6 % from 1397.89 acres in 2001

Final Plats

70 cases; down 4.1% from 73 cases in 2001
444.74 acres; up 2.7% from 433.17 acres in 2001

Rezoning

11 cases; down 67.6% from 34 cases in 2001
53.7 acres; down 86% from 387 acres in 2001

PZD's

61 cases; up 56% from 39 cases in 2001
280.47 acres; up 183.6% from 98.9 acres in 2001

Population Growth and Projections

The population change recorded by the Census has consistently been positive. During the latter part of the 1900s annexation of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s and 1980s is an over representation of the actual urban growth.

Little Rock Population		
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2001	183,923	0.43%
2002	184,354	0.23%

Little Rock continues to experience a slow growth rate. Most of the growth has been in the west and southwest parts of the City. The east, central and southwest sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. There were even small areas of loss in the high growth areas. The trend for the first decade of the twenty-first century is a growth rate, which would result in less than 5% growth by 2010.

Construction Activity

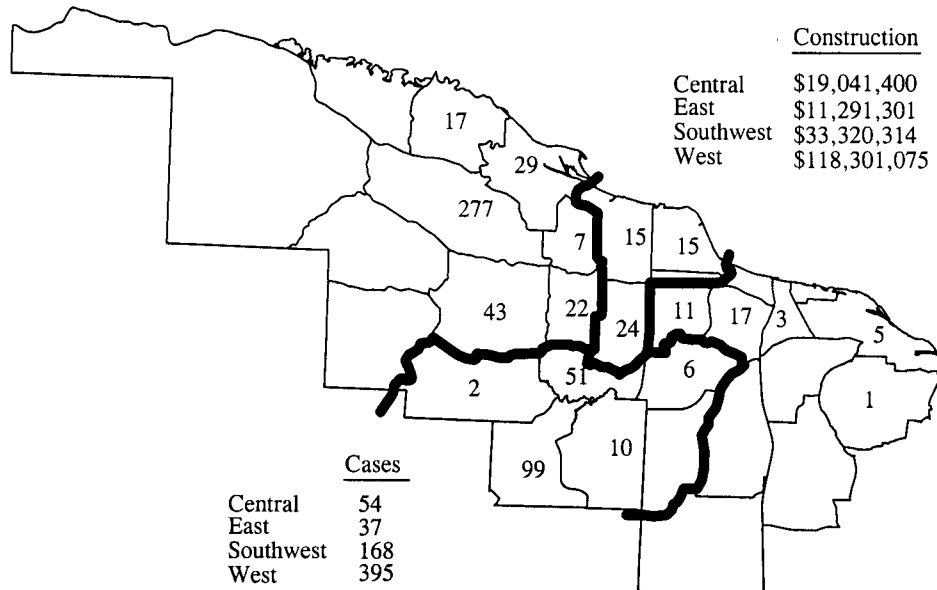
During 2002 the total number of new construction permits issued increased by 63 (10.7%) over the number of permits issued in 2001. In 2002 there were 649 permits issued for a total of \$181,954,090 construction dollars. While the number of office permits fell by 45 percent, the amount of area added plunged 75 percent. There were 11 permits issued for a total of 99,759 square feet. The commercial activity remained steady around 20 permits but the area added fell over 30 percent. The square footage of industrial added almost doubled to 150,235 square feet and the value saw almost a five fold increase.

New single-family unit construction increased by 20.3% (98 units) from 2001 construction permits issued. The total number added during 2002 was 581 units with an average construction cost of \$234,075. This is a 7.5% increase over 2001 average construction cost. During 2001 there were 483 permits issued for an average construction cost of \$217,762. For 2002 over 63% of the new housing starts were in the west sub-area. Two hundred seventy-five permits (47.3%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 94 permits or 16.2%.

Multi-family units constructed increased for the first time in five years. During 2002, there were 26 permits issued (representing a scattering of duplexes, small unit buildings, and one apartment complex) for a total of 238 units.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected in the preceding table). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	22	\$233,080	5	20	42
2	0	\$0	0	0	0
3	13	\$261,308	2	6	19
4	12	\$376,250	1	2	14
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	16	\$87,907	0	0	16
9	7	\$73,393	0	0	7
10	7	\$82,657	15	180	187
11	17	\$106,662	0	0	17
12	49	\$125,416	0	0	49
13	4	\$99,363	0	0	4
14	0	\$0	0	0	0
15	7	\$101,675	1	22	29
16	94	\$135,105	0	0	94
17	2	\$187,500	0	0	2
18	40	\$182,319	2	8	48
19.1	184	\$364,469	0	0	184
19.2	90	\$217,138	0	0	90
20	16	\$298,458	0	0	16
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	0	\$0	0	0	0
25	1	\$94,600	0	0	1
26	0	\$0	0	0	0
	581	\$234,075	26	238	819

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	1	14,560	1	2,370	0	0	1
2	1	24,500	1	36,000	0	0	1
3	0	0	0	0	0	0	1
4	1	3,000	1	7,000	0	0	0
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	2	26,000	1
8	1	8,000	0	0	0	0	2
9	2	8,281	1	19,250	1	67,547	2
10	1	6,750	1	NA	0	0	1
11	2	12,293	3	17,651	0	0	0
12	1	95,000	0	0	1	13,750	0
13	2*	2,850	0	0	0	0	0
14	0	0	0	0	0	0	0
15	2	8,376	0	0	0	0	1
16	2	11,900	1	5,400	2	6,800**	0
17	0	0	0	0	0	0	0
18	0	0	1	5,200	0	0	0
19	1	7,700	1	6,888	0	0	0
20	1	5,585	0	0	0	0	2
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	2	23,100	0	0	2	18,218	1
26	0	0	0	0	1	17,920	0
	20	231,895	11	99,759	9	150,235	13

*includes a motel with no square footage reported

**includes an industrial permit with no square footage reported

Residential Activity

An increase of less than 100 units was experienced by the City for single-family units permitted in 2002. There were 581 units permitted for a 20.3% increase in the number of single-family units added over 2001. During 1993, single-family unit construction peaked at 713 units permitted.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single family unit permits issued. For 2002, 47.2% of the permits issued were located in this area.

Of the permits issued in the Chenal Planning District, 91 units were located west of Rahling Road, and 184 units were permitted for the area east of Rahling Road. Over 31 percent of the permits were in the area from Hinson to Napa Valley to Chenal Parkway to Rahling Road.

The next most active planning district is the Otter Creek Planning District (16 percent), an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek, Wedgewood Creek and Westfield Subdivision continue to account for almost all the activity in this planning district. All three subdivisions are south of Baseline Road and west of Stagecoach Road.

Just under ten percent of the new single-family construction permits were issued in the central and east sub-areas. The number of permits issued during 2002 increased by over 25 percent from 44 to 56 units.

New multi-family continued to be slow during 2002. The number of units permitted increased during 2002 from 95 units in 2001 to 238 units in 2002. These 238 units were issued as part of 25 permits. The dollar value of the permits actual decreased by 7 percent while the number of units increased over 150 percent or 143 units. As in 2001 most of the permits were for two to six unit buildings, only one apartment complex was permitted. This is a return to the 2000 level.

Residential Activity

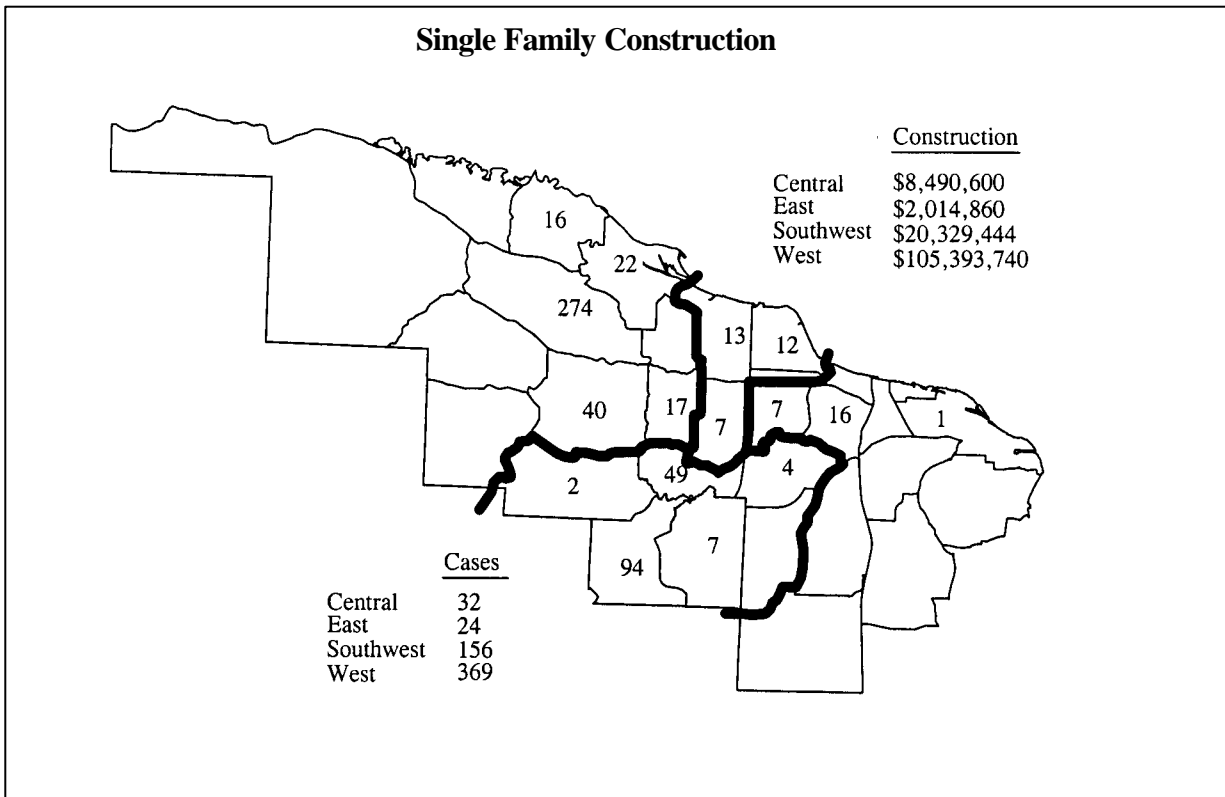
Single Family			
Year	Permit	Cost	Avg. Cost
1992	614	\$90,436,506	\$147,291
1993	713	\$111,534,041	\$156,429
1994	579	\$100,658,783	\$173,849
1995	477	\$77,990,869	\$163,503
1996	482	\$78,089,899	\$162,012
1997	448	\$71,510,751	\$159,622
1998	495	\$89,757,916	\$181,329
1999	555	\$102,062,168	\$183,896
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075

Multi-family			
Year	Permit	Units	Cost
1992	0	0	\$0
1993	4	13	\$897,600
1994	11	26	\$2,155,001
1995	7	240	\$7,842,000
1996	7	191	\$7,031,180
1997	11	1240	\$41,462,210
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
1999 Permits	26	36	103	390
1998 Permits	19	34	78	364
1997 Permits	17	41	91	299
<hr/>				
	East	Central	S-west	West
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%
1999 %	5.0%	6.0%	19.0%	70.0%
1998 %	4.0%	7.0%	15.0%	74.0%
1997 %	4.0%	9.0%	20.0%	67.0%



Housing Construction Values

The average construction cost of a new single-family home increased by 7.5% or \$16,313 over 2001. The average unit value in 2001 was \$217,762 and in 2002 the average value was \$234,075. Interest rates have dropped significantly which is making housing more affordable in real terms.

Housing values are represented below in five distribution categories. Less than \$50,000, less than \$150,000, less than \$300,000, less than \$500,000 and \$500,000 and above. There were three units constructed below \$50,000, 188 units constructed in the range of \$50,000 to \$149,999, 261 units constructed in the range of \$150,000 to \$299,999, 103 units constructed in the range of \$300,000 to \$499,999 and 26 units above \$500,000.

During 2002, 67% of the single-family units constructed cost \$150,000 or more. The majority of these homes (83% or 324 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$27,500 to \$1,800,00. The central sub-area also has a slightly lower construction cost range from \$44,600 to \$1,100,000. The east sub-area construction cost ranges from \$45,600 to \$175,000, and the southwest sub-area construction cost range from \$67,200 to \$1,575,000. Of the total dollars expended on construction of single-family units the west sub-area accounted for 77.4% (\$105,393,740) of the construction dollars and the southwest sub-area accounted for 14.9% (\$20,329,444) of all construction dollars expended. The central sub-area, 6.2% (\$8,490,600) and the east sub-area, 1.5% (\$2,014,860) complete the construction dollars expended for single-family construction for 2002.

Of the single-family units added citywide, 44.9% were valued between \$150,000 and \$300,000, 32.4% were valued between \$50,000 and \$150,000, 17.7% were valued between \$300,000 to \$500,000, 4.5% were valued above \$500,000 and 0.5% were valued below \$50,000. High-end construction for the most part is taking place in the Chenal (Chenal Ridge and Chenal Valley), Heights/Hillcrest, and Pinnacle Planning Districts. Of the units valued over \$300,000, 92% or 116 units, were permitted in one of these districts. While in these same districts, 5.2% or 10 units of the less than \$150,000 value units can be found.

The Central sub-area experienced the only decrease in the average value of single-family units (0.4% or \$1000) constructed over 2001 permit values. This is the only sub-area to experience a drop in average value for 2002. The West sub-area had by far the greatest value increase 17.1%. The West Central sub-area experienced an increase of over 25%. The average constructive value for single-family housing in the West and Central sub-areas is at least double that in the Southwest and East sub-areas.

Sub-area	1997	1998	1999	2000	2001	2002
West	\$174,429	\$199,519	\$203,664	\$216,225	\$243,844	\$285,620
Central	\$211,082	\$212,912	\$278,351	\$211,875	\$266,315	\$265,331
Southwest	\$111,304	\$109,361	\$107,852	\$107,394	\$121,220	\$130,317
East	\$58,080	\$25,632	\$73,606	\$99,405	\$80,352	\$83,953

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$500,000 & Greater	\$300,000 - \$499,999	\$150,000 - \$299,999	\$50,000 - \$149,999	Below \$50,000	Total
1	0	4	12	6	0	22
2	0	0	0	0	0	0
3	0	6	2	5	0	13
4	2	5	3	2	0	12
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	2	13	1	16
9	0	0	0	7	0	7
10	0	0	0	6	1	7
11	0	0	3	13	1	17
12	0	0	11	38	0	49
13	0	0	0	4	0	4
14	0	0	0	0	0	0
15	0	0	0	7	0	7
16	0	0	30	64	0	94
17	0	0	2	0	0	2
18	0	3	23	14	0	40
19.1	22	71	90	1	0	184
19.2	0	9	74	7	0	90
20	2	5	9	0	0	16
25	0	0	0	1	0	1
Total	26	103	261	188	3	581

Affordable Housing

When determining the 'affordability' of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The Housing and Neighborhood Programs Department of the City considers 'affordable' housing as having a maximum value of \$71,000. Thus, based on NAHB and the City assumptions, a unit reported here as \$54,000 would be considered the cap for new construction of a unit that is considered 'affordable' housing.

Based on this information 0.5% or 3 units constructed during 2002 could be considered as 'affordable' housing. This is an increase of 50% over the previous year. Since 1998 less than 3% of the new units built in Little Rock fell in the 'affordable' range. For the previous three years little consideration has been given to constructing of units with 'affordability' in mind which leads to a continued rise in housing value and the number of newly constructed 'affordable' units continuing to decline.

Affordable Housing

Year	% units below \$54,000	# units below \$54,000	Total Units
1997	6.0%	27	448
1998	2.4%	12	495
1999	1.6%	9	555
2000	0.9%	4	468
2001	0.4%	2	483
2002	0.5%	3	581

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2002 reinvestment totaled in excess of \$17 million dollars. The east sub-area had the greatest number of permitted projects with 285 (35.4%).

The central and east sub-areas had twice the activity of that in the west and southwest sub-areas. Approximately 70.6% of the permits were issued in one of these two sub-areas. With approximately \$12.9 million of the \$17.9 million dollars (or 72%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 50.6% of all reinvestment occurred in the central sub-area.

The central sub-area accounts for 49.7% of the permits for additions occurred and 69.2% of the dollars were spent. This indicates a strong desire amount of residents in this area to keep and improve the housing stock. The other active sub-area (east) was dominated by renovations rather than additions. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. The 'addition' part of the renovation picture gives the clearest view of the desire to reinvest (since renovation can be to make repairs, maintain value, rather than increase the value for the home). To the east sub-area accounted for only 4% of the addition (dollars) but over 37.5% of the renovation (dollars).

Multi-Family Renovations

The areas, which experienced the largest number of permitted projects were the central and southwest sub-areas. However, the central and east sub-areas have by-far the most dollars spent. The east sub-area had almost as much activity in dollars (\$3,769,488) but only a third of the permits (14 to 42). Almost \$3.8 million dollars was spent in each the east sub-area with \$2.3 million in the central sub-area, the remaining sub-areas experienced less than a half million each. The west and southwest sub-areas each experienced multi-family reinvestment to a lesser degree (\$491,700 and \$498,747 respectively).

Single-Family Additions

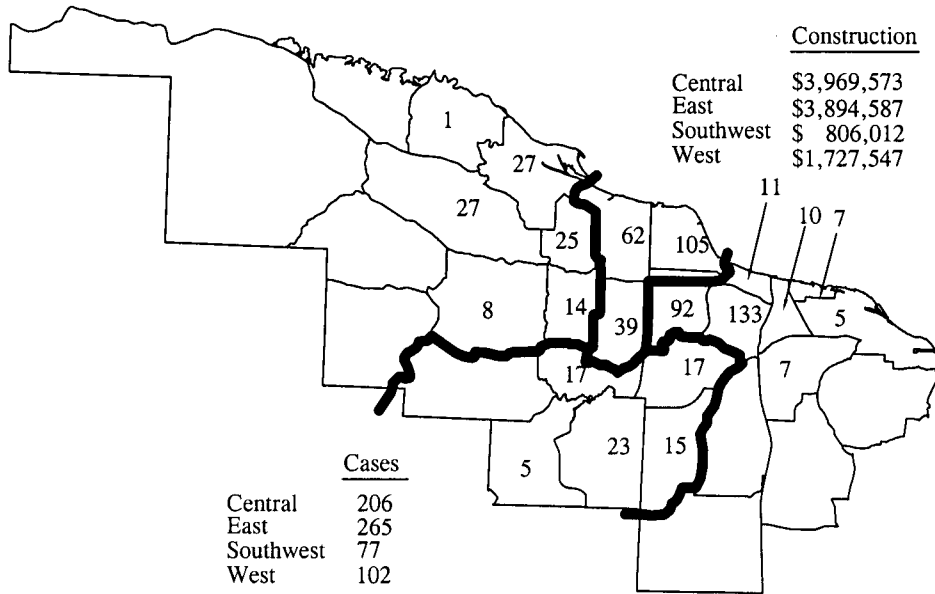
Single-family additions were concentrated in the central sub-area. Citywide 155 permits were issued for a total of \$6,956,349. The central sub-area accounted for 69.2% (\$4,812,575) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (54 permits and \$3,540,195) and the West Little Rock Planning District (16 permits and \$1,212,844). In the west sub-area 47 permits were issued for \$1,695,903. The Chenal and Rodney Parham Districts accounted for 13 and 14 (respectively) of these permits with \$558,795 and \$488,185 (respectively). The number of permits issued for additions increased from 2001 levels (18.2%). Overall the average value of permits issued for additions increased by 45.4%.

Residential Renovations/Additions

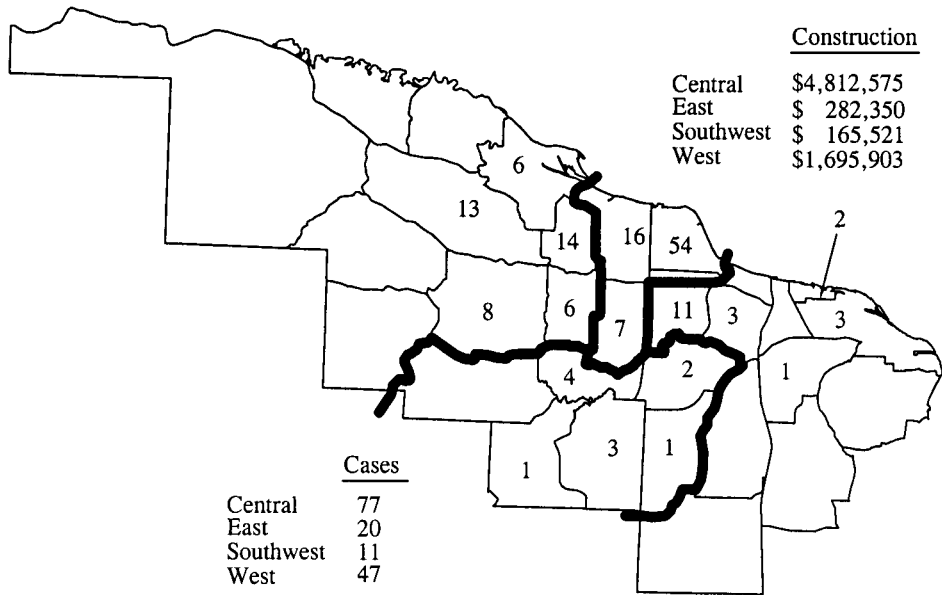
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	6	\$61,745	27	\$29,187	0	\$0
2	14	\$34,870	25	\$11,542	6	\$81,950
3	16	\$75,803	62	\$21,416	2	\$3,000
4	54	\$65,559	105	\$22,167	17	\$116,788
5	0	\$0	11	\$67,911	3	\$62,000
6	2	\$14,000	7	\$5,747	0	\$0
7	0	\$0	10	\$8,330	0	\$0
8	3	\$20,667	133	\$15,940	8	\$431,536
9	11	\$14,350	92	\$8,709	3	\$43,733
10	7	\$6,615	39	\$8,058	23	\$13,565
11	6	\$24,083	14	\$7,903	0	\$0
12	4	\$20,355	17	\$8,186	0	\$0
13	2	\$5,000	17	\$7,597	8	\$6,125
14	1	\$30,000	15	\$10,984	18	\$14,319
15	3	\$6,367	23	\$12,454	14	\$13,714
16	1	\$25,000	5	\$17,300	0	\$0
17	0	\$0	0	\$0	0	\$0
18	8	\$16,744	8	\$15,074	0	\$0
19.1	5	\$68,979	8	\$19,037	0	\$0
19.2	8	\$26,738	19	\$13,707	0	\$0
20	0	\$0	1	\$7,000	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	1	\$12,000	7	\$3,775	0	\$0
25	3	\$7,500	5	\$11,300	0	\$0
	155	\$44,880	650	\$15,996	102	\$69,248

Residential Renovations/Additions

Single Family Renovations



Single Family Additions



Demolition Activity

The net change in residential units for 2002 was an increase of 715 residential units. With the exception of the east all the cities sub-areas experienced increases in net units added. Seven of the City's thirty planning districts experienced net losses of residential units during 2002. The Downtown, I-30 and College Station Districts all went from neutral to negative in 2002. The Heights/Hillcrest is the only district to go from negative to positive growth in units. The remaining four districts were negative both years (East Little Rock, Central Little Rock, I-630, and Geyer Springs East).

During 2002, only two of the planning districts experienced double digit net loss in the number of housing units. The Central City Planning District lost a net of 21 units and the I-630 Planning District lost a net of 16 units. Both had double-digit losses in 2001. The Central City district loss in units remained constant at approximately 20 residential units, while the I-630 District improved to a loss of 16 units rather than 26 units.

The losses in 2002 were generally single-family homes, with only nine of the 104 units lost not being single-family. Of these nine units four were duplex units and the remaining five were in one structure. Most of the loss in the East Little Rock District is for airport expansion. (Some may consider this loss not to be negative.) The loss of so many single-family homes may have negative impacts in the future, resulting in the deterioration of additional homes in the area. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

While no district lost over 21 units, the fact that the two highest are in the same area as previous years and an older part of Little Rock draws notice. These two districts (Central City and I-630) not only are the high loss districts for 2002 but for the last decade. There were a total of twenty-three units permitted in these districts while 70 were demolished. It is noteworthy that the number of new units in these districts doubled, while the number of units removed remained steady. Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	42	2	40
2 Rodney Parham	0	0	0
3 West Little Rock	19	0	19
4 Heights/Hillcrest	14	11	3
5 Downtown	0	1	-1
6 East Little Rock	0	8	-8
7 I-30	0	3	-3
8 Central City	16	37	-21
9 I-630	7	23	-16
10 Boyle Park	187	3	184
11 I-430	17	2	15
12 65th Street West	49	1	48
13 65th Street East	4	0	4
14 Geyer Springs E.	0	2	-2
15 Geyer Springs W.	29	3	26
16 Otter Creek	94	4	90
17 Crystal Valley	2	0	2
18 Ellis Mountain	48	1	47
19.1 Chenal Valley	184	0	184
19.2 Chenal Ridge	90	2	88
20 Pinnacle	16	0	16
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	0	1	-1
25 Port	1	0	1
Total	819	104	715

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	369	7	362
Central	32	9	23
Southwest	156	10	146
East	24	69	-45

Single-Family Units Removed

Planning District	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Total
1	2	2	3	1	1	0	2	1	2	1	2	17
2	1	1	0	0	0	3	0	1	0	0	0	6
3	0	1	2	3	0	3	1	2	1	0	0	13
4	6	2	7	2	4	12	8	11	10	13	6	81
5	5	2	10	2	4	3	7	20	5	0	1	59
6	42	13	6	7	14	5	5	3	25	21	8	149
7	13	5	3	8	6	6	5	3	17	1	3	70
8	95	113	75	52	49	38	34	62	61	27	33	639
9	63	84	33	27	31	46	28	24	30	29	23	418
10	6	8	4	5	5	1	2	5	8	5	3	52
11	5	2	0	0	8	1	1	0	2	1	2	22
12	1	0	0	4	2	0	0	3	0	3	1	14
13	0	64	1	0	1	2	2	1	2	0	0	73
14	6	2	1	3	2	2	1	1	10	3	2	33
15	5	1	1	11	1	3	1	3	0	2	3	31
16	1	0	2	2	2	1	0	1	0	1	4	14
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	1	0	1	0	1	0	0	0	0	1	4
19	2	0	0	3	0	2	1	0	2	0	0	10
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	1	0	0	0	0	1
24	1	1	2	1	1	2	0	0	1	2	1	12
25	0	0	0	0	1	3	2	1	2	0	0	9
Total	254	302	150	132	132	134	101	142	178	109	93	1727

Office Activity

During 2002, the square footage of new office space added decreased by 75% over 2001. This level of added square footage sets a new low. The total square footage permitted in 2002 was less than 100,000. The number of permits issued also decreased (20 permits in 2001, 11 permits in 2002). In 2002 the total construction cost (\$9,229,585) is likewise a decline, to levels seen only twice before over the last decade and a half.

The west sub-area accounted for the majority of office activity with 68,109 square feet. The east sub-area accounted for 19,250 square feet, the central sub-area accounted for 7,000 square feet and the southwest sub-area permitted 5,400 additional square feet.

Only one building was permitted with over 25,000 square feet and that was for the administration offices of Fellowship Bible Church in the Rodney Parham Planning District. The year 2002 was one with little office activity. What new activity occurred was for small professional office buildings of 5000 to 8000 square feet.

Building Permits – Office

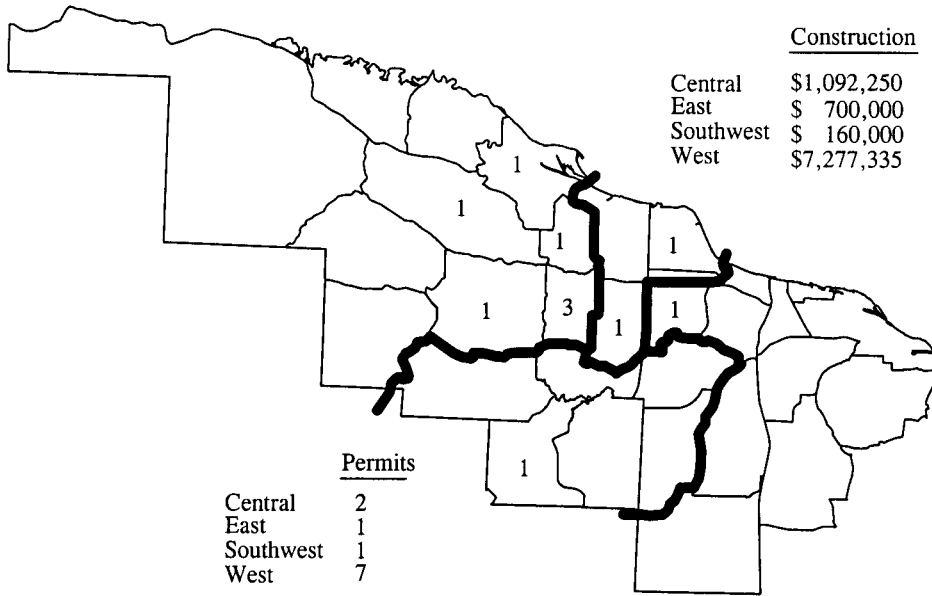
Year	Permits	Sq. Ft.	Cost
1990	9	297,477	\$18,700,000
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585

Office Projects Permitted in excess of 25,000 square feet

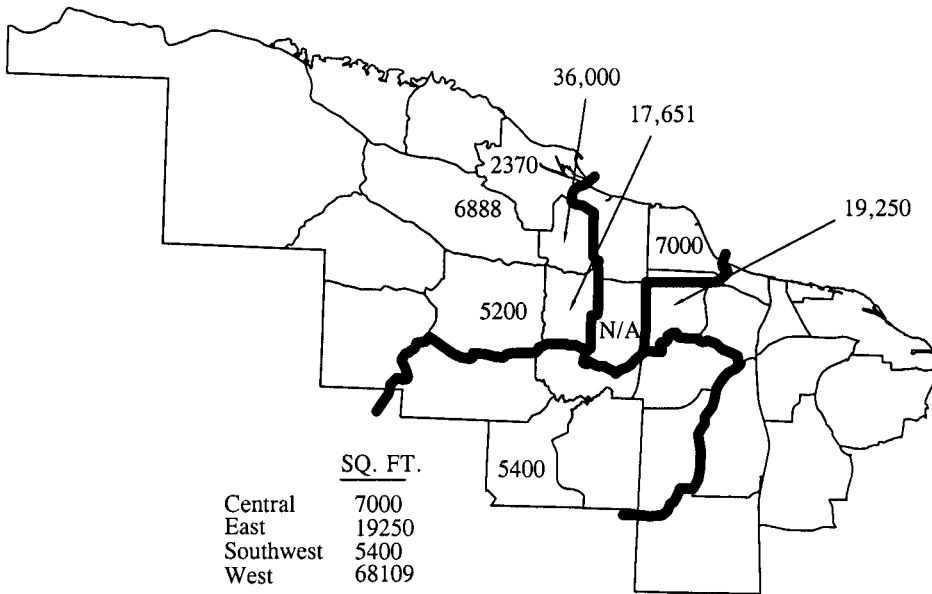
Project	Location	Sub-area	Sq. Ft.
Fellowship Bible Church	1901 Napa Valley Road	west	36,000

Office Activity

New Office Activity



New Office Activity



Office Vacancy Rate

Vacancy Rates are based on 2002 data furnished by *Arkansas Business – 2002 Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the city. The *2002 Lease Guide* includes listings on 227 office properties within Little Rock. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

Arkansas Business found that the metropolitan occupancy rate softened slightly, two percentage points (87% to 85%). The survey had seen a flat or no change situation for several years. The annualized occupancy rates for the Little Rock sectors (shown below) have experienced varying changes.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,089,802	82.9%
Central	1,590,124	90.2%
Southwest	421,099	89.9%
West	2,990,379	87.8%

All the sub-areas maintained similar leasable areas, with the exception of the southwest sub-area. The leasable area in the southwest sub-area returned to its 2000 level. As for the occupancy rates, the east sub-area was the weakest at approximately 83 percent. This is a point and a half drop. The central sub-area maintained its 90 to 91 percent occupancy and the southwest sub-area strengthened significantly from around 83 to almost 90 percent occupancy. The west sub-area experienced an almost 4 percentage point drop in occupancy. Only the east sub-area was not significantly better than the survey showed the metropolitan area at 85 percent.

A few new office projects came on line in 2002 with several more to be completed over the next year or two. Most of these new office buildings are in the west or east (near Downtown) sub-areas. They are mostly being built by the user for their use, not as general office buildings. This growth, while overall vacancy rates improve or hold steady, is a positive sign of growth.

Commercial Activity

The total of new commercial construction in 2002 amounted to 231,895 square feet of commercial space added to the City. This represents a decrease of 31% in square footage added from that in 2001. The number of projects permitted is basically the same as that in 2001 (20 projects versus 22 projects in 2001).

Construction values increased 3.1% from 2001 values. In 2002, \$17,981,631 construction dollars were permitted compared to \$17,434,611 in 2001.

The southwest sub-area captured the majority of the new commercial development with 118,126 square feet added. In addition, a hotel was permitted in the southwest sub-area. One project (Rave Theater) accounted for 80 percent of the added square-footage in the southwest sub-area (and 14 percent of all the area added in Little Rock). The west sub-area followed with the addition of 64,638 square feet and one less project. In the east sub-area there were five projects with a total of 39,381 square feet. Commercial activity as with office for the year 2002 was limited to small developments, mostly in the 2500 to 8000 square foot size.

Building Permits – Commercial

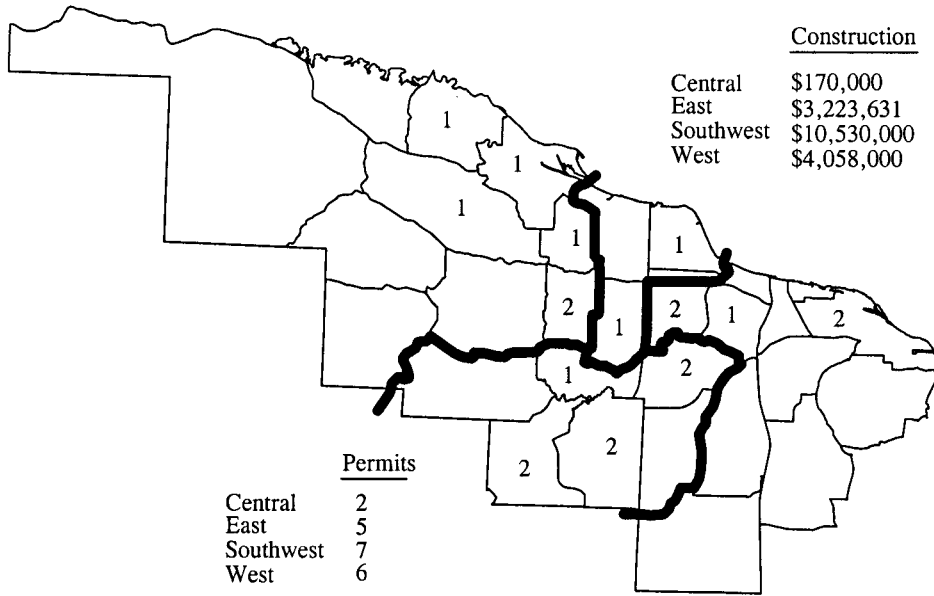
Year	Permits	Sq. Ft.	Cost
1990	41	905,670	\$31,353,969
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631

Commercial Projects Permitted in excess of 20,000 square feet

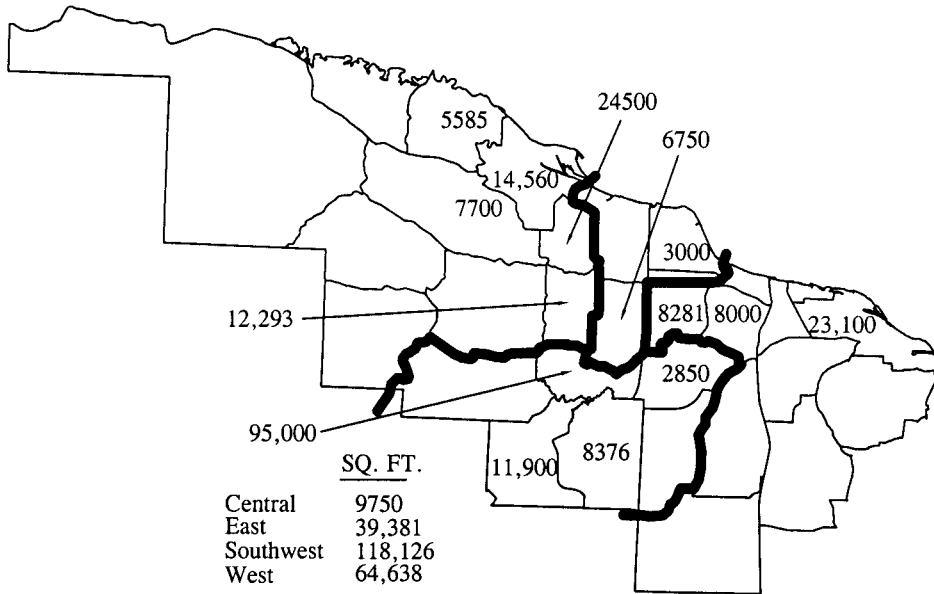
Project	Location	Sub-area	Sq. Ft.
Rave Theater	18 Colonel Glenn Plaza	southwest	95,000
North Point Auto	1500 N. Shackelford Road	west	24,500

Commercial Activity

New Commercial Activity



New Commercial Activity



Commercial Vacancy Rate

“Occupancy in the Greater Little Rock retail market during 2002 fell to its lowest level in 16 years. The drop to 83.4 percent the lowest since, Arkansas Business began surveying retail space.” (Arkansas Business Lease Guide 2002)

The occupancy rate information provided is based on 2002 data furnished by *Arkansas Business Lease Guide 2002*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	685,380	72.9%
Central	2,157,278	80.7%
Southwest	770,426	81.4%
West	2,645,477	84.4%

With the significant decline in occupancies reported for the Metropolitan area, it is interesting to note the changes in sub-areas within Little Rock. The east and southwest sub-areas actually reported better occupancy rates than in 2001. This is the area east of University Avenue and I-30, south of I-630. The Metropolitan area dropped 3 percentage points, but these areas improved by 1 and 9 percentage points respectively. Little Rock’s west sub-area (west of Reservoir – John Barrow Roads and north of Colonel Glenn Road) experienced a similar decline to that of the Metropolitan area (almost 2 percentage points). The central sub-area, Reservoir Road to Downtown and north of I-630, experienced a 10 percentage point drop. Once the brightest spot in Little Rock, this area now has a similar occupancy rate to that in the other sub-areas.

As noted by *Arkansas Business* much of the loss metropolitan wide has been due to the loss of regional or national retail outlets. It is worth noting the changes in “BIG BOX” retail and effects of national business decisions on Little Rock as well as the effects of local and smaller retailers.

The central and west sub-areas continue to have most of the retail – approximately 77 percent. Therefore, the changes in these two sub-areas will guide the numbers for the city as a full. The most interesting change reported by this years figures is the 42 percent increase in reported leasable space in the southwest sub-area with a 9 percentage point improvement in the occupancy rate for this sub-area.

Industrial Activity

A total of 150,235 square feet of industrial projects was permitted during 2002 in the city. This represents a 71.7% increase over the square feet permitted during 2001. The total number of projects increased slightly, by two from 2001 levels. There were only 9 projects permitted for a total of 150,235 square feet. The value of new construction increased 328.7 percent from \$1,482,000 in 2001 to \$6,353,680 in 2002, a return to more typical levels of the last few years.

During the previous year, the east sub-area permitted the majority of the industrial projects. The east and southwest sub-areas accounted for all of the new industrial projects. The east sub-area had twice the projects as that in the southwest sub-area, with approximately five times the dollars spent (\$1 to \$5 million). The east sub-area had the greatest number of square feet added with 129,685 square feet. All four of the largest industrial projects permitted were in the east sub-area.

Building Permits – Industrial

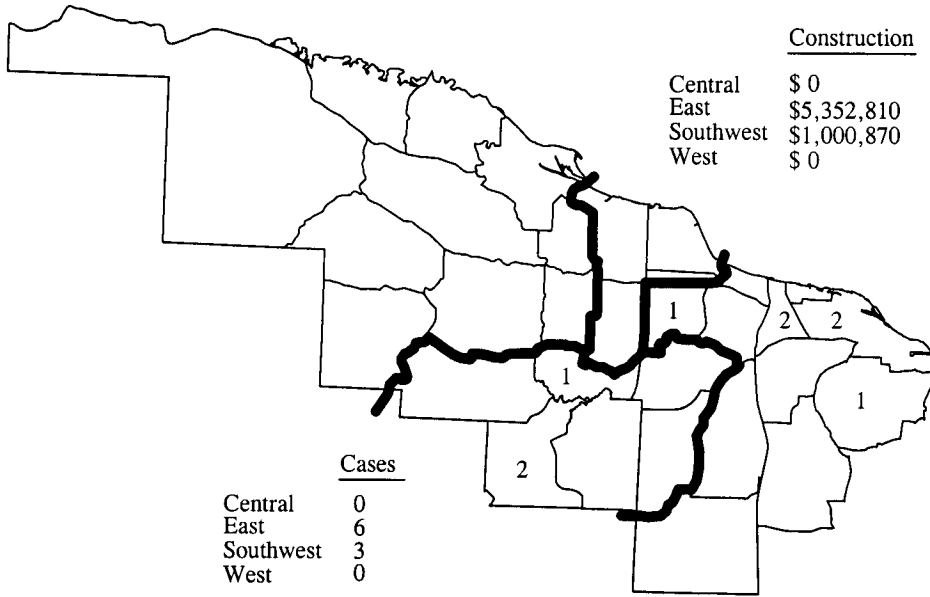
Year	Permits	Sq. Ft.	Cost
1992	6	584,127	\$18,596,851
1993	1	56,400	\$750,000
1994	6	91,288	\$2,042,624
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680

Industrial Projects Permitted in excess of 15,000 square feet

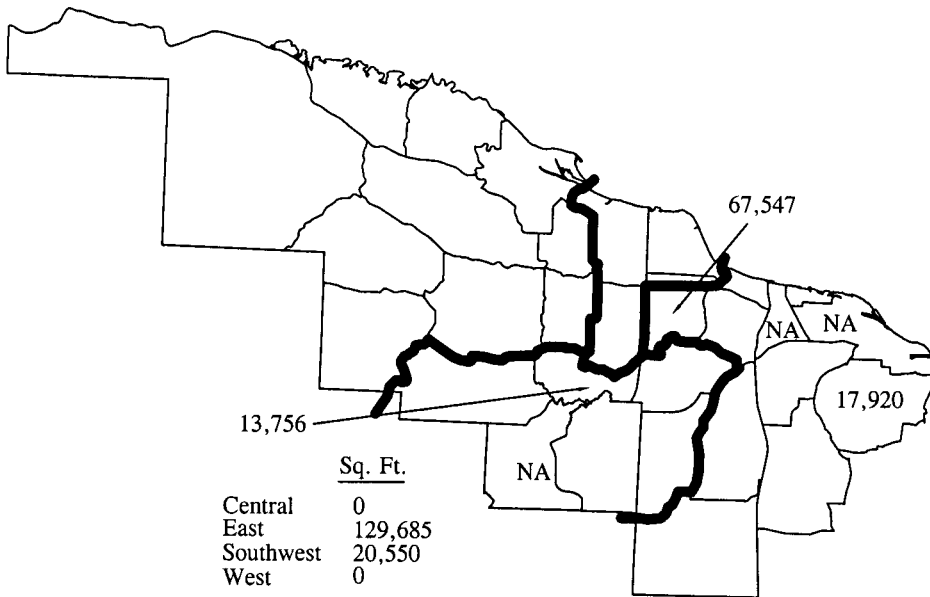
Project	Location	Sub-area	Sq. Ft.
Western Foods	4717 Asher Avenue	east	67,547
Moon Distributing	2801 Vance	east	26,000
Wes-Pak Inc	9100 Frazier Pike	east	18,218
Central Transportation Int'l	6501 Sloane Drive	east	17,920

Industrial Activity

New Industrial Activity



New Industrial Activity



Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2002 *Arkansas Business Lease Guide*, the amount of space reported in approximately the same for the central, southwest and west sub-areas. However the east sub-area is reporting 43.3 percent less area. There has not been a loss of over 40 percent of the warehouse/industrial space in the east sub-area. It is reasonable to assume that some space fully occupied in 2002 was not reported in the 2002 *Lease Guide*.

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	1,064,469	47.3%
Central	853,746	91.2%
Southwest	1,981,921	74.2%
West	652,674	59.4%

All four sub-areas are reporting lower occupancy rates. The central and southwest sub-areas are showing a 5 and 4 percent decline respectively. Both the east and west sub-areas had significant drops in occupancy rate of more than 10 percentage points. Of all the reported changes the west sub-area is the most noteworthy, due to the no change in area but the 17 percentage point drop in occupancy. Since this is a self-selecting survey it may over represent vacancies. This would be because the real estate agents are trying to advertise availability of space. Both the 2001 and 2002 surveys found approximately 1.4 million square feet were available. This no change in available area is as important if not more so than the changes reported in each sub-area. It shows stability.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The 2002 *Lease Guide* includes listings on 92 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted one annexation, totaling 5.34 acres in 2002. The ‘Rolling Pines Annexation’ was the result of a property owner’s request to be included into the corporate limits to receive city services. The owner proposes to develop a multi-family development for elder individuals on the 5.34 acres included in this annexation. The City Limits moves south to the county line on the west side of Heinke Road as a result of this action. In addition, the full length of Heinke Road in Pulaski County now is in the City Limits. Areas presented in the table are based on the area generated using legal descriptions for each area.

With the acceptance of this annexation, the current city limits of Little Rock included 118.9 square miles. This is an increase of 43.9% from 1980 and a 11.2 percent increase over the total square miles in 1990. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. Since the middle 1980s, Little Rock’s growth in area has followed a similar line as that from the mid-1940s to mid-1950s and the early 1960s to the mid-1970s.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1970	3	1291.881	50.933
1971	4	68.495	51.040
1972	7	196.349	51.347
1973	10	456.226	52.060
1974	4	708.133	53.166
1975	10	430.023	53.838
1976	7	67.415	53.943
1977	8	1514.043	56.309
1978	29	2369.991	60.012
1979	41	12526.042	79.584
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. This indicates a majority of development activity will likely occur in the west sub-area of the city. In the east and central sub-areas only one case, each was filed for 73.7 and 7.55 acres respectively. In the west sub-area 16 cases and in the southwest sub-area 5 preliminary plat cases were approved by the Planning Commission. By far the west sub-area had the greatest activity with over 323 acres in 16 plats, while the southwest sub-area showed some activity with 118 acres in 5 cases.

The central and east sub-areas are for the most part developed leaving little platting activity to occur. It should be noted that the one preliminary plat in the east sub-area is outside the City, adjacent to the Port Industrial Park. This area has been developing over the past fifty years. The west sub-area area (west of I-430) did not begin to develop until the 1960's.

The number of approved preliminary plats decreased from 24 in 2001 to 23 in 2002. The total acreage in 2002 was down from 1397.89 to 522.36 acres. Non-residential activity experienced only slight changes in numbers. In 2001, nine plats were approved while seven plats were approved in 2002. The total acreage platted went from 104.7 acres to 211.9 acres (doubling). Commercial acreage dropped ten acres from 94 to 83 acres, while both office and industrial acreages increased 52 acres and 65 acres respectively. However residential platting activity, saw little change from 15 plats to 16 plats. Multi-family went from 1 plat of 10 acres to no activity. Single family acreage returned to 2000 levels at 357 acres from over 1,280 acres in 2001. Residential lots decreased significantly from 1116 approved in 2001 to 706 residential lots approved in 2002. This is a 37 percent decrease in the number of lots platted. This drop may forecast a potential slowdown in residential development activity citywide, with only minor changes for non-residential activity.

The southwest sub-area approvals included: one case for a total acreage of 68.38 of Commercial or Office (21.9 and 46.48 respectively); three cases for a total of 49.72 acres of Single-Family and 130 residential lots.

The west sub-area approvals included: three cases for a total of 62.23 acres of Commercial; thirteen cases for a total of 307.28 acres of Single-Family and 576 residential lots.

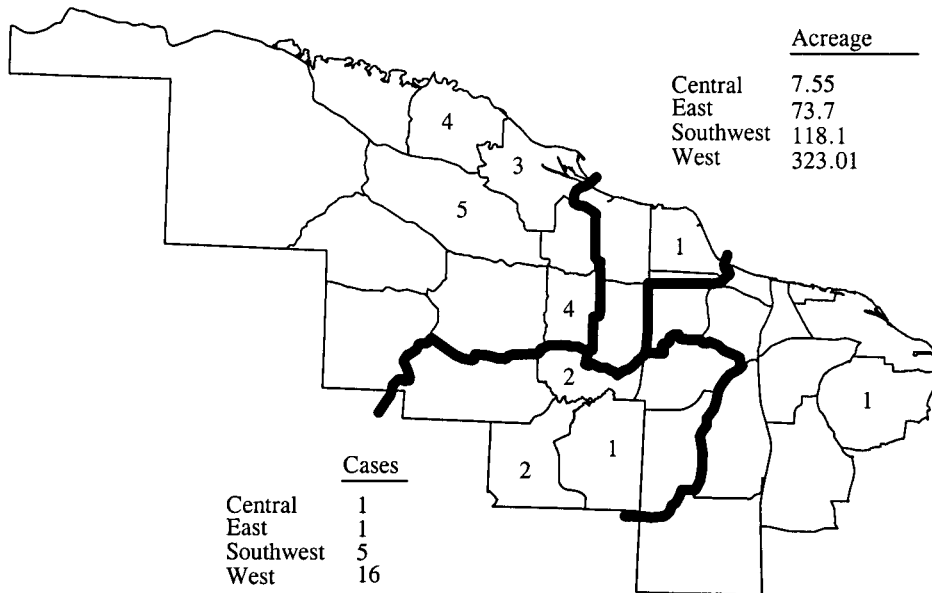
The preliminary plat activity in the east sub-area was associated with activity near the Port Industrial Park. One case, for a total of 73.7 acres of Industrial property, was preliminary platted.

The majority of the Single-Family residential approved preliminary plat cases were located in the west sub-area (13 cases) and 86% of the acreage was located in the west sub-area. The east and central sub-areas had no residential preliminary plat activity. The only other area with residential activity was the southwest sub-area with 3 cases and 49.7 acres (14% of the residential acreage).

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									3	9.45	16
4			1	7.55							
11	1	4.23							3	42.27	146
12	1	21.9	1	46.48							
15									1	3.9	14
16									2	45.82	116
19									5	206.56	319
20	2	58							2	49	95
26					1	73.7					
Total	4	84.13	2	54.03	1	73.7	0	0	16	357	706

Approved Preliminary Plats



Final Plat Activity

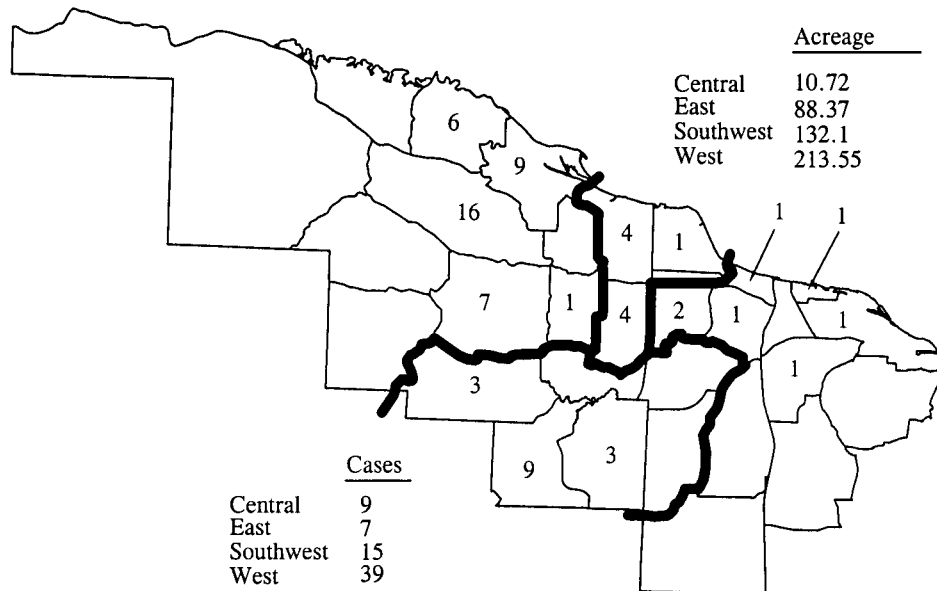
The number of final plats decreased during 2002, however the acreage increased from the 2001 rates. In 2002, 70 cases for a total of 444.74 acres were final platted. This is compared to 73 cases and 433.17 acres in 2001 representing a 4 percent decrease in cases and a 2.7 percent increase in acreage.

Signed final plat activity has been concentrated in the west sub-area with 39 final plats recorded with 213.55 acres. The southwest sub-area each had 15 cases with 132.10 acres. These two sub-areas represent 77% of the cases and 77.7% of the area final platted in 2002. The table and maps indicate more specifically the Planning District where the strongest activity is occurring.

Activity in the west sub-area decreased in the total number of cases final platted. (In 2001, 42 cases were final platted and in 2002, 39 cases were final platted.) The southwest sub-area stayed constant for the number of cases, but the land area final platted tripled. The central sub-area decreased in number of cases (40%) and area (by a quarter). Only the east sub-area experienced an increase in cases from 1 to 7 and area from just over an acre to over 88 acres.

Plan Dist.	Final Plat	
	cases	acres
1	9	35.01
3	4	6.18
4	1	0.23
5	1	0.23
6	1	3.34
8	1	2.08
9	2	0.58
10	4	4.31
11	1	3.29
15	3	12.02
16	9	22.58
17	3	97.5
18	7	57.88
19	16	100.17
20	6	17.20
24	1	8.12
25	1	74.02
Total	70	444.74

Approved Final Plats



Zoning Activity

In 2001 there were 34 cases with a total of 387 acres, while only eleven cases were approved in 2002 with 53.7 acres. The City saw the number of approved cases fall to one-third that of the previous year and the acreage reclassified drop 86 percent. Almost all the 'regular' rezoning occurred in southwest Little Rock, 73 percent of the cases. However most of the land area rezoned was in west Little Rock. No land in central or east Little Rock was reclassified in 2002.

Just under a third of the area reclassified was to single-family. This accounts for all but one of the non-southwest Little Rock cases. All of the single-family down-zoning was from other residential classes (MF 12, MF 6, PRD). The one non-residential reclassification outside of southwest Little Rock was from 'C2' to 'C3'. The two cases in District 12 were really one case converting a POD to 'C3' and 'O3', with not a great deal of difference in use pattern from the approved 'POD'.

Planned Zoning District (PZD) activity increased during the 2002 reporting period over the 2001 request and acreage. During 2001, 39 cases were approved as PZD's for a total of 98.9 acres. During 2002 there were 61 cases and 280.47 acres approved. This is an increase of 56% in the number of cases and 183% in the area involved.

The west sub-area each captured 47.5% of the approved PZD cases of the City. The central sub-area followed with approximately 28 % of the cases. The southwest sub-area captured 16.4% of the PZD activity, with the east sub-area capturing 8.2% of the activity. Acreage distribution by percentage indicates the west sub-area accounted for almost 66%, southwest sub-area 19%, the central sub-area 13.2% and the east sub-area 1.5%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2002 there was a drop (excluding the two city rezonings) in both cases and area reclassified. Figures show a slight decline of 1.4 percent in cases from 73 to 72 and a 31 percent drop in area reclassified from 486 to 334 acres.

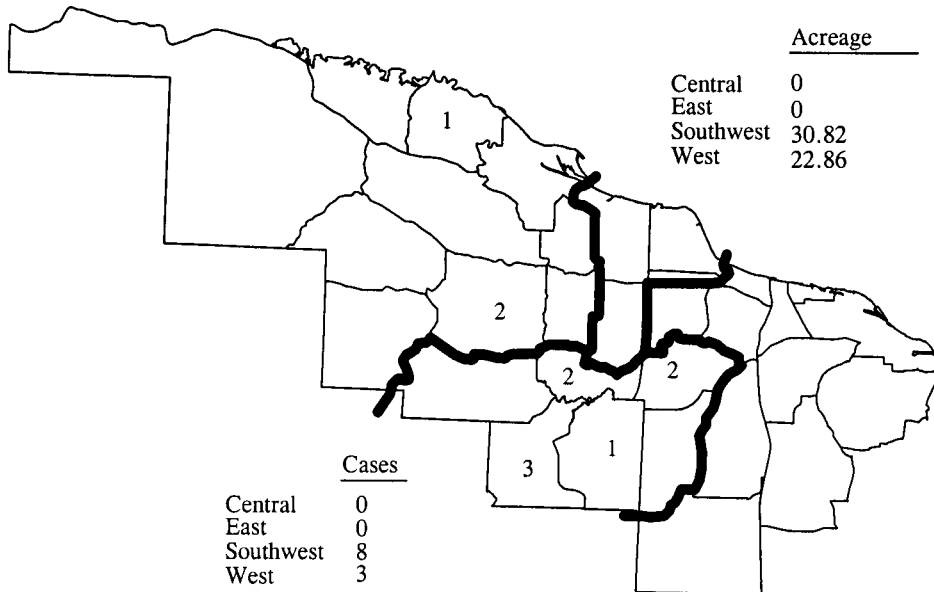
The table and map of rezoning and PZD approved cases show the areas most likely to develop in 2003 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area. The southwest and central sub-areas will also experience growth, the east sub-area continues to grow but at a slower rate.

Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family	
	cases	acres	cases	acres	cases	acres	cases	acres
12	1	3.28	1	9.71				
13	2	4.47						
15	1	0.34						
16	2	10.52					1	2.5
18							2	14.82
20	1	8.04						
Total	7	26.65	1	9.71	0	0	3	17.32

Approved Rezoning

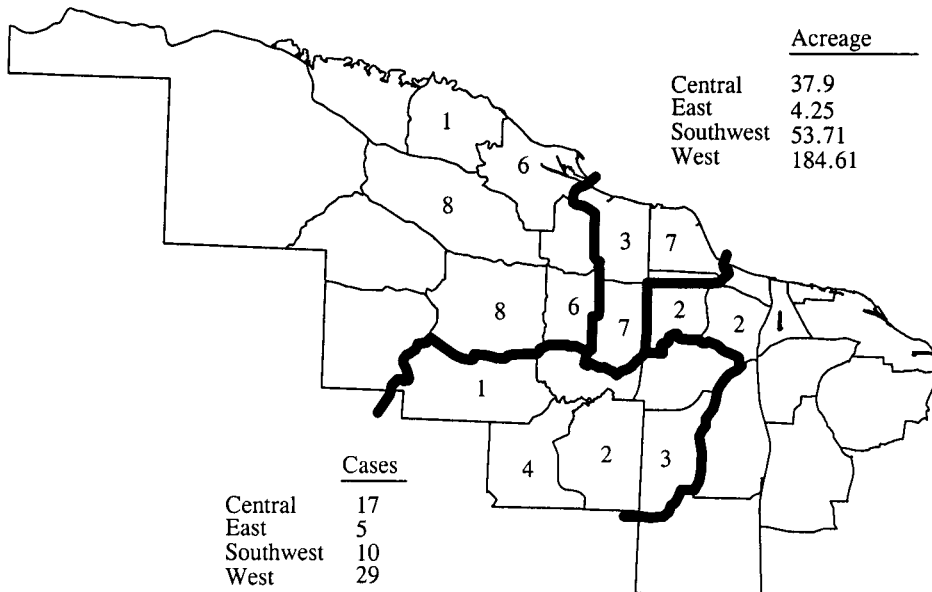


Zoning Activity

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	1	5.99	3	6.64			2	14.53
3	2	0.86					1	2.72
4	3	1.61	1	0.20			3	0.82
7	1	0.45						
8	1	0.64					1	2.05
9					1	0.96	1	0.15
10	4	14.29	3	17.4				
11	4	34.79	1	9.35			1	10.33
14	2	4.43	1	0.6				
15	1	1.95					1	4.9
16	1	3.77			1	26.14	2	10.35
17			1	1.57				
18	2	19.74	3	19.69			3	33.88
19	3	5.26	4	13.14			1	9.6
20			1	1.67				
Total	25	93.78	18	70.26	2	27.1	16	89.33

Approved PZD's



Planning and Development Staff - 2003

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Venita Young, Administrative Assistant

Planning Division

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Alice Anderson
Quenton Burge
Vince Husted
Brian Minyard
Dennis Webb
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2003 ANNUAL URBAN DEVELOPMENT REPORT



LITTLE ROCK
PLANNING & DEVELOPMENT

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Ward 7	B.J. Wyrick
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Position 9	Barbara Graves
Position 10	Joan Adcock

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James Mitchell
Clyde Smith

January 20, 2004

Dear Citizen,

Much of the 2003 work program was completed within the fiscal year. While we along with the rest of America traversed difficult times, we have not lost focus of our goal – preserving the quality of life that initially attracted us, our neighbors and the existing businesses to the community that we continue to call home. We continue efforts to bring the City operations closer to the people of the community in hopes for better understanding and involvement.

The Buildings Codes Division collected over \$2,500,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. The Division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to assist neighborhoods with the development of Neighborhood Action Plans. This planning process allows for neighborhoods to define a common direction, based on the shared vision of the participants and is articulated in concise statements by the residents of the neighborhoods involved. Presently there are twenty-one action plans completed.

The Zoning Division acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. The Division continues to administer the scenic corridor provisions for billboards along with sign permits and renewals. During the previous year fee revenue collected for sign permits and sign renewal permits totaled \$50,790.

Contained in this Annual Report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2004.

Table of Contents

Zoning and Subdivision Summary	1
Building Codes Division Summary	6
Planning Division Summary	10
Urban Development Data	
Development Activity Summary	15
Population Estimates	16
Construction Activity	17
Residential Activity	20
Housing Construction Values	22
Affordable Housing	24
Residential Additions and Renovation Activity	25
Demolition Activity	28
Office Activity	30
Commercial Activity	33
Industrial Activity	36
Annexation Activity	39
Subdivision Activity	40
Zoning Activity	43

Zoning and Subdivision Division

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services.

Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

Annual Ordinance Review

A primary function of this Division is to assure complete, accurate and up-to-date land development codes for use by the public at all levels of involvement. During 2002 and 2003 staff worked with the Plans Committee of the Planning Commission on a review of proposed changes to the Zoning Ordinance. There were 30 changes proposed. This process was completed in late 2003 and included the annual ordinance review package as well as specific amendments to the PZD process and other sections.

2003 Sign Code Statistics

During 2003, the Division worked to process sign renewals (5 year interval for all signs). Sign permits (including renewals) brought in \$50,790 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

863	Sign Permits Issued
216	Sign Permit Renewals
4582	Sign Inspections and Re-inspections

In 2004, the Division will continue to monitor and enforce the Sign Ordinance. The staff anticipates no significant changes in the coming year.

Zoning and Subdivision Division

Commercial Plan Review

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

2003 Plans Review for Zoning, Subdivision and Landscape Requirements

244 Commercial Plans/New or Additions

282 Commercial Landscape Plans

2003 Other Activities

14 Franchise Request

733 Site Inspections

98 Certificates of Occupancy

19 Temporary Structure Permits

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 3,000 inspections and re-inspections were performed.

2003 Plan Reviews for Permits

1215 Residential Plans – New or Additions

2003 Privileges Licenses

3057 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2003 Information Inquiries

4,900 Request for Sign, Zoning, Enforcement or Licenses

2003 Court Cases

79 Cases – All Types

2003 Citations Issued

9 Cases – All Types

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2003, 16 locations were approved administratively and 8 by the Planning Commission or Board of Directors. Staff shall continue to encourage collocation of WCF facilities.

Zoning and Subdivision Division

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2003, the Division and the Planning Commission reviewed three zoning site plans, two of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2003, the Division and the Planning Commission reviewed 19 Subdivision Site Plans, with all of the plans being approved by the Planning Commission.

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2003, the Commission reviewed 90 Conditional Use Permit applications. Of these, the Commission approved 72 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2003, the Board heard a total of 143 cases: 132 variance requests, 5 time extensions and 6 appeals. Of the 132 variance requests, 120 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard nine such appeal cases in 2003.

Zoning and Subdivision Division

Rezoning, Special Use Permits and Right-of-Way Abandonments

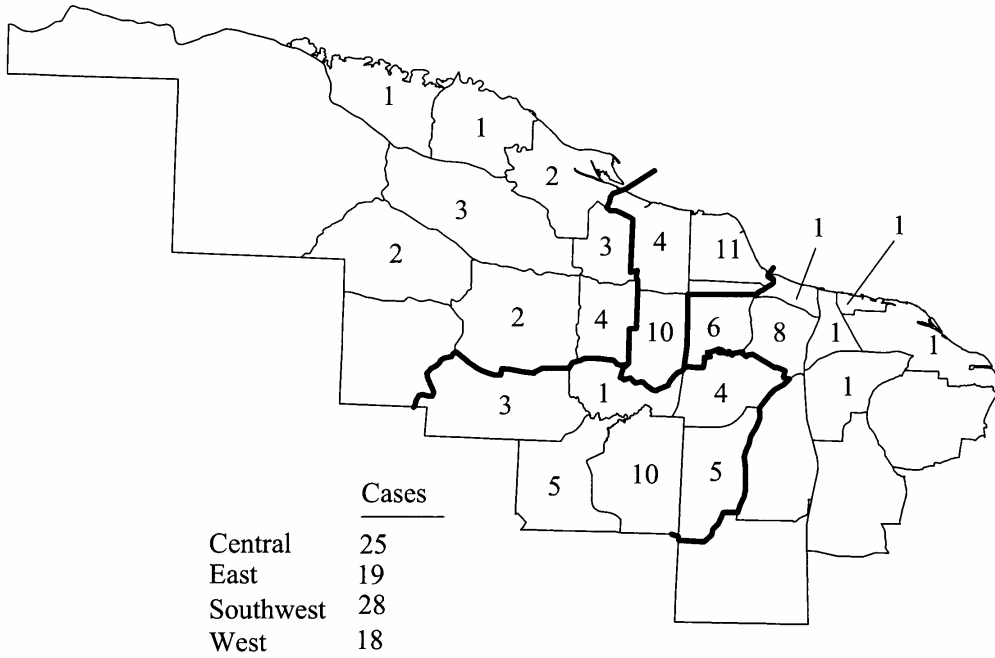
Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2003, the Planning Commission reviewed 33 rezoning requests, 23 special use permit requests and 10 proposed right-of-way abandonment requests.

Preliminary and Final Plats

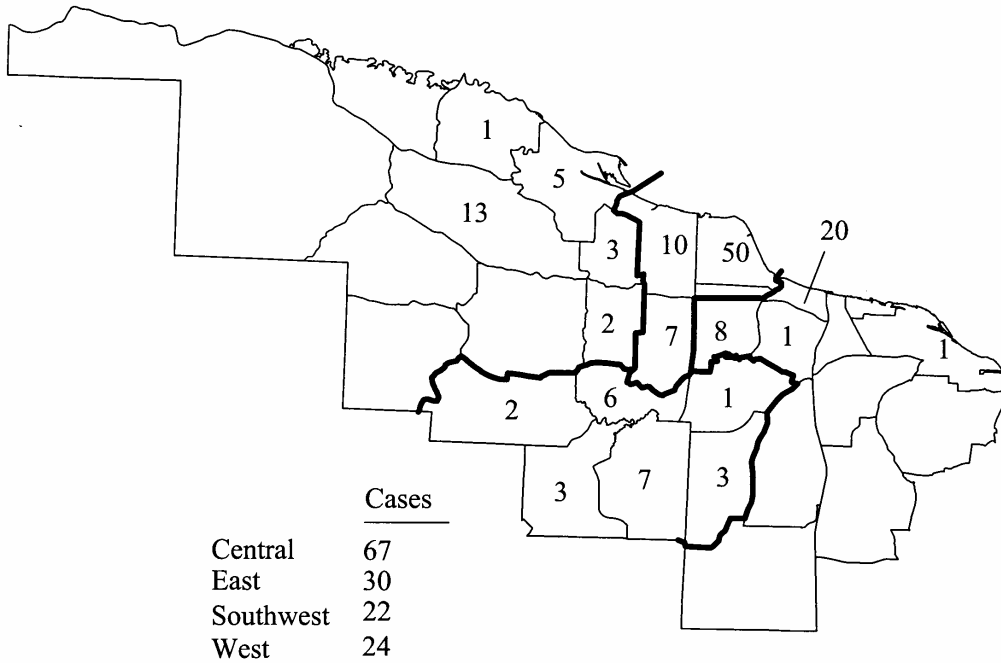
Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2003, Staff reviewed 32 preliminary plats and 86 final plats.

Zoning and Subdivision Division

Conditional Use Permits



Board of Adjustment Cases



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2003	2002	2001	2000
Permits Issued	4,432	4,561	4,384	4,458
Inspections	5,462	5,572	5,500	5,930
Violations	1,083	1,005	1,175	1,164
Fees	\$1,034,294	\$1,044,848	\$747,698	\$956,480
Plumbing				
	2003	2002	2001	2000
Permits Issued	3,692	3,443	3,058	2,834
Inspections	6,322	5,823	5,072	4,419
Violations	930	867	681	562
Fees	\$358,360	\$307,173	\$240,635	\$246,758
Electrical				
	2003	2002	2001	2000
Permits Issued	2,972	2,834	3,067	3,008
Inspections	6,851	6,147	7,185	7,489
Violations	1,211	1,044	861	736
Fees	\$389,049	\$315,153	\$276,910	\$307,002
Mechanical				
	2003	2002	2001	2000
Permits Issued	1,690	1,534	1,419	1,595
Inspections	3,460	2,997	3,547	2,356
Violations	536	501	515	364
Fees	\$347,904	\$266,909	\$186,173	\$187,049

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed. Inspectors in this section also answer complaints involving illegal and unpermitted building

Building Codes Division

projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and unpermitted work and check electrical contractors’ licenses and update the city electrical codes.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section as well as permits for garages and tents. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2003 the Building Codes Division collected over \$2,500,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations and also served on the Arkansas State Building Code Adoption draft committee. Jerry Spence was elected president of the International Association of Electrical Inspectors, Western Section. The City was also awarded host for the International Association of Electrical Inspectors Conference in 2005. The Division also celebrated National Building Safety and Customer Appreciation week during April.

A program, which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association and The Home Builders Association of Greater Little Rock has produced good results.

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division has also purchased new permitting software and hardware, which will be implemented in 2004, which will provide more timely and better service to citizens and contractors.

During 2003, the Little Rock Fire District boundaries were redrawn as a result of technical advances in material and building applications. Also the Construction Hours Ordinance was rewritten and updated.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios and cell phones for faster service.
- We provide quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.

	2003	2002	2001	2000	1999	1998
Building Plans Reviewed	1366	1533	1536	1773	1661	1606
Construction B.O.A.	0	1	1	1	1	4
Electrical Exams	21	54	11	21	7	11
Franchise Permits	34	22	26	28	20	12

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2003

Projects of significant importance to the community involving new construction, additions or renovations include:

Churches

Dixie Church of Christ
Agape Community Temple
Calvary Baptist
Otter Creek Assembly
Village Creek Baptist
Oak Park Baptist
Parkway Baptist
Pulaski Heights Methodist

Educational

Pulaski Heights
JA Fair High
McCellon High
Williams Elementary
Forest Park Elementary
Otter Creek Elementary
Lutheran High
Central High
LR Christian Academy
Dunbar Middle
Wakefield Elementary
Eastern College
Remington College
Brady Elementary
Parkview High

Institutional

Arkansas Children's Hospital
Hospice Arkansas

Residential

Chapel Ridge Apartments
Charlotte Apartments
Stonebridge Apartments
Cedars of Wellington

Mercantile

Dogwood Crossing
Alps Grocery
Kroger
USA Drug
Kohls
Dollar Store
AutoZone
Wal-Mart
Home Depot

Business

Bancorp South
Twin City Bank (3)
Regions Bank
Heifer International
Winrock International
Arkansas Neuro Spine Center
Arkansas Democrat Gazette
Central Arkansas Library
Colonel Glenn Plaza

Restaurants

McDonalds
Sonic
Wendy's
On the Border
Krispy Kreme

Factory-Storage

Dassault Falcon Jet
Vinyl Building Products
Moon Distributors
Affiliated Foods

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The Division prepares neighborhood plans and reviews draft amendments to the existing plans. This includes reviewing reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission the division staff may work on special studies. A few of the major work efforts from 2003 are described below.

Neighborhood Plans

The Planning Division has continued the Neighborhood Plan process with the completion of the Heights and Birchwood-Walnut Valley Neighborhoods Plan. This brings to twenty-one the number of Neighborhood Plans completed. The plan update for Rock Creek Neighborhoods was completed.

Special Planning Efforts

The Division Planners worked on several special efforts. The East of I-30 effort continued with major changes approved in the City Land Use Plan and Master Street Plan. Further implementation of the East of I-30 Study was completed with the reclassification of several blocks around the Heifer and Presidential Park sites to Urban Use zoning and development of an Overlay for the areas surrounding these two major new developments. The Planning Commission and Board of Directors approved these changes and additions in December 2003.

Staff continued to work with citizens on the 'Midtown Redevelopment' effort. Recommendations on governance for the Midtown Redevelopment District No.1 were developed, as was a Design Overlay District for the area around University Avenue and Markham. The Board of Directors approved these recommendations in December 2003. Finally the staff began work with Audubon Arkansas and others on a possible Overlay District in the Granite Mountain area. The area was zoned and requests for non-residential zoning were considered.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues. GIS has become a support function of the division for both graphics and statistical reports with use of Arcview software.

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.

Planning Division

Review of Land Use Plan Issues

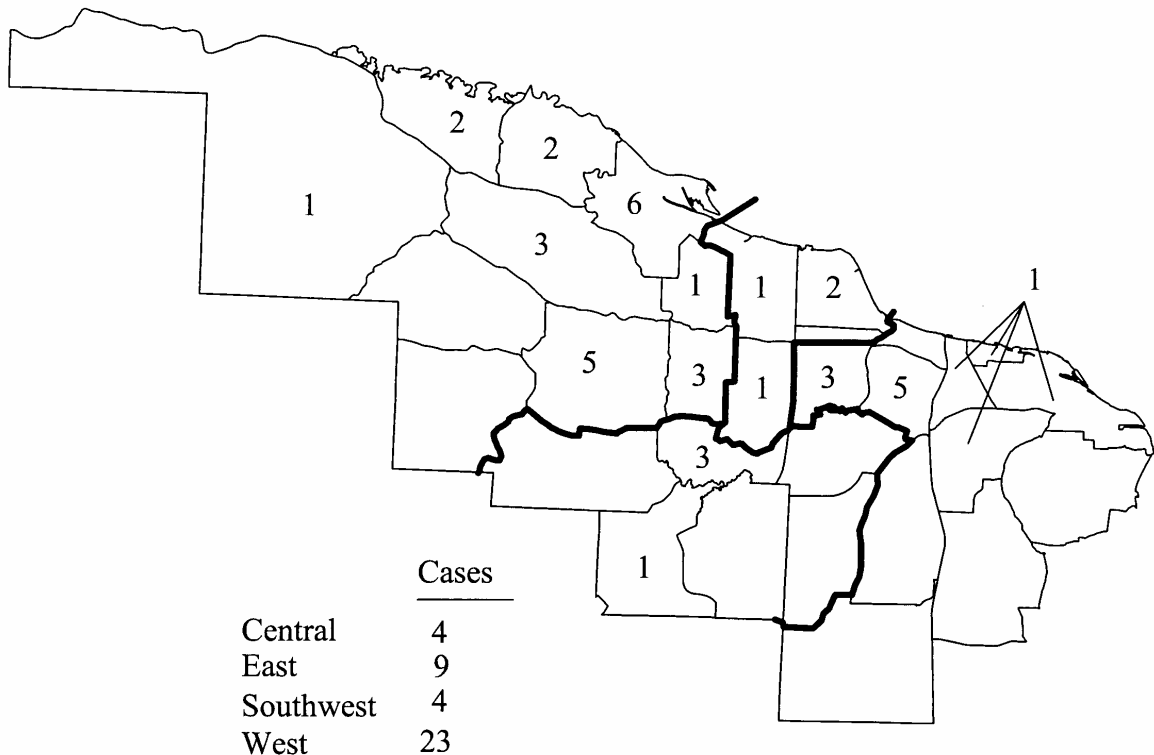
The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 40 requests for Plan changes in 2003. Of these, the Planning Commission forwarded eighteen to the Board of Directors.

Other Activities

The division supports the River Market Design Review Committee. As part of that effort 14 requests for reviews by the committee were handled. A review of the Overlay ordinance was completed and presented to the Board of Directors for approval.

Future Land Use Plan Amendments



2003

**Urban
Development
Report
Data**

Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock during the 2003 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2003.

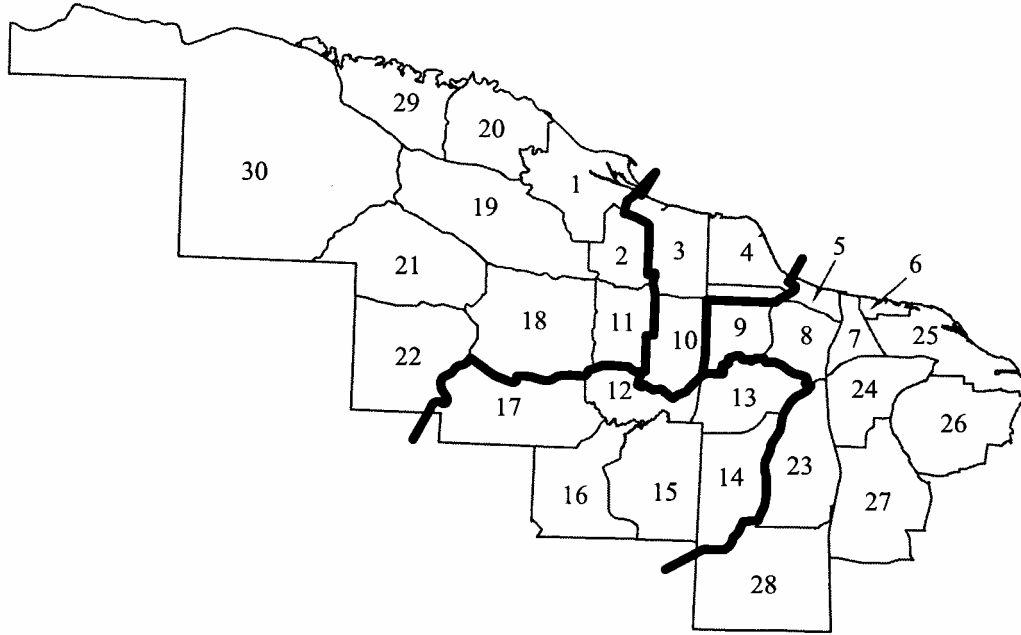
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

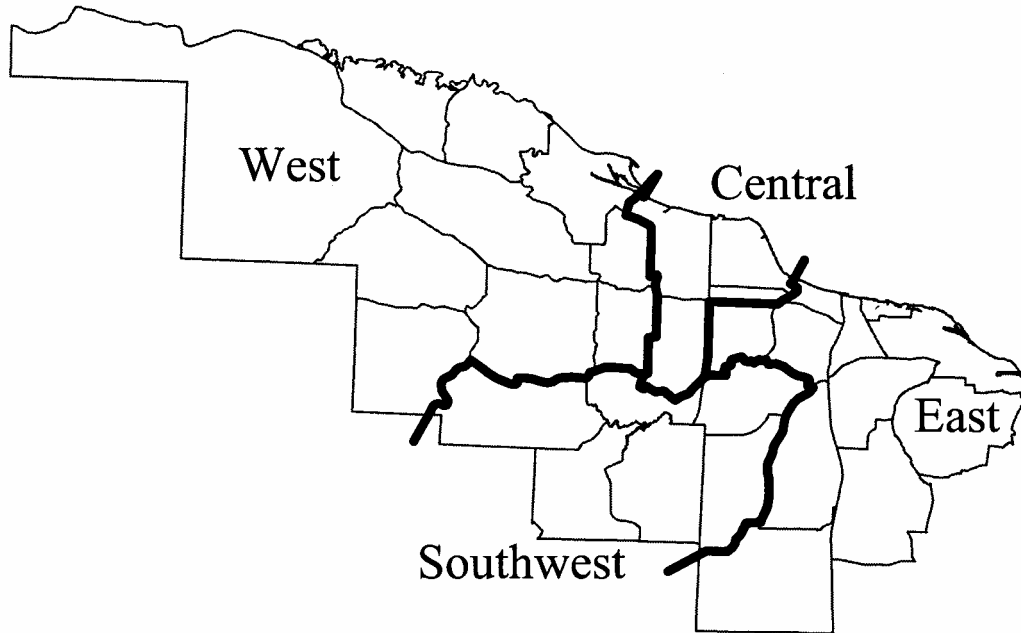
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

185,835 persons 2003 population estimate

New Construction

821 permits; up 25.5% from 654 in 2002

Single-Family Housing

729 units; up 25.5% from 581 units in 2002
\$242,125 avg.; up 3.2% from \$234,075 in 2002

Multi-Family Housing

436 units; up 83.2% from 238 units in 2002

Residential Renovations/Additions

918 permits; up 14% from 805 in 2002
\$25,640,178 construction dollars; up 47.7% from \$17,354,068 in 2002

Demolitions

96 residential units; up 3.2% from 93 in 2002

Office

384,965 square feet; up 285.9% from 99,759 in 2002
\$35,711,284 construction dollars; up 287% from \$9,229,585 in 2002

Commercial

962,519 square feet; up 315% from 231,895 in 2002
\$35,555,179 construction dollars; up 97.7% from \$17,981,631 in 2002

Industrial

138,255 square feet; down 8.0% from 150,235 in 2002
\$10,650,090 construction dollars; up 67.6% from \$6,353,680 in 2002

Annexations

One annexation of 2.77 acres, compared to one annexation totaling 5.34 acres in 2002

Preliminary Plats

1183 residential lots; up 67.6 % from 706 lots in 2002
624.18 total acres; up 19.5 % from 522.36 acres in 2002

Final Plats

86 cases; up 22.8% from 70 cases in 2002
427.73 acres; down 3.8% from 444.74 acres in 2002

Rezoning

27 cases; up 145 % from 11 cases in 2002
343.14 acres; up 539 % from 53.7 acres in 2002

PZD's

70 cases; up 14.8 % from 61 cases in 2002
309.98 acres; up 10.5 % from 280.47 acres in 2002

Population Growth and Projections

The population change recorded by the Census has consistently been positive. During the latter part of the 1900s, annexations of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s and 1980s is an over representation of the actual urban growth.

Little Rock Population		
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2001	183,923	0.43%
2002	184,354	0.23%
2003	185,835	0.80%

Little Rock continues to experience a slow growth rate. Most of the growth has been in the west and southwest parts of the City. The east, central and southwest sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. There were even small areas of loss in the high growth areas. The trend for the first decade of the twenty-first century is a growth rate, which would result in less than 5% growth by 2010.

Construction Activity

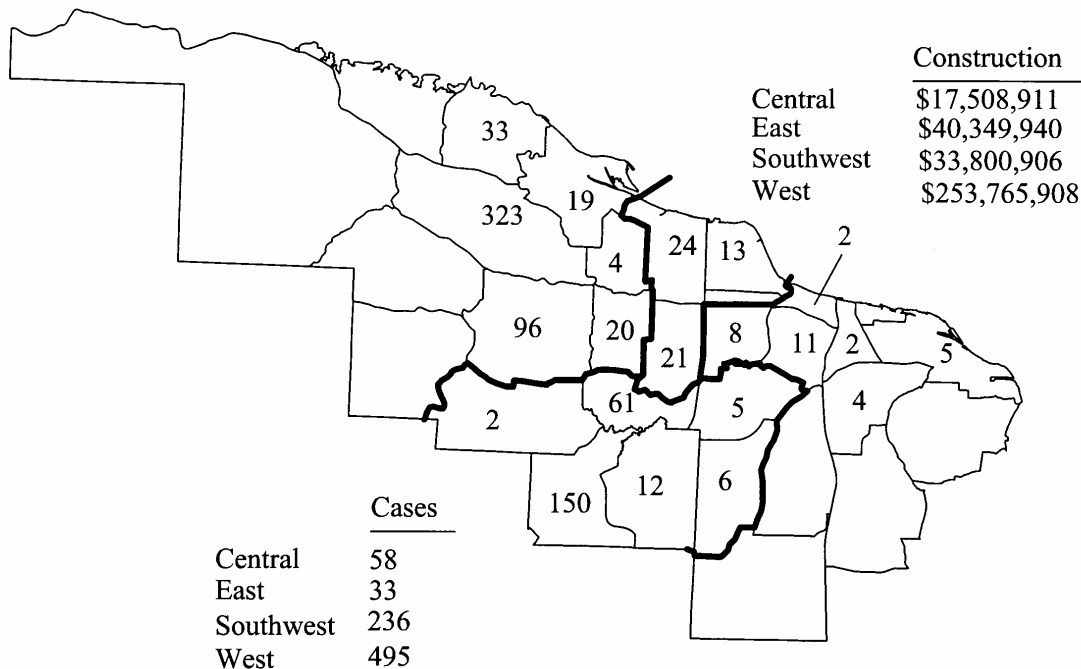
During 2003 the total number of new construction permits issued increased by 167 (25.5%) over the number of permits issued in 2002. In 2003 there were 821 permits issued for a total of \$345,425,665 construction dollars. While the number of industrial permits fell by 33 percent, the amount of area added only dropped 8 percent. There were 6 permits issued for a total of 138,255 square feet. The office activity had the largest increase 90 percent, 21 permits with the area added increasing 285.9 percent to 384,519 square feet. The square footage of commercial added had the greatest increase at 962,519 square feet or 315 percent, but only a 35 percent increase in the number of permits (27 permits).

New single-family unit construction increased by 25.5% (148 units) from 2002 construction permits issued. The total number added during 2003 was 729 units with an average construction cost of \$242,125. This is a 3.4% increase over 2002 average construction cost. During 2002 there were 581 permits issued for an average construction cost of \$234,075. For 2003 over 63% of the new housing starts were in the west sub-area. Three hundred seventeen permits (43.5%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 150 permits or 20.5%.

Permits for Multifamily remained steady, falling 1 to 25 permits; however, the number of units permitted increased 83 %. During 2003, there were 25 permits issued (representing a scattering of duplexes, small unit buildings, and two apartment complexes) for a total of 436 units.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected in the preceding table). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	14	\$359,675	1	4	18
2	3	\$237,767	0	0	3
3	21	\$203,367	0	0	21
4	8	\$307,250	1	4	12
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	6	\$101,533	1	134	140
9	5	\$74,820	1	11	16
10	12	\$73,794	2	17	29
11	12	\$98,700	0	0	12
12	60	\$132,055	0	0	60
13	4	\$104,888	0	0	4
14	4	\$100,233	0	0	4
15	10	\$108,253	0	0	10
16	130	\$138,369	13	122	252
17	1	\$217,000	0	0	1
18	85	\$215,960	6	144	229
19.1	195	\$378,178	0	0	195
19.2	122	\$249,010	0	0	122
20	32	\$286,430	0	0	32
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	4	\$81,288	0	0	4
25	1	\$134,100	0	0	1
26	0	\$0	0	0	0
	729	\$242,125	25	436	1165

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	0	0	3	9,944	0	0	1
2	0	0	1	3,600	0	0	0
3	2	4,028	0	0	0	0	1
4	2	16,000	1	24,636	0	0	1
5	1	200,000	1	223,275	0	0	0
6	0	0	0	0	0	0	0
7	0	0	1	6,749	1	28,000	0
8	3	43,659	0	0	0	0	1
9	0	0	0	0	0	0	2
10	6	198,456	1	3,588	0	0	0
11	4	33,572	2	53,634	0	0	2
12	0	0	0	0	0	0	1
13	1	7,200	0	0	0	0	0
14	1	3,975	1	4,000	0	0	0
15	1	140,331	1	3,700	0	0	0
16	2	4,832	2	8,361	1	5,100	2
17	0	0	1	8,680	0	0	0
18	1	90,000	4	19,898	0	0	0
19	1	210,488	3	14,900	0	0	2
20	1	9,978	0	0	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	4	105,155	0
26	0	0	0	0	0	0	0
	26	962,519	22	384,965	6	138,255	13

Residential Activity

The number of single-family units permitted reached its highest level in over a decade with a 148 unit increase during 2003. There were 729 units permitted for a 25.5% increase in the number of single-family units added over 2002. Single-family unit construction continued its robust growth from 2002.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single-family unit permits issued. For 2003, 43.5% of the permits issued were located in this area.

Of the permits issued in the Chenal Planning District, 195 units were located west of Rahling Road, and 122 units were permitted for the area east of Rahling Road. Over 26 percent of the permits were in the area from Cantrell Road to Rahling Road to Chenal Parkway to Denny Road.

The next most active planning district is the Otter Creek Planning District (20.5 percent), an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek, Wedgewood Creek and Westfield Subdivision continue to account for almost all the activity in this planning district. All three subdivisions are south of Baseline Road and west of Stagecoach Road.

Approximately eight percent of the new single-family construction permits were issued in the central and east sub-areas. The number of permits issued during 2003 increased by one from 56 to 57 units.

New multi-family unit construction was at moderate rate during 2003. The number of units permitted increased during 2003 from 238 units in 2002 to 436 units in 2003. These 436 units were issued as part of 25 permits. The dollar value of the permits actual increased by 38.5 percent while the number of units increased over 83 % or 198 units. Most of the permits were for two to six unit buildings, with two apartment complexes and one college dorm permitted.

Residential Activity

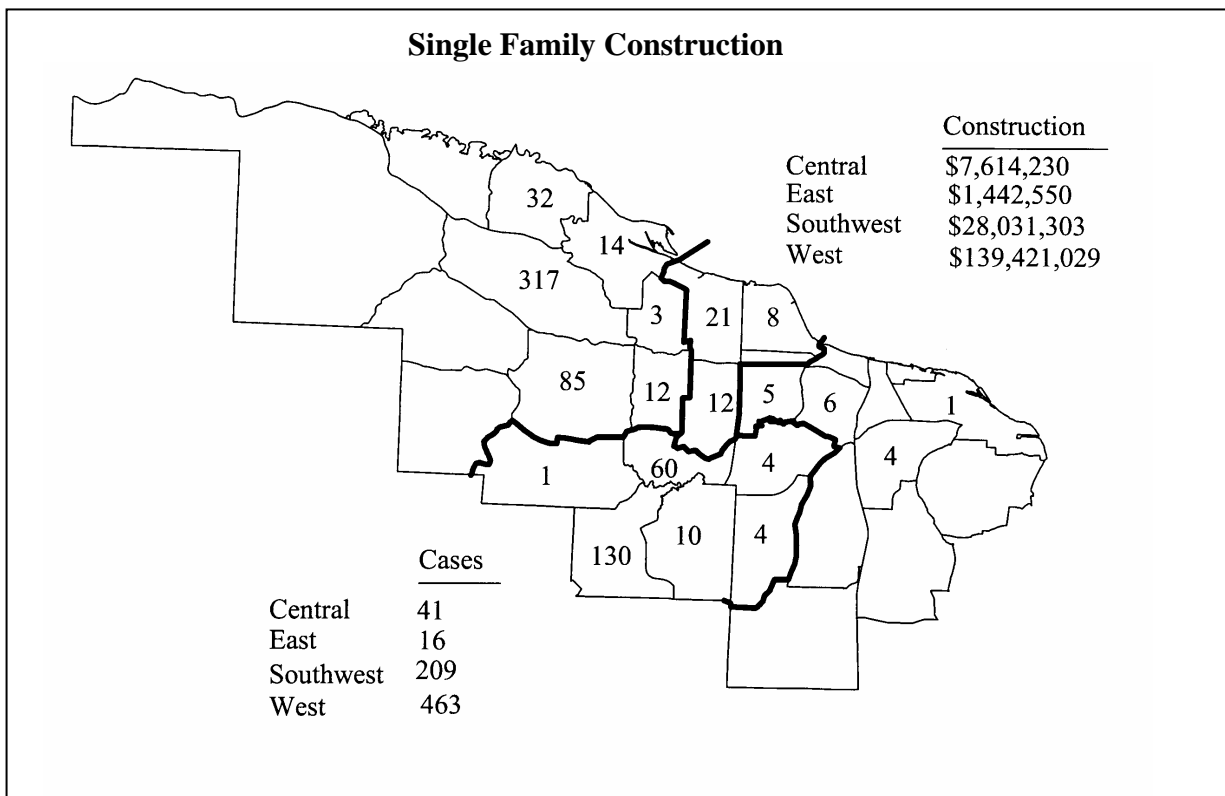
Single Family			
Year	Permit	Cost	Avg. Cost
1993	713	\$111,534,041	\$156,429
1994	579	\$100,658,783	\$173,849
1995	477	\$77,990,869	\$163,503
1996	482	\$78,089,899	\$162,012
1997	448	\$71,510,751	\$159,622
1998	495	\$89,757,916	\$181,329
1999	555	\$102,062,168	\$183,896
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125

Multi-family			
Year	Permit	Units	Cost
1993	4	13	\$897,600
1994	11	26	\$2,155,001
1995	7	240	\$7,842,000
1996	7	191	\$7,031,180
1997	11	1240	\$41,462,210
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
1999 Permits	26	36	103	390
1998 Permits	19	34	78	364
	East	Central	S-west	West
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%
1999 %	5.0%	6.0%	19.0%	70.0%
1998 %	4.0%	7.0%	15.0%	74.0%



Housing Construction Values

The average construction cost of a new single-family home increased by 2.9% or \$6896 over 2002. The average unit value in 2002 was \$234,075 and in 2003 the average value was \$242,125. Interest rates have continued at historic lows, which is making housing more affordable in real terms.

Housing values are represented below in five distribution categories: less than \$50,000, less than \$150,000, less than \$300,000, less than \$500,000 and \$500,000 and above. There were six units constructed below \$50,000, 203 units constructed in the range of \$50,000 to \$149,999, 357 units constructed in the range of \$150,000 to \$299,999, 135 units constructed in the range of \$300,000 to \$499,999 and 28 units above \$500,000.

During 2003, 71% of the single-family units constructed cost \$150,000 or more. The majority of these homes (83% or 431 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$84,200 to \$2,700,000. The central sub-area, next highest, had a significantly lower construction cost range from \$30,600 to \$650,000. The east sub-area construction cost ranges from \$50,000 to \$188,650, and the southwest sub-area construction cost range from \$34,981 to \$243,000. Of the total dollars expended on construction of single-family units the west sub-area accounted for 79% (\$139,421,029) of the construction dollars and the southwest sub-area accounted for 15.9% (\$28,031,303) of all construction dollars expended. The central sub-area, 4.3% (\$7,614,230) and the east sub-area, 0.8% (\$1,442,550) completes the construction dollars expended for single-family construction for 2003.

Of the single-family units added citywide, 49% were valued between \$150,000 and \$300,000, 27.8% were valued between \$50,000 and \$150,000, 18.5% were valued between \$300,000 to \$500,000, 3.8% were valued above \$500,000 and 0.8% were valued below \$50,000. High-end construction for the most part is taking place in the Chenal (Chenal Ridge and Chenal Valley), Ellis Mountain, and Pinnacle Planning Districts. Of the units valued over \$300,000, 90% or 147 units, were permitted in one of these districts. While in these same districts, 9% or 19 units of the less than \$150,000 value units can be found.

The Central sub-area experienced the only decrease in the average value of single-family units (30% or \$79,618) constructed over 2002 permit values. The West sub-area had by far the greatest value in dollars, \$15,505. However as a percentage the West sub-area increase 5.4 %, while the east sub-area increased 7.4 % (\$6,206). The average constructive value for single-family housing in the West sub-area is double that in the Southwest and East sub-areas and almost 62% greater than that in the Central sub-area.

Sub-area	1997	1998	1999	2000	2001	2002	2003
West	\$174,429	\$199,519	\$203,664	\$216,225	\$243,844	\$285,620	\$301,125
Central	\$211,082	\$212,912	\$278,351	\$211,875	\$266,315	\$265,331	\$185,713
Southwest	\$111,304	\$109,361	\$107,852	\$107,394	\$121,220	\$130,317	\$134,121
East	\$58,080	\$25,632	\$73,606	\$99,405	\$80,352	\$83,953	\$90,159

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$500,000 & Greater	\$300,000 - \$499,999	\$150,000 - \$299,999	\$50,000 - \$149,999	Below \$50,000	Total
1	2	2	10	0	0	14
2	0	2	0	1	0	3
3	2	3	5	11	0	21
4	1	4	1	2	0	8
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	1	5	0	6
9	0	0	0	4	1	5
10	0	0	0	10	2	12
11	0	0	0	12	0	12
12	0	0	20	39	1	60
13	0	0	0	4	0	4
14	0	0	1	2	1	4
15	0	0	1	9	0	10
16	0	0	49	80	1	130
17	0	0	1	0	0	1
18	0	7	68	10	0	85
19.1	23	77	94	1	0	195
19.2	0	27	87	8	0	122
20	0	13	19	0	0	32
24	0	0	0	4	0	4
25	0	0	0	1	0	1
Total	28	135	357	203	6	729

Affordable Housing

When determining the ‘affordability’ of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The Housing and Neighborhood Programs Department of the City considers ‘affordable’ housing as having a maximum value of \$88,000. Thus, based on NAHB and the City assumptions, a unit reported here as \$66,000 would be considered the cap for new construction of a unit that is considered ‘affordable’ housing.

Based on this information 1.2% or 9 units constructed during 2003 could be considered as ‘affordable’ housing. Since 2000 less than 1.5% of the new units built in Little Rock fell in the ‘affordable’ range. The actual number of units has remained fairly constant at eight or nine since 2000. The number of units as a percentage of those built however has declined from around two percent to about one percent of the new units. It should be noted that some in the housing community feel that new housing is built at the upper end and older existing housing is the ‘affordable’ units for the more moderate-income households.

Affordable Housing

Year	% units below \$66,000	# units below \$66,000	Total Units
2000	1.9%	9	468
2001	1.9%	9	483
2002	1.4%	8	581
2003	1.2%	9	729

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2003 reinvestment totaled in excess of \$22 million dollars. The east sub-area had the greatest number of permitted projects issued in 2003 with 326 (35.4% of all the projects for 2003).

The central and east sub-areas had two to three times the activity of that in the west and southwest sub-areas. Approximately 68.7% of the permits were issued in one of these two sub-areas. With approximately \$15.7 million of the \$22.6 million dollars (or 69%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 59.3% of all reinvestment occurred in the central sub-area.

The central sub-area accounts for 33.5% of the permits for additions occurred and 59.3% of the dollars were spent. This indicates a strong desire among residents in this area to keep and improve the housing stock. The other active sub-area (east) was dominated by renovations (93%) rather than additions. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. The 'addition' part of the renovation picture gives the clearest view of the desire to reinvest (since renovation can be to make repairs, maintain value, rather than increase the value for the home). The central sub-area accounted for 63% of the addition (dollars) and 55.7% of the renovation (dollars).

Multi-Family Renovations

The areas, which experienced the largest number of permitted projects were the central and east sub-areas. However, the west sub-area had the most dollars spent -- \$3,769,488 but less than a quarter of the permits (22 of 98). Just under a million dollars was spent in the central and east sub-areas, \$0.9 million and \$0.7 million respectively. Permit activity was greatest in the central sub-area followed by the east, west and southwest – respectively. The southwest sub-area had the least permits and dollars spent (13 and \$376,750).

Single-Family Additions

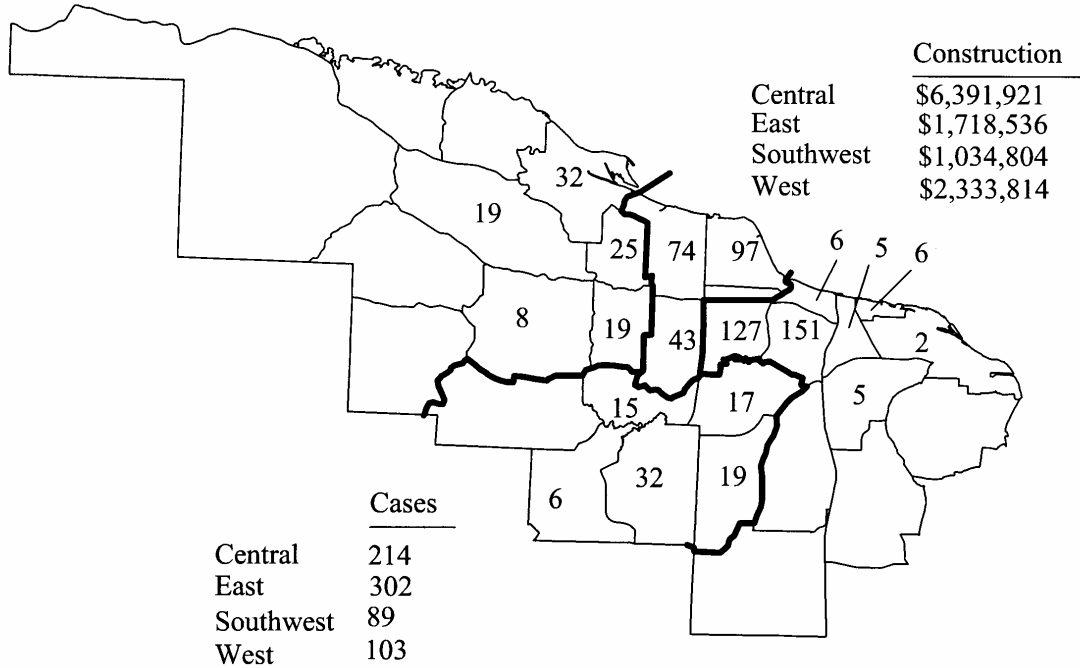
Single-family additions were concentrated in the central sub-area. Citywide 210 permits were issued for a total of \$11,160,876. The central sub-area accounted for 63% (\$7,026,969) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (63 permits and \$5,794,412) and the West Little Rock Planning District (24 permits and \$1,134,735). In the west sub-area 68 permits were issued for \$3,073,223. The Chenal and Rodney Parham Districts accounted for 22 and 16 (respectively) of these permits with \$930,003 and \$370,790 (respectively). The number of permits issued for additions increased from 2002 levels (35.5%). Overall the average value of permits issued for additions increased by 60.4%.

Residential Renovations/Additions

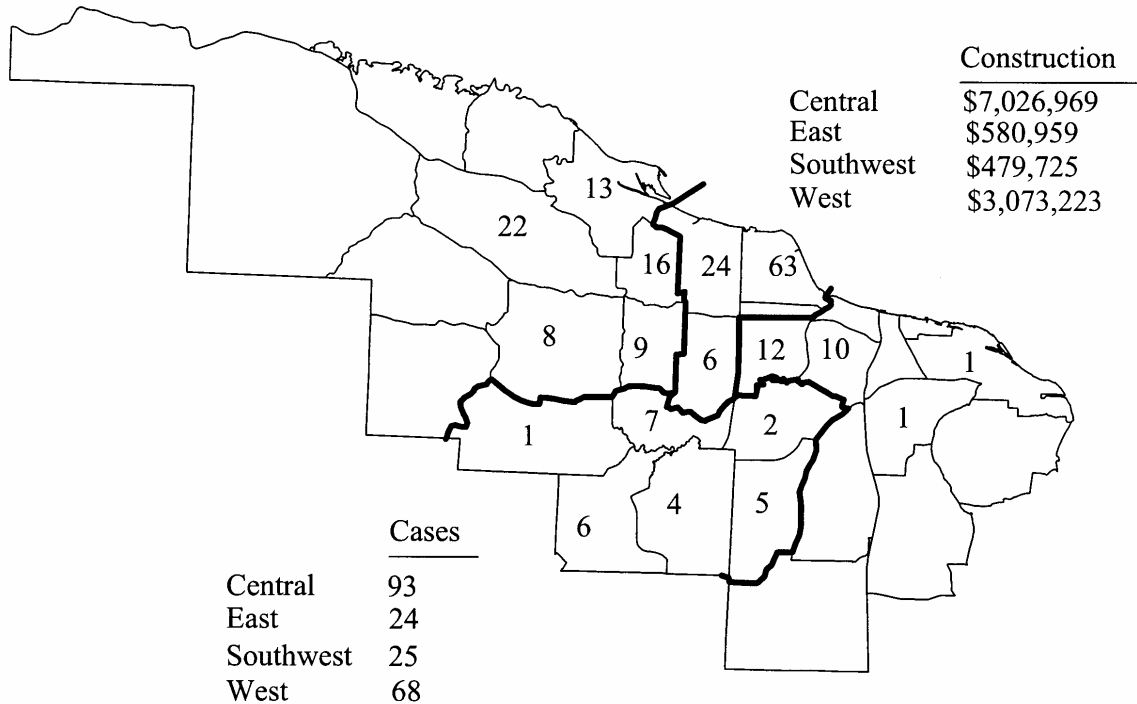
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	13	\$71,093	32	\$20,416	4	\$69,200
2	16	\$19,424	25	\$38,194	14	\$47,850
3	24	\$47,281	74	\$26,532	10	\$22,940
4	63	\$91,975	97	\$41,871	22	\$27,687
5	0	\$0	6	\$48,230	4	\$46,200
6	0	\$0	6	\$14,242	1	\$500
7	0	\$0	5	\$23,600	2	\$20,000
8	10	\$31,096	151	\$20,715	17	\$26,406
9	12	\$19,208	127	\$8,235	4	\$13,725
10	6	\$16,304	43	\$8,535	3	\$23,333
11	9	\$82,194	19	\$10,808	4	\$19,250
12	7	\$22,543	15	\$8,532	0	\$0
13	2	\$5,500	17	\$9,424	0	\$0
14	5	\$12,892	19	\$13,096	8	\$15,344
15	4	\$16,796	32	\$11,087	5	\$50,800
16	6	\$26,600	6	\$23,833	0	\$0
17	1	\$19,680	0	\$0	0	\$0
18	8	\$13,559	8	\$13,638	0	\$0
19.1	9	\$65,347	6	\$17,667	0	\$0
19.2	13	\$26,299	13	\$23,478	0	\$0
20	0	\$0	0	\$0	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	1	\$19,499	5	\$7,500	0	\$0
25	1	\$20,000	2	\$7,200	0	\$0
	210	\$53,147	708	\$20,451	98	\$31,001

Residential Renovations/Additions

Single Family Renovations



Single Family Additions



Demolition Activity

The net change in residential units for 2003 was an increase of 1069 residential units. All the cities sub-areas experienced increases in net units added. Only four of the City's thirty planning districts experienced net losses of residential units during 2003. The Heights/Hillcrest District is the only one to go from positive to negative in 2003. The Central City, Geyer Springs East and College Station Districts went from negative to positive growth in units. While the I-30 District went from negative to neutral. The remaining three districts were negative both years (East Little Rock, Downtown and I-630).

All the units lost in 2003 were only single-family homes, with the I-630 planning districts experiencing a double-digit net loss in the number of housing units (11). The Central City District gained units only due to a college dorm, otherwise it would have again had a net loss of units.

Most of the loss in the Heights/Hillcrest District was due to a recently approved commercial development, northwest of Markham and University Avenue. (Some might consider this loss not to be negative.) In addition to the twenty homes lost in Heights/Hillcrest, the Central City District lost 32 and the I-630 District lost 27. These latter two districts have a history of high unit loss. The loss of so many single-family homes may have negative impacts in the future, resulting in the deterioration of additional homes in the area. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	18	0	18
2 Rodney Parham	3	0	3
3 West Little Rock	21	0	21
4 Heights/Hillcrest	12	20	-8
5 Downtown	0	1	-1
6 East Little Rock	0	3	-3
7 I-30	0	0	0
8 Central City	140	32	108
9 I-630	16	27	-11
10 Boyle Park	29	3	26
11 I-430	12	2	10
12 65th Street West	60	1	59
13 65th Street East	4	0	4
14 Geyer Springs E.	4	0	4
15 Geyer Springs W.	10	2	8
16 Otter Creek	252	1	251
17 Crystal Valley	1	0	1
18 Ellis Mountain	229	1	228
19.1 Chenal Valley	195	0	195
19.2 Chenal Ridge	122	0	122
20 Pinnacle	32	0	32
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	4	2	2
25 Port	1	1	0
Total	1165	96	1069

When reviewing the ten-year history of removed homes, two districts stand out – Central City and I-630. These two districts are averaging the annual removal of 57 and 38 units respectively and consistently have had net losses. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 89.6 percent of all units lost (86 of 96 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	611	3	608
Central	62	23	39
Southwest	331	4	327
East	161	66	95

Single-Family Units Removed

Planning District	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total
1	2	3	1	1	0	2	1	2	1	2	0	15
2	1	0	0	0	3	0	1	0	0	0	0	5
3	1	2	3	0	3	1	2	1	0	0	0	13
4	2	7	2	4	12	8	11	10	13	6	20	95
5	2	10	2	4	3	7	20	5	0	1	1	55
6	13	6	7	14	5	5	3	25	21	8	3	110
7	5	3	8	6	6	5	3	17	1	3	0	57
8	113	75	52	49	38	34	62	61	27	33	32	576
9	84	33	27	31	46	28	24	30	29	23	27	382
10	8	4	5	5	1	2	5	8	5	3	3	49
11	2	0	0	8	1	1	0	2	1	2	2	19
12	0	0	4	2	0	0	3	0	3	1	1	14
13	64	1	0	1	2	2	1	2	0	0	0	73
14	2	1	3	2	2	1	1	10	3	2	0	27
15	1	1	11	1	3	1	3	0	2	3	2	31
16	0	2	2	2	1	0	1	0	1	4	1	14
17	0	0	0	0	0	0	0	0	0	0	0	0
18	1	0	1	0	1	0	0	0	0	1	1	4
19	0	0	3	0	2	1	0	2	0	0	0	8
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	1	0	0	0	0	0	1
24	1	2	1	1	2	0	0	1	2	1	2	13
25	0	0	0	1	3	2	1	2	0	0	1	10
Total	302	150	132	132	134	101	142	178	109	93	96	1569

Office Activity

During 2003, the square footage of new office space added increased by 285.9% over 2002. The total square footage permitted in 2003 was 384,965; however over half this is in one project downtown. The number of permits issued doubled (22 permits in 2003, 11 permits in 2002). In 2003 the total construction cost (\$35,711,284) almost quadrupled, returning to a moderate level.

The east sub-area accounted for the majority of office activity with 230,024 square feet and 59.8 percent of the permits. The west sub-area had the greatest number of permits with 13 with an area of 101,976 square feet. The central and southwest sub-areas had between 20,000 and 30,000 square permitted (28,224 and 24,741 respectively). Though the southwest sub-area had double the permits of the central sub-area (5 to 2).

Two buildings were permitted with over 25,000 square feet, a medical office building in the I-430 district, near Baptist Hospital and a mixed-use building (office hotel and residential building) in the Downtown District. A third project, Winrock International Headquarters, in the Heights/Hillcrest District had just less than 25,000 square feet (24,636). What new activity occurred was for small professional office or branch bank buildings of 5000 to 8000 square feet.

Building Permits – Office

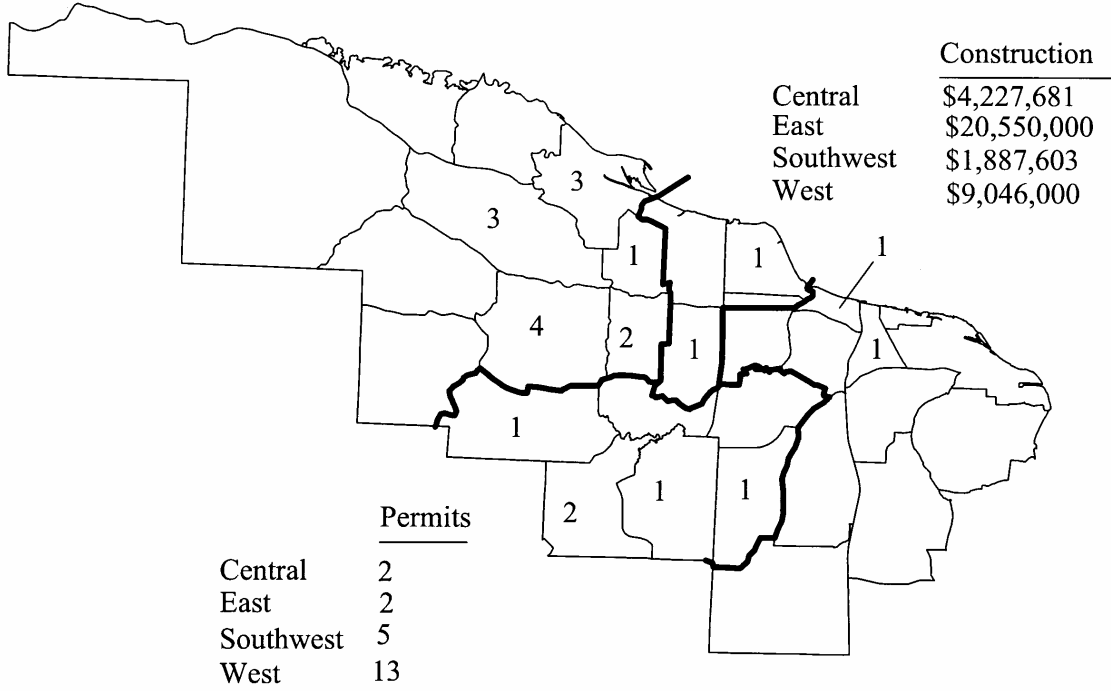
Year	Permits	Sq. Ft.	Cost
1990	9	297,477	\$18,700,000
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284

Office Projects Permitted in excess of 25,000 square feet

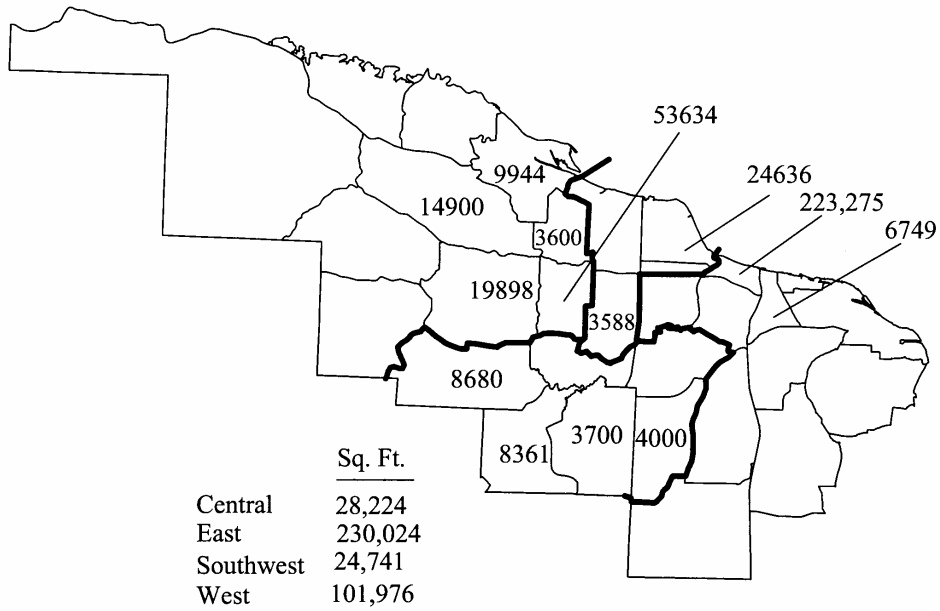
Project	Location	Sub-area	Sq. Ft.
First Security (mixed use)	521 Presidential Clinton	east	223,275
Medical Building (4 stories)	9021 Kanis Road	west	49,205

Office Activity

New Office Activity



New Office Activity



Office Vacancy Rate

Vacancy Rates are based on 2003 data furnished by *Arkansas Business – 2003 Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2003 Lease Guide* includes listings on 236 office properties within Little Rock. This is an increase of nine from last years report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

Arkansas Business found that the metropolitan occupancy rate continued to soften, two percentage point decline (87% to 85%). This is the second year of two percentage point drops in the occupancy rate for the region. The annualized occupancy rates for the Little Rock sectors (shown below) have experienced varying changes.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,689,795	78.7%
Central	1,561,406	91.6%
Southwest	390,599	72.6%
West	3,233,142	86.5%

The central and southwest sub-areas maintained similar leasable areas, with both the east and west sub-areas increasing over ten percent. This increase is due to reporting changes more than new space built in the sub-area. Over a million square feet more is included in the survey but less than 100,000 square feet was built last year in the City. For that matter only a little over 800,000 square feet of new space was permitted over the last three years combined (2001-2003).

The occupancy rates for the central and west sub-areas were steady. The central sub-area at 91.6 percent had the best occupancy rate and the only one to stay above 90 percent. The figures indicate the central sub-area may even have strengthened slightly. The west sub-area is the only other sub-area above the regional occupancy rate at 86.5 percent. Both of these sub-areas were above the regional occupancy rate in 2002 as well. The east sub-area with about half the reporting space, weakened significantly, four percentage points. It should also be noted that the reporting area increased 11 percent for the east sub-area. This sub-area was below the regional occupancy rate for in 2002 as well, however it weakened twice that of the region (4 points to 2 points). The southwest sub-area with only around 400,000 square feet reporting is the most subject to fluctuations in occupancy rate. For 2003 a drop of 17 percentage points occurred.

A few new office projects came on line in 2003 with several more to be completed over the next year or two. Most of these new office buildings are in the west or east (near Downtown) sub-areas. Some of this new construction has been current lessees building their own building, which resulted in vacant space in existing buildings. At the same time the new building often has additional space, the owner hopes to lease to help increase their income.

Commercial Activity

The total of new commercial construction added in 2003 amounted to 962,519 square feet of commercial space. This represents an increase of 315% in square footage added from that in 2002. Construction values almost doubled (97.7 % increase) from 2002. The number of projects permitted increased 30 percent from that in 2002 (26 projects versus 20 projects in 2002). Construction values almost doubled (97.7 % increase) from 2002 values. In 2003, \$35,555,179 construction dollars were permitted compared to \$17,981,631 in 2002.

The west sub-area captured the majority of the new commercial development with 344,038 square feet added (35.7%). Approximately 88 percent of this was in two projects, a Walmart Supercenter in the Chenal District (210,488 square feet) and Kohl's Department Store in the Ellis Mountain District (90,000 square feet). The east sub-area followed with the addition of 243,659 square feet in two projects. However, most of this was in one project, a parking deck, only 18 percent of the added area was for commercial use. In the central sub-area there were ten projects, the highest (38.5%) with a total of 218,484 square feet. The southwest sub-area had the lowest amount of added area, 156,338 square feet with the second lowest number of projects -- five.

Building Permits – Commercial

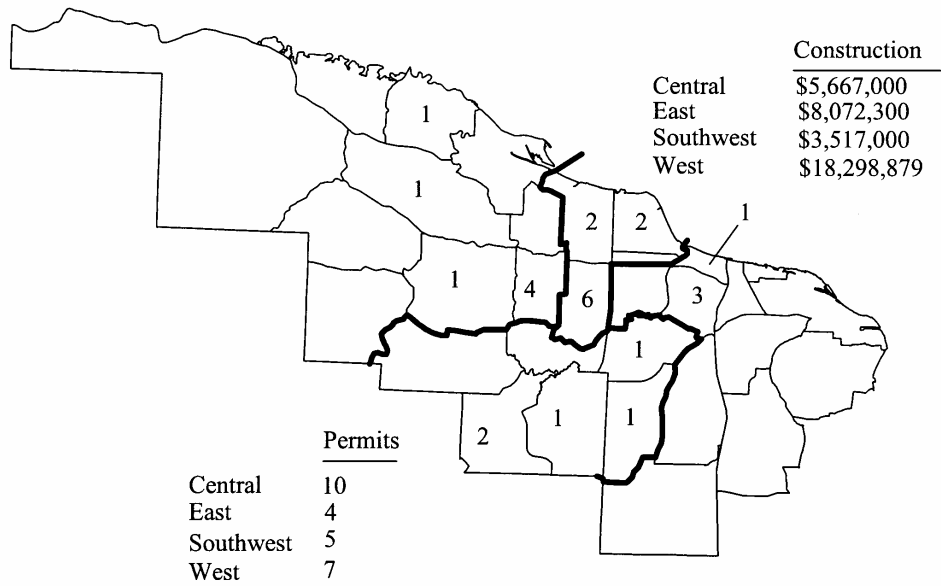
Year	Permits	Sq. Ft.	Cost
1990	41	905,670	\$31,353,969
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179

Commercial Projects Permitted in excess of 20,000 square feet

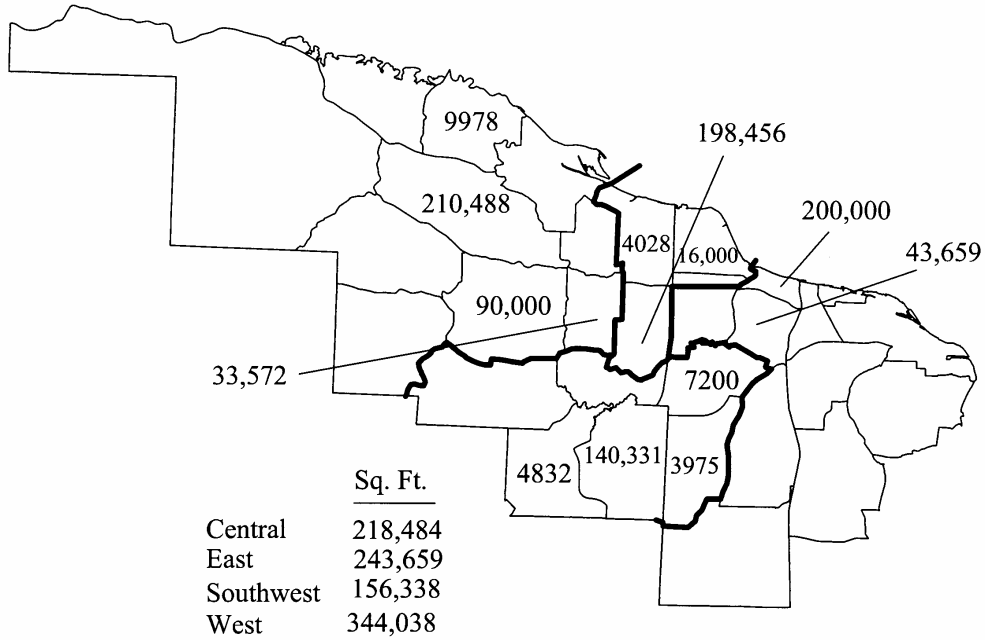
Project	Location	Sub-area	Sq. Ft.
Walmart Supercenter	19301 Cantrell Road	west	210,488
River Market Parking Deck	500 East 2 nd Street	east	200,000
Home Depot	11 Mabelvale Plaza Lane	southwest	140,331
Kohl's Department Store	13909 Chenal Parkway	west	90,000
Mini storage	2010 University Avenue	central	89,000
Shall retail building	2 Freeway Drive	central	38,000
Shall retail building	6 Freeway Drive	central	38,000
Retail Center	10912 Colonel Glenn Rd	west	23,340
Rock Plaza Shopping Center	2000 University Avenue	central	22,300

Commercial Activity

New Commercial Activity



New Commercial Activity



Commercial Vacancy Rate

“Occupancy in the Greater Little Rock retail market established a new 17-year low in 2003 dipping to 82.6 percent.” (Arkansas Business Lease Guide 2003)

The occupancy rate information provided is based on 2003 data furnished by *Arkansas Business Lease Guide 2003*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	885,884	77.9%
Central	1,989,929	77.3%
Southwest	596,893	70.6%
West	2,834,318	82.3%

Only the east sub-area showed an improvement in occupancy rates (points) in 2003. This was with a 29 percent increase in the area reported in the survey. The west sub-area continues to be the only sub-area at or above the regional occupancy level, 82.3 percent in 2003 to the region's 82.6. The other three sub-areas range from 77.9 to 70.6 occupied. The southwest sub-area returned to its poor showing after a good improvement in 2002. The east and central sub-areas have converged on a 77 to 78 percent occupancy rate. The central sub-area dropped 3 percentage points, while the east improved 5 points.

As noted by *Arkansas Business* much of the loss metropolitan wide has been due to the loss of regional or national retail outlets. It is worth noting the changes in “BIG BOX” retail and effects of national business decisions on Little Rock as well as the effects of local and smaller retailers.

The central and west sub-areas continue to have most of the retail – approximately 76.5 percent. Therefore, the changes in these two sub-areas will guide the numbers for the City as a whole. The most interesting change reported by this year's figures is the 29 percent increase in reported leasable space in the east sub-area with a 5 percentage point improvement in the occupancy rate for this sub-area.

Industrial Activity

A total of 138,255 square feet of industrial projects was permitted during 2003 in the city. This represents an 8% decrease over the square feet permitted during 2002. The total number of projects decreased by a third or three projects from 2002 levels. The value of new construction increased 67.6 percent from \$6,353,680 in 2002 to \$10,650,090 in 2003. The value and number of projects returned to a moderate level, while the square footage added remained low.

During the previous year, the east sub-area permitted the majority of the industrial projects. The east and southwest sub-areas accounted for all of the new industrial projects. The east sub-area accounted for 96.3 percent of the area added with the southwest sub-area adding only 5100 square feet. The east sub-area accounted for most of the value added with \$10,285,090 or 96.6 percent of the total value added. All four of the largest industrial projects permitted were in the east sub-area. Three of the largest projects were warehouses, two at the Little Rock Port. The largest project was a hanger at the airport for an airplane modification company.

Building Permits – Industrial

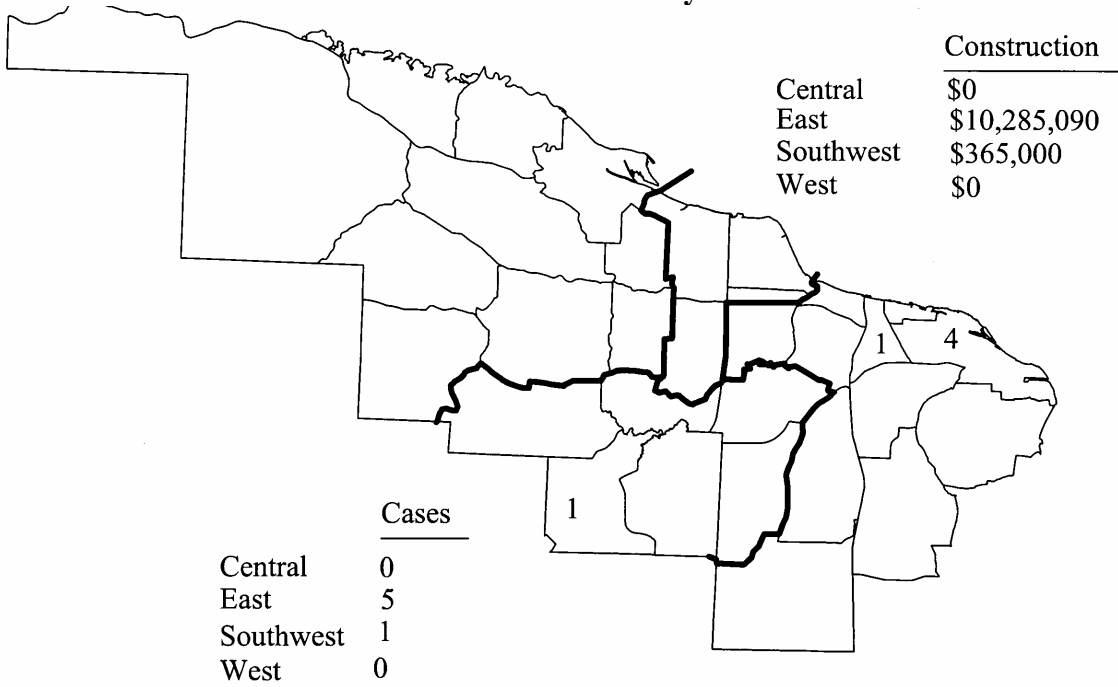
Year	Permits	Sq. Ft.	Cost
1993	1	56,400	\$750,000
1994	6	91,288	\$2,042,624
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090

Industrial Projects Permitted in excess of 15,000 square feet

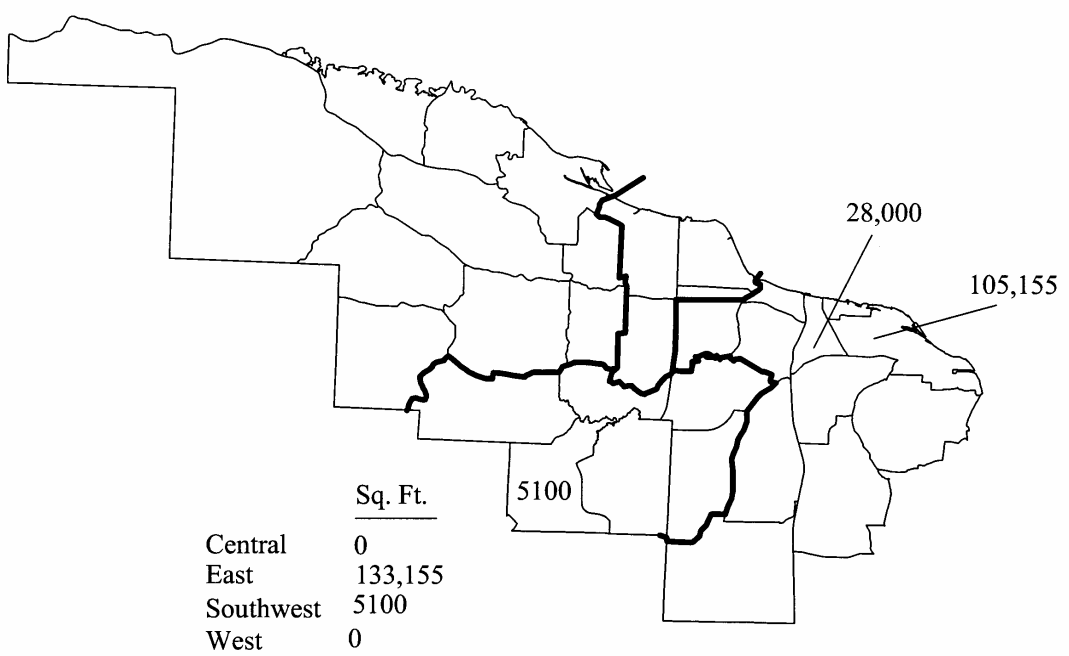
Project	Location	Sub-area	Sq. Ft.
Dassault Falcon Jet	3801 East 10 th Street	east	47,155
Moon Distributing	2805 Vance	east	28,000
Little Rock Port	3922 Dock Road	east	26,000
Little Rock Port	3920 Dock Road	east	26,000

Industrial Activity

New Industrial Activity



New Industrial Activity



Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2003 *Arkansas Business Lease Guide*, the amount of space reported is approximately the same for the southwest and west sub-areas. However the east sub-area is reporting 37.6 percent more area and the central sub-area reported 35 percent less area. There has not been building nor demolition activity to account for these changes. It is reasonable to assume that some projects reported in 2002 were not reported in the 2003 *Lease Guide* while others may have been added.

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	1,495,142	66%
Central	551,796	91.9%
Southwest	2,018,471	76.3%
West	657,979	62.5%

All four sub-areas are reporting the same or higher occupancy rates. The central sub-area has been steady, 91.2 to 91.9 occupied. Likewise the southwest sub-area, while increasing over 1,000,000 square feet in area was improved reported occupancy two percentage points. While still weak at just over 76 percent occupied, one must remember that some occupied projects may not have been reported as noted above. The east and west sub-areas showed significant strengthening in occupancy rates. The east sub-area reported 37 percent more space and the occupancy rate improved almost 20 percentage points to 66 percent. The west sub-area remained constant in area, while showing a three-percentage point improvement to 62.5 percent in occupancy. This however is the lowest occupancy rate of the sub-areas. Since this is a self-selecting survey it may over represent vacancies. This would be because the real estate agents are trying to advertise availability of space. Both the 2001 and 2002 surveys found approximately 1.4 million square feet were available. Last year just less than 1.3 million square feet was reported as available. This no change in available area is as important if not more so than the changes reported in each sub-area. It shows stability.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The 2003 *Lease Guide* includes listings on 63 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted one annexation, totaling 2.77 acres in 2003. The “Hopper Annexation” was the result of a property owner’s request to be included into the corporate limits to receive city services. The owner proposes to develop a car wash on a portion of the 2.77 acres included in this annexation. This annexation brings both sides of Kanis Road from Rock Creek to Chenal Parkway within Little Rock. Areas presented in the table are based on the area generated using legal descriptions for each area.

With the acceptance of this annexation, the current city limits of Little Rock included 118.9 square miles. This is an increase of 43.9% from 1980 and an 11.2 percent increase over the total square miles in 1990. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. Since the middle 1980s, Little Rock’s growth in area has followed a similar line as that from the mid-1940s to mid-1950s and the early 1960s to the mid-1970s.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1970	3	1291.881	50.933
1971	4	68.495	51.040
1972	7	196.349	51.347
1973	10	456.226	52.060
1974	4	708.133	53.166
1975	10	430.023	53.838
1976	7	67.415	53.943
1977	8	1514.043	56.309
1978	29	2369.991	60.012
1979	41	12526.042	79.584
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. This indicates a majority of development activity will likely occur in the west sub-area of the city. In the east sub-area no activity occurred, while there were four cases in the central sub-area with under 15 acres involved.

The most activity was in the west sub-area with 15 cases. The southwest sub-area was next most active with 11 preliminary plat cases approved by the Planning Commission. By far the west sub-area had the greatest activity with over 421 acres in 15 plats, while the southwest sub-area had some activity with 188 acres in 11 cases.

The central and east sub-areas are for the most part developed leaving little opportunity for platting activity. This area has been developing over the past fifty years. The west sub-area area (west of I-430) did not begin to develop until the 1960's.

The number of approved preliminary plats increased from 23 in 2002 to 30 in 2003. The total acreage in 2003 was up from 522.36 to 624.18 acres. Non-residential activity experienced only slight changes in numbers. In 2002, seven plats were approved while six plats were approved in 2003. The total non-single family acreage platted went from 211.9 acres to 51.25 acres (a quarter of the previous level). All nonresidential acreage platted fell markedly: commercial acreage dropped 60 percent from 83 to 33 acres, with office falling by 80 percent and industrial falling 97 percent. However, residential platting activity saw an increase from 16 plats to 24 plats, a 50 percent increase. Multi-family stayed at 1 plat with the acreage declining from 10 to 6.3 acres. Single-family acreage increased from 357 acres to 572.7 acres. Residential lots increased significantly from 706 approved in 2002 to 1183 residential lots approved in 2003. This is a 67.6 percent increase in the number of lots platted.

The majority of the single-family residential approved preliminary plat cases were located in the west sub-area (14 cases) and 70% of the acreage was located in the west sub-area. The central sub-area had three cases of residential preliminary plat activity. The second most active sub-area was the southwest sub-area, experiencing 7 cases and 162.7 acres (28% of the residential acreage).

Though only minimal (five cases total) most of the non-residential plat activity was in the southwest sub-area, 60 percent of the cases. All of the industrial (one case) and office (one case) plats were in the southwest sub-area. The commercial plats were split evenly between the west, central and southwest sub-areas. However 66 percent of the area commercially platted was in the west sub-area (almost 22 acres).

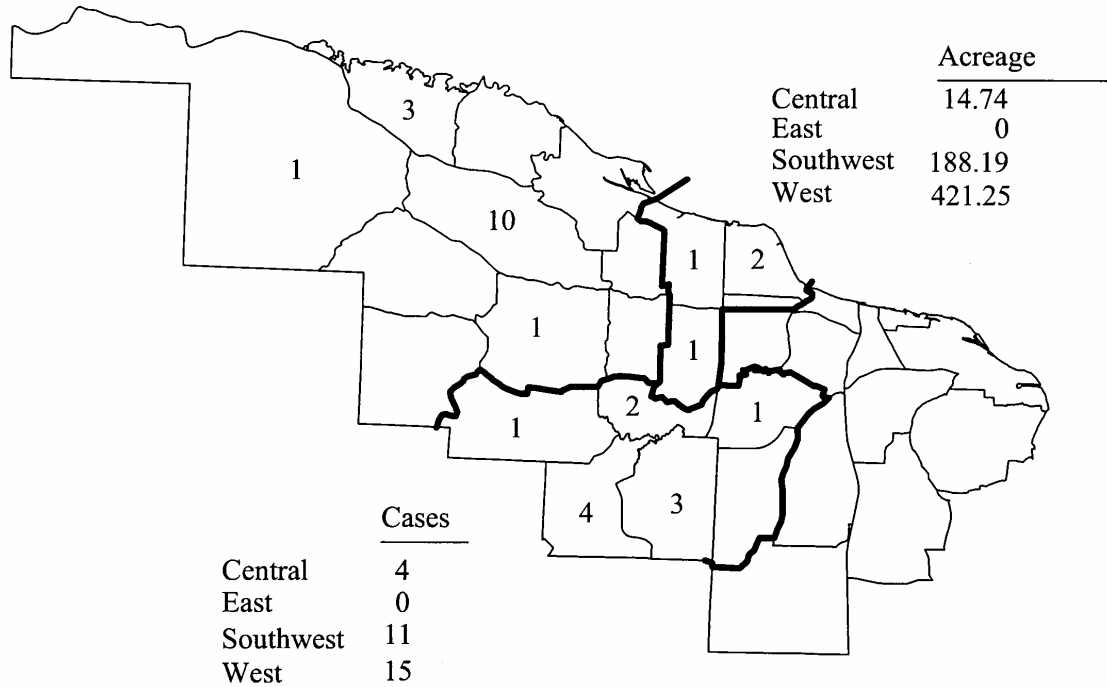
The only multifamily plat was in the southwest sub-area.

This plat activity shows continued interest in the west and southwest sub-areas for developable areas.

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
3									1	4.51	2
4									2	6.21	4
10	1	4.02									
12									2	88.31	316
13									1	4.71	19
15					1	1.77			2	20.86	12
16	1	7.2	1	10.2			1	6.337	1	10	35
17									1	38.8	22
18									1	70	78
19	1	21.9							9	297.4	687
29									3	21.99	6
30									1	9.96	2
Total	3	33.12	1	10.2	1	1.77	1	6.337	24	572.75	1183

Approved Preliminary Plats



Final Plat Activity

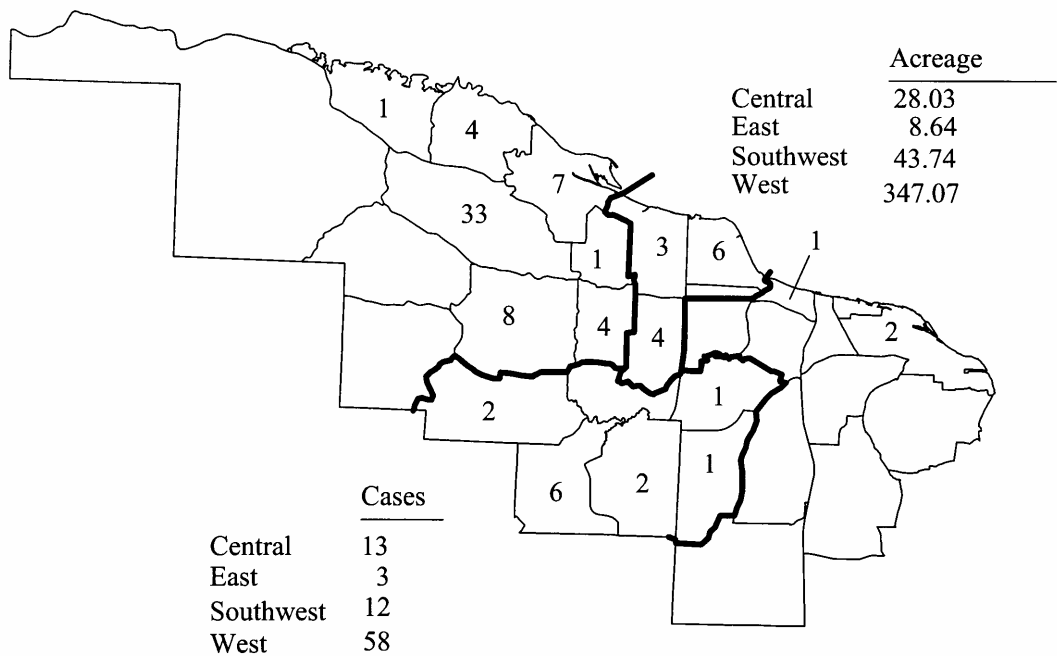
The number of final plats increased during 2003, however the acreage decreased from the 2002 rates. In 2003, 86 cases for a total of 427.73 acres were final platted. This is compared to 70 cases and 444.74 acres in 2002 representing a 20 percent increase in cases and a 3.9 percent decrease in acreage.

Signed final plat activity has been concentrated in the west sub-area with 58 final plats recorded with 347.07 acres. The central and southwest sub-areas each had 13 and 12 cases, respectively. The acreage platted in the central sub-area was 28.03 acres while 43.74 acres was final platted in the southwest sub-area. The west sub-area represented 67% of the cases and 79.9% of the area final platted in 2003. The table and maps indicate more specifically the Planning District where the strongest activity is occurring.

Activity in the west sub-area increased with the number of final plats going from 39 in 2002 to 58 in 2003, approximately a 44 percent increase. The central sub-area likewise experienced an increase in activity of 44 percent, from 9 cases to 13 cases in 2003. The remaining sub-areas experienced losses in activity. The southwest sub-area went from 15 cases to 12, a drop of twenty percent. The east sub-area fell 57 percent going from 7 cases in 2002 to only 3 cases in 2003.

Plan Dist.	Final Plat	
	cases	acres
1	7	14.86
2	1	0.39
3	3	3.02
4	6	8.09
5	1	0.07
10	4	16.92
11	4	8.85
13	1	5.2
14	1	0.37
15	2	19.21
16	6	6.82
17	2	12.14
18	8	75.82
19	33	221.29
20	4	19.14
25	2	8.57
29	1	6.97
Total	86	427.73

Approved Final Plats



Zoning Activity

In 2002 there were 11 cases with a total of 53.7 acres, this increased significantly to 27 cases approved in 2003 with 343.14 acres. The City saw the number of approved cases increase over 125 percent that of the previous year and the acreage reclassified increase by over 530 percent. The west sub-area accounted for most of the area rezoned (76.3 percent) with almost a quarter of the land reclassified in the southwest sub-area. These two sub-areas accounted for 83 percent of the 'regular' rezoning cases in 2003.

Fifty percent of the area rezoned and two-thirds of the cases resulted in commercial classifications. These commercial reclassifications were distributed in all four sub-areas. All the industrial rezoning (two cases and 6.34 acres) was in the southwest sub-area. The one single-family zoning was likewise in the southwest sub-area. While all the office and multifamily reclassifications were in the west sub-area.

Planned Zoning District (PZD) activity increased during the 2003 reporting period over the 2002 request and acreage. During 2002, 61 cases were approved as PZD's for a total of 280.47 acres. During 2003 there were 70 cases and 310 acres approved. This is an increase of 14.8% in the number of cases and 10.5% in the area involved.

The west sub-area each captured 57% of the approved PZD cases of the City. The central and east sub-areas followed with approximately 15.7 % of the cases each. The southwest sub-area captured 11% of the PZD activity. Acreage distribution by percentage indicates the west sub-area accounted for almost 73%, southwest sub-area 13.4%, the central sub-area 4% and the east sub-area 9.6%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2003 there was an increase (excluding the two city rezonings) in both cases and area reclassified. Figures show an increase of 34.7 percent in cases from 72 to 97 and a 95.6 percent increase in area reclassified from 334 to 653.14 acres.

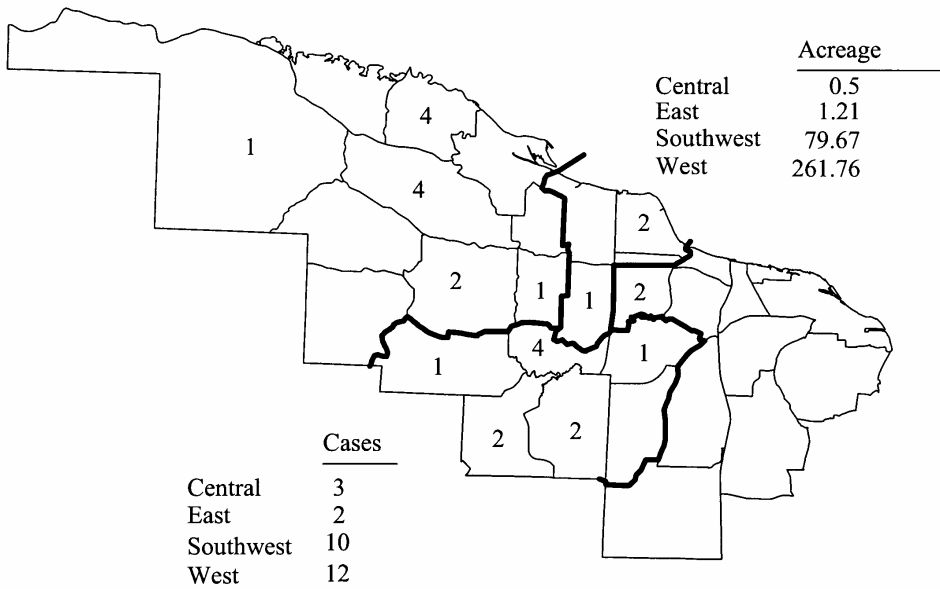
The table and map of rezoning and PZD approved cases show the areas most likely to develop in 2004 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area. The southwest sub-area will also experience growth; the east and central sub-areas continue to have a minimal growth rate.

Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
4	1	0.13					1	0.258		
9	2	1.21								
10	1	0.11								
11	1	10.2								
12	4	67.5								
13	1	0.5								
15	1	2.7							1	3.4
16	1	1.8							1	2.94
17							1	0.834		
18	1	58.8	1	12.84						
19	2	10.42	1	16.34	1	16.79				
20	2	17.26	1	16.27	1	95.59				
30	1	7.25								
Total	18	177.88	3	45.45	2	112.38	2	1.09	2	6.34

Approved Rezoning

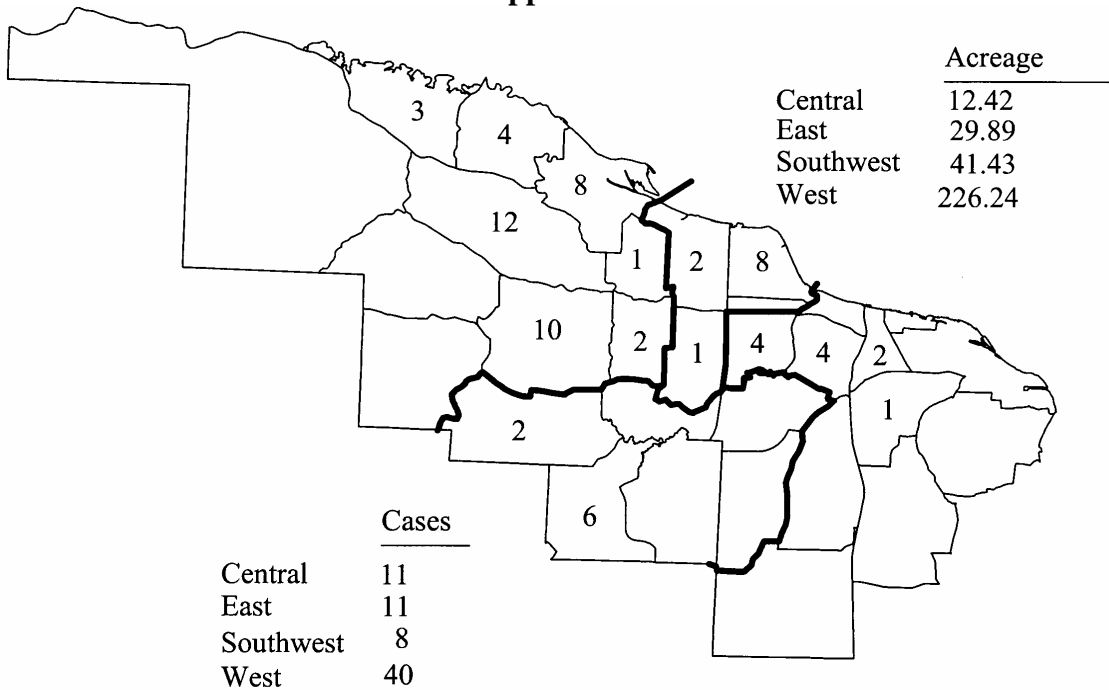


Zoning Activity

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	8.7	3	14.77			3	15.21
2	1	0.86						
3			2	0.82				
4	5	8.69					3	2.02
7			1	22	1	2.06		
8	2	1.28	1	0.3			1	0.11
9	1	0.83	2	0.32	1	0.49		
10	1	0.89						
11	2	3.39						
16	3	17.77	1	7.5	1	4.95	1	0.75
17	2	10.46						
18	4	39.86	5	20.01			1	31.85
19	5	5.66	4	15.46			3	46.15
20	3	7.63	1	0.21				
24							1	2.5
29	2	11.28			1	5.2		
Total	33	117.3	20	81.39	4	12.7	13	98.59

Approved PZD's



Planning and Development Staff - 2003

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Venita Young, Administrative Assistant

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Quenton Burge
Vince Husted
Brian Minyard
Dennis Webb
Tom Wiles

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Gerard Walsh
Mark Whitaker
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2004

**ANNUAL
URBAN
DEVELOPMENT
REPORT**



City of Little Rock Planning & Development

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Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Genevieve Stewart
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Barbara Graves
Position 10	Joan Adcock

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Andrew Francis – Vice Chair
Terry Burruss
Debra Harris
David Wilbourn

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John Beneke
Cita Cobb
Jan Barlett Hicks
Amy Ivey
Troy Laha
Lynn Mittelstaedt Warren
Karol Zoeller

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Craig Berry – Vice Chair
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John Kincaid
Baker Kurrus
Melinda Martin
Scott Mosley

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Robert Stebbins – Vice Chairperson
Pam Adcock
Fred Allen, Jr.
Norm Floyd
Gary Langlais
Bob Lowry
Jerry Meyer
Bill Rector
Chauncey Taylor
Darrin Williams

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Greg Hart – Chairperson
Tim Heiple
Shannon Jeffery-Light
Millie Ward
Patty Wingfield

Construction Board of Adjustment and Appeal -2004

Joe Hilliard – Chairperson
Danny Bennett
Doug Bown
Robert Merriott
James Mitchell
Issac Ross
Clyde Smith



City of Little Rock

Department of Planning and Development

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435 or 371-6863

Planning Zoning and Subdivision

February 1, 2005

Dear Citizen,

Much of the 2004 work program was completed within the year. The Department's efforts are guided by the desire to preserve the quality of life that initially attracted each of our neighbors, the existing businesses, to the community that we continue to call home and us. We strive to bring the City services closer to the people of the community in hopes of better understanding and involvement.

The Buildings Codes Division collected over \$2,600,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. The division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to work with neighborhoods to define a common direction, based on a shared vision, which is articulated in concise statements by the residents of the neighborhoods involved. Presently there are twenty-two Neighborhood Plans completed. Much of the division's efforts are aimed at developing data and analyses for others to make better decisions.

The Zoning Division acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. The division continues to administer a number of ordinances and staff several boards and commissions. Activity within the division has remained steady.

Contained in this Annual Report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2005.

Sincerely,

Tony Bozynski, Director
Planning & Development

Table of Contents

Zoning and Subdivision Summary	1
Building Codes Division Summary	5
Planning Division Summary	9
Urban Development Data	
Development Activity Summary	15
Population Estimates	16
Construction Activity	17
Residential Activity	20
Housing Construction Values	22
Affordable Housing	24
Residential Additions and Renovation Activity	25
Demolition Activity	28
Office Activity	30
Commercial Activity	33
Industrial Activity	36
Annexation Activity	39
Subdivision Activity	40
Zoning Activity	43

Zoning and Subdivision Division

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services.

Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

2004 Sign Code Statistics

During 2004, the Division worked to process sign renewals (5 year interval for all signs). Sign permits (including renewals) brought in \$47,835 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

791 Sign Permits Issued
389 Sign Permit Renewals
7100 Sign Inspections and Re-inspections

In 2005, the Division will continue to monitor and enforce the Sign Ordinance. The staff anticipates no significant changes in the coming year.

Commercial Plan Review

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

Zoning and Subdivision Division

2004 Plans Review for Zoning, Subdivision and Landscape Requirements

207 Commercial Plans/New or Additions

456 Commercial Landscape Plans

2004 Other Activities

15 Franchise Request

747 Site Inspections

110 Certificates of Occupancy

18 Temporary Structure Permits

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 3,000 inspections and re-inspections were performed.

2004 Plan Reviews for Permits

880 Residential Plans – New or Additions

2004 Privileges Licenses

1025 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2004 Information Inquiries

5,100 Request for Sign, Zoning, Enforcement or Licenses

2004 Court Cases

87 Cases – All Types

2004 Citations Issued

13 Cases – All Types

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2004, 6 locations were approved administratively. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2004, the Division and the Planning Commission reviewed 10 zoning site plans, all of which were approved by the Planning Commission.

Zoning and Subdivision Division

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2004, the Division and the Planning Commission reviewed 13 Subdivision Site Plans, with 11 of the plans being approved by the Planning Commission.

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2004, the Commission reviewed 61 Conditional Use Permit applications. Of these, the Commission approved 43 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2004, the Board heard a total of 128 cases: 125 variance requests, 2 time extensions and 1 appeal. Of the 125 variance requests, 107 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard three such appeal cases in 2004.

Rezoning, Special Use Permits and Right-of-Way Abandonments

Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2004, the Planning Commission reviewed 34 rezoning requests, 22 special use permit requests and 4 proposed right-of-way abandonment requests.

Preliminary and Final Plats

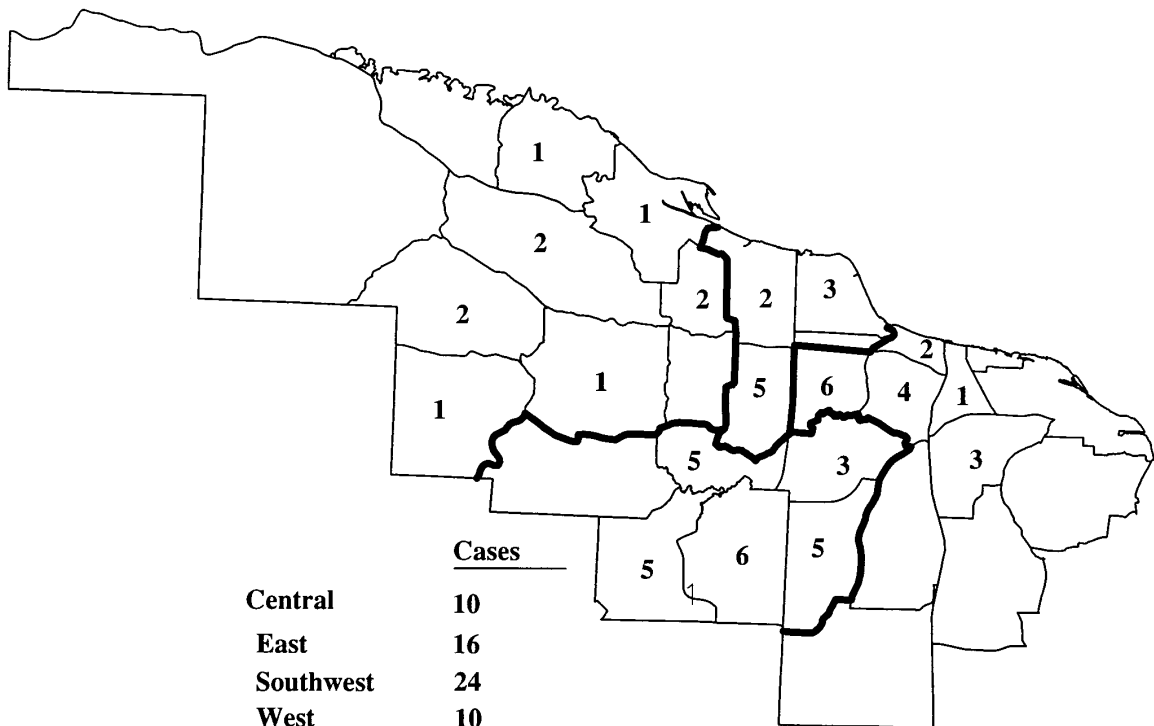
Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2004, Staff reviewed 62 preliminary plats and 87 final plats.

Zoning and Subdivision Division

Planned Zoning District

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2004, 88 Planned Zoning District applications were reviewed.

Conditional Use Permits



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2004	2003	2002	2001
Permits Issued	5,032	4,432	4,561	4,384
Inspections	5,969	5,462	5,572	5,500
Violations	1,473	1,083	1,005	1,175
Fees	\$1,098,920	\$1,034,294	\$1,044,848	\$747,698
Plumbing				
	2004	2003	2002	2001
Permits Issued	3,767	3,692	3,443	3,058
Inspections	6,528	6,322	5,823	5,072
Violations	862	930	867	681
Fees	\$415,008	\$358,360	\$307,173	\$240,635
Electrical				
	2004	2003	2002	2001
Permits Issued	3,189	2,972	2,834	3,067
Inspections	7,770	6,851	6,147	7,185
Violations	1,540	1,211	1,044	861
Fees	\$382,012	\$389,049	\$315,153	\$276,910
Mechanical				
	2004	2003	2002	2001
Permits Issued	1,789	1,690	1,534	1,419
Inspections	3,825	3,460	2,997	3,547
Violations	636	536	501	515
Fees	\$346,653	\$347,904	\$266,909	\$186,173

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and unpermitted building projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and unpermitted work and check electrical contractors’ licenses and update the city electrical codes.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section as well as permits for garages and tents. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2004 the Building Codes Division collected over \$2,600,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations and also served on the Arkansas State Building Code Adoption draft committee. Jerry Spence was elected president of the International Association of Electrical Inspectors, Western Section. The City was also awarded host for the International Association of Electrical Inspectors Conference in 2005. The Division also celebrated National Building Safety and Customer Appreciation week during April.

A program, which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association and The Home Builders Association of Greater Little Rock has produced good results.

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division was very instrumental with regard to inspections and consultation in conjunction with the Clinton Presidential Library grand opening in November 2004.

The 2003 AR Mechanical Code and 2003 AR Plumbing Code were adopted. The Division also participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios and cell phones for faster service.
- We provide quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.

	2004	2003	2002	2001	2000	1999
Building Plans Reviewed	1495	1366	1533	1536	1773	1661
Construction B.O.A.	0	0	1	1	1	1
Electrical Exams	12	21	54	11	21	7
Franchise Permits	31	34	22	26	28	20

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2004

Projects of significant importance to the community involving new construction, additions or renovations include:

Churches

Arkansas District Assembly of God
Calvary Church of Nazarene
Good Shepard
Church at Rock Creek
Pleasant Valley Church of Christ

Restaurants

Sonic
McDonalds
Popeyes
Catfish City
Applebees

Residential

Madison Heights
Highland Pointe
Reserve at Chenal
Valley Heights Otter Creek
Law School Residential
Wimbledon Green
Stonewood
Rainwater Flats

Business

Blue Cross
Landers Auto Group
Acxiom
Crain Infiniti
Luxury Limousine
Lavender & Wyatt Office
Little Rock Waste Water Office
Pulaski Bank
Bank of Ozarks
Bank of Little Rock
Twin City Bank
National Bank of Arkansas
Metropolitan National Bank (2)
Simmons National Bank

Mercantile

Centre at Plaza 10
Lock N Load
Bella Rosa
Chenonceau Retail Center
Hanks Furniture
Dogwood Crossing
Home Depot
Bird and Bear

Factory-Storage

AA Storage at Fair Park
Sol Alman
Trane Facility

Institutional

Arkansas Children's Hospital
Arkansas Historical Aviation
Little Rock Airport

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. This includes reviewing reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission, the division staff may work on special studies. A few of the major work efforts from 2004 are described below.

Neighborhood Plans

The Planning Division has continued the Neighborhood Plan process with the completion of the update for the South End Neighborhood Plan. Initial efforts to start the update (review) of the Downtown Neighborhoods Plan were undertaken.

Special Planning Efforts

The Division Planners worked on several special efforts. The Granite Mountain Overlay was developed with a citizen-based committee. This overlay addressed design issues along Confederate and Springer Avenue related to a proposed redevelopment of the Booker Homes site to a nature facility run by Audubon Arkansas. The effort included reviews of the Master Street Plan and Land Use Plan in the area. The Little Rock Board of Directors approved the overlay in the fall of 2004.

Staff began a Land Use review of the Highway 10 corridor from Panky west to Highway 300. Several mailings to organizations in the area as well as residents was complete, with recommending changes developed for presentation to the Little Rock Planning Commission in early 2005. A second Land Use review was started in the Central High area since the Plan had not been reviewed in the area for over a decade.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Midtown Redevelopment District Advisory Board and the River Market Design Review Committee as well as the Little Rock Planning Commission. In late 2004, staff began the process of assuming responsibilities for the Little Rock Historic District Commission. Each of these Boards or Commissions meet on a monthly basis.

As part of the River Market Design Review Committee support, Staff reviewed 13 requests.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Maintenance of

Planning Division

data related to future land use, zoning and structure changes (addition or removal) continues. Efforts to create a parcel layer were started in 2004. GIS has become a support function of the division for both graphics and statistical reports with use of ArcMap software.

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 29 requests for Plan changes in 2004. Of these, the Planning Commission forwarded eleven to the Board of Directors.

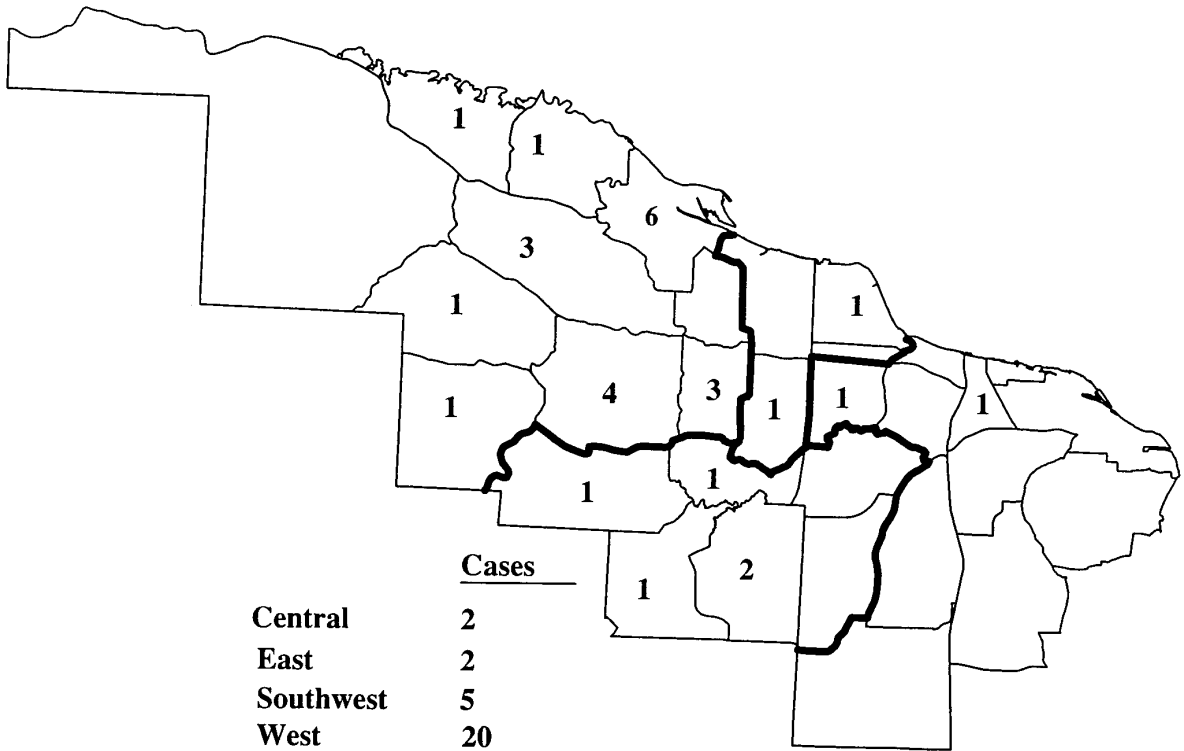
Other Major Activities

Staff provided assistance on the Mayor's efforts for the 12th Street Corridor redevelopment and beautification effort with area churches sponsored by the Cultural and Diversity Commission.

Staff reviewed seven requests for Master Street Plan Amendments during 2004 with three forwarded by the Planning Commission to the Little Rock Board of Directors.

Planning Division

Future Land Use Plan Amendments



2004

**Urban
Development
Report
Data**

Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock during the 2004 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2004.

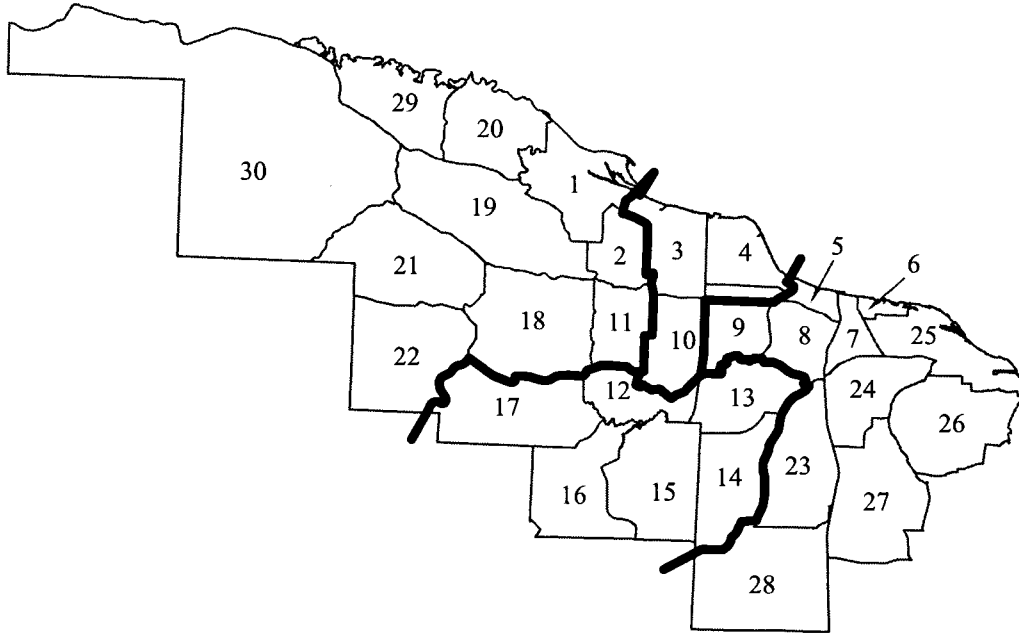
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

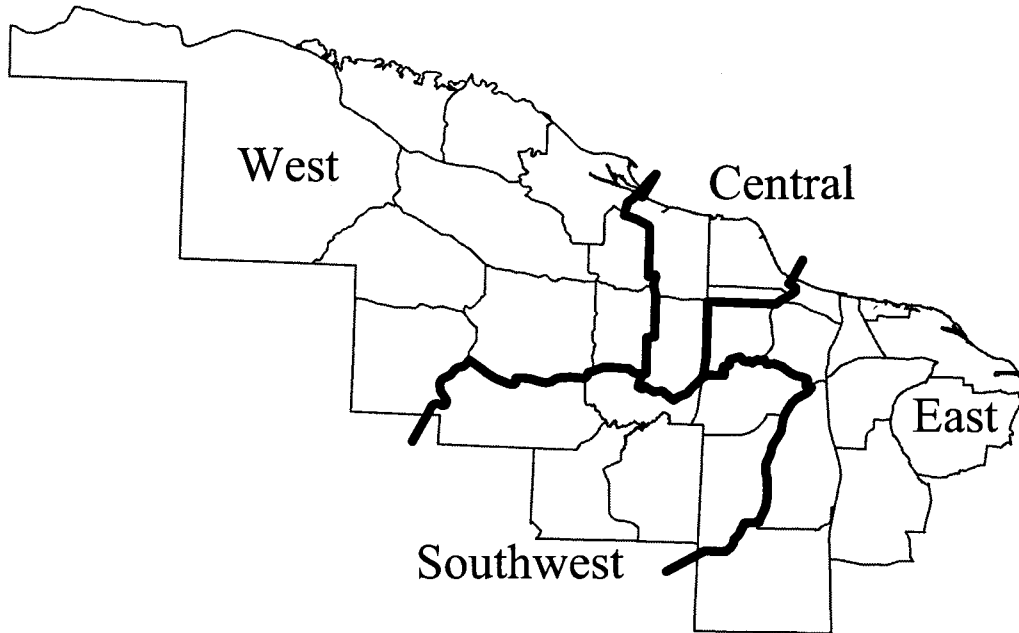
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

187,748 persons 2004 population estimate

New Construction

949 permits; up 15.4% from 821 in 2003

Single-Family Housing

797 units; up 9.3% from 729 units in 2003
\$261,633 avg.; up 8% from \$242,125 in 2003

Multi-Family Housing

1100 units; up 152.3% from 436 units in 2003

Residential Renovations/Additions

1036 permits; up 12.8% from 918 in 2003
\$31,830,790 construction dollars; up 47.7% from \$25,640,178 in 2003

Demolitions

103 residential units; up 7.3% from 96 in 2003

Office

271,496 square feet; down 29.5% from 384,965 in 2003
\$45,341,699 construction dollars; up 26.9% from \$35,711,284 in 2003

Commercial

529,251 square feet; down 45% from 962,519 in 2003
\$34,259,001 construction dollars; down 3.6% from \$35,555,179 in 2003

Industrial

113,142 square feet; down 18.2% from 138,255 in 2003
\$2,642,000 construction dollars; down 75.2% from \$10,650,090 in 2003

Annexations

Three annexations for 377.24 acres, compared to one annexation totaling 2.77 acres in 2003

Preliminary Plats

803 residential lots; down 32.1 % from 1183 lots in 2003
621.09 total acres; down 0.5 % from 624.18 acres in 2003

Final Plats

91 cases; up 5.8% from 86 cases in 2003
635.71 acres; up 48.6% from 427.73 acres in 2003

Rezoning

29 cases; up 7 % from 27 cases in 2003
226.99 acres; down 33.8 % from 343.14 acres in 2003

PZD's

71 cases; up 1.43 % from 70 cases in 2003
460.57 acres; up 48.6 % from 309.98 acres in 2003

Population Growth and Projections

The population change recorded by the Census has consistently been positive. During the latter part of the 1900s, annexations of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s and 1980s is an over representation of the actual urban growth.

Little Rock Population		
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2001	183,923	0.43%
2002	184,354	0.23%
2003	185,835	0.80%
2004	187,748	1.03%

Little Rock continues to experience a slow growth rate. Most of the growth has been in the west and southwest parts of the City. The east, central and southwest sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. There were even small areas of loss in the high growth areas. The trend for the first decade of the twenty-first century is a growth rate, which would result in approximately 5% growth by 2010.

Construction Activity

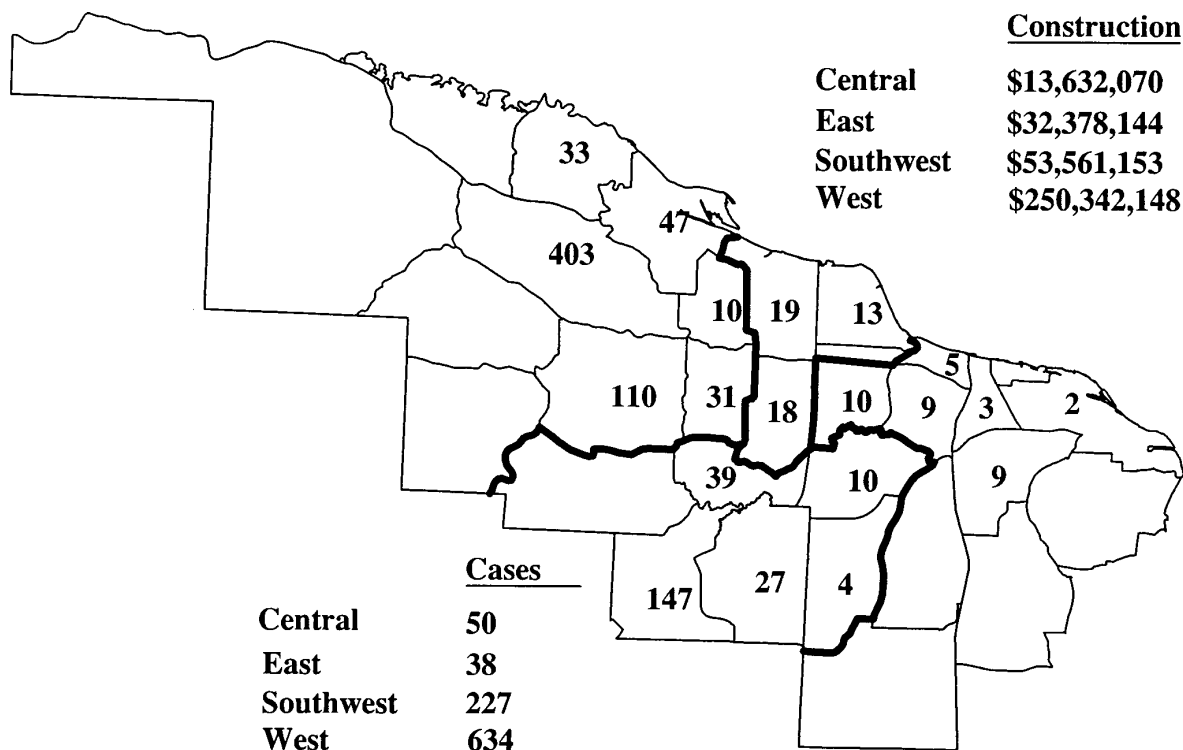
During 2004 the total number of new construction permits issued increased by 126 (15.4%) over the number of permits issued in 2003. In 2004 there were 949 permits issued for a total of \$349,913,515 construction dollars. While the number of industrial permits increased 25 percent, the amount of area added dropped 18.2 percent. There were 8 permits issued for a total of 113,142 square feet. The office activity had the largest increase 38 percent, 29 permits, however the area added fell 35.9 percent to 246,523 square feet. The number of commercial permits increased 14.8 percent with a drop of 45.2 percent in the added area, with only 527,124 square feet added.

New single-family unit construction increased by 9.3% (68 units) from 2003 construction permits issued. The total number added during 2004 was 797 units with an average construction cost of \$261,633. This is a 8% increase over 2003 average construction value. During 2003 there were 729 permits issued for an average construction cost of \$242,125. For 2004 over 68% of the new housing starts were in the west sub-area. Three hundred seventy-one permits (46.5%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 127 permits or 15.9%.

Permits for Multifamily increased significantly more than tripling to 77 permits from 25 in 2003. Likewise the number of units added almost tripled to 1100 units from 436 units, with most located in five complexes.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	21	\$248,714	17	208	229
2	5	\$271,556	0	0	5
3	15	\$344,236	2	4	19
4	12	\$315,147	1	2	14
5	0	\$0	2	104	104
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	8	\$141,570	0	0	8
9	5	\$80,160	0	0	5
10	14	\$99,903	0	0	14
11	25	\$107,751	0	0	25
12	34	\$148,065	0	0	34
13	10	\$111,215	0	0	10
14	0	\$0	0	0	0
15	23	\$112,178	0	0	23
16	127	\$145,796	12	94	221
17	0	\$0	0	0	0
18	109	\$227,962	0	0	109
19.1	233	\$396,891	0	0	233
19.2	138	\$267,720	25	376	514
20	16	\$345,478	13	260	276
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	2	\$93,500	5	52	54
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	797	\$261,633	77	1100	1897

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	5	143,012	4	92,547	0	0	0
2	1	9,142	4	19,050	0	0	0
3	1	2,127	2	7,862	0	0	0
4	0	0	0	0	0	0	0
5	0	0	2	7,550	0	0	1
6	0	0	0	0	0	0	0
7	0	0	1	6,749	2	39,125	0
8	0	0	0	0	0	0	0
9	3	56,668	0	0	1	24,000	0
10	4	10,729	0	0	0	0	0
11	1	3150	3	24,973	1	5,000	1
12	3	148,932	2	28,521	0	0	0
13	0	0	0	0	0	0	0
14	3	12,252	0	0	0	0	1
15	3	23,577	0	0	1	5,000	0
16	4	99,700	3	20,710	1	11,817	0
17	0	0	0	0	0	0	0
18	0	0	0	0	0	0	1
19	3	18,243	4	43,233	0	0	0
20	1	1,719	3	18,101	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	1	2,200	1	1,200	0
25	0	0	0	0	1	27,000	1
26	0	0	0	0	0	0	0
	32	529,251	29	271,496	8	113,142	5

Residential Activity

The number of single-family units permitted reached its highest level in over a decade with a 68 unit increase during 2004. There were 797 units permitted for a 9.3% increase in the number of single-family units added over 2003. Single-family unit construction continued its robust growth from 2003. It should be noted that the fourth quarter of 2004 while good did not perform at the levels seen in the earlier months.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single-family unit permits issued. For 2003, 46.5% of the permits issued were located in this area. Of the permits issued in the Chenal Planning District, 233 units were located west of Rahling Road (over 29%), and 138 units were permitted for the area east of Rahling Road.

The next most active planning district is the Otter Creek Planning District (15.9 percent), an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek, Wedgewood Creek and Westfield Subdivision continue to account for almost all the activity in this planning district. All three subdivisions are south of Baseline Road and west of Stagecoach Road.

Approximately seven percent of the new single-family construction permits were issued in the central and east sub-areas. The number of permits issued during 2004 decreased by one from 57 to 56 units.

New multi-family unit construction was at high rate during 2004. The number of units permitted increased during 2004 from 436 units in 2003 to 1100 units. These 1100 units were the result of 77 permits. The dollar value of the permits more than doubled, while the number of units increased over 1150 % or 664 units. Most of the permits were for one of the six apartment complexes and one private dorm started in 2004.

Residential Activity

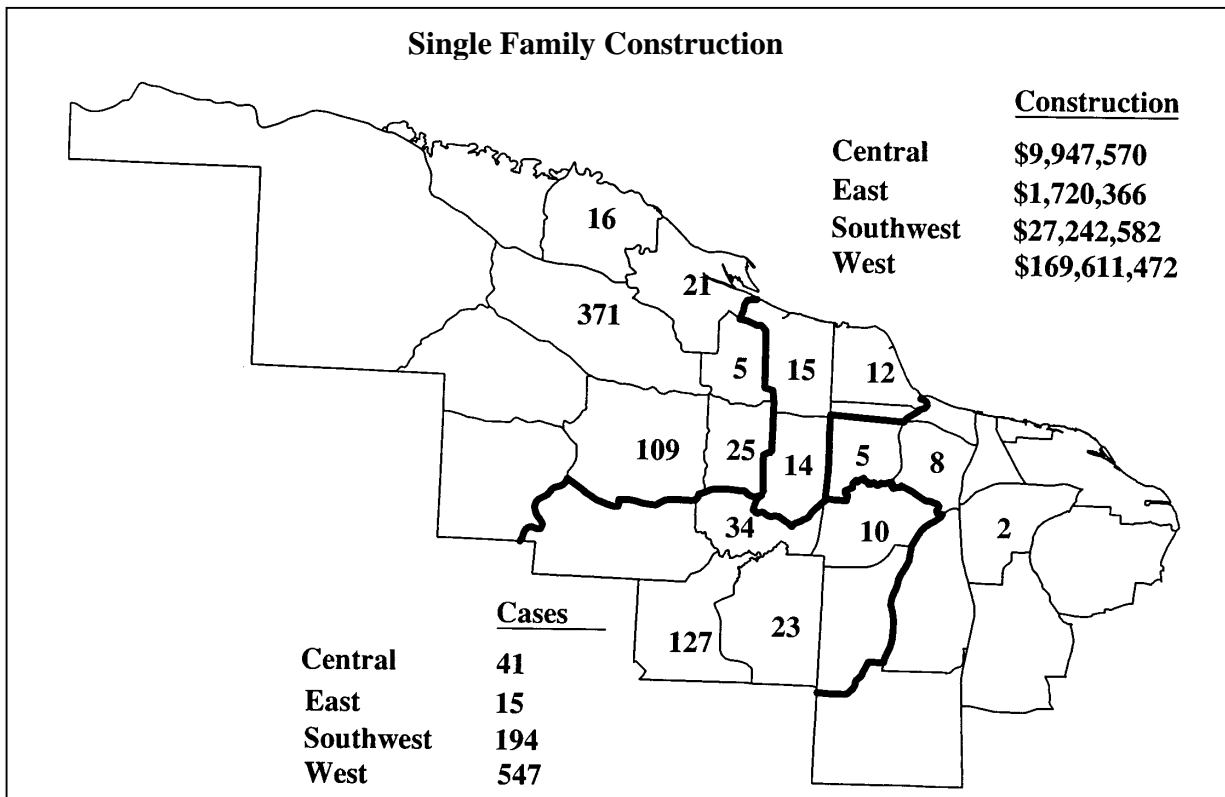
Single Family			
Year	Permit	Cost	Avg. Cost
1994	579	\$100,658,783	\$173,849
1995	477	\$77,990,869	\$163,503
1996	482	\$78,089,899	\$162,012
1997	448	\$71,510,751	\$159,622
1998	495	\$89,757,916	\$181,329
1999	555	\$102,062,168	\$183,896
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633

Multi-family			
Year	Permit	Units	Cost
1994	11	26	\$2,155,001
1995	7	240	\$7,842,000
1996	7	191	\$7,031,180
1997	11	1240	\$41,462,210
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
1999 Permits	26	36	103	390
	East	Central	S-west	West
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%
1999 %	5.0%	6.0%	19.0%	70.0%



Housing Construction Values

The average construction cost of a new single-family home increased by 8% or \$19,508 over 2003. The average unit value in 2004 was \$261,633 compared with \$242,125 in 2003. Interest rates have continued at historic lows, which is making housing more affordable in real terms.

Housing values are represented below in five distribution categories: less than \$100,000, less than \$200,000, less than \$400,000, less than \$600,000 and \$600,000 and above. There were 35 units constructed below \$100,000, 284 units constructed in the range of \$100,000 to \$199,999, 362 units constructed in the range of \$200,000 to \$399,999, 91 units constructed in the range of \$400,000 to \$599,999 and 25 units above \$600,000.

During 2004, 60% of the single-family units constructed cost \$200,000 or more. The majority of these homes (88% or 422 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$71,190 to \$2,700,000. The central sub-area, next highest, had a significantly lower construction cost range from \$70,000 to \$1,000,000. The east sub-area construction cost ranges from \$60,000 to \$235,000, and the southwest sub-area construction cost range from \$60,000 to \$250,000. Of the total dollars expended on construction of single-family units the west sub-area accounted for 81% (\$169,611,472) of the construction dollars and the southwest sub-area accounted for 13% (\$27,242,582) of all construction dollars expended. The central sub-area, 4.8% (\$9,947,570) and the east sub-area, 0.8% (\$1,720,366) completes the construction dollars expended for single-family construction for 2004.

Of the single-family units added citywide, 45% were valued between \$200,000 and \$400,000, 35.6% were valued between \$100,000 and \$200,000, 11.4% were valued between \$400,000 to \$600,000, 3.1% were valued above \$600,000 and 4.4% were valued below \$100,000. High-end construction for the most part is taking place in the Chenal (Chenal Ridge and Chenal Valley), Ellis Mountain, and Pinnacle Planning Districts. Of the units valued over \$400,000, 90.5% or 105 units, were permitted in one of these districts. While in these same districts, 0% or 0 units of the less than \$100,000 value units can be found.

All sub-areas experienced increases, with the central and east showing the largest advance (\$56,910 and \$24,532 respectively). Each of these sub-areas experienced value increases of around 30 percent, while the west and southwest sub-areas experienced increases in the neighborhood of three percent (\$8,950 and \$9,502 respectively). The west sub-area had the smallest percentage and actual increase of any sub-area. However, the average constructive value for single-family housing in the West sub-area is more than double that in the southwest and east sub-areas and almost 28% greater than that in the central sub-area.

Sub-area	1998	1999	2000	2001	2002	2003	2004
West	\$199,519	\$203,664	\$216,225	\$243,844	\$285,620	\$301,125	\$310,075
Central	\$212,912	\$278,351	\$211,875	\$266,315	\$265,331	\$185,713	\$242,623
Southwest	\$109,361	\$107,852	\$107,394	\$121,220	\$130,317	\$134,121	\$140,425
East	\$25,632	\$73,606	\$99,405	\$80,352	\$83,953	\$90,159	\$114,691

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	2	10	9	0	21
2	0	1	2	2	0	5
3	1	4	8	2	0	15
4	1	2	6	3	0	12
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	3	2	3	8
9	0	0	0	0	5	5
10	0	0	0	10	4	14
11	0	0	0	14	11	25
12	0	0	6	24	4	34
13	0	0	0	10	0	10
14	0	0	0	0	0	0
15	0	0	1	17	5	23
16	0	0	9	117	1	127
17	0	0	0	0	0	0
18	0	0	71	38	0	109
19.1	21	69	135	8	0	233
19.2	1	9	100	28	0	138
20	1	4	11	0	0	16
24	0	0	0	0	2	2
25	0	0	0	0	0	0
Total	25	91	362	284	35	797

Affordable Housing

When determining the ‘affordability’ of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The HUD Home Program Rules for Little Rock set a maximum sales price of \$154,896. It should be noted that the City of Little Rock has an additional requirement that the monthly payment for the home be not more than thirty percent of the household income.

Based on NAHB and the City (HUD) assumptions, a unit reported here as \$116,172 would be considered the cap for new construction of a unit that is considered ‘affordable’ housing. Based on this information 13.3% or 106 units constructed during 2004 are potential ‘affordable’. Since 2000 less than 17.5% of the new units built in Little Rock fell in the ‘affordable’ range. The actual number of units has ranged from a low of 91 to a high of 123 units. The number of units as a percentage of those built however has declined from around twenty-two percent to about thirteen percent of the new units. It should be noted that some in the housing community feel that new housing is built at the upper end and older existing housing is the ‘affordable’ units for the more moderate-income households.

Affordable Housing

Year	% units below \$116,200	# units below \$116,200	Total Units
2000	21.8%	102	468
2001	10.7%	91	483
2002	19.1%	111	581
2003	13.7%	123	729
2004	13.3%	106	797

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2004 reinvestment totaled almost of \$32 million dollars. The central sub-area had the greatest number of permitted projects issued in 2004 with 358 (34.6% of all the projects for 2004).

The central and east sub-areas accounted for 66.5% of the permits were issued. With approximately \$21.5 million of the \$31.8 million dollars (or 67.6%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 55% of all reinvestment occurred in the central sub-area.

The central sub-area accounts for 48.8% of the permits for additions and 55% of the dollars were spent. This indicates a strong desire among residents in this area to keep and improve the housing stock. The other active sub-area (east) was dominated by renovations (92%) rather than additions. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. The 'addition' part of the renovation picture gives the clearest view of the desire to reinvest (since renovation can be to make repairs, maintain value, rather than increase the value for the home). The central sub-area accounted for 77.9% of the addition (dollars) and 34.5% of the renovation (dollars).

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2004, there were almost a dozen of these. They were primarily in the Chenal Planning District (19.1 and 19.2). In the Downtown Planning District permits to 'finish-out' condominiums are included with the multifamily renovation figure for the second year.

Multi-Family Renovations

The area, which experienced the largest number of permitted projects was the southwest sub-area. However, the central sub-area had the most dollars spent -- \$2,076,381 with a quarter of the permits (68 of 240). Just under two million dollars was spent in the east sub-area, \$1.8 million with just over a million dollars spent in the southwest. Permit activity was greatest in the southwest sub-area followed by the central, east and west – respectively. The west sub-area had the least permits and dollars spent (33 and \$174,300).

Single-Family Additions

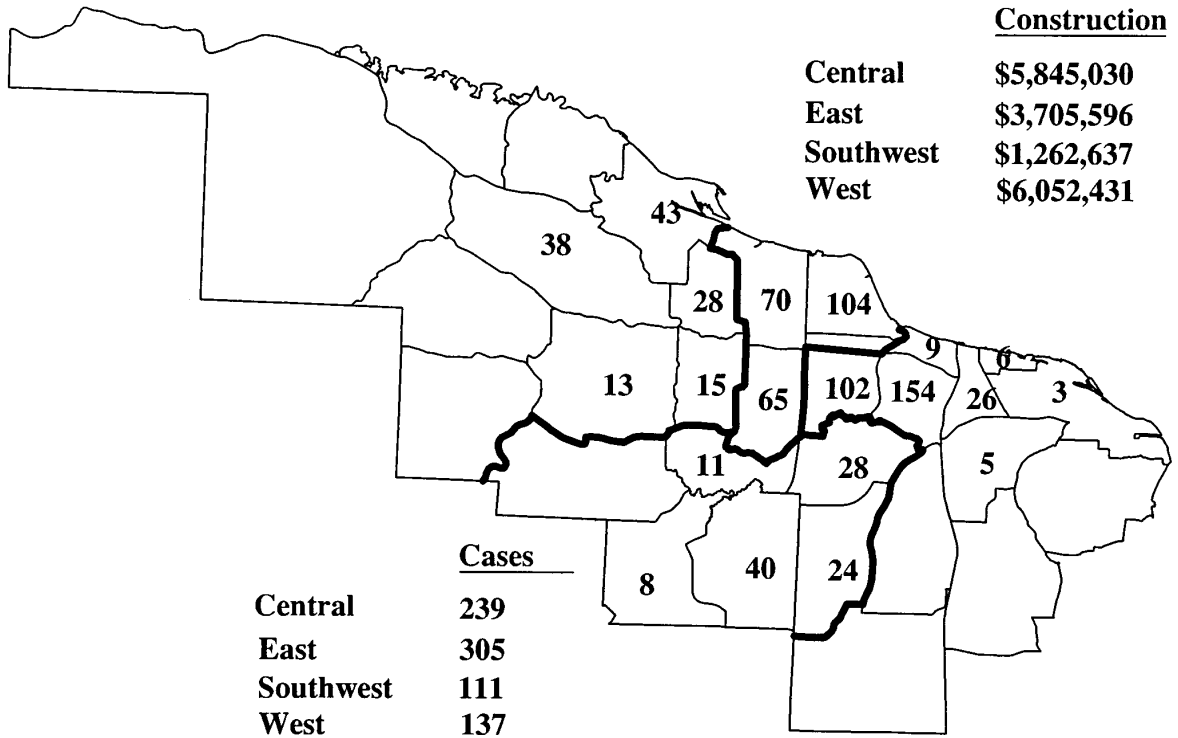
Single-family additions were concentrated in the central sub-area. Citywide 244 permits were issued for a total of \$14,965,091. The central sub-area accounted for 77.8% (\$11,650,283) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (70 permits and \$8,484,727) and the West Little Rock Planning District (41 permits and \$2,894,994). In the west sub-area 76 permits were issued for \$2,642,468. The Chenal and River Mountain Districts accounted for 25 and 17 (respectively) of these permits with \$927,089 and \$952,049 (respectively). The number of permits issued for additions increased from 2003 levels (16.2%). Overall the average value of permits issued for additions increased by 34.1%.

Residential Renovations/Additions

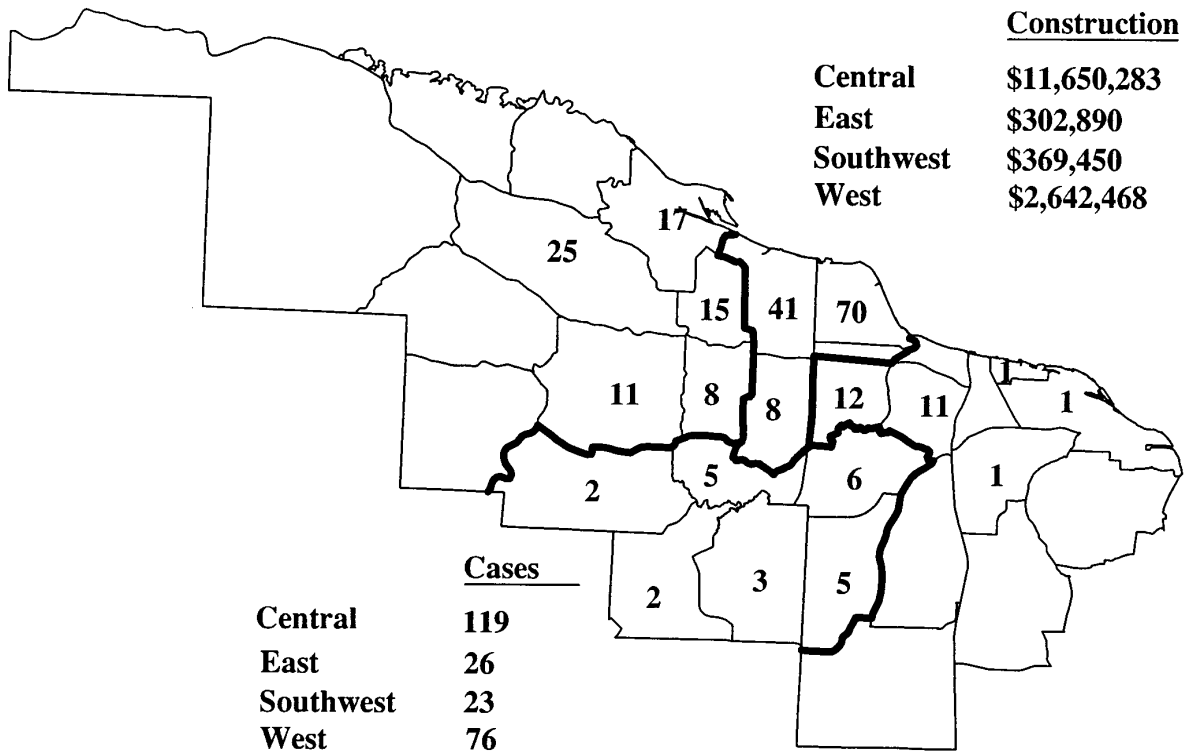
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	17	\$56,003	43	\$33,918	0	\$0
2	15	\$30,658	28	\$31,319	6	\$6,317
3	41	\$70,609	70	\$30,120	30	\$54,019
4	70	\$121,210	104	\$29,634	11	\$17,009
5	0	\$0	9	\$19,211	22	\$57,211
6	1	\$2,000	6	\$7,767	0	\$0
7	0	\$0	26	\$7,214	3	\$24,886
8	11	\$13,909	154	\$15,835	19	\$22,531
9	12	\$14,504	102	\$9,508	15	\$2,426
10	8	\$21,237	65	\$8,382	26	\$9,758
11	8	\$17,820	15	\$4,626	19	\$1,126
12	5	\$13,500	11	\$7,018	0	\$0
13	6	\$7,808	28	\$11,257	16	\$4,887
14	5	\$14,520	24	\$6,513	36	\$8,050
15	3	\$9,200	40	\$8,279	29	\$23,034
16	2	\$32,450	8	\$46,632	0	\$0
17	2	\$72,000	0	\$0	0	\$0
18	11	\$13,491	13	\$6,018	1	\$100,000
19.1	9	\$44,909	13	\$121,731	0	\$0
19.2	16	\$32,637	25	\$78,830	7	\$2,143
20	0	\$0	0	\$0	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	1	\$8,000	5	\$3,416	0	\$0
25	1	\$25,000	3	\$2,833	0	\$0
	244	\$61,332	792	\$20,451	240	\$21,069

Residential Renovations/Additions

Single Family Renovations



Single Family Additions



Demolition Activity

The net change in residential units for 2004 was an increase of 1794 residential units. All the cities sub-areas experienced increases in net units added. Only five of the City's thirty planning districts experienced net losses of residential units during 2004. The Central City and Geyer Springs Districts each went from positive to negative in 2004. The Heights/Hillcrest and Downtown Districts went from negative to positive growth in units. While the I-30 District went from neutral to negative. Only the I-630 District was negative both years.

All the units lost in 2004 were only single-family homes, with the I-630 and Central City Districts experiencing double-digit net loss in the number of housing units (15 and 18 respectively). The gain in the Downtown District is due to a private dorm built for the UALR Law School, otherwise it would have again had a net loss of units.

Most of the loss in the Heights/Hillcrest District was due to a recently approved commercial development, northwest of Markham and University Avenue. (Some might consider this loss not to be negative.) In addition to the dozen homes lost in Heights/Hillcrest, the Central City and I-630 Districts each lost 23 homes. These latter two districts have a history of high unit loss. The loss of so many single-family homes may have negative impacts in the future, resulting in the deterioration of additional homes in the area. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	229	3	226
2 Rodney Parham	5	1	4
3 West Little Rock	19	4	15
4 Heights/Hillcrest	14	12	2
5 Downtown	104	2	102
6 East Little Rock	0	8	-8
7 I-30	0	3	-3
8 Central City	8	23	-15
9 I-630	5	23	-18
10 Boyle Park	14	6	8
11 I-430	25	1	24
12 65th Street West	34	2	32
13 65th Street East	10	1	9
14 Geyer Springs E.	0	4	-4
15 Geyer Springs W.	23	4	19
16 Otter Creek	221	1	220
17 Crystal Valley	0	0	0
18 Ellis Mountain	109	2	107
19.1 Chenal Valley	233	2	231
19.2 Chenal Ridge	514	1	513
20 Pinnacle	276	0	276
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	54	0	54
25 Port	0	0	0
Total	1897	103	1794

When reviewing the ten-year history of removed homes, two districts stand out – Central City and I-630. These two districts are averaging the annual removal of 48 and 32 units respectively and consistently have had net losses. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 68.9 percent of all units lost (71 of 103 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	1391	10	1381
Central	47	22	25
Southwest	288	12	276
East	171	59	112

Single-Family Units Removed

Planning District	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
1	3	1	1	0	2	1	2	1	2	0	3	16
2	0	0	0	3	0	1	0	0	0	0	1	5
3	2	3	0	3	1	2	1	0	0	0	4	16
4	7	2	4	12	8	11	10	13	6	20	12	105
5	10	2	4	3	7	20	5	0	1	1	2	55
6	6	7	14	5	5	3	25	21	8	3	8	105
7	3	8	6	6	5	3	17	1	3	0	3	55
8	75	52	49	38	34	62	61	27	33	32	23	486
9	33	27	31	46	28	24	30	29	23	27	23	321
10	4	5	5	1	2	5	8	5	3	3	6	47
11	0	0	8	1	1	0	2	1	2	2	1	18
12	0	4	2	0	0	3	0	3	1	1	2	16
13	1	0	1	2	2	1	2	0	0	0	1	10
14	1	3	2	2	1	1	10	3	2	0	4	29
15	1	11	1	3	1	3	0	2	3	2	4	31
16	2	2	2	1	0	1	0	1	4	1	1	15
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	1	0	1	0	0	0	0	1	1	2	6
19	0	3	0	2	1	0	2	0	0	0	3	11
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	1	0	0	0	0	0	0	1
24	2	1	1	2	0	0	1	2	1	2	0	12
25	0	0	1	3	2	1	2	0	0	1	0	10
Total	150	132	132	134	101	142	178	109	93	96	103	1370

Office Activity

During 2004, the square footage of new office space added decreased by 29.5% from 2003. The total square footage permitted in 2004 was 271,496. The number of permits issued increased 31.8% (22 permits in 2003, 29 permits in 2004). In 2004, the total construction cost (\$45,341,699) an increase of 26.9% to the highest level seen in many years.

The west sub-area accounted for the majority of office activity with 197,904 square feet or 63.7 percent. The west sub-area had the greatest number of permits with 18 (62%) and greatest value \$25,335,306 (55.9%). The east and southwest sub-areas had the next most activity (4 and 5 cases respectively) and area permitted (16,499 and 49,231 respectively). The east sub-area value was significantly above that of the southwest however (\$13,868,351 compared to \$5,133,542). The central sub-area experienced the least activity by all measures – 2 cases, 7862 square feet added, and just over a million dollars in value.

Three buildings were permitted with over 25,000 square feet, a bank on Cantrell near Chenonceau was the largest at 60,000 square feet. The second largest was a building by Acxiom in the high-tech area southeast of Chenal and Rahlings. The new administrative building for the Little Rock Wastewater off Shackelford south of Colonel Glenn Road was the third largest

Building Permits – Office

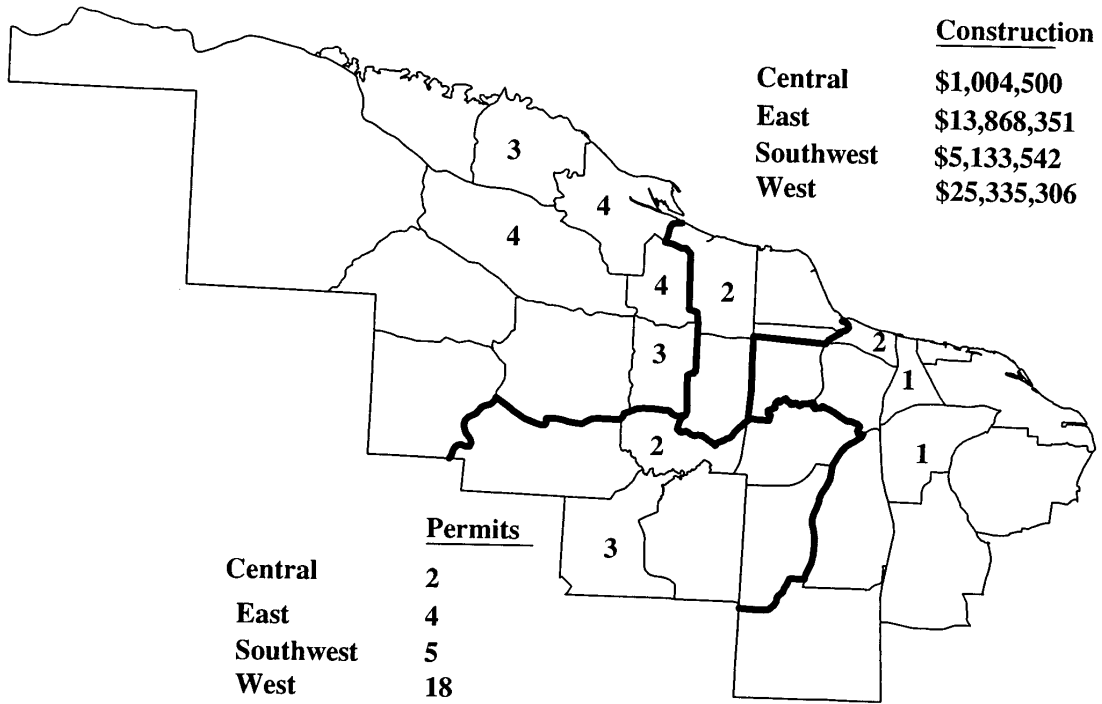
Year	Permits	Sq. Ft.	Cost
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699

Office Projects Permitted in excess of 25,000 square feet

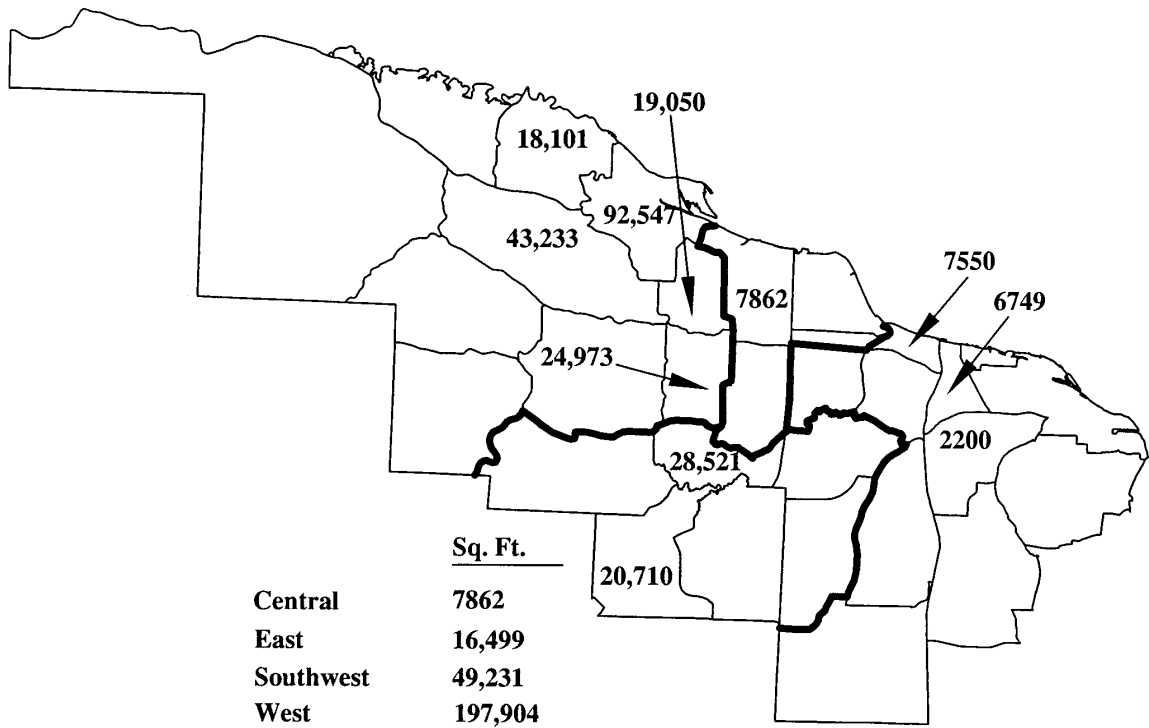
Project	Location	Sub-area	Sq. Ft.
Centre at Ten (bank)	12921 Cantrell Road	west	60,000
Acxiom corporation	15900 Arkansas System Drive	west	26,732
LR Wastewater	11 Clearwater Drive	southwest	25,000

Office Activity

New Office Activity



New Office Activity



Office Vacancy Rate

Vacancy Rates are based on 2004 data furnished by *Arkansas Business – 2004 Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2004 Lease Guide* includes listings on 218 office properties within Little Rock. This is a decrease of eighteen from last years report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

Arkansas Business found that the metropolitan occupancy rate firmed-up a little in 2004 rising to 84.3% from 83.2%. This is after two years of two-percentage point drops in the occupancy rate for the region. The annualized occupancy rates for the Little Rock sectors (shown below) have experienced varying changes.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,087,865	78%
Central	2,270,284	88.6%
Southwest	502,106	89.9%
West	3,436,882	87.1%

The occupancy rates for the east and west sub-areas were steady, changing less than half a percent. The central sub-area weakened dropping five percentage points to 88.6% occupancy. The southwest sub-area shows a significant increase in the area included in the report and the occupancy rate improved 17 percentage points. All the sub-areas except the east sub-area are showing occupancy rates better than the regional, from 87 to 89.9 percent compared to 84.3 percent. The southwest sub-area with only around 500,000 square feet reporting is the most subject to fluctuations in occupancy rate. In 2003 a drop of 17 percentage points occurred, which totally recovered in 2004.

A few new office projects came on-line in 2004 with several more to be completed over the next year or two. Most of these new office buildings are in the west or east (near Downtown) sub-areas. Some of this new construction has been current lessees building their own building, which resulted in vacant space in existing buildings. At the same time the new building often has additional space, the owner hopes to lease to help increase their income.

Commercial Activity

The total of new commercial construction added in 2004 amounted to 529,251 square feet of commercial space. This represents a decrease of 45% in square footage added from that in 2003. Construction values fell 3.6% from 2003. In 2003, \$35,555,179 construction dollars were permitted compared to \$34,259,001 in 2004. The number of projects permitted increased 23% from that in 2003 (32 projects versus 26 projects in 2003). These figures indicate projects in 2004 were significantly smaller in size but only slightly lower in valued from that in 2003.

No one project in 2004 was greater than 100,000 square feet. Of the nine projects over 25,000 square feet, five were mini-storage developments. These mini-storage developments occurred in all sub-areas during 2004. The largest non-ministorage project was a Ford Dealership, which plans to relocate from University Avenue to I-430 and Colonel Glenn Road. There were two retail shell centers in the west sub-area. These were the only purely retail commercial developments over 25,000 square feet in 2004. The other remaining non-ministorage project was an office/warehouse showroom development at Colonel Glenn Road and I-430 for a Trane Air-conditioning facility.

Building Permits – Commercial

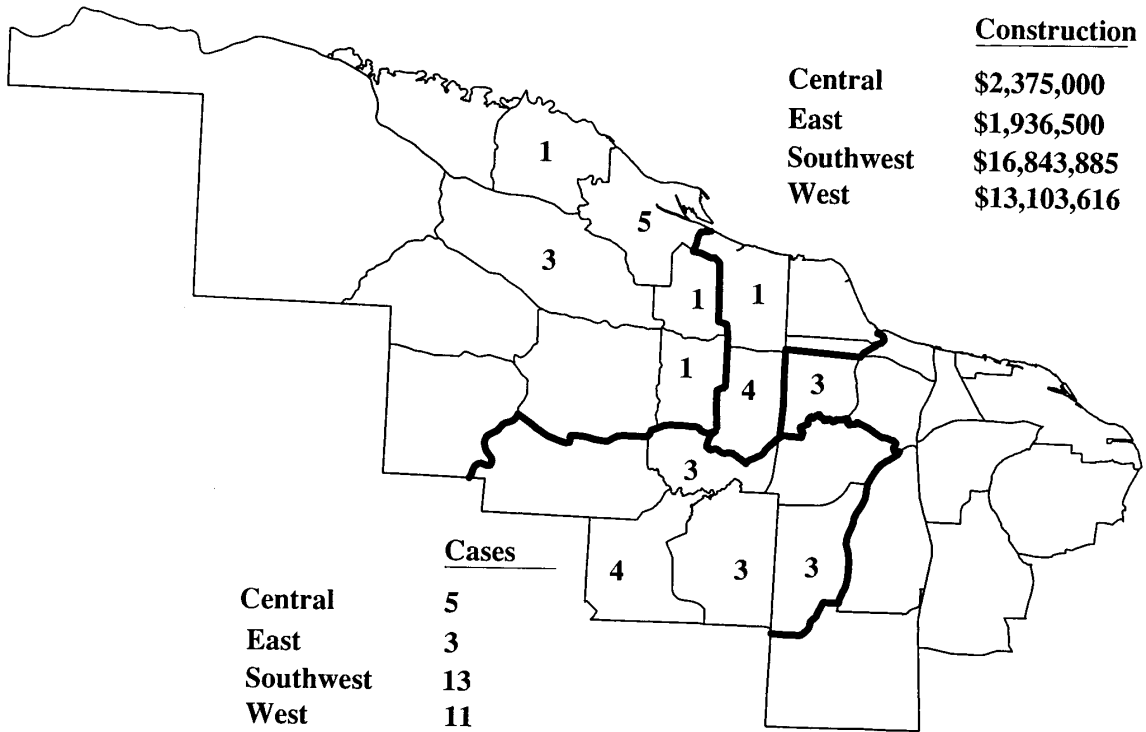
Year	Permits	Sq. Ft.	Cost
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001

Commercial Projects Permitted in excess of 20,000 square feet

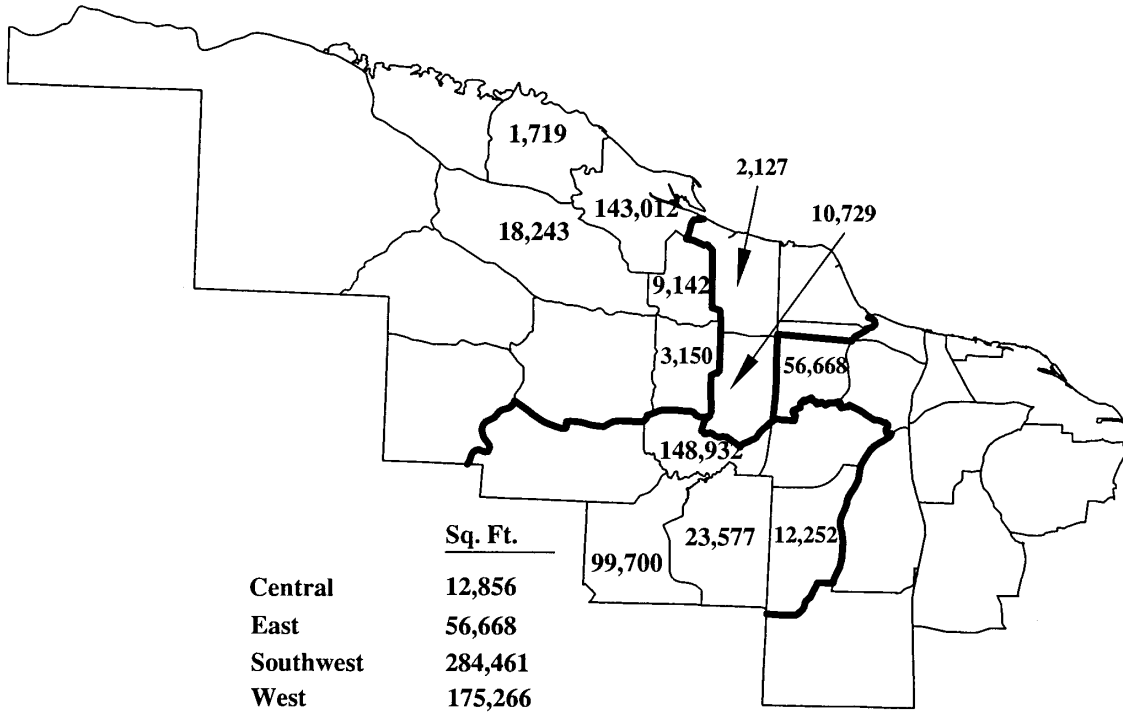
Project	Location	Sub-area	Sq. Ft.
Northgate Mini-storage	2010 S. University	central	89,000
Shell Retail/Mini-storage	16101 Cantrell Road	west	83,790
Landers Ford	10825 Colonel Glenn Road	southwest	73,000
Trane Office/warehouse	19 Colonel Glenn Plaza	southwest	60,000
Lock N Load Mini storage	10902 Stagecoach Road	southwest	57,300
AA Storage	5700 W. 10th	east	53,548
Shell retail/Centre at Ten	12911 Cantrell Road	west	40,000
Dogwood Crossing	5507 Ranch Drive	west	33,000
Stagecoach Mini-storage	8015 Stagecoach Road	southwest	28,000

Commercial Activity

New Commercial Activity



New Commercial Activity



Commercial Vacancy Rate

The occupancy rate information provided is based on 2004 data furnished by *Arkansas Business Lease Guide 2004*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. The regional occupancy rate improved to 85.5% in 2004 from 82.6% in 2003. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	991,800	78.5%
Central	2,163,619	79.9%
Southwest	293,969	57.8%
West	2,706,152	87.6%

The east and central sub-areas showed slight an improvement in occupancy rates (points) in 2004. This was with a 51.3 percent increase in the area reported in the survey for these sub-areas. The west sub-area continues to be the only sub-area at or above the regional occupancy level, 87.6 percent in 2004 to the region's 85.5. The east and central sub-areas have improved at a similar rate to that of the region, but at a current level of 78.5% and 79.9% respectively. The southwest sub-area dropped about 13 percentage points, with an area decline of over 50%. This sub-area is by far the worst performing.

The central and west sub-areas continue to have most of the retail – approximately 79.1 percent. Therefore, the changes in these two sub-areas will guide the numbers for the City as a whole. The most interesting change reported by this year's figures is the continuing increase in reported leasable space in the east sub-area with an improving occupancy rate for this sub-area. With the large swings in both area reporting and occupancy rates it is not possible to determine for sure what is happening in southwest sub-area.

Industrial Activity

A total of 113,142 square feet of industrial projects was permitted during 2004 in the city. This represents an 18.2% decrease over the square feet permitted during 2003. The total number of projects increased by a third or two projects from 2003 levels. The value of new construction fell 75.2 percent from \$10,650,090 in 2003 to \$2,642,000 in 2004. While the number of projects remained at a moderate level, the square footage and value added remained low. This is in large part due to the fact that the industrial structures added in 2004 were generally accessory uses in larger developments.

During the previous year, the east sub-area permitted the majority of the industrial projects. The east and southwest sub-areas accounted for all but one of the new industrial projects. The east sub-area accounted for 80.7 percent of the area added with the southwest sub-area adding approximately 15 percent of the area in 2004. The east sub-area accounted for most of the value added with \$1,742,000 or 65.9 percent of the total value added. All three of the largest industrial projects permitted were in the east sub-area. They included a new metal warehouse, a warehouse for Sol Alman recycle center on 9th Street and a new lumber warehouse for Kaufman Lumber on Asher Avenue.

Building Permits – Industrial

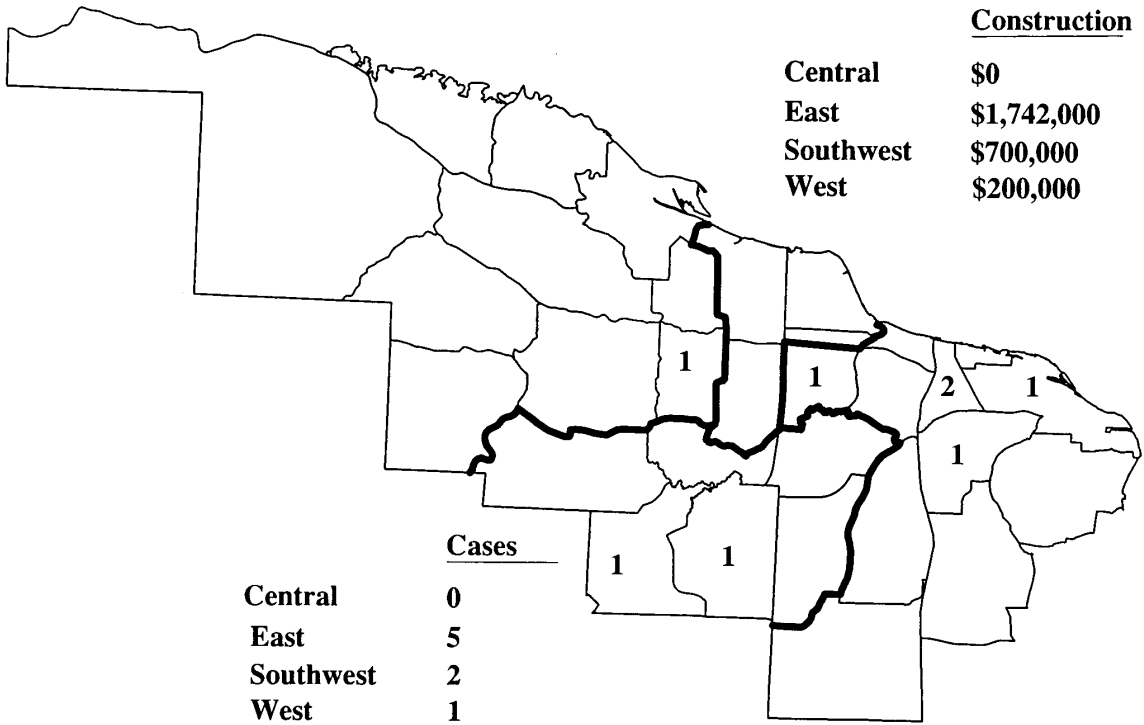
Year	Permits	Sq. Ft.	Cost
1994	6	91,288	\$2,042,624
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000

Industrial Projects Permitted in excess of 15,000 square feet

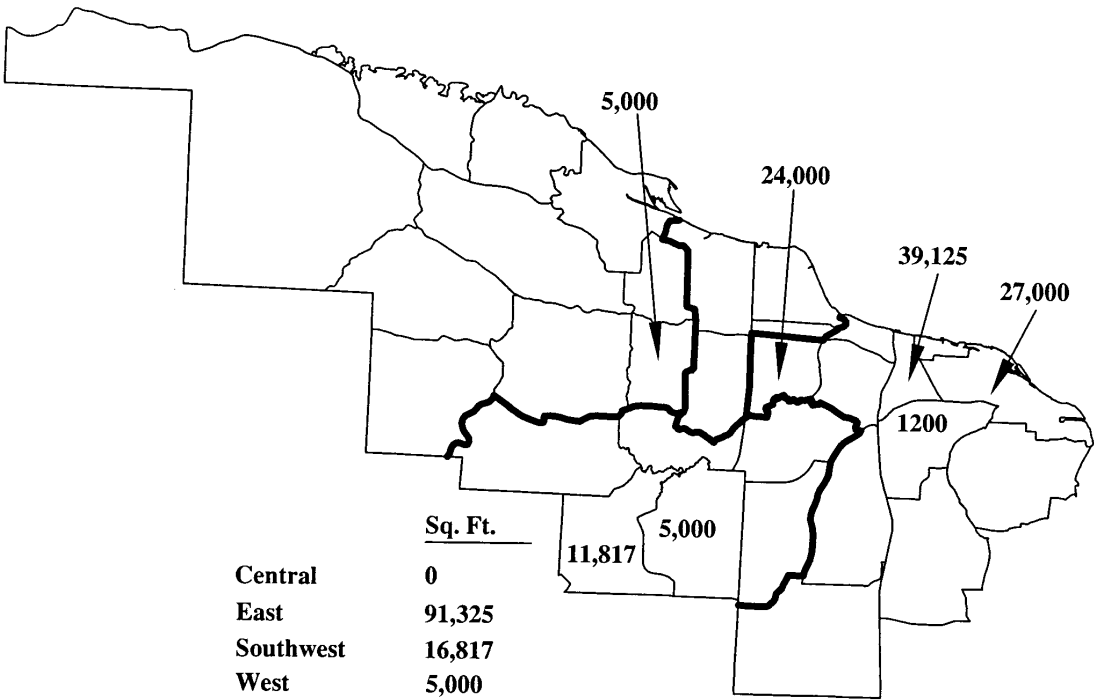
Project	Location	Sub-area	Sq. Ft.
Metal Warehouse	8914 Fourche Dam Pike	east	27,000
Sol Alman	1300 E. 9 th Street	east	26,000
Kaufman Lumber	5100 Asher Avenue	east	24,000

Industrial Activity

New Industrial Activity



New Industrial Activity



Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2004 *Arkansas Business Lease Guide*, the amount of space reported is approximately the same for the southwest sub-area. However the east sub-area is reporting 33.7 percent less area, the central sub-area reported 38 percent less area, and the west sub-area is reporting 93.6% less area. There has not been building nor demolition activity to account for these changes. It is reasonable to assume that some projects reported in 2003 were not reported in the 2004 *Lease Guide* while others may have been added.

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	990,651	65.1%
Central	340,936	85.1%
Southwest	2,018,834	63.6%
West	370,305	82.9%

As with the area, fluctuation the occupancy rates for 2004 shows significant differences. However due to the changes, not explained by building or demolition activity, the occupancy rate changes from last year have less meaning. The east sub-area experienced little change in occupancy — a one-percentage point weakening, with a drop in area of a third. This sub-area continues to be the second weakest at just under two-thirds occupied. The weakest occupancy is the southwest sub-area falling to 63.6% from 76% and the area included in the survey remained almost constant (0.02% change). The west sub-area showed the most improvement – twenty percentage points, however the area included dropped over 40%. This could explain the occupancy improvement. The central sub-area continues to have the best occupancy rate, though falling to 85% from 91%. But here again the area not included this year is almost a 40% decline.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The 2004 *Lease Guide* includes listings on 47 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted three annexations, totaling 377.24 acres in 2004. The largest was the “Dyke Annexation” with over 363 acres. This property requested annexation so that it could be developed into a residential subdivision at an urban density. This annexation brought no people into the City. There has been a proposal for a residential subdivision of some 726 homes on this land. The Dyke annexation is in the southwestern section of Little Rock (Planning District 17 – Crystal Valley) between Crystal Valley and David O’Dodd Roads.

The “Hatcher Annexation” brought in 11.97 acres and was initiated to get fire service for the Hatcher’s home. This annexation increased the City population by 5 people. This land is developed with one home and is located in the northwest section of Little Rock (Planning District 1 – River Mountain) near Pinnacle Valley and Cantrell Roads. The third annexation in 2004 was the “George Island Annexation” which brought in two homes and four people. This 2.11-acre annexation was requested to get City services with the idea of future redevelopment to non-residential uses. The land is in the northwest section of the City of Little Rock (Planning District 20 – Pinnacle) near Chenal Parkway and Cantrell Road.

With the acceptance of these areas, the current city limits of Little Rock expanded to 119.477 square miles. This is an increase of approximately 0.5% from 2003, 1.26% from 2000 and 11.79% from 1990 in total square miles of the City. Areas presented in the table are based on the area generated using legal descriptions for each area.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over. Little Rock’s growth in area during the mid- 1980s and 1990s followed a similar line as that from the mid-1940s to mid-1950s and the early 1960s to the mid-1970s.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1970	3	1291.881	50.933
1971	4	68.495	51.040
1972	7	196.349	51.347
1973	10	456.226	52.060
1974	4	708.133	53.166
1975	10	430.023	53.838
1976	7	67.415	53.943
1977	8	1514.043	56.309
1978	29	2369.991	60.012
1979	41	12526.042	79.584
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. This indicates a majority of development activity will likely occur in the west and southwest sub-areas of the city. In the central sub-area had two cases with just over 6 acres involved, while there were five cases in the east sub-area with approximately 70 acres involved.

The most activity was in the west sub-area with 19 cases. The southwest sub-area was next most active with 18 preliminary plat cases approved by the Planning Commission. The west sub-area had half again the activity of the next sub-area with over 302 acres in 19 plats, while the southwest sub-area activity involved 224 acres in 18 cases.

The central and east sub-areas are for the most part developed leaving little opportunity for platting activity. This area has been developing over the past fifty years. The west sub-area (west of I-430) did not begin to develop until the 1960's.

The number of approved preliminary plats increased from 30 in 2003 to 44 in 2004. The total acreage in 2004 was basically the same 624.2 to 621.1 acres. Non-residential activity experienced a significant increase in cases, increasing over 200 percent from 6 to 19 cases. The total non-single family acreage platted went from 51.25 acres to 338.8 acres (a 558 percent increase). All types nonresidential acreage platted increased markedly: commercial acreage increased 133 percent from 33 to 77 acres, with office increasing by 500 percent and industrial increasing 400 percent. However, residential platting activity saw a slight increase from 24 plats to 25 plats, a 4 percent increase. Multi-family stayed at 1 plat with the acreage increasing from 6.3 to 17.1 acres. Single-family acreage fell from 572.7 acres to 282.2 acres. Residential lots fell from 1183 approved in 2003 to 803 residential lots approved in 2004. This is a 32.1 percent decrease in the number of lots platted.

The majority of the single-family residential approved preliminary plat cases were located in the west sub-area (14 cases) and 45.7% of the acreage was located in the west sub-area. The second most active sub-area was the southwest sub-area, experiencing 7 cases however this sub-area accounted for the most area included in the plats at 145.7 acres (52% of the residential acreage). The central sub-area had two cases and 6.4 acres, while the east sub-area accounted for one case and 1.03 acres.

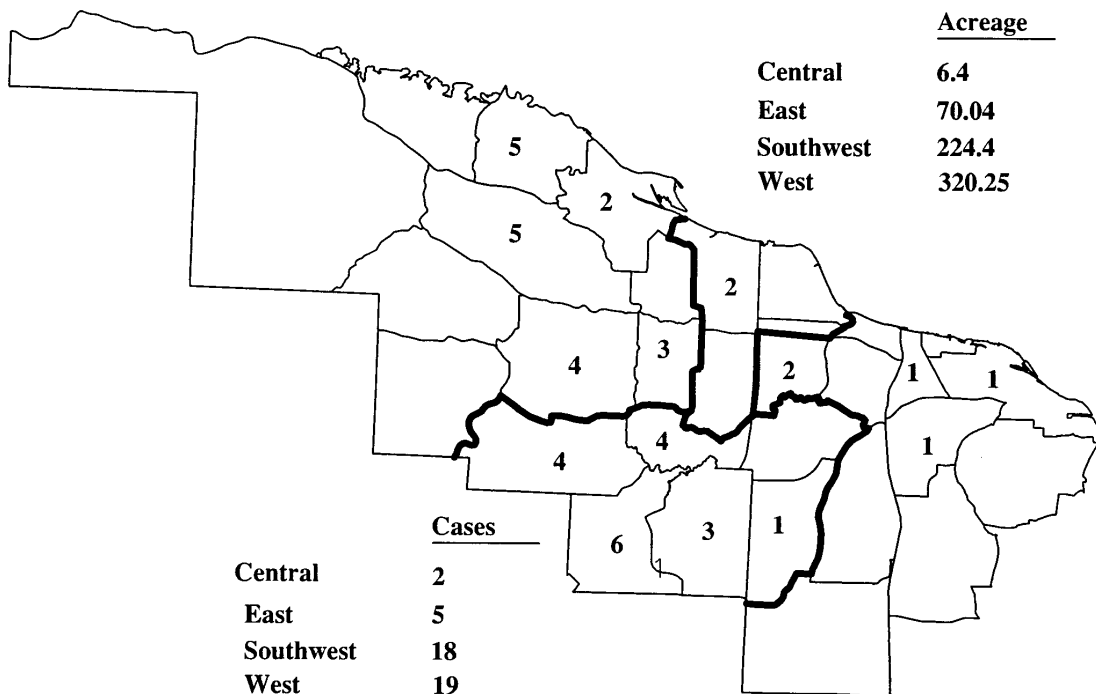
As with single-family plat activity, the west (at 45%) and southwest (at 35%) sub-areas accounted for most of the non-residential plat activity. The breakdown by type of use shows the east-area with three of the four industrial plats. The remaining industrial plat was in the southwest sub-area. Most of the commercial plats, 55 percent (5 cases) and 61 percent of the area (43.4 acres) was in the southwest sub-area with the west sub-area accounting for 3 or a third of the cases. Most of the office activity was in the west sub-area with 5 of the 6 cases and over 145 of the 159 acres. The only multifamily plat was in the west sub-area.

This plat activity shows continued interest in the west and southwest sub-areas for developable areas.

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									2	12.0	10
3									2	6.4	4
7					1	8.53					
9	1	0.32			1	0.73					
11	1	5.51	1	8.13					1	6.75	28
12	1	13.2	1	12.8					2	72.48	225
14	1	2.03									
15	1	13.53							2	15.9	59
16	2	14.66			1	22.49			3	57.31	180
17									4	61.48	158
18			1	5.56					3	16.64	50
19	1	16.95	1	120					3	13.3	34
20	1	4.95	2	12.91			1	17.13	1	18.94	53
24									1	1.03	2
25					1	59.43					
Total	9	71.15	6	159.4	4	91.18	1	17.13	24	282.23	803

Approved Preliminary Plats



Final Plat Activity

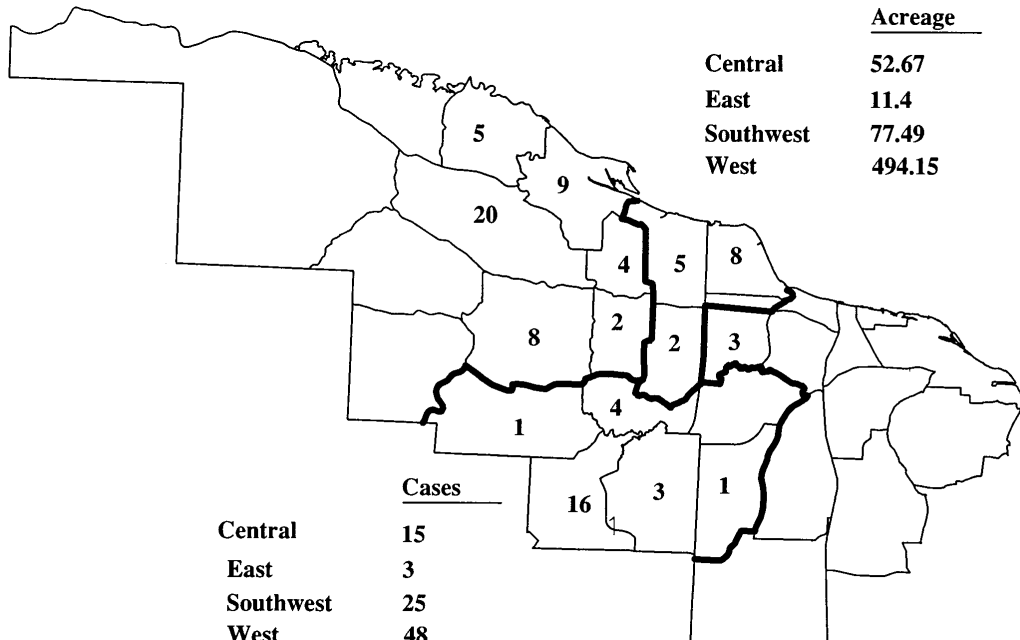
The number of final plats increased during 2004, as did the acreage from the 2003 rates. In 2004, 91 cases for a total of 635.71 acres were final platted. This is compared to 86 cases and 427.73 acres in 2003 representing a 5.8% increase in cases and a 48.6% increase in acreage.

Signed final plat activity has been concentrated in the west sub-area with 48 final plats recorded with 494.15 acres. The central and southwest sub-areas each had 15 and 25 cases, respectively. The acreage platted in the central sub-area was 52.67 acres while 77.49 acres was final platted in the southwest sub-area. The west sub-area represented 52.7% of the cases and 77.7% of the area final platted in 2004. The table and maps indicate more specifically the Planning Districts where the strongest activity is occurring.

Activity in the west sub-area decreased in cases from 58 to 48, but increased 42.4% to 494.15 acres in area. The southwest sub-area likewise doubled in activity to 25 cases and almost doubled in area. The central sub-area went from 13 cases to 15, a drop of 15%. The east sub-area saw no change in the number of cases. But all sub-areas experienced more area involved in final plats.

Plan Dist.	Final Plat	
	cases	acres
1	9	34.85
2	4	6.62
3	5	47.44
4	8	3.2
9	3	11.4
10	2	2.03
11	2	9.05
12	4	9.05
14	1	0.66
15	3	8.09
16	16	54.29
17	1	5.4
18	8	168.74
19	20	258.13
20	5	16.76
Total	91	635.71

Approved Final Plats



Zoning Activity

In 2004 there were 29 cases with a total of 226.99 acres, an increase of seven percent from the 27 cases approved in 2003, while the area affected dropped 33.8% from 343.14 acres. The City saw little change in the number of approved cases increasing two however there was a significant acreage reclassified drop of a third. The west sub-area accounted for most of the area rezoned (62.1 percent) with over 88 percent of the land reclassified also in this sub-area. The remaining three sub-areas each had 3 or 4 cases and the sub-area with the next largest area of reclassification (east) represented only 6% of the area rezoned in 2004.

The majority of the cases (75.78%) and area (72.8%) were reclassifications to either commercial or office. Office represented 41.3 % of the cases (2 more than commercial) but the area was equally divided between the two (36.4% each). The commercial cases were scattered among the districts of the west and southwest sub-areas, with one district having more than one case. However the land area involved was concentrated in one case in the I-430 district. This one case involved 75% of the commercial land and 57.6% of the office acreage in 2004. The residential reclassifications were in the west, central and east sub-areas. The multi-family cases (two) were, one in the west and one in the central sub-area. While the single family cases were distributed two in the east and three in the west.

Planned Zoning District (PZD) activity remained steady during the 2003 and 2004 reporting periods with 70 and 71 approved cases respectively. During 2003, 70 cases were approved as PZD's for a total of 310.3 acres. During 2004 there were 71 cases and 460.6 acres approved. This is an increase of 1.4% in the number of cases and 48.4% in the area involved.

The west sub-area each captured 49% of the approved PZD cases of the City. The central and southwest sub-areas followed with approximately 19.7% and 18.3% of the cases respectively. The east sub-area captured 12.7% of the PZD activity. Acreage distribution by percentage indicates the west sub-area accounted for almost 67.4%, southwest sub-area 11.9%, the central sub-area 13.4% and the east sub-area 7.3%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2004 there was an increase (excluding the two city rezonings) in both cases and area reclassified. Figures show an increase of 3.1 percent in cases from 97 to 100 and a 5.3 percent increase in area reclassified from 653.14 to 687.56 acres.

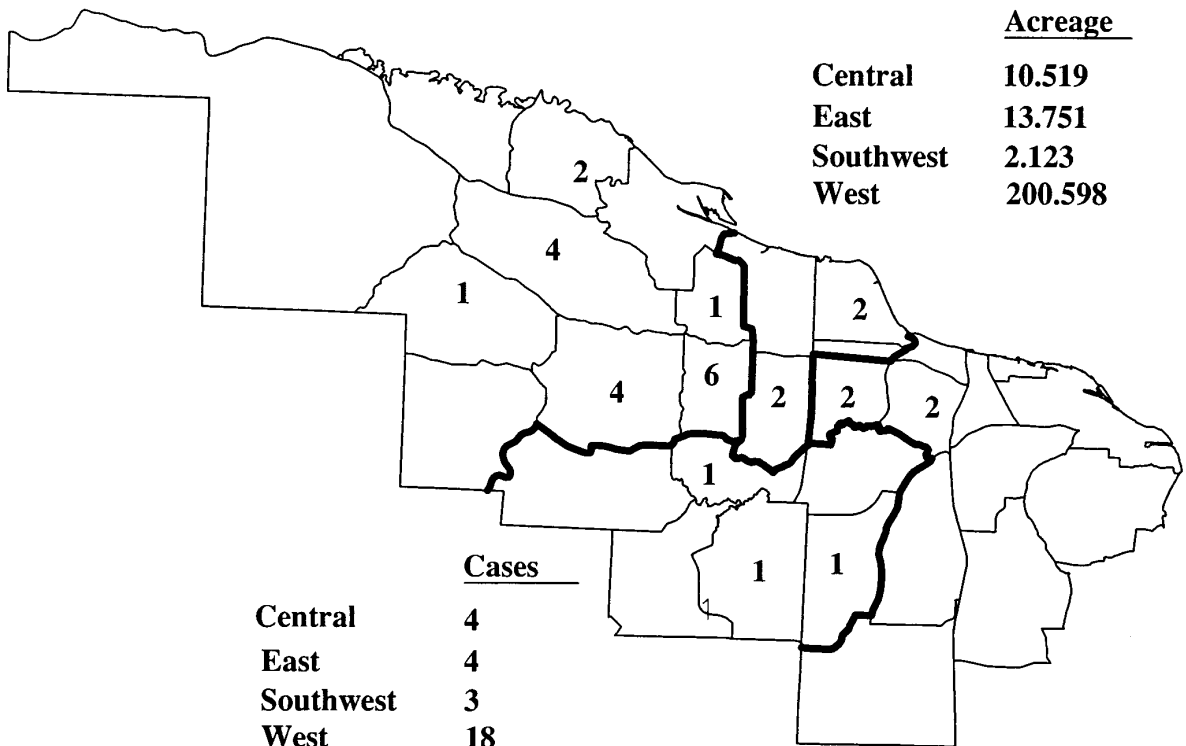
The table and map of rezoning and PZD approved cases show the areas most likely to develop in 2005 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area where 53% of the cases occurred and 74.3% of the area was located in 2004. Based on reclassification activity some future growth or redevelopment is likely in each of the other sub-areas but none close to the intensity of the west sub-area.

Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
2	1	2.42								
4	1	0.214			1	0.155				
8			2	13.04						
9							2	0.711		
10			2	10.15						
11	1	62.4	5	47.5						
12	1	1.08								
14	1	0.73								
15	1	0.313								
18	1	5.673	1	1.575			2	5.1		
19	1	5.8	1	8.3	1	26.67	1	29.26		
20	1	1.73	1	1.97						
21	1	2.2								
Total	10	82.56	12	82.535	2	26.825	5	35.071	0	0

Approved Rezonings

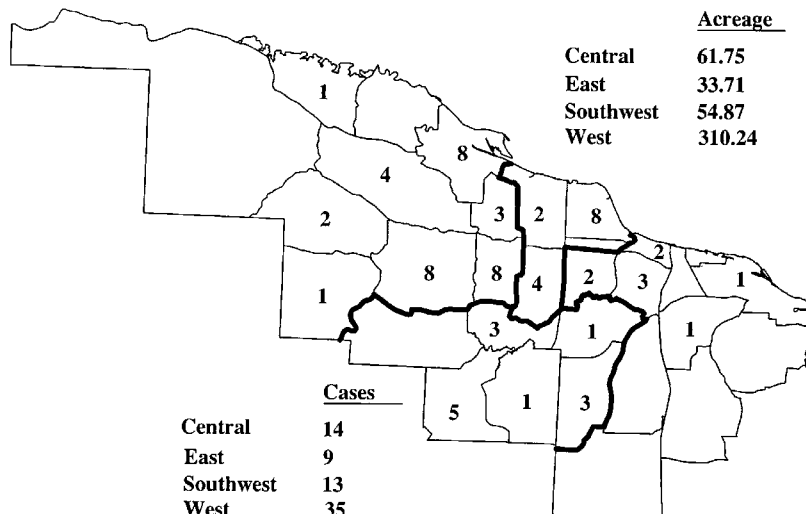


Zoning Activity

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	6	48.87	1	5			1	1.85
2	1	0.43	1	4.5			1	18.47
3			1	14.9			1	0.32
4	2	10.75	2	2.29			4	4.61
5	1	4.26					1	0.16
8	2	1.5					1	0.22
9	1	0.32	1	0.25				
10	2	10.29	1	12.69			1	5.9
11	2	8.74	4	45.35	1	13.16	1	21
12	1	3.63	2	16.53				
13					1	8.86		
14	1	1.3			1	3	1	0.16
15	1	1.17						
16	5	20.22						
18	5	31.75	1	0.65			2	15.19
19	1	1.3	2	3.84			1	72
21	2	6.49						
22			1	5				
24							1	11
25					1	16		
29	1	6.65						
Total	34	157.67	17	111.0	4	41.02	16	150.88

Approved PZD's



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