

2011 Urban Development Report

**Planning and Development Department
City of Little Rock**

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Ward 2	Ken Richardson
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Lance Hines
Ward 6	Doris Wright
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Gene Fortson
Position 10	Joan Adcock

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River Market Design

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Historic District Commission - 2011

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Randy Ripley
Chris Vanlandingham
Julie Wiedower



City of Little Rock

Department of Planning and Development

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**Planning
Zoning and
Subdivision**

February 10, 2012

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$2,049,744 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts.

In 2011, staff began working on the implementation strategy for the citywide Preservation Plan as well as continuing work on Main Street redevelopment studies and revision of the bicycle sections of the Master Street Bike with the Bike Friendly Community Committee. In addition, the Department worked on the revisions to City Wards based on the 2010 Census.

Development information and trends follow in this report. Please contact the Department of Planning and Development at anytime, if you have questions and need additional information.

Sincerely,

Tony Bozynski, Director
Planning and Development

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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				
	2011	2010	2009	2008
Permits Issued	3,859	3,832	3,690	3,971
Inspections	2,693	2,972	3,049	4,023
Violations	551	740	718	860
Fees	\$887,608	\$871,856	\$967,576	\$1,055,332
Plumbing				
	2011	2010	2009	2008
Permits Issued	1,990	1,986	2,166	2,770
Inspections	3,839	3,910	5,073	5,017
Violations	497	518	479	689
Fees	\$270,351	\$224,398	\$251,896	\$329,238
Electrical				
	2011	2010	2009	2008
Permits Issued	1,991	1,925	2,065	2,603
Inspections	4,537	4,730	6,383	6,967
Violations	796	800	1,462	1,293
Fees	\$281,367	\$246,453	\$298,225	\$335,572
Mechanical				
	2011	2010	2009	2008
Permits Issued	1,521	1,656	1,599	1,506
Inspections	3,017	2,825	2,837	3,328
Violations	932	938	1,030	1,087
Fees	\$214,839	\$253,482	\$292,940	\$340,913

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 non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects 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 non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

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 non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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 non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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. Utility reconnection releases for natural gas, water and electrical are handled in this section. 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 2011 the Building Codes Division collected over \$2,049,744 in fees including permits, licenses and other miscellaneous charges and performed 14,086 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. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The City of Little Rock received a grant that will be used to offer financial incentives for qualifying Green Building Projects. The program will be effective December 31, 2009 through December 31, 2012 or until funds are exhausted. The program is funded by a grant from the Department of Energy through the 2009 American Recovery and Reinvestment Act.

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated enforcement and removal of several unsafe commercial buildings.

The Division continues to implement the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

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.
- Computer software updated for office and field inspectors

	2011	2010	2009	2008	2007	2006	2005	2004
Building Plans Reviewed	228	543	536	810	901	1147	1368	1495
Construction B.O.A.	0	0	0	0	0	1	0	0
Franchise Permits	14	13	19	36	26	28	26	31

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2011

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

Residential

Park Avenue (University Avenue)
Better Community Dev. (12th Street)
Independent Hotel (8th Street)
Pointe at Brodie Creek (Bowman Road)
Orchards of Mabelvale (Richsmith)
The Villas (Villas Circle)
Good Shepard (Aldersgate)
Christopher Homes of LR (Lanehart)
The Ridge at Chenal (Chenonceau)
Valley Estates at Mabelvale (Mabelvale Pike)

Mercantile

Family Dollar (Chicot)
Jared Jewelers (University Avenue)
Wal-mart (Bowman Road)
Dollar General (Lawson Road)
Kroger (Cantrell)
Kum & Go (Baseline)
Mapco (Colonel Glenn Road)
Wal-mart (Cantrell Road)
Ellis Infinity (Colonel Glenn Road)
Dollar General (Roosevelt Road)
AT&T (University Avenue)
Love's Travel Stop (I-30)
Dollar General (Baseline Road)
Dollar General (Brown Street)
Kroger (Rodney Parham Road)

Educational

Horace Mann (Roosevelt Road)
Lisa Academy (Corporate Hill)
Arkansas Baptist (MLK Drive)

Churches

Macedonia Baptist Church (3rd Street)
First Missionary Baptist (Gaines)

Business

St. Vincent Inf. (University Ave)
Practice Plus (Executive Court)
Entergy (Thibault)
Pediatrics Plus (Aldersgate Road)
Mart Dr. LLC (Mart Drive)
FMC Dialysis (12th Street)
Hatcher Agency (3rd Street)
Boomerang Carwash (Shackleford Road)
BWVP Ventures (Remington)
VPC (Remington)
St. Vincent Health (LaGrande Drive)
Dr. Suri (Rahling Road)
Staley Electric (Fourche Road)
New Office Building (Cantrell Road)

Restaurants

Chipolte (Cantrell Road)
Chow (Rodney Parham)
Cheddar's (University Avenue)
McDonald's (Chenal Parkway)

Factory/Storage

Hugg & Hall (Scott Hamilton)
Lift Truck Service (I-30)
Arkansas Mill Supply (60th Street)
CHI Inc, (Lindsey Road)
Chandler (Seven Acres Drive)
LRDC (Lile Drive)
Coleman Dairy (I-30)

Institutional

LR National Airport (Airport Drive)
Children's Library (10th Street)
Pulaski County Jail (Roosevelt Road)
Little Rock Fire Station (Rahling Road)

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. 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.

2011 Sign Code Statistics

Sign permits brought in \$28,345 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

632 Sign Permits Issued
1676 Sign Inspections and Re-inspections

In 2012, 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.

2011 Plans Review for Zoning, Subdivision and Landscape Requirements

120 Commercial Plans/New or Additions
234 Commercial Landscape Plans and Revised Plans

2011 Other Activities

191 Site Inspections
84 Certificates of Occupancy
53 Grading Permits Reviewed
92 Miscellaneous Permits and Requests

Zoning and Subdivision Division

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 4,000 inspections and re-inspections were performed.

2011 Plan Reviews for Permits

1165 Residential Plans – New or Additions

2011 Privileges Licenses

2223 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2011 Information Inquiries

4534 Request for Sign, Zoning, Enforcement or Licenses

2011 Court Cases

110 Cases – All Types

2011 Citations Issued

38 Cases – All Types

Parking in Yards Ordinance

On March 2, 2010, the Board of Directors passed Ordinance No. 20,231, which created various procedures and regulations regarding the parking of motor vehicles on residential properties. The ordinance had an effective date of June 1, 2010. Enforcement of the ordinance is a joint effort between the staff of this division and the staff of the Department of Housing and Neighborhood Programs. In 2011, staff responded to 710 complaints alleging violation of the new ordinance, resulting in 10 citations.

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2011, 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 2011, the Division and the Planning Commission reviewed 6 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 2011, the Division and the Planning Commission reviewed 9 Subdivision Site Plans, with 8 of the plans being approved by the Planning Commission.

Zoning and Subdivision Division

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 2011, the Commission reviewed 43 Conditional Use Permit applications. Of these, the Commission approved 36 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 2011, the Board heard a total of 74 cases. Of the 74 requests, 68 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) 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 six such appeal cases in 2011.

Rezoning, Special Use Permits, Right-of-Way Abandonments, and Street Name Changes

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 2011, the Planning Commission reviewed 14 rezoning requests, 2 special use permit requests, 3 proposed right-of-way abandonment requests, and 3 street name changes.

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 2011, Staff reviewed 13 preliminary plats and 54 final plats.

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 2011, 74 Planned Zoning District applications were reviewed, with 55 being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. 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 2011 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated. Division staff completed two in a series of area reviews of the City Land Use Plan (one from Pine/Cedar to I-30 south of I-630, the other north of I-630 between I-430 and downtown). Planning staff reviewed 3 requests for Plan changes in 2011. Of these, the Planning Commission forwarded eight to the Board of Directors.

Special Planning Efforts

Staff provided support and assistance to the Bike Friendly Committee (Bike Plan update, etc) and Main Street Implementation committees. As part of this effort an amendment to the Master Street Plan for a new Bike Plan was presented to the Planning Commission and Board of Directors. Division staff worked with the Manager's Office to develop revisions to the City of Little Rocks Wards as a result of population changes from the 2010 Census.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2011, the Historic Commission approved 6 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic Commission approved six requests for COAs within the McArthur Park Historic District. An implementation committee continues to work on the Historic Plan recommendations.

The Midtown Redevelopment Advisory Board has been and continues to monitor activity with the Redevelopment District. The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District.

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 data related to future land use, zoning and structure changes (addition or removal) continues for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents.

2011

**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 2011 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. 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 2011.

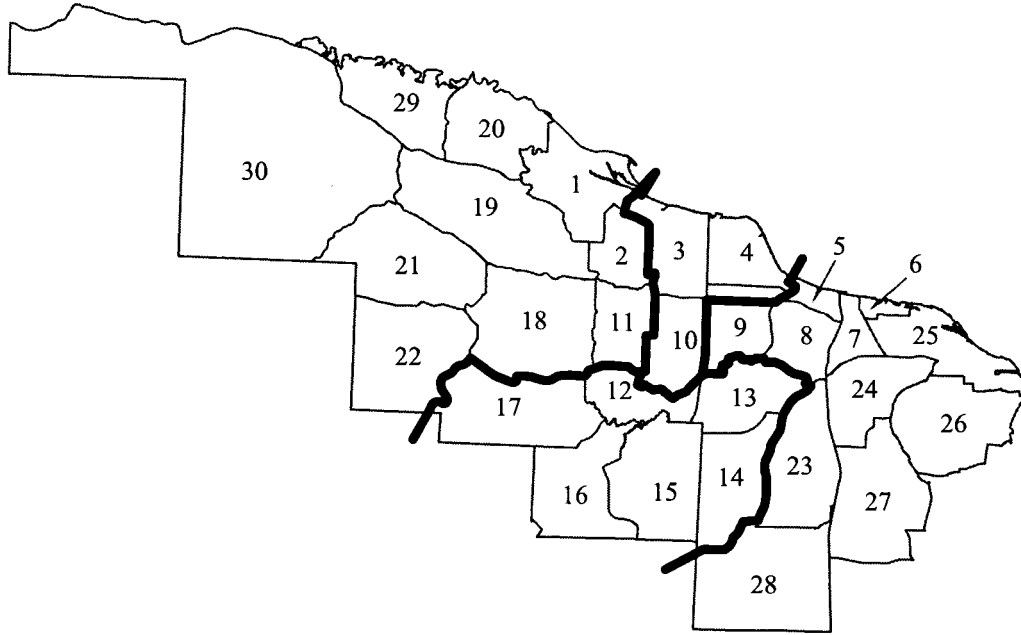
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts 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.

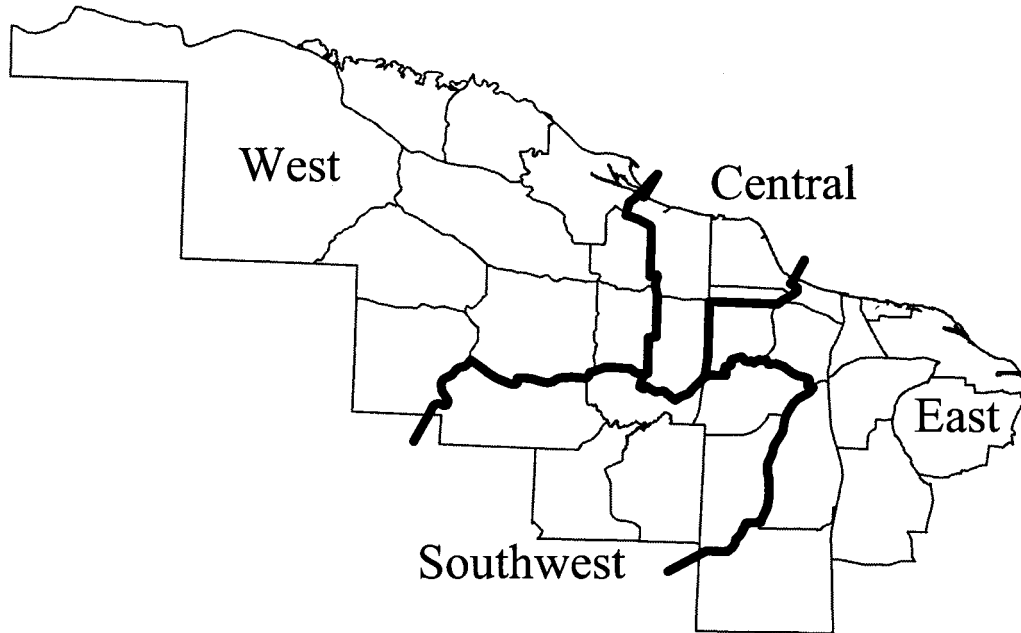
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street 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

2011 Population Census count – 193,130

New Construction

486 permits; up 25.9% from 386 in 2010

Single-Family Housing

328 units; down 3.8% from 341 units in 2010
\$198,997 avg.; up 2.8% from \$193,473 in 2010

Multi-Family Housing

1023 units; up 154.5% from 402 units in 2010

Residential Renovations/Additions

837 permits; up 2.1% from 820 in 2010
\$36,125,008 construction dollars; up 17.6% from \$30,705,875 in 2010

Demolitions

235 residential units; up 44.2% from 163 in 2010

Office

166,787 square feet; up 151.9% from 66,224 in 2010
\$18,512,815 construction dollars; down 10% from \$20,572,684 in 2010

Commercial

165,749 square feet; down 60.9% from 423,700 in 2010
\$19,627,293 construction dollars down 0.9% from \$19,806,111 in 2010

Industrial

27,549 square feet; down 80.7% from 142,781 in 2010
\$2,559,707 construction dollars; down 78.2% from \$11,728,357 in 2010

Annexations

One annexation for 1.46 acres, compared to 1 annexation totaling 80.24 acres in 2010

Preliminary Plats

198 residential lots; down 2.9% from 204 lots in 2010
216.48 total acres; down 29.5% from 306.73 acres in 2010

Final Plats

54 cases; up 3.8% from 52 cases in 2010
212.2 acres; down 1.8% from 216.12 acres in 2010

Rezoning

13 cases; down 27.8% from 18 cases in 2010
98.63 acres; down 25.8% from 133 acres in 2010

PZD's

55 cases; down 22.5% from 71 cases in 2010
272.8 acres; down 32.5% from 403.98 acres in 2010

Population Growth and Estimates

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 (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth has been in the west and southwest parts of the City. The east and central 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. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

The construction sector continues to be at historic lows, for the fourth year. The City of Little Rock uses the 'small area' method to produce a population estimate for the City. This method produces an estimate of 193,130, which is a slight decline in population for 2011. A change in 400 people or two-tenths of a percent is basically 'no change'. There has been a return in multi-family activity during 2011. This should have some impact on the 2012 and 2013 estimates.

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%
2010	193,524	5.67%
2011	193,130	-0.2%

For those who will be using the Bureau's new estimates that replace the Long Form – the ACS (American Community Survey), care should be used since the numbers are based on an estimate, which has proven to not always be accurate. ACS numbers should be compared to other ACS numbers to see trends and changes in the area's profile (if any), and not compared to actual count years. The annual estimate from ACS for Little Rock shows a lower number than that produced by the City. However the 3-year estimate (with a lower error rate) is close to the number produced by the City for the same time period. Little Rock's estimate for population is within the error range of the Bureau's estimate for Little Rock (though at the upper end).

Construction Activity

During 2011, the total number of new construction permits issued was 100 permits more than that issued in 2010. In 2011 there were 486 permits issued for a total of \$206,577,601 construction dollars. New single-family construction declined by 3.8% (13 units) over that issued in 2010. The average construction cost of single-family homes increased 2.8% to \$198,997.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	16	\$392,382	0	0	16
2	0	\$ 0	0	0	0
3	3	\$245,333	0	0	3
4	11	\$559,455	0	0	11
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	6	\$106,545	0	0	6
9	19	\$111,555	5	10	29
10	4	\$108,188	0	0	4
11	8	\$96,769	20	108	116
12	41	\$99,171	5	21	62
13	0	\$0	0	0	0
14	0	\$0	0	0	0
15	5*	\$99,840	5	146	151*
16	32	\$106,062	0	0	32
17	6	\$226,667	0	0	6
18	57	\$260,260	12	241	298
19.1	81	\$218,393	42	343	424
19.2	15	\$262,067	0	0	15
20	4	\$180,000	12	134	138
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	20	\$82,203	10	20	40
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	328*	\$198,997	111	1023	1351*

Note: Planning District 15, one unit moved-in – manufactured home on single lot

Construction Activity

Permits for non-residential projects increased by thirteen to 47 permits. The number of commercial permits almost doubled to 23 permits with the area added decreasing 60.9 percent to 165,749 square feet. Office permits more than doubled to 15, with an area of 166,787 square feet or an increase of 151.9% from 2010. For Industrial, there were half the permits, dropping to 2, and a 80.7% decrease to 27,549 square feet. There were five less Public/quasi-public projects permitted in 2011 declining to 7 projects.

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	2	10,262	1	8940	0	0	0
2	1	176	0	0	0	0	2
3	4	48,096	0	0	0	0	0
4	0	0	0	0	0	0	0
5	1	1610	0	0	0	0	1
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	0	0	0	0	0	0	1
9	2	12,600	0	0	0	0	2
10	1	1800	0	0	0	0	0
11	1	3142	1	3600*	0	0	0
12	3	39,562	3	27,519*	0	0	0
13	1	1950	1	3200*	0	0	0
14	1	9100	1	20,400	0	0	0
15	2	5588	1	3400*	0	0	0
16	1	9200	0	0	0	0	0
17	0	0	0	0	0	0	0
18	1	10,046	1	20,000*	0	0	0
19.1	0	0	3	55,923*	0	0	1
19.2	1	4217	1	17,760	0	0	0
20	0	0	1	3929*	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	2116*	0	0	0
25	1	8400	0	0	2	27,549	0
26	0	0	0	0	0	0	0
	23	165,749	15	166,787	2	27,549	7

*Includes Office/club house for Multifamily development

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2011. Only one month, January, did not report activity at or below the bottom for that monthly average (over the last two decades). January reported activity that was consistent with an average to good activity month for January. The first quarter saw the best activity with almost 32 units per month permitted. The other quarters all averaged from 24 to 27 homes permitted per month. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
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
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997

Multi-family			
Year	Permit	Units	Cost
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958

2011 was an active year for multi-family permits. There were ten developments permitted, several are designed for mature/elderly populations. The developments are in the east, southwest and west sectors of the City. The large complexes were permitted in the west sub-area. Two of these developments are in the Chenal District and one in the Ellis Mountain District. This was the largest increase in multifamily units since 2004 with as many units added in 2011 as in the last three years combined.

Residential Housing Construction Values

The east sub-area experienced a significant increase in units as a percentage, 48.3% of all units added in 2011. This number of units represents 13.1% of all the new houses and is on the high end historically for this sub-area. The relative high number is explained primarily to the efforts of the City of Little Rock to rehab and construct new housing in this area. The effort is funded via a federal NSP2 grant.

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The southwest sub-area normally ranges from 80 to 120 units. In 2011, 84 units were added in the southwest sub-area, the same as that in 2010, remaining at the low end of the normal range. The west sub-area continued to dominate the market with 54.9 percent of the new units (180). The Chenal Valley District leads the way with 81 units or 24.7 percent of all new homes. In 2011, 180 units were permitted, down 17 units or 8.6% from 2010. For the fourth year this is 150 to 200-units below the 'normal' level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2011, 328 single-family units were added. For the fourth year the level of activity for 2011 remains low, there are no signs yet of a return to 'normal' levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
	East	Central	S-west	West
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5%	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
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%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 2.87% or \$5524 from that in 2010. The average unit value in 2011 was \$198,997 compared with \$193,473 in 2010. 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 89 units constructed below \$100,000, 112 units constructed in the range of \$100,000 to \$199,999, 109 units constructed in the range of \$200,000 to \$399,999, 10 units constructed in the range of \$400,000 to \$599,999 and 8 units above \$600,000.

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	2	1	12	1	0	16
2	0	0	0	0	0	0
3	0	0	2	1	0	3
4	5	1	4	1	0	11
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	3	3	6
9	0	0	0	15	4	19
10	0	0	0	1	3	4
11	0	0	0	1	7	8
12	0	0	1	10	30	41
13	0	0	0	0	0	0
14	0	0	0	0	0	0
15	0	0	0	3	2	5
16	0	0	1	13	18	32
17	0	0	4	2	0	6
18	0	2	38	16	1	57
19.1	1	6	33	41	0	81
19.2	0	0	12	2	1	15
20	0	0	2	2	0	4
24	0	0	0	0	20	20
25	0	0	0	0	0	0
Total	8	10	109	112	89	328

The \$100,000 to \$200,000 construction value range remained the dominant grouping with 34.1% of the housing, an additional 33.2% was in the \$200,000 to \$400,000 range. It should be noted that the \$100,000 to \$200,000 range had the largest drop in homes built in the range, falling to 59 homes or a 34.5% drop. Only the below \$100,000 and \$200,000-\$400,000 groupings have increases with the below \$100,000 group having the greatest increase, 40 units or 81.6% increase.

The Chenal Planning District continues to have the most of the higher end homes built, 38.8 percent (7 units) of all the structures permitted over \$400,000 and none of the units permitted at a value under \$100,000. The Heights/Hillcrest District accounted for 33.3% (6 units) of those structures with a value over \$400,000. The central sub-area had the highest average value at

Residential Housing Construction Values

\$365,024. Over half of the units valued at under \$100,000 were permitted in the southwest sub-area, 56.2% (52 units). Three of the lower end homes were in the central sub-area with nine in the west sub-area and 27 in the east sub-area.

The average construction value increased 2.8 percent for the City, however the value in the southwest sub-area decreased \$28,731 (20.6%) to \$110,934. The other three sub-areas increased in value. The central sub-area had the greatest increase in average value by 35.1% or \$94,852. The east sub-area is the lowest value at \$96,549. The southwest sub-area continues to have the next lowest average value at \$110,934. The west sub-area had the second highest average value (\$245,193) as well as the second greatest increase in value \$26,310.

Sub-area	2005	2006	2007	2008	2009	2010	2011
West	\$310,861	\$313,368	\$284,130	\$288,776	\$279,274	\$218,883	\$245,193
Central	\$265,938	\$247,901	\$350,603	\$307,332	\$389,813	\$270,172	\$365,024
Southwest	\$140,532	\$135,558	\$133,735	\$133,770	\$131,014	\$139,665	\$110,934
East	\$115,069	\$113,480	\$117,198	\$127,719	\$121,094	\$94,727	\$96,549

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2011, single-family reinvestment totaled over \$23.2 million dollars. The central sub-area had the greatest number of single-family permits issued in 2011 with 240 (34% of all the projects for 2011).

The central and east sub-areas accounted for 63.6% of the single-family permits issued. With approximately \$13.6 million of the \$23.2 million dollars (or 58.6%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market.

The east sub-area accounts for 34.8% of the permits for renovations and 21% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 30.4%, however this sub-area had the greatest number of dollars spent (31.8% or \$5.4 million). The west sub-area had the highest amount of dollars 35.1% or \$6 million, with 21% of the permits (121). The southwest sub-area had the least dollars (12.1%) or \$2 million and the least permits with 79 or 13.7%.

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 2011, there were about seven of these. Approximately 18 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Chenal Valley and Downtown Planning Districts.

Multi-Family Renovations

The east sub-area accounted for 50.9% of the permits (58) with the second highest amount spent 42.4% (\$5,453,823). The least permits were in the central sub-area with 10 or 8.8%. The southwest sub-area had the greatest amount spent (\$5,828,623), but the second most permits, 29 (25.4%). The west sub-area had 17 permits (14.9%) with a value of \$1,096,800.

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (71 and 49 respectively). Citywide 148 permits were issued for a total of \$6,114,055. The central sub-area accounted for 64.9% (\$3,965,930) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (42 permits and almost \$3.3 million). The second highest number of permits was in the West Little Rock Planning District with 19 and over a half million dollars. In the west sub-area 49 permits were issued for \$1,269,083. The Chenal Districts accounted for 17 with the River Mountain and Rodney Parham Districts accounting for 12 and 9 respectively. The permit value was three quarters of a million dollars in the Chenal District. Overall the average value of permits issued for additions dropped by 23.2 percent or \$12,451.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	12	\$22,899	23	\$30,042	0	\$0
2	9	\$14,319	30	\$27,158	10	\$65,180
3	19	\$30,991	66	\$25,878	3	\$49,253
4	42	\$78,455	67	\$46,693	5	\$68,730
5	0	\$0	4	\$23,313	27	\$157,189
6	0	\$0	1	\$15,000	0	\$0
7	0	\$0	5	\$21,860	0	\$0
8	6	\$47,667	103	\$18,434	25	\$36,086
9	10	\$40,628	94	\$17,396	6	\$48,931
10	7	\$17,000	31	\$13,064	0	\$0
11	6	\$16,667	25	\$14,198	4	\$30,250
12	2	\$4500	10	\$29,634	7	\$2529
13	2	\$21,780	22	\$15,391	0	\$0
14	4	\$10,050	13	\$18,405	10	\$28,150
15	2	\$3500	28	\$30,491	12	\$460,786
16	2	\$4000	5	\$65,812	0	\$0
17	1	\$3000	0	\$0	1	\$15,000
18	4	\$2474	5	\$21,772	0	\$0
19.1	12	\$27,120	22	\$62,165	4	\$81,750
19.2	5	\$80,616	16	\$167,833	0	\$0
20	1	\$27,000	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	\$19,000	2	\$10,750	0	\$0
25	1	\$20,000	3	\$14,150	0	\$0
	148	\$41,311	575	\$29,802	114	\$112,936

Demolition Activity

The net change in residential units for 2011 was an increase of 1117 residential units. The east sub-area had a net loss of 90 single-family units. The central sub-area increased a net of two single-family units. The west sub-area had the largest net increase of 174 residences. The southwest sub-area added a net 57 single-family homes. Nine of the City's thirty planning districts experienced net losses of residential units during 2011. The Boyle Park, Central City, West Little Rock and 65th Street East Districts went from positive to negative in 2011. The Downtown, East Little Rock, I-30, I-630, and Geyer Springs East Districts were negative both years.

The Heights/Hillcrest District went from negative to positive in 2011. The West Little Rock, Central City and I-630 Districts experienced double-digit net loss in the number of housing units (30, 45 and 54 respectively).

Three districts account for almost three quarters of the units removed in 2011 – West Little Rock, Central City and I-630. I-630 District had the most units lost (83 units) or 35.3% of all the units removed in 2011. Twenty-two percent (51 units) of the lost units were in the Central City District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the East Little Rock loss is to make

room for Airport expansion, but the loss in the Central City and I-630 districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 61.9 percent of all units lost (145 of 235 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.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	16	2	14
2 Rodney Parham	0	0	0
3 West Little Rock	3	33	-30
4 Heights/Hillcrest	11	10	1
5 Downtown	0	6	-6
6 East Little Rock	0	8	-8
7 I-30	0	3	-3
8 Central City	6	51	-45
9 I-630	29	83	-54
10 Boyle Park	4	6	-2
11 I-430	116	4	112
12 65th Street West	62	1	61
13 65th Street East	0	2	-2
14 Geyer Springs E.	0	7	-7
15 Geyer Springs W.	152	14	138
16 Otter Creek	32	1	31
17 Crystal Valley	6	1	5
18 Ellis Mountain	298	0	298
19.1 Chenal Valley	424	1	423
19.2 Chenal Ridge	15	0	15
20 Pinnacle	138	0	138
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	40	2	38
25 Port	0	0	0
Total	1352	235	1117

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	181	7	174
Central	21	19	2
Southwest	84	27	57
East	42	132	-90

Single-Family Units Removed

Planning District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
1	1	2	0	3	13	1	2	1	1	4	2	30
2	0	0	0	1	0	0	0	0	3	0	0	4
3	0	0	0	4	5	13	5	7	3	3	1	41
4	13	6	20	12	12	19	15	17	12	16	10	152
5	0	1	1	2	1	1	3	0	0	1	0	10
6	21	8	3	8	3	26	123	51	24	26	8	301
7	1	3	0	3	14	3	3	7	2	7	3	46
8	27	33	32	23	33	31	49	26	48	32	43	377
9	29	23	27	23	27	40	23	26	75	46	79	418
10	5	3	3	6	3	7	8	4	5	6	6	56
11	1	2	2	1	4	1	0	1	2	3	4	21
12	3	1	1	2	1	5	0	0	5	0	1	19
13	0	0	0	1	3	1	2	0	7	2	2	18
14	3	2	0	4	2	2	3	1	3	6	7	33
15	2	3	2	4	4	6	6	3	10	0	14	54
16	1	4	1	1	1	3	4	1	0	0	1	17
17	0	0	0	0	0	0	0	0	0	0	1	1
18	0	1	1	2	5	1	1	0	0	0	0	11
19	0	0	0	3	2	5	1	4	0	5	1	21
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	2	1	2	0	1	0	0	2	0	0	2	10
25	0	0	1	0	1	0	1	1	0	0	0	4
Total	109	93	96	103	135	165	249	152	200	157	185	1644

Office Activity

During 2011, the square footage of new office space added increased by 151.9% from 2010. The total square footage permitted in 2011 was 166,787. The number of permits issued increased 150% (6 permits in 2010, 15 permits in 2011). In 2011, the total construction cost was \$18,512,815, a decrease of 10 percent.

The west sub-area accounted for most of the office area added with 110,152 square feet or 66.6 percent. The west sub-area had the greatest number of permits with 8 (53.3%) and the highest value \$12,263,232. The central sub-area had no activity and the east sub-area had one permit for 2116 square feet. The southwest sub-area had 6 permits (40%) with a value of over \$6 million.

The only building over 10,000 square feet was the St. Vincent Health Clinic building with 45,000 square feet in the Chenal District. Eight of the fifteen permits for office were for apartment and multifamily development office/club houses.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
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
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
St. Vincent Health Clinic	16221 La Grande Drive	west	45,000

Commercial Activity

The total of new commercial construction added in 2011 amounted to 165,749 square feet of commercial space. This represents a decrease of 60.9% in square footage added from that in 2010. The total construction value of new commercial decreased by 0.9% from that reported in 2010. In 2010, \$19,806,111 construction dollars were permitted compared to \$19,627,293 in 2011. The number of structures permitted increased 91.7% to 23 projects in 2011.

The southwest sub-area had the most activity by all measures – 34.8% of the permits (8), 39.5% of the area added (65,000 square feet) and 50.5% of the value (\$49,916,481). These projects included two auto dealerships, two dollar stores, and two convenience stores. The east sub-area had the least activity by all measures – 17.4% of the permits (4), 13.6% of the area added (22,610 square feet), and 6.4% of the value (\$1,261,020). The west sub-area had the second most permits 26.1% (6) but the second least area added 16.8% (27,843 square feet) and value 17.1% (\$3,364,192). The central sub-area had the second highest area added 30.1% (49,895 square feet) and value 25.9% (\$5,085,000) but the second least permits 27.8% (5). Four of the five projects in the central sub-area were part of the Park Avenue development on University Avenue, south of Markham. This included the largest commercial project in Little Rock for 2011, a shell retail building.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
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
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Retail Shell Building	416 South University Avenue	central	25,552

Industrial Activity

A total of 27,549 square feet of industrial projects were permitted during 2011 in the City. This represents a drop of 80.7% over the square feet permitted during 2010. The value of new construction also dropped 78.2% to \$2,559,707 in 2011 from \$11,728,357 in 2010. The number of projects was two, half that in 2010.

For 2011, both of the permitted projects were in the east sub-area. Only one of these was over 25,000 square feet. The new CHS, Inc facility on Lindsey Road in the Port Industrial Park at 26,400 square feet was the largest new warehouse/industrial use.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
CHS, Inc	9001 Lindsey Road	east	26,400

Annexation Activity

The City accepted one annexation, totaling 1.46 acres in 2011. This annexation is located to the northwest of the Lawson Road-Lawson Cutoff Road intersection. This is the western edge of a major developing commercial node at the Colonel Glenn interchange with Interstate 430.

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.36 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added in this decade, while over 10 square miles was added in the previous decade.

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 third 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. Since the middle 1980s, except for ‘island annexations’, all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
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
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2011 with eleven approved plats down one from 2010. The total acreage in 2011 decreased 29.5 percent to 216.48 acres from 306.73 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
12	1	52.92									
15	1	4.6			1	23.7					
16									1	31.08*	1*
17									1	2	1
18									2	21.26	7
19									3	59.72	187
29									1	21.2	2
Total	2	57.52	0	0	1	23.7	0	0	8	135.26	198

* Mobile Home Park and three commercial tracts

Non-residential activity as measured by cases remained at low levels at three cases down seven from that in 2010. The total non-single family acreage platted declined 8 percent from 88.29 acres to 81.22 acres. Residential platting activity increased by three plats (to 8 plats) or sixty percent. There were no multifamily subdivisions for the seventh year. Single-family acreage declined 38.1 percent to 135.26 acres from 218.44 acres. Residential lots fell 2.9 percent to 198 residential lots in 2011 from 204 residential lots in 2010.

This shows the future development activity remaining slow and light. The inventory for future development was not significantly increased with no sign of a return to the robust activity of the early and middle part of this decade.

Final Plat Activity

During 2011, there were 54 final plats, this is a 3.8% increase from 2010. The acreage involved in 2011 was 212.2 acres, down 1.8% from that in 2010. The final plat activity shows only a slight improvement in 2011.

The west sub-area had the most signed plats with 26 (48.1%) and the most area involved with a final plat 114.89 acres (54.1%). The southwest sub-area had the second greatest number of final plats at 15, and area involved with 54.89 acres (25.9%). The east sub-area had the least area involved in final plats at 12.06 acres (5.7%). There were seven signed final plats in the east sub-area, with the central sub-area having the least with six cases. The Chenal district had the most cases at fifteen, with the Geyer Springs West district having the second greatest at seven cases. These two districts also had the most area involved in final plats with 75.58 acres and 36.12 acres respectively.

Both the west and southwest sub-areas increased in the number of cases. The west sub-area increased six to 26 and the southwest five to 15.

However the acreage involved in final plats for the west sub-area fell over 13 acres to 114.89 acres. The Chenal district alone accounted for 27.8 % of the cases (15) and 35.5% of the area (75.58 acres).

Plan Dist.	Final Plat	
	cases	acres
1	3	5.07
3	3	28.77
4	2	1.28
8	2	4.15
9	3	1.6
11	1	1.58
12	3	6.24
15	7	36.12
16	3	8.47
17	2	4.06
18	3	11.71
19	15	75.58
20	3	19.06
24	1	1.8
25	1	3.49
28	1	1.34
29	1	1.89
Total	54	212.2

Zoning Activity

In 2011, there were fourteen cases filed for reclassification with one withdrawn. This was a decrease of four cases but with approximately 35 fewer acres involved in the reclassifications than in 2010 (98.63 acres from 133 acres). Much of the reclassification action was ‘clean-up’ – non-conforming uses, missed lots and correcting/modifying lines between districts.

There were four re-zoning cases in 2011 of more than five acres. The largest reclassification was from R-2, Single-Family in the River Mountain Planning District. In this case an area previously zoned MF-12 (12 units/acre) has been incorporating as part of a larger area in which a 5-acre plus single-family subdivision has been developed. In the 65th Street West Planning District approximately 21.5 acres was reclassified from C-3, General Commercial to C-4, Open Door Display Commercial to allow for more auto dealerships and related uses. In the I-430 Planning District approximately 20.5 acres was reclassified from R-2, Single-Family to MF-18 (18 units/acre) in a location shown on the Land Use Plan for multifamily use. The last of the over 5-acre re-zonings was in the Geyer Springs West Planning District. This 6.21 acre reclassification to I-2, Light Industrial from R-2, Single-Family is in an area of heavy commercial and industrial uses.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1							1	34.1		
4							1	0.24		
9					1	0.25				
11	1	1.6			1	20.46				
12	2	23.51								
14									1	2*
15	2	4.07							1	6.21
17							1	4		
24							1	0.19		
Total	5	29.18	0	0	2	20.71	4	38.53	2	8.21

*as part of this zoning the floodway was zoned to OS – approximately 2 AC

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 80 percent of the re-classification cases and 68.7 percent of the area re-classified. During 2011, 55 cases were approved with the PZD process with a total of 272.8 acres. Planned Zoning Districts were approved in all areas except east of Bond in the airport and port areas, in both developed and undeveloped areas.

As with ‘straight’ zoning, most of the cases were for small areas, 43 of the 55 cases contained areas of less than 5 acres. There were only six cases with more than ten acres in area. Two of the largest cases by area were just adding a use to the list of permitted uses in a previously approved Planned Zoning District. One is in the I-430 District (98.4 acres) and one is in the Otter Creek District (20.1 acres). The second largest Planned Zoning District application was to

Zoning Activity

allow three residential units on one 29.7-acre tract of land along Garrison Road west of the city limits.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2011, the number of cases decreased by twenty-two or 24.7 percent from 2010. The area involved in reclassifications decreased 30.8% from 536.95 acres to 371.43 acres. The tables of rezoning and PZD approved cases show the areas most likely to develop in 2011 or soon there after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Some of this activity is to make existing developments 'legal', but most represents potential new development of redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	3	27.6					1	4.06
2							1	0.4
3								
4	2	0.32	3	5.34			4	0.65
5			1	1.85				
6	1	16.1						
7			1	0.33				
8			1	0.73			3	1.04
9	1	0.24	2	0.59				
10			1	0.54				
11	6	106.38	4	9.97			1	2
12	1	16.29	1	3.22				
13			1	0.21				
14	1	0.32						
15	2	4.08			1	2.26		
16	1	20.07						
17	1	0.68						
18	2	2.57					2	3.38
19			1	0.42			1	0.3
20	2	6.17						
21	1	5.02						
30							1	29.67
Total	24	205.84	16	23.2	1	2.26	14	41.5

Planning and Development Staff - 2011

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Venita Harris, Administrative Assistant

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Alice Anderson
Eve Jorgensen
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Alice Taylor

Building Codes Division

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Arnold Coleman
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Rex Lyons
Richard Maddox
David McClymont
Ronyha O’Neal-Champ
Britt Palmer
Wayne Shaw
Terry Steele
Jerry Spence
Gerard Walsh

2012 Urban Development Report

**Planning and Development Department
City of Little Rock**



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, 2013

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$2,715,326 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts.

In 2012, the Department completed work on both current zoning and the future land use plan so that they are both on-line via the City's webpage, www.littlerock.org. The 2011 National Electrical Code and the 2012 International Property Maintenance Code were adopted in 2012. Staff continued to be involved with the various planning efforts for the Main Street Corridor.

Development information and trends follow in this report. Please contact the Department of Planning and Development at anytime if you have questions and need additional information.

Sincerely,

Tony Bozynski, Director
Planning and Development

Board of Directors - 2012

Mayor	Mark Stodola
Ward 1	Erma Hendrix
Ward 2	Ken Richardson
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Lance Hines
Ward 6	Doris Wright
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Gene Fortson
Position 10	Joan Adcock

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City Beautiful Commission - 2012

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Edward Peek
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H. James Engstrom
Edward Peek

Planning Commission - 2012

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Tom Brock
W. ‘Goose’ Changose
Janet Dillon
Rebecca Finny
Keith Fountain
Dan Harpool
Troy Laha
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Amy Pierce

River Market Design

Review Committee - 2012

Larry Jacimore - Chairman
Terry Burruss
Kate East
Presley Melton
Frank Porbeck
Jim Rice

Midtown Advisory Board - 2012

Brock Martin – Chairperson
James Bell
Elizabeth Donovan
Baker Kurrus
Chris Locke
Jonathan Timmis

Historic District Commission - 2012

Chris Vanlandingham – Chairperson
Kwadjo Boaitey
B. J. Bowen
Mark Brown
Loretta Hendrix
Toni Johnson
Marshall Peters
Randy Ripley
Julie Wiedower

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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				
	2012	2011	2010	2009
Permits Issued	2,011	3,859	3,832	3,690
Inspections	1,639	2,693	2,972	3,049
Violations	489	551	740	718
Fees	\$1,158,976	\$887,608	\$871,856	\$967,576
Plumbing				
	2012	2011	2010	2009
Permits Issued	2,149	1,990	1,986	2,166
Inspections	2,271	3,839	3,910	5,073
Violations	525	497	518	479
Fees	\$311,193	\$270,351	\$224,398	\$251,896
Electrical				
	2012	2011	2010	2009
Permits Issued	2,059	1,991	1,925	2,065
Inspections	2,034	4,537	4,730	6,383
Violations	478	796	800	1,462
Fees	\$362,765	\$281,367	\$246,453	\$335,572
Mechanical				
	2012	2011	2010	2009
Permits Issued	1,513	1,521	1,656	1,599
Inspections	1,302	3,017	2,825	2,837
Violations	380	932	938	1,030
Fees	\$273,977	\$214,839	\$253,482	\$292,940

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 non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects 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 non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

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 non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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 non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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. Utility reconnection releases for natural gas, water and electrical are handled in this section. 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 2012 the Building Codes Division collected over \$2,049,744 in fees including permits, licenses and other miscellaneous charges and performed 14,086 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. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The City of Little Rock received a grant that was very successful and offered financial incentives for qualifying Green Building Projects. The program was effective December 31, 2009 through December 31, 2012. The program was funded by a grant from the Department of Energy through the 2009 American Recovery and Reinvestment Act.

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated and increased enforcement and removal of a number of unsafe commercial buildings.

The Division continues to implement the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

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.
- Computer software updated for office and field inspectors

	2012	2011	2010	2009	2008	2007	2006	2005
Building Plans Reviewed	439	228	543	536	810	901	1147	1368
Construction B.O.A.	0	0	0	0	0	0	1	0
Franchise Permits	14	14	13	19	36	26	28	26

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2012

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

Residential

The Villas Apartment (Villas Circle)
Albert Pike hotel (701 Scott Street)
59-unit apartment 111 (South McKinley Street)
Pointe at Brodie Creek (Bowman Road)
Park Avenue Apartment (308 University Ave)
Residence Inn (219 River Market)
Mann on Main Apt (310 S Main)
Holiday Inn Express (3121 Bankhead)
Independent Hotel (3801 west 8th)
The Manor (1401 Labelle)
Asbury Park Apt (8500 Keller Drive)
Union Rescue Mission (9121 Confederate)

Mercantile

Bass Pro Shop (1 Bass Pro Drive)
Kroger (14000 Cantrell Road)
Wal-mart (700 S Bowman Road)
Kum & Go (6201 Colonel Glenn Road)
Family Dollar (10422 Chicot Road)
Cantrell Drug (7321 Cantrell Road)
Versona (207 N. University Ave)
Fred Meyer Jewelers (1400 Cantrell Road)
Guitar Center (12315 Chenal Parkway)
Soma Intimates (12800 Chenal Parkway)

Educational

Little Rock Catholic (6300 Father Tribou)
Little Rock Monessori (12015 Henson Road)
Parkview Field House (2501 John Barrow Road)
LR Christian Academy (19100 Cantrell)
Arkansas Baptist Library (1600 MLK)
McClellan High School (9417 Geyer Springs Rd)
Arkansas Easter Seals (14901 Cantrell Road)
Arkansas Baptist (MLK Drive)

Business

Mann on Main (322 Main)
Arcade Building (100 River Market)
Clubhaus Fitness (1207 Rebsamen Park)
LRMA Office (6101 St. Vincent Circle)
Arvest Bank (10206 Mablevale)
Exchange Bank (421 Main Street)
RNR Custom Tire (11324 W. Markham)
Dale Tires (7901 Colonel Glenn Road)
Crain Ford (4601 Colonel Glenn Road)
Landers Toyota Service (5000 Commercial)
Landers Jeep Dodge (401 Col Glenn Rd)
Arkansas Kenworth (8001 East Port)
Graham Smith Office (15100 Pride Valley)
Arkansas Poultry Fed. (312 Victory)
Party City (11218 Rodney Parham Road)
Homeland Security (2228 Cottondale)
Chenal Fit & Health (16105 Chenal Pkwy)
Windstream (11001 Executive Center Drive)

Restaurants

Penera Bread (10701 Kanis Road)
Penera Bread (314 S University Ave)
Chuy's (16100 Chenal Parkway)
Cache (425 President Clinton Ave)
Twin Peaks (10 Shackleford Drive)
Packet House Grill (1406 Cantrell Rd)
Oxford American (1304 Main Street)
Mc Donald's (104 South University Ave)
Dunkin Donuts (10721 Kanis Road)
Dunkin Donuts (6805 W. 65th Street)
Dunkin Donuts (Cantrell Road)
Longhorn Steakhouse (2628 S Shackleford)
Sonic Drive-In (8100 Geyer Springs Rd)
Subway (1003 MLK)
B&B Taco Garage (3501 Old Cantrell Road)

Building Codes Division

Churches

Airport Church of Christ (8501 Fourche Dam Pike)
2nd Baptist (1709 John Barrow Road)
Otter Creek Assembly of God (9415 Stagecoach)

Factory/Storage

CAW storage (18625 Two Towers)
CAW storage (50 Chenal Heights Drive)
Ace Sign's (11935 Interstate 30)
Chenal Storage Center (15601 Kanis Road)
LR National Airport (1 Airport)
LR National Airport, fire station (1 Airport)
SE Freight Lines (8606 Mabelvale Pike)
Welspun Tubular (8200 Frazier Pike)
Arkansas Rice Depot (3801 65th Street)
Novus International (7920 Sloan)
JA Riggs Tractor (9125 Interstate 30)

Institutional/Healthcare

Adult Leisure Center (6401 12th Street)
Little Rock National Airport (1 Airport Dr.)
Pediatrics Plus (1900 Aldersgate Road)
Barg Gray Clinic (11415 Executive Ctr Dr)
SMA Medicine (1515 Kanis Road)
Arkansas Psychiatric (4 Executive Ctr Dr)
Executive Ctr Medical (Executive Ctr Dr)
LRFP Clinic (4208 Rodney Parham Rd)
Ark Spine & Pain (5700 W. Markham)
St Vincent Cath Lab (2 St Vincent Way)
St Vincent Sleep Lab (16201 St Vincent)
St Vincent Cardiac Unit (2 St Vincent Way)
Dialysis Center (6 Freeway Drive)

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. 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.

2012 Sign Code Statistics

Sign permits brought in \$59,130 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

518 Sign Permits Issued
1478 Sign Inspections and Re-inspections

In 2013, 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.

2012 Plans Review for Zoning, Subdivision and Landscape Requirements

144 Commercial Plans/New, Additions or Remodeling
283 Commercial Landscape Plans and Revised Plans

2012 Other Activities

207 Site Inspections
81 Certificates of Occupancy
47 Grading Permits Reviewed
132 Miscellaneous Permits and Requests

Zoning and Subdivision Division

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 2,600 inspections and re-inspections were performed.

2012 Plan Reviews for Permits

1118 Residential Plans – New or Additions

2012 Privileges Licenses

2770 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2012 Information Inquiries

4419 Request for Sign, Zoning, Enforcement or Licenses

2012 Court Cases

110 Cases – All Types

2012 Citations Issued

38 Cases – All Types

Parking in Yards Ordinance

On March 2, 2010 the Board of Directors created various procedures and regulations regarding the parking of motor vehicles on residential properties. In February 2012, the code was amended to allow for the immediate issuance of a citation for violations of the Parking in Yards Ordinance. Enforcement of the ordinance is a joint effort between the staff of this division and the staff of the Department of Housing and Neighborhood Programs. In 2012, staff responded to 625 complaints alleging violation of the new ordinance and issued 693 citations.

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2012, 20 locations were approved administratively for upgrades to existing sites. Staff shall continue to encourage collocation of WCF facilities. One tower use permit was reviewed and approved by the Planning Commission to allow a tower height increase.

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 2012, the Division and the Planning Commission reviewed 2 zoning site plans, one of which was 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 2012, the Division and the Planning Commission reviewed 6 Subdivision Site Plans, with 4 of the plans being approved by the Planning Commission.

Zoning and Subdivision Division

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit (CUP) 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 2012, the Commission reviewed 30 CUP applications. Of these, the Commission approved 29 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 2012, the Board heard a total of 63 cases. Of the 63 requests, 58 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) 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 4 such appeal cases in 2012, all of which were approved.

Rezoning, Special Use Permits, Right-of-Way Abandonments, and Street Name Changes

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 2012, the Planning Commission reviewed 10 rezoning requests, 5 special use permit requests, 3 proposed right-of-way abandonment requests, and no street name changes.

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 2012, Staff reviewed 16 preliminary plats and 39 final plats.

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 2012, 73 Planned Zoning District applications were reviewed, with 62 being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. 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 2012 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated. Division staff completed one in the series of area reviews of the City Land Use Plan (south of I-630 between I-430 and University Avenue, plus the 65th Street Industrial area). Planning staff reviewed 2 requests for Land Use Plan changes in 2012 and 6 requests for Master Street Plan changes. Of these, the Planning Commission forwarded both Land Use Plan changes to the Board of Directors and three of the Master Street Plan Amendments, with an additional Master Street Plan amendment appealed to the Board of Directors.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2012, the Historic Commission approved 13 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic Commission approved all 13 requests for COAs within the McArthur Park Historic District. An additional 12 Certificates of Compliance were given by Staff for maintenance items within the District.

The Midtown Redevelopment Advisory Board has been and continues to monitor activity with the Redevelopment District. The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District.

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 data related to future land use, zoning and structure changes (addition or removal) continues for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents.

2012

**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 2012 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. 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 2012.

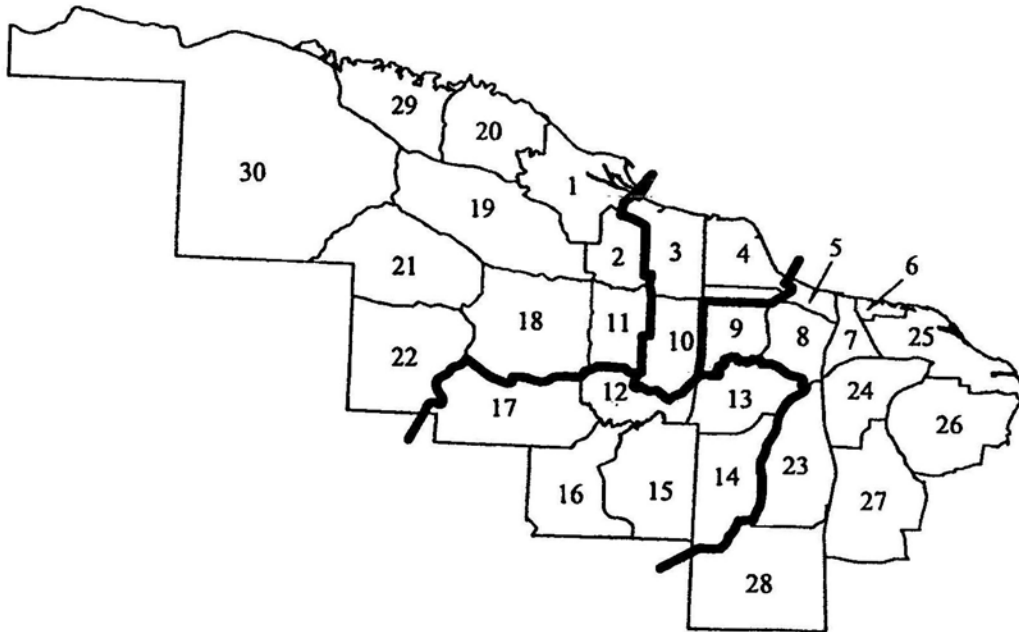
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts 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.

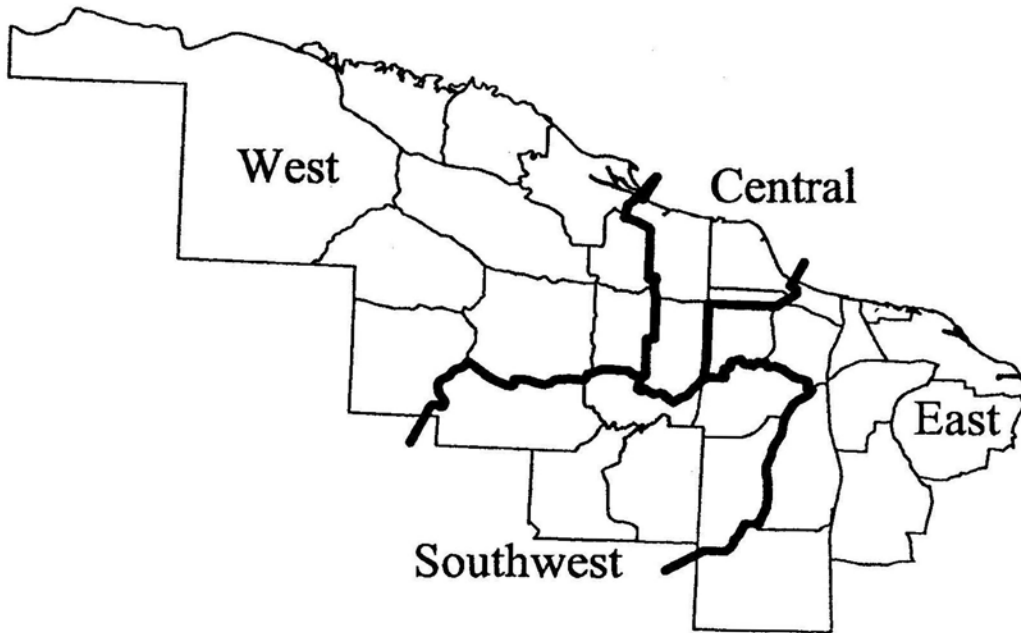
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street 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

2012 Population Census count – 194,000

New Construction

453 permits; down 6.8% from 486 in 2011

Single-Family Housing

395 units; up 20.4% from 328 units in 2011
\$210,996 avg.; up 6.0% from \$198,997 in 2011

Multi-Family Housing

350 units; down 65.8% from 1023 units in 2011

Residential Renovations/Additions

848 permits; up 1.3% from 837 in 2011
\$38,931,445 construction dollars; up 7.8% from \$36,125,008 in 2011

Demolitions

212 residential units; down 9.8% from 235 in 2011

Office

82,482 square feet; down 50.5% from 166,787 in 2011
\$13,285,244 construction dollars; down 28.2% from \$18,512,815 in 2011

Commercial

736,986 square feet; up 344.6% from 165,749 in 2011
\$67,925,739 construction dollars up 246% from \$19,627,293 in 2011

Industrial

0 square feet; down from 27,549 in 2011
\$0 construction dollars; down from \$2,559,707 in 2011

Annexations

One annexation for 212.5 acres, compared to 1 annexation totaling 1.46 acres in 2011

Preliminary Plats

216 residential lots; up 9% from 198 lots in 2011
163.37 total acres; down 24.5% from 216.48 acres in 2011

Final Plats

39 cases; down 27.8% from 54 cases in 2011
270.04 acres; up 27.3% from 212.2 acres in 2011

Rezoning

8 cases; down 42.9% from 14 cases in 2011
147.54 acres; up 49.6% from 98.63 acres in 2011

PZD's

63 cases; up 14.5% from 55 cases in 2011
318.68 acres; up 16.8% from 272.8 acres in 2011

Population Growth and Estimates

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 (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth has been in the west and southwest parts of the City. The east and central 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. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

The construction sector continues to be at historic lows, for the fourth year. The City of Little Rock uses the 'small area' method to produce a population estimate for the City. This method produces an estimate of 194,000, which is a slight decline in population for 2012. A change in 870 people or four-tenths of a percent is basically 'no change'. Single Family home development remains weak, but there has been some active for new multifamily development in Little Rock.

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%
2010	193,524	5.67%
2011	193,130	-0.2%
2012	194,000	0.4%

For those who will be using the Bureau's new estimates that replace the Long Form – the ACS (American Community Survey), care should be used since the numbers are based on an estimate, which has proven to not always be accurate. ACS numbers should be compared to other ACS numbers to see trends and changes in the area's profile (if any), and not compared to actual count years. The annual estimate from ACS for Little Rock shows a lower number than that produced by the City. However the 3-year estimate (with a lower error rate) is close to the number produced by the City for the same time period. Little Rock's estimate for population is within the error range of the Bureau's estimate for Little Rock (though at the upper end).

Construction Activity

During 2012, the total number of new construction permits issued was 33 permits less than that issued in 2011. In 2012 there were 453 permits issued for a total of \$210,612,142 construction dollars. New single-family construction increased by 20.4% (67 units) over that issued in 2011. The average construction cost of single-family homes increased 6% to \$210,996.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	21	\$254,186	0	0	21
2	0	\$0	0	0	0
3	2	\$435,000	6	265	267
4	9	\$380,454	0	0	9
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	7	\$129,286	1	2	9
9	19	\$117,995	1	2	21
10	3	\$109,000	4	81*	84*
11	7	\$117,943	0	0	7
12	44	\$110,109	0	0	44
13	0	\$0	0	0	0
14	2	\$87,500	0	0	2
15	3	\$143,333	0	0	3
16	32	\$126,995	0	0	32
17	4	\$225,500	0	0	4
18	56	\$281,468	0	0	56
19.1	171	\$228,481	0	0	171
19.2	10	\$295,000	0	0	10
20	5	\$200,000	0	0	5
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	0	\$0	0	0	0
26	0	\$0	0	0	0
	395	\$210,996	12	350*	745*

Note: Planning District 10, 75-bed assisted living facility

Construction Activity

Permits for non-residential projects decreased by one to 46 permits. The number of commercial permits increased seven to 30 permits with the area added increasing 344.6 percent to 736,986 square feet. Office permits declined 40 percent to 9, with an area of 82,482 square feet or a decrease of 50.5% from 2011. For Industrial, there were no permits, dropping from 2 in 2011. There was the same number of Public/quasi-public projects permitted in 2012 (7 projects).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	1	122,422	0	0	0	0	0
2	2	14,156	1	15,251	0	0	0
3	2	11,161	0	0	0	0	1
4	1	6756	0	0	0	0	0
5	3	252,741	1	6776	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	2	5652	0	0	0	0	0
9	1	18,782	0	0	0	0	1
10	2	12,158	1	1600	0	0	1
11	3	12,527	4	55,593	0	0	0
12	3	104,883	0	0	0	0	0
13	0	0	0	0	0	0	0
14	0	0	1	500*	0	0	0
15	2	10,291	0	0	0	0	0
16	2	129,200	0	0	0	0	0
17	0	0	0	0	0	0	0
18	5	31,705	1	2762	0	0	0
19.1	1	4552	0	0	0	0	2
19.2	0	0	0	0	0	0	0
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	0
24	0	0	0	0	0	0	0
25	0	0	0	0	0	0	1
26	0	0	0	0	0	0	0
	30	736,986	9	82,482	0	0	7

*Includes Office/club house for Multifamily development

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2012. Only one month, October, did not report activity at or below the bottom for that monthly average (over the last two decades). October activity reported was consistent with high to good activity month for an October. The fourth quarter saw the best activity with almost 41 units per month permitted. The first and third quarters saw averages of 31 and 35 homes permitted per month, respectively. The second quarter reported the lowest monthly activity with only 25 units permitted per month. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996

Multi-family			
Year	Permit	Units	Cost
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000

Of the 350 multifamily units permitted in 2012, 261 units were permitted in four buildings as part of the Park Avenue development in central Little Rock. This is in the West Little Rock Planning District (the former University Mall site). An additional 75 multifamily units are really a 75-bed assisted living facility on Kanis Road, east of John Barrow Road in the Boyle Park Planning District. The remaining 14 multifamily units were seven duplexes.

Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The southwest sub-area normally ranges from 80 to 120 units. In 2012, 86 units were added in the southwest sub-area, this is similar to that in each of the last two years, remaining at the low end of the normal range. The west sub-area continued to dominate the market with 67.8 percent of the new units (268). The Chenal Valley District leads the way with 171 units or 43.3 percent of all new homes. In 2012, 268 units were permitted, up 86 units or 47.8% from 2011. The west sub-area did increase its dominance (mid sixty percentile) in the new housing market and returned to market share it had enjoyed prior to 2006. For the fifth year this remains well below the 'normal' level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2012, 395 single-family units were added. For the fifth year the level of activity for 2012 remains low, there are no signs yet of a return to 'normal' levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
2012 Permits	26	15	86	268
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
	East	Central	S-west	West
2012 %	6.6%	3.8%	21.8%	67.8%
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 6.0% or \$11,999 from that in 2011. The average unit value in 2011 was \$198,997 compared with \$210,996 in 2012. 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 97 units constructed below \$100,000, 139 units constructed in the range of \$100,000 to \$199,999, 129 units constructed in the range of \$200,000 to \$399,999, 16 units constructed in the range of \$400,000 to \$599,999 and 14 units above \$600,000.

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	1	16	4	0	21
2	0	0	0	0	0	0
3	1	0	1	0	0	2
4	2	0	3	4	0	9
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	1	7
9	0	0	0	16	3	19
10	0	0	0	2	1	3
11	0	0	0	6	1	7
12	0	0	1	18	25	44
13	0	0	0	0	0	0
14	0	0	0	1	1	2
15	0	0	0	3	0	3
16	0	0	3	16	13	32
17	0	0	3	1	0	4
18	0	6	34	15	1	56
19.1	11	8	57	44	51	171
19.2	0	0	10	0	0	10
20	0	1	0	4	0	5
24	0	0	0	0	0	0
25	0	0	0	0	0	0
Total	14	16	129	139	97	395

The \$100,000 to \$200,000 construction value range remained the dominant grouping with 35.2% of the housing, an additional 32.7% was in the \$200,000 to \$400,000 range. More homes were permitted in all the value groupings, with the greatest increase as a percentage in the over \$600,000 range (75% increase) and the least in the under \$100,000 range with a 9 percent increase. In absolute numbers the largest increase was in the \$100,000-200,000 range with 27 more units.

The Chenal Planning District continues to have the most of the higher end homes built, 63.3 percent (19 units) of all the structures permitted over \$400,000. The central sub-area had the highest average value at \$329,406. Over half of the units valued at under \$100,000 were

Residential Housing Construction Values

permitted in the west sub-area, 52.5% (51 units). These are attached units (two to four units per building on separate parcels) in a development for elderly persons.

The average construction value increased 6.0 percent for the City. The average value in the higher end sub-areas (west and central) both dropped in 2012 (1.8% west and 9.8% central). The dollar amount of the drop in the central sub-area was \$35,618, however the average value remained the highest at \$329,406 (\$89,000 more than that in the west sub-area). The southwest and east sub-areas had significant average value increases of 12.3% and 25.4% respectively. The east sub-area has the greatest dollar value increase of \$24,486, but remains the lowest average value with \$121,035.

Sub-area	2006	2007	2008	2009	2010	2011	2012
West	\$313,368	\$284,130	\$288,776	\$279,274	\$218,883	\$245,193	\$240,821
Central	\$247,901	\$350,603	\$307,332	\$389,813	\$270,172	\$365,024	\$329,406
Southwest	\$135,558	\$133,735	\$133,770	\$131,014	\$139,665	\$110,934	\$124,598
East	\$113,480	\$117,198	\$127,719	\$121,094	\$94,727	\$96,549	\$121,035

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2012, single-family reinvestment totaled over \$27.4 million dollars. The central sub-area had the greatest number of single-family permits issued in 2012 with 272 (36.9% of all the projects for 2012).

The central and east sub-areas accounted for 63.6% of the single-family permits issued. With approximately \$17.9 million of the \$27.4 million dollars (or 65.4%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market.

The east sub-area accounts for 33.2% of the permits for renovations and 20.2% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the central sub-area with 33.9%, however this sub-area had the greatest number of dollars spent (40.2% or \$7.78 million). The west sub-area had the second highest amount of dollars 33.9% or \$6.56 million, with 20.9% of the permits (116). The southwest sub-area had the least dollars (5.8%) or \$1.1 million and the least permits with 66 or 11.9%.

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 2012, there were about twelve of these. Approximately 10 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Chenal Valley and Downtown Planning Districts.

Multi-Family Renovations

The east sub-area accounted for 34.2% of the permits (38) with the second lowest amount spent 26.8% (\$3,056,900). The least permits were in the southwest and west sub-areas with 24 each or 21.6%. The central sub-area had the greatest amount spent (\$4,019,290), but the second most permits, 25 (22.5%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (84 and 62 respectively). Citywide 183 permits were issued for a total of \$19,377,140. The central sub-area accounted for 40.2% (\$7,782,306) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (47 permits and almost \$4.3 million). The second highest number of permits was in the West Little Rock Planning District with 27 and 1.3 million dollars. In the west sub-area 62 permits were issued for \$6,562,466. The Chenal Districts accounted for 25 with the Ellis Mountain and Rodney Parham Districts accounting for 10 and 12 respectively. The permit value was over \$860,000 in the Chenal District. Overall the average value of permits issued for additions increased by 6.3 percent or \$2622.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	5	\$25,600	28	\$40,126	2	\$394,500
2	12	\$24,452	19	\$29,003	7	\$200,456
3	27	\$49,114	61	\$44,390	3	\$23,333
4	47	\$91,931	79	\$53,883	4	\$4075
5	0	\$0	3	\$14,947	18	\$107,783
6	0	\$0	2	\$16,000	0	\$0
7	0	\$0	6	\$16,250	2	\$33,500
8	5	\$52,600	94	\$23,171	14	\$64,450
9	10	\$15,807	90	\$19,704	7	\$29,281
10	9	\$19,100	32	\$17,375	15	\$258,368
11	9	\$6985	13	\$27604	8	\$83,486
12	5	\$15,830	8	\$16,188	1	\$135,000
13	2	\$4250	6	\$20,200	2	\$74,780
14	4	\$8425	10	\$11,026	4	\$23,125
15	7	\$12,714	34	\$13,802	16	\$37,918
16	6	\$9880	7	\$10,883	0	\$0
17	0	\$0	1	\$215,000	1	\$90,000
18	10	\$18,495	14	\$18,012	0	\$0
19.1	13	\$28,304	18	\$105,825	6	\$67,417
19.2	12	\$41,104	22	\$67,953	1	\$1000
20	0	\$0	3	\$293,333	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	2	\$7000	0	\$0
25	0	\$0	2	\$13,500	0	\$0
	183	\$43,933	554	\$34,977	111	\$103,734

Demolition Activity

The net change in residential units for 2012 was an increase of 534 residential units. The east sub-area had a net loss of 97 single-family units. The central sub-area increased a net of two single-family units. The west sub-area had the largest net increase of 262 residences. The southwest sub-area added a net 68 single-family homes. Nine of the City's thirty planning districts experienced net losses of residential units during 2012. The Geyer Springs West District went from positive to negative in 2012. The Downtown, East Little Rock, I-30, Central City, I-630, and 65th Street East Districts were negative both years.

The West Little Rock and Boyle Park Districts went from negative to positive in 2012. The Central City, I-630 and Geyer Springs West Districts experienced double-digit net loss in the number of housing units (45, 48 and 31 respectively).

These districts account for three quarters of the units removed in 2012 – Central City, I-630 and Geyer Springs West Districts. I-630 District had the most units lost (69 units) or 32.5% of all the units removed in 2012. Twenty-six percent (56 units) of the lost units were in the Central City District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the East Little Rock loss is to make

room for Airport expansion, but the loss in the Central City and I-630 districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 63.7 percent of all units lost (135 of 212 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.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	21	0	21
2 Rodney Parham	0	2	-2
3 West Little Rock	267	0	267
4 Heights/Hillcrest	9	6	3
5 Downtown	0	9	-9
6 East Little Rock	0	6	-6
7 I-30	0	4	-4
8 Central City	9	56	-45
9 I-630	21	69	-48
10 Boyle Park	84	6	78
11 I-430	7	5	2
12 65th Street West	44	3	41
13 65th Street East	0	3	-3
14 Geyer Springs E.	2	2	0
15 Geyer Springs W.	3	34	-31
16 Otter Creek	32	1	31
17 Crystal Valley	4	0	4
18 Ellis Mountain	56	0	56
19.1 Chenal Valley	171	1	170
19.2 Chenal Ridge	10	0	10
20 Pinnacle	5	0	5
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	0	0	0
25 Port	0	1	-1
Total	746	212	534

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	268	6	262
Central	15	13	2
Southwest	86	18	68
East	26	123	-97

Single-Family Units Removed

Planning District	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
1	2	0	3	13	1	2	1	1	4	2	0	29
2	0	0	1	0	0	0	0	3	0	0	2	6
3	0	0	4	5	13	5	7	3	3	1	0	41
4	6	20	12	12	19	15	17	12	16	10	6	145
5	1	1	2	1	1	3	0	0	1	0	1	11
6	8	3	8	3	26	123	51	24	26	8	6	286
7	3	0	3	14	3	3	7	2	7	3	4	49
8	33	32	23	33	31	49	26	48	32	43	48	398
9	23	27	23	27	40	23	26	75	46	79	65	454
10	3	3	6	3	7	8	4	5	6	6	6	57
11	2	2	1	4	1	0	1	2	3	4	3	23
12	1	1	2	1	5	0	0	5	0	1	3	19
13	0	0	1	3	1	2	0	7	2	2	1	19
14	2	0	4	2	2	3	1	3	6	7	2	32
15	3	2	4	4	6	6	3	10	0	14	10	62
16	4	1	1	1	3	4	1	0	0	1	1	17
17	0	0	0	0	0	0	0	0	0	1	0	1
18	1	1	2	5	1	1	0	0	0	0	0	11
19	0	0	3	2	5	1	4	0	5	1	1	22
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	1	2	0	1	0	0	2	0	0	2	0	8
25	0	1	0	1	0	1	1	0	0	0	1	5
Total	93	96	103	135	165	249	152	200	157	185	160	1695

Office Activity

During 2012, the square footage of new office space added increased by 50.5% from 2011. The total square footage permitted in 2012 was 82,482. The number of permits issued decreased 50% (9 permits in 2012, 15 permits in 2011). In 2012, the total construction cost was \$13,285,244 a decrease of 28.2 percent.

The west sub-area accounted for most of the office area added with 73,606 square feet or 89.2 percent. The west sub-area had the greatest number of permits with 6 (66.7%) and the highest value \$11,368,000. Each of the other subareas had one permit in 2012. The east subarea had the greatest area added and the greatest value of 2012 permits, 6776 square feet and \$1,696,805.

The only building over 25,000 square feet was the Pediatrics Plus building with 31,872 square feet in the I-430 Planning District. One of the nine permits for office were for apartment and multifamily development office/club houses.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
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
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Pediatrics Plus	1800 Aldersgate	west	31,872

Commercial Activity

The total of new commercial construction added in 2012 amounted to 736,986 square feet of commercial space. This represents an increase of 344.6% in square footage added from that in 2011. The total construction value of new commercial increased by 246% from that reported in 2011. In 2012, \$67,925,739 construction dollars were permitted compared to \$19,627,293 in 2011. The number of structures permitted increased 30.4% to 30 projects in 2012.

The central subarea had the least activity: permits – 4, area added – 22,875 square feet, value of projects - \$5,128,441. The projects were three small retail uses and a convenience store with gas pumps. The east subarea added the most area - 277,175 square foot. This is 37.6% of the new area added. There were two large projects, a hotel and mixed-use (office/retail/public) building, both in the River Market area of eastern downtown. The southwest subarea had the greatest value of added commercial projects with \$30,051,525 or 44.2% of the total value added in 2012. There were several smaller retail uses as well as three auto dealership projects between a million and seven million dollars and between 10,000 and 52,000 square feet in area. But the largest project both in value and area in this subarea was the new Bass Pro Shop. The Bass Pro Shop is located at the Interstate 30/Interstate 430 interchange off of Otter Creek Road in the Otter Creek Planning District. The west subarea had the greatest number of projects 12 (40%) but the next to lowest area added 185,362 square feet and a value added of \$11,990,000. Most of the projects were small retail developments. However the largest area project for 2012 as in this subarea, a new Kroger at 122,422 square feet. This store replaced an existing Kroger on Cantrell Road near Pinnacle Valley Road in the River Mountain Planning District.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
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
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Ace Signs	11935 Interstate 30	southwest	25,200
Landers CDJ	401 Colonel Glenn Plaza Loop	southwest	43,125
Crain Ford	4601 Colonel Glenn Plaza Drive	southwest	51,511
Arcade building	100 River Market Avenue	east	58,710
Hotel (shell retail)	219 River Market Avenue	east	80,584
Bass Pro Shop	1 Bass Pro Drive	southwest	104,000
Kroger	14000 Cantrell Road	west	122,422

Industrial Activity

A total of 0 square feet of industrial projects were permitted during 2012 in the City. There were no new industrial construction projects in 2012.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707
2012	0	0	\$0

Annexation Activity

The City accepted one annexation, totaling 212.54 acres in 2012. This annexation is located along the Arkansas River in the Little Rock Port area. This annexed the City's wastewater treatment plant in the port area in to the City. The plant is south of the Slack Water Harbor and north of the Welspun industrial complex (both within the city limits).

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.69 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, while over 10 square miles was added in the last decade of the twentieth century.

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 third 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. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
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
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2012 with thirteen approved plats up two from 2011. The total acreage in 2012 decreased 24.5 percent from 216.48 acres to 163.37 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
2									1	0.16	1
4			2	44.78					1	1.82	1
12					1	4.99			1	21.65	84
18									4	46.36	64
19									2	24.1	64
29									1	19.31	2
Total	0	0	2	44.78	1	4.99	0	0	10	113.6	216

Non-residential activity as measured by cases remained at low levels at three cases which is the same as that in 2011. The total non-single family acreage platted declined 38.7 percent to 49.77 acres from 81.22 acres. Residential platting activity increased by two plats to 10 plats or twenty-five percent. There were no multifamily subdivisions for the eighth year. Single-family acreage declined 16 percent from 135.26 acres to 113.6 acres. The number of residential lots increased 9.1 percent from 198 residential lots in 2011 to 216 residential lots in 2012.

This shows the future development activity remaining slow and light. The inventory for future development was not significantly increased with no sign of a return to the robust activity of the early and middle part of this decade.

Final Plat Activity

During 2012, there were 39 final plats, this is a 27.8% decrease from 2011. The acreage involved in 2012 was 270.04 acres, up 5.1% from that in 2011. The final plat activity shows weakness in 2012.

The west sub-area had the most signed plats with 22 (56.4%) and the most area involved with a final plat 115.65 acres (51.9%). The central sub-area had the second greatest number of final plats at 10, but the third largest area involved with 68.74 acres (30.8%). The east sub-area had no activity. The southwest sub-area had the second greatest area with 85.65 acres (38.4%), with seven cases. The Chenal District had the most cases at nine, with the Heights/Hillcrest District having the second greatest at six cases. However, the Otter Creek District had the most area with 72.1 acres (32.3%) followed by the Ellis Mountain District with 64.77 acres (29%). While the total area involved in a final plat increased by five percent to 270.04 acres, the amount of activity fell 27.8% to only 39 cases in 2012.

Plan Dist.	Final Plat	
	cases	acres
1	2	0.97
2	2	0.367
3	4	13.145
4	6	55.596
11	1	3
12	2	7.52
15	1	1.467
16	3	72.1
17	1	4.56
18	5	64.77
19	9	24.25
20	1	0.99
29	2	21.34
Total	39	270.04

Zoning Activity

In 2012, there were ten cases filed for reclassification with two withdrawn. This was a decrease of four cases but with approximately 49 more acres involved in the reclassifications than in 2011 (98.63 acres to 147.54 acres). One case represents sixty percent of the area reclassified. This is east of Rahling Road from single family and multifamily to office, commercial, multifamily, open space and single family.

There were three other re-zoning cases in 2012 of more than five acres. The largest reclassification was from R-2, Single-Family in the Pinnacle Mountain Planning District. In this case 34 acres was zoned to MF-12 (12 units/acre) close to two developed multifamily complexes north of the Cantrell Road/Chenal Parkway intersection. Also in the Pinnacle Mountain Planning District approximately 6.1 acres was reclassified to O-3, General Office from MF-12 Multifamily (12 units/acre) to move the zoning line based on the alignment of Valley Rand Drive. In the Ellis Mountain Planning District approximately 5.5 acres was reclassified from R-2, Single-Family to C-3, General Commercial at the southwest corner of the Kanis Road intersection with Rahling Road/Edswood.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
4							1	4.6		
9			1	0.46						
16	1	2.75								
17	1	4.625								
18	1	5.5								
19	1*	25.29	1*	13.69	1*	20.24	1*	21.5		
20			1	6.097	1	34.51				
Total	4	38.165	3	20.247	2	54.75	2	26.1	0	0

*as part of this zoning there was approximately 8.38 AC zoned to OS

Planned Zoning District (PZD) activity remained more active than 'straight' reclassifications, representing 86 percent of the re-classification cases and 68.3 percent of the area re-classified. During 2012, 63 cases were approved with the PZD process with a total of 318.68 acres. Planned Zoning Districts were approved in all areas except east of Bond in the airport and port areas, in both developed and undeveloped areas.

As with 'straight' zoning, most of the cases were for small areas, 48 of the 63 cases contained areas of less than 5 acres. There were only six cases with more than ten acres in area. Only one of the largest cases by area was not just adding a use to the list of permitted uses in a previously approved Planned Zoning District. This one case was a 70-lot, 15 plus acre tract for patio homes in the Pinnacle Mountain Planning District, between Patrick Country Road and Valley Rand Drive north of Cantrell Road.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2012, the number of cases increased by two or 2.9 percent from 2011. The

Zoning Activity

area involved in reclassifications increased 48.1% to 466.22 acres from 371.43 acres. The tables of rezoning and PZD approved cases show the areas most likely to develop in 2012 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Some of this activity is to make existing developments 'legal', but most represents potential new development or redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	Cases	acres
1	2	9.61	1	0.35				
2							1	0.35
3	1	7.43						
4	3	7.94	1	0.91			2	0.43
5	3	1.79						
6								
7	1	0.23						
8	4	2.38	2	1.91				
9	1	0.77	1	0.42	2	1.11		
10	2	10.63	1	7.11	1	3.67		
11	6	110.09	1	1.45				
12	1	9.5	1	11.4			1	6.51
13					3	6.37		
14	3	4.84						
15			1	3.02			1	0.21
16	3	1.23						
17								
18	2	33.43					1	0.44
19	4	20.16					2	13.95
20	1	3.97					2	34.2
24							1	0.87
30								
Total	37	224	9	26.57	6	11.15	11	56.96

Planning and Development Staff - 2012

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2013 Urban Development Report

Planning and Development Department City of Little Rock

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Marshall Peters
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Rachelle Walsh
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City of Little Rock

Department of Planning and Development

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Little Rock, Arkansas 72201-1334
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Planning Zoning and Subdivision

January 24, 2014

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$3,145,510 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts.

In 2013, an important amendment was made to the Landscape and Tree Protection Ordinance related to the Tree Restoration for Environmental Enhancement Fund. The amendment should result in an increase in the tree planting in public rights-of-way and public properties. The 2012 International Property Existing Building Code was adopted in 2013. Staff continued to be involved with the various planning efforts or groups, including Main Street, a design overlay district for John Barrow Road, and the Bicycle Friendly Community Committee.

Development information and trends follow in this report. Please contact the Department of Planning and Development at anytime if you have questions or need additional information.

Sincerely,

Tony Bozynski, Director
Planning and Development

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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: Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2013	2012	2011	2010
Permits Issued	1,998	2,011	3,859	3,832
Inspections	3,249	1,639	2,693	2,972
Violations	421	489	551	740
Fees	\$1, 137,864	\$1, 158,976	\$887,608	\$871,856
Plumbing				
	2013	2012	2011	2010
Permits Issued	2,063	2,149	1,990	1,986
Inspections	3,943	2,271	3,839	3,910
Violations	572	525	497	518
Fees	\$272,278	\$311,193	\$270,351	\$224,398
Electrical				
	2013	2012	2011	2010
Permits Issued	1,851	2,059	1,991	1,925
Inspections	4,066	2,034	4,537	4,730
Violations	410	478	796	800
Fees	\$302,229	\$362,765	\$281,367	\$246,453
Mechanical				
	2013	2012	2011	2010
Permits Issued	1,565	1,513	1,521	1,656
Inspections	2,271	1,302	3,017	2,825
Violations	327	380	932	938
Fees	\$271,775	\$273,977	\$214,839	\$253,482

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 non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects 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 non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

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 non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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 non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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. Utility reconnection releases for natural gas, water and electrical are handled in this section. 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 2013, the Building Codes Division collected over \$3,145,510 in fees including permits, licenses and other miscellaneous charges and performed 13,541 inspections. Ten major unsafe structures were demolished. All informational 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. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The City of Little Rock adopted the 2012 International Existing Building Code. This code allows allowances in development of existing buildings for code compliance not offered in new commercial standards.

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated and increased enforcement and removal of a number of unsafe commercial buildings.

The Division continues to implement the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

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.
- Computer software updated for office and field inspectors.

	2013	2012	2011	2010	2009	2008	2007	2006
Building Plans Reviewed	499	439	228	543	536	810	901	1147
Construction B.O.A.	0	0	0	0	0	0	0	1
Franchise Permits	16	14	14	13	19	36	26	28

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2013

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

Residential

LaQuinta Inn & Suites (9 Crossing Court)
Hilton Garden Inn (10914 Kanis Road)
The Pointe at Brodie Creek (3400 S Bowman Rd)
Hood Street Apartments (315 Rock)
Main Street Lofts (108 W. 6th Street)
K-Lofts (315 Main)
Homewood Suites/Hilton (400 River Market Ave)
Mac Arthur Commons Apartments (414 E. Capitol)
Courtyard by Marriott Alt. (521 President Clinton)
Forest Place Apt. (fire) (1421 N. University Ave)
Argenta Health Services Assisted Living (13500 David O Dodd)
Clarity Point Assisted Living (8401 Ranch Valley Drive)

Mercantile

Mercantile Shell (801 E. Roosevelt Road)
Men's Warehouse (Reno) 1305 Chenal Parkway)
Pure Barre (11525 Cantrell Road)
Marshall Clements (11525 Cantrell Road)
Scarlet Boutique (11525 Cantrell Road)
Sola Salon (12310 Chenal Parkway)
Academy Sports (alt) (11400 W. Markham)
JoAnn Fabrics (2616 S. Shackleford Road)
Family Dollar (4512 W. 12th Street)
Kaufman Lumber (5100 Asher Avenue)
Justice & Brothers (201 N. University Ave)
Oakley (6000 Markham)
Verizon Wireless (401 S. University Ave.)
Enterprise Liquor (12300 Stagecoach Rd.)
Dollar General (2415 Broadway)
Bassett Direct (11525 Cantrell Road)
JC Penny (alt) (2600 S. Shackleford Road)
Dillard's (alt) (6000 W. Markham)
Walgreen's (500 S. University #102)
EZ Mart (11911 Mara Lynn)

Churches

Greater Work Church (3517 Asher Avenue)
Mosaic Church of Central Ark (alt) (6221 Colonel Glenn)
St. Andrews Catholic Church (alt) (617 Louisiana)
The Church @ Rock Creek Children's Home (11500 W 36)
Church of Chris for Latter Day Saints (13901 Quail Run)
Mikvah Baths (11905 Fairview Road)
Greek Orthodox Church Courtyard (1100 Napa Valley Drive)

Business

First Security Bank (10 Bass Pro Drive)
Shell building (523 Kirk Road)
Tide Dry Cleaners (523 Kirk Road)
Shell Building (11211 Cantrell Road)
Tide Dry Cleaners (11211 Cantrell Road)
Shell Building (10507 Stagecoach Road)
La Fitness (11700 Chenal Parkway)
Blue Cross (alt) (320 W. Capitol Avenue)
Mann on Main Parking Deck (120 W 4th Street)
LR National Airport (alt) (1 Airport Drive)
Arkansas Employee Fed. CU (306 Cross)
Parking Deck (400 Capitol Avenue)
Mid Ark Roofing (add) (7 Mabelvale Drive)
Trivia Marketing (1104 W. Markham)
Height's Spa & Nail (5024 Club Road)
Supreme Fixture (11900 Vimy Ridge Road)
Magnificent Spaces (1401 Kanis Road)
Bale Chevrolet (13101 Chenal Parkway)
Parker Cadillac (11700 N. Shackleford Rd)
Parker Automotive (12601 W. Markham)
Landers Service Center (624 Colonel Glenn Rd)
Mapco Express (8101 Stagecoach Road)
Ortho Arkansas (alt) (10301 Kanis Road)
Capitol Business Machines (alt) (710 Jones)
Association of Arkansas Counties (1415 W 3rd St.)
Shell Shoppes @ Colonel Glenn (10815 Colonel Glenn)
First Security Bank (15420 Chenal Parkway)
Pinnacle Ford (14500 Chenal Parkway)
Heritage Center Parking Deck (215 E. Markham)
Comcast (alt) (1 Information Way)
BCBS (Print/Mail Facility) (2201 Brookwood)
Windstream (alt) (4001 N. Rodney Parham Rd.)
LR Symphony (514 S. Main)
Nature Conservancy (add) (601 S. University Ave.)
Riverdale Office (alt) (100 Morgan Keegan Drive)
Fidelity Information Systems (4001 Rodney Parham)
Plaza West (alt) (415 N. McKinley)
AT&T (alt) (120 W. 8th Street)
Target Store (alt) (12700 Chenal Parkway)
Valero (10402 Mabelvale Pike)
Attitude Trampoline (15707 Chenal Parkway)
Obea (119 Main)
CNG Station (501 Ferry)
Sterile Compounding (add) (8821 Knoedl Court)
Wellington Center (15400 Chenal Parkway)
Ken Rash's (11220 Rodney Parham Road)
Kanis Dental (10825 Kanis Road)

Building Codes Division

Educational

Arkansas Baptist Residence Hall (1600 MLK Blvd)
Arkansas Baptist Community Bldg. (1600 MLK Blvd)
Arkansas Baptist School (press box/bleachers) (8400 Ranch)
Mabelvale Middle (fieldhouse) (10811 Mabelvale West Rd.)
Quigley Stadium (offices/meeting room) (1500 Park)
Catholic High Phase II (6300 Father Tribou)
Forrest Park Elementary (pavilion) (1600 N. Tyler)
Bale Elementary (Add) (6501 W. 32nd Street)
Pulaski Heights Elem. (windows) (319 Pine)
JA Fair (restrooms) (13420 David O Dodd)
Carver (restrooms) (2100 E. 6th Street)
Booker Magnet (restrooms) (2016 Barber)
Baseline Elem. (restrooms) (3623 Baseline Road)
Anthony School (science lab) (7700 Ohio)
CALs addition (2100 John Barrow Road)
Our House (Children's Center) 9302 E. Roosevelt Rd)
Mount St. Mary's (3224 Kavanaugh Blvd)
Baptist Health School (5701 Ranch Drive)
Philander Smith (900 Daisy Gatson Bates Drive)

Restaurants

Mellow Mushroom (16103 Chenal Parkway)
Big Orange (201 N. University Avenue)
Green Leaf Grill (601 Gains)
Jimmy Johns (12206 W. Markham)
Cache Restaurant (425 President Clinton)
Arby's (2704 Shackelford Road)
Popeye's (1150 W. Markham)
Starbucks (523 Kirk Road)
Bruno's Little Italy (310 Main)
Church's Chicken (305 Shackelford Road)
LuLu Lemon (17819 Chenal Parkway)
BJ's Restaurant (2624 S. Shackelford Road)
Sonic (11700 Colonel Glenn Road)
The More Mex Grill (10815 Colonel Glenn)
Wendy's (17716 Cantrell Road)
Chuck E Cheese (2706 S. Shackelford Road)
Chipolte Mexican Grill (100 S. University Ave)
Which Wich Sandwich (12800 Cantrell Road)
David's Burgers (6000 West Markham)
Slim Chicken (4500 W. Markham)
US Pizza (5524 Kavanaugh Blvd)
Newk's Eatery (314 S. University Ave.)
Little Caesar's (8500 Geyer Springs Road)
Chi Express (3421 Old Cantrell Road)
Little Greek (11525 Cantrell Road)

Institutional/Healthcare

12th Street Police Station (3917 W. 12th Street)
LR Port Authority (10600 Industrial Harbor)
Centers for Youth and Family (6601 W. 12th Street)
Arkansas Children's Hospital (mech.) (1 Children's Way)
Arkansas Children's Hospital (lab) (1 Children's Way)
Arkansas Children's Hospital (helipad) (1 Children's Way)
Arkansas Children's Hospital (south wing) (1 Children's Way)
Arkansas Children's Hospital (Ortho clinic) (1 Children's Way)
Arkansas Children's Hospital (ultrasound/radiology) (1 Children's Way)
Arkansas Children's Hospital (nuclear medicine) (1 Children's Way)
Arkansas Children's Hospital (stat lab)(1 Children's Way)
Arkansas Children's Hospital (Riverbend snacks) (1 Childrens Way)
Dialysis Clinic (1910 John Barrow Road)
Velocity Care (11600 Chenal Parkway)
Pinnacle Point Hospital (nurses stations) (11501 Financial Centre Parkway)
Bling Braces (3700 university Avenue)
LR Diagnostic Clinic (10001 Lile)
The Eye Clinic (9800 Baptist Health Drive)
St. Vincent Endocrinology Clinic (701 N. University)
South Little Rock Dialysis (6115 Baseline Road)
Austin Family Dentistry (11211 Cantrell Road)
LR Eye Clinic (201A Executive Court)
Healthy Smiles (215 N. Bowman Road)
Arkansas Specialty Ortho (6119 St Vincent Circle)

Factory/Storage

Chenal Storage Center (phase II) (15601 Kanis Road)
CAW Wilson Plant (338 Pleasant Valley Road)
CAW Chlorine bldg. (701 N. Martin)
Dassault Falcon Jet (service bldg.) (3801 E. 10th Street)
LR Wastewater (alt) (9500 Birdwood)
TerraForma Mini-warehouse (823 Main Street)
Porocel Corporation (10200 Arch Street Pike)

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. 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.

2013 Sign Code Statistics

Sign permits brought in \$59,650 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

626 Sign Permits Issued
2369 Sign Inspections and Re-inspections

In 2014, 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.

2013 Plans Review for Zoning, Subdivision and Landscape Requirements

127 Commercial Plans/New, Additions or Remodeling
211 Commercial Landscape Plans and Revised Plans

2013 Other Activities

120 Site Inspections
65 Certificates of Occupancy
31 Grading Permits Reviewed
97 Miscellaneous Permits and Requests

Zoning and Subdivision Division

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 3,700 inspections and re-inspections were performed.

2013 Plan Reviews for Permits

1607 Residential Plans – New or Additions

2013 Privileges Licenses

2143 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2013 Information Inquiries

6158 Request for Sign, Zoning, Enforcement or Licenses

2013 Court Cases

130 Cases – All Types

2013 Citations Issued

41 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 2013, 32 locations were approved administratively for upgrades to existing sites. 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 2013, the Division and the Planning Commission reviewed 5 zoning site plans, 4 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 2013, the Division and the Planning Commission reviewed 10 Subdivision Site Plans, with 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 (CUP) 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 2013, the Commission reviewed 37 CUP applications. Of these, the Commission approved 35 applications.

Zoning and Subdivision Division

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 2013, the Board heard a total of 38 cases. Of the 38 requests, 30 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) 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 5 such appeal cases in 2013, four of which were approved.

Rezoning, Special Use Permits, Right-of-Way Abandonments, and Street Name Changes

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 2013, the Planning Commission reviewed 17 rezoning requests, 2 special use permit requests, 5 proposed right-of-way abandonment requests, and no street name changes.

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 2013, Staff reviewed 17 preliminary plats and 54 final plats.

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 2013, 71 Planned Zoning District applications were reviewed, with 60 being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. 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 2013 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff completed one in the series of area reviews of the City Land Use Plan (south of I-30 and west of I-530). Planning staff reviewed seven requests for Land Use Plan changes in 2013 and one request for Master Street Plan change. Of these, the Planning Commission forwarded six Land Use Plan changes to the Board of Directors and one Master Street Plan Amendment.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2013, the Historic District Commission reviewed 10 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic District Commission approved 9 requests for COAs within the MacArthur Park Historic District and denied 1 application. An additional 15 Certificates of Compliance were given by Staff for maintenance items within the District.

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. Work was begun to develop web-based applications for internal use of the GIS by departmental staff. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents.

2013

**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 2013 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. 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 2013.

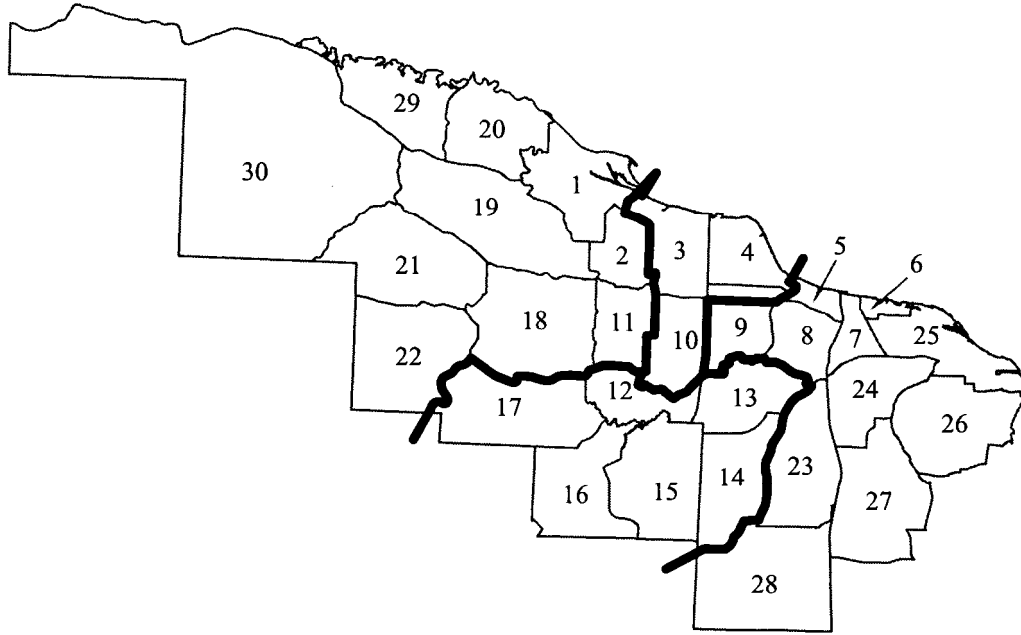
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts 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.

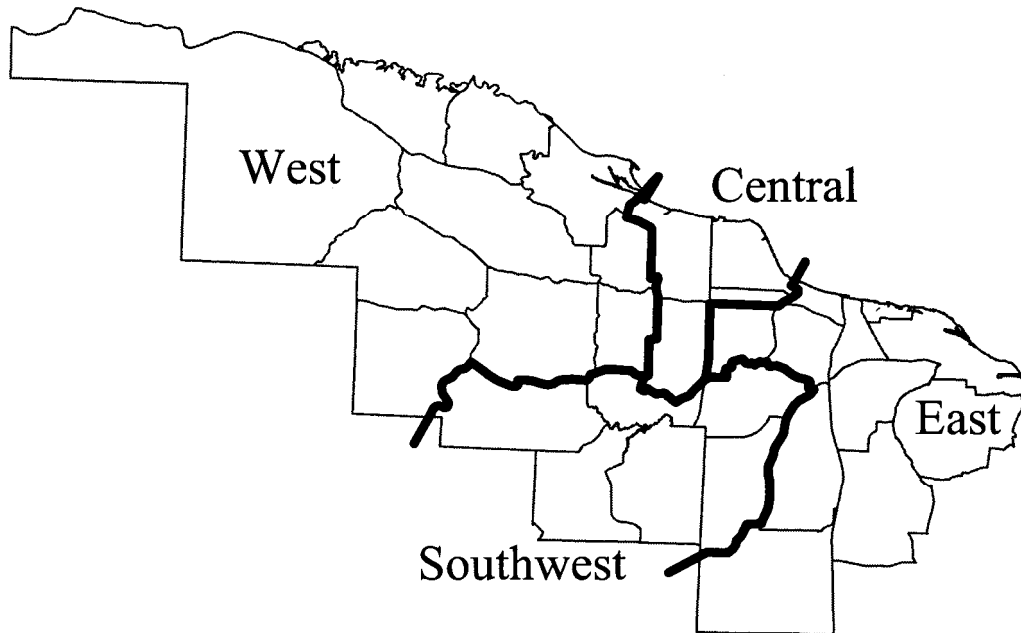
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street 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

2013 Population Census count – 195,275

New Construction

411 permits; down 9.5% from 453 in 2012

Single-Family Housing

351 units; down 12.5% from 395 units in 2012
\$269,412 avg.; up 27.7% from \$210,996 in 2012

Multi-Family Housing

560 units; up 60% from 350 units in 2012

Residential Renovations/Additions

870 permits; up 2.6% from 848 in 2012
\$46,731,015 construction dollars; up 20% from \$38,931,445 in 2012

Demolitions

163 residential units; down 23.1% from 212 in 2012

Office

106,604 square feet; up 29.2% from 82,482 in 2012
\$14,865,252 construction dollars; up 11.9% from \$13,285,244 in 2012

Commercial

515,946 square feet; down 30% from 736,986 in 2012
\$51,326,587 construction dollars down 24.4% from \$67,925,739 in 2012

Industrial

5880 square feet; up from 0 in 2012
\$275,000 construction dollars; up from \$0 in 2012

Annexations

No annexations in 2013, compared to 1 annexation totaling 212.5 acres in 2012

Preliminary Plats

341 residential lots; up 57.9% from 216 lots in 2012
191.91 total acres; up 17.5% from 163.37 acres in 2012

Final Plats

54 cases; up 38.5% from 39 cases in 2012
288.186 acres; up 6.7% from 270.04 acres in 2012

Rezoning

17 cases; up 112.5% from 8 cases in 2012
288.473 acres; up 95.5% from 147.54 acres in 2012

PZD's

60 cases; down 4.8% from 63 cases in 2012
405.63 acres; up 27.3% from 318.68 acres in 2012

Population Growth and Estimates

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 (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth was in the west and southwest parts of the City. The east and central 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. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

The construction sector continues to be at historic lows, for the sixth year. The City of Little Rock uses the 'small area' method to produce a population estimate for the City. This method produces an estimate of 195,275 which is a slight increase in population for 2013. A change in 1275 people or two-thirds of a percent is basically 'no change'. Single Family home development remains weak, but there has been some activity with new multifamily development in Little Rock.

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%
2010	193,524	5.67%
2011	193,130	-0.2%
2012	194,000	0.45%
2013	195,275	0.66%

Metroplan in their Metrotrends publication from June 2013 estimates that the City of Little Rock has a population of 197,318. This is some 2000 above the City estimate (a full 1% more people). The Bureau of the Census' American Community Survey estimates a 195,242 (2012) population for Little Rock. This number is over 1000 above the City estimate for 2012. For those who will be using the Bureau's new estimates that replaced the Long Form - the ACS (American Community Survey), care should be used since the numbers are based on samples. ACS numbers should be compared to other ACS numbers to see trends and changes in the area's profile (if any), and not compared to actual count years.

Construction Activity

During 2013, the total number of new construction permits issued was 43 permits less than that issued in 2012. In 2013 there were 411 permits issued for a total of \$231,474,937 construction dollars. New single-family construction decreased by 12.5% (44 units) over that issued in 2012. The average construction cost of single-family homes increased 27.7% to \$269,412.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	8	\$408,000	0	0	8
2	0	\$ 0	0	0	0
3	3	\$267,667	0	0	3
4	17	\$465,588	0	0	17
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	1	\$110,000	0	0	1
8	8	\$162,500	1	192*	200*
9	7	\$102,906	1	2	9
10	4	\$165,625	3	6	10
11	7	\$152,129	0	0	7
12	31	\$119,463	1	120*	151*
13	0	\$0	0	0	0
14	1	\$80,000	0	0	1
15	5	\$129,700	0	0	5
16	7	\$141,971	0	0	7
17	5	\$209,400	0	0	5
18	54	\$291,297	8	186	240
19.1	147	\$300,840	0	0	147
19.2	14	\$387,893	0	0	14
20	30	\$211,500	1	54*	84*
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	2	\$110,000	0	0	2
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	351	\$269,412	15	560*	911*

*Note: Planning District 8 – 192-bed dorm; Planning District 12 - 120-bed assisted living facility; Planning District 20 – 54-bed assisted living facility

Construction Activity

Permits for non-residential projects decreased by one to 45 permits. The number of commercial permits increased four to 34 permits with the area added decreasing 30 percent to 515,946 square feet. Office permits declined 44.4 percent to 5, with an area of 106,604 square feet or an increase of 29.2% from 2012. For Industrial, there was one permit, increasing from 0 in 2012. There was a reduction of two for Public/quasi-public projects permitted in 2013 (5 projects).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	3	32,355	0	0	0	0	0
2	1	8587	0	0	0	0	0
3	1	47,500	1	69,558	0	0	0
4	0	0	0	0	0	0	0
5	2*	77,679	0	0	0	0	0
6	0	0	0	0	0	0	0
7	1	9180	0	0	0	0	0
8	1	18,952	0	0	0	0	3
9	0	0	0	0	1	5880	1
10	0	0	0	0	0	0	0
11	7*	86,925	1	26,600	0	0	0
12	2	36,097	0	0	0	0	0
13	0	0	0	0	0	0	0
14	1*	0	0	0	0	0	0
15	2	26,785	0	0	0	0	0
16	3	19,629	1	2760	0	0	1
17	0	0	0	0	0	0	0
18	9	148,514	0	0	0	0	0
19.1	0	0	0	0	0	0	0
19.2	0	0	1	2760	0	0	0
20	1	3743	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	1	4926	0	0	0
26	0	0	0	0	0	0	0
	34	515,946	5	106,604	1	5880	5

*Two parking decks (PD 5); Parking Lot (PD11, PD14)

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2013. The reported activity was at or below the bottom for that monthly average (over the last two decades). The fourth quarter saw the worst activity with 26 units per month permitted. The first and second quarters saw averages of 33 and 30 homes permitted per month, respectively. The third quarter reported the lowest monthly activity with just over 28 units permitted per month. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996
2013	351	\$94,563,674	\$269,412

Multi-family			
Year	Permit	Units	Cost
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112

Of the 560 multifamily units permitted in 2013, the largest development was for 192 units which was a 192-bed dorm on the Arkansas Baptist campus. This is in the Central City Planning District near Dr. Martin Luther King Jr. Drive and Wright Avenue. The next largest was a 186 unit apartment complex near Bowman Road and 36th Street in the Ellis Mountain Planning District. The development includes eight buildings for units as well as structures for covered parking. The last remaining larger development was a 54-bed assisted living facility on Valley Ranch Drive, north of Cantrell Road in the Pinnacle Planning District. This project accounts for about 10 percent of the multi-family units added in 2013. In addition there were four duplexes added in 2013 for an additional eight units.

Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The west sub-area continued to dominate the market with 74.4 percent of the new units (261). The Chenal Valley District leads the way with 147 units or 41.9 percent of all new homes. In 2013, 261 units were permitted, down 7 units or 2.6% from 2012. The west sub-area did increase its dominance (mid-seventh percentile) in the new housing market. For the sixth year this remains well below the ‘normal’ level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2013, 351 single-family units were added. For the sixth year the level of activity for 2013 remains low, there are no signs yet of a return to ‘normal’ levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
2013 Permits	17	24	49	261
2012 Permits	26	15	86	268
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
	East	Central	S-west	West
2013 %	4.8%	6.8%	14.0%	74.4%
2012 %	6.6%	3.8%	21.8%	67.8%
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 27.7% or \$58,416 from that in 2012. The average unit value in 2013 was \$269,412 compared with \$210,996 in 2012. 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 16 units constructed below \$100,000, 118 units constructed in the range of \$100,000 to \$199,999, 166 units constructed in the range of \$200,000 to \$399,999, 29 units constructed in the range of \$400,000 to \$599,999 and 22 units above \$600,000.

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	1	0	7	0	0	8
2	0	0	0	0	0	0
3	0	1	1	1	0	3
4	4	6	7	0	0	17
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	1	0	1
8	0	0	1	8	0	9
9	0	0	0	5	1	6
10	0	0	1	3	0	4
11	0	0	1	5	1	7
12	0	0	1	18	12	31
13	0	0	0	0	0	0
14	0	0	0	0	1	1
15	0	0	0	4	1	5
16	0	0	1	6	0	7
17	0	0	2	3	0	5
18	2	5	36	11	0	54
19.1	13	13	76	45	0	147
19.2	2	4	8	0	0	14
20	0	0	24	6	0	30
24	0	0	0	2	0	2
25	0	0	0	0	0	0
Total	22	29	166	118	16	351

One third of the new homes were in the \$100,000-200,000 range with the largest number of units in the \$200,000-400,000 range (47.3% of all the new homes). The number of units for each range above \$200,000 experienced increases. While the two ranges below \$200,000 saw declines in activity for 2013. The lowest range (<\$100,000) experienced a drop of 83.5% in the number of units added. 2013 was the first year of the City ending its federally funded program to construct new 'affordable' homes in the Central High and Stephen's neighborhoods. This could account for much of this decline of activity in new lower-end home construction.

Seventy-five percent of the units valued at under \$100,000 were permitted in the 65th Street West Planning District (12 units). There are a couple of subdivisions along Stagecoach Road near David O Dodd where these homes are built. Over fifty percent of the upper end housing (over

Residential Housing Construction Values

\$400,000) was built in the Chenal Valley District (51% or 26 units) mostly in the Chenal Valley Subdivision. Almost twenty percent of the over \$400,000 valued homes were built in the Heights/Hillcrest District, mostly in the Heights neighborhood.

The average construction value increased 27.7 percent for the City. The average value in the higher end sub-areas (west and central) increased in 2013 by over \$50,000 in each sub-area. The central sub-area continues to have the highest average value at \$386,271, a 17.3% increase from 2012 or \$56,865. The west sub-area increased in value 21.2% to \$291,943 (a \$51,122 increase). The southwest sub-area experienced an almost \$10,000 increase or 7.8% to \$134,340. Though this is still less than half that in the west sub-area and just over a third that in the central sub-area. The east sub-area continues to have the lowest average values at \$124,297. That was an increase of 2.7% from 2012. The east and southwest sub-area average values are less than half that of the City of Little Rock average for new units values in 2013.

Sub-area	2007	2008	2009	2010	2011	2012	2013
West	\$284,130	\$288,776	\$279,274	\$218,883	\$245,193	\$240,821	\$291,943
Central	\$350,603	\$307,332	\$389,813	\$270,172	\$365,024	\$329,406	\$386,271
Southwest	\$133,735	\$133,770	\$131,014	\$139,665	\$110,934	\$124,598	\$134,340
East	\$117,198	\$127,719	\$121,094	\$94,727	\$96,549	\$121,035	\$124,297

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2013, single-family reinvestment totaled over \$27.5 million dollars. The central sub-area had the greatest number of single-family permits issued in 2013 with 261 (35.6% of all the projects for 2013).

The central and east sub-areas accounted for 64.1% of the single-family permits issued. With approximately \$18.5 million of the \$27.5 million dollars (or 67.2%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market.

The east sub-area accounts for 28.5% of the permits for renovations and 13.3% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the east sub-area with 35%, however this sub-area had the second lowest number of dollars spent (20.1% or \$3.36 million). The central sub-area had the second highest amount of dollars 41.4% or \$6.92 million, with 31.7% of the permits (172). The southwest sub-area had the least dollars (7.9%) or \$1.3 million and the least permits with 70 or 12.9%.

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 2013, there were about ten of these. Approximately 3 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Riverdale and Downtown areas.

Multi-Family Renovations

The central sub-area accounted for 41.6% of the permits (57) with the second highest amount spent 41.8% (\$6,920,012). The least permits were in the west and southwest sub-areas with 19 and 27 (respectively). The east sub-area had the greatest amount spent (\$8,922,959), but the second most permits, 34 (24.8%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (89 and 65 respectively). Citywide 191 permits were issued for a total of \$10,810,265. The central sub-area accounted for 72.9% (\$7,882,945) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (50 permits and almost \$5.7 million). The second highest number of permits was in the West Little Rock Planning District with 25 and 1.9 million dollars. In the west sub-area 65 permits were issued for \$2,496,984. The Chenal Districts accounted for 22 permits, while the River Mountain District accounted for 22 permits alone. The permit value was over \$1.8 million in the River Mountain District. Overall the average value of permits issued for additions increased by 28.8 percent or \$12,665.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	22	\$49,265	27	\$54,237	2	\$8750
2	5	\$14,220	22	\$35,539	10	\$58,158
3	25	\$74,386	58	\$34,125	5	\$24,972
4	50	\$113,615	79	\$53,946	46	\$142,629
5	1	\$20,000	3	\$11,500	24	\$350,102
6	0	\$0	2	\$11,500	0	\$0
7	2	\$14,000	8	\$13,113	0	\$0
8	10	\$14,593	101	\$19,603	7	\$60,786
9	10	\$26,869	79	\$16,847	8	\$17,376
10	11	\$16,496	23	\$22,428	1	\$0
11	9	\$6169	16	\$32,656	5	\$178,520
12	4	\$10,375	13	\$18,127	0	\$0
13	2	\$1025	11	\$16,764	11	\$29,545
14	3	\$5500	12	\$17,874	6	\$87,033
15	5	\$6506	28	\$19,475	9	\$74,433
16	4	\$13,035	5	\$12,988	0	\$0
17	1	\$8926	0	\$0	0	\$0
18	4	\$11,633	7	\$18,479	1	\$414,077
19.1	14	\$56,017	20	\$86,949	1	\$70,000
19.2	8	\$46,366	14	\$27,331	1	\$60,000
20	1	\$60,000	2	\$29,450	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	\$24,918	0	\$0
25	0	\$0	8	\$7755	0	\$0
	191	\$56,598	542	\$30,840	137	\$140,187

Demolition Activity

The net change in residential units for 2013 was an increase of 748 residential units. The east sub-area had a net loss of 59 single-family units. The central sub-area increased a net of four single-family units. The west sub-area had the largest net increase of 257 residences. The southwest sub-area added a net 24 single-family homes. Seven of the City's thirty planning districts experienced net losses of residential units during 2013. The Geyer Springs East District went from neutral to negative and the West Little Rock District went from positive to negative in 2013. The East Little Rock, I-630, 65th Street East, Geyer Springs West, and Port Districts were negative both years.

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	261	4	257
Central	24	20	4
Southwest	49	25	24
East	17	76	-59

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	8	0	8
2 Rodney Parham	0	0	0
3 West Little Rock	3	5	-2
4 Heights/Hillcrest	17	13	4
5 Downtown	0	0	0
6 East Little Rock	0	2	-2
7 I-30	1	1	0
8 Central City	200	60	140
9 I-630	9	32	-23
10 Boyle Park	10	5	5
11 I-430	7	0	7
12 65th Street West	151	2	149
13 65th Street East	0	4	-4
14 Geyer Springs E.	1	23	-22
15 Geyer Springs W.	5	8	-3
16 Otter Creek	7	2	5
17 Crystal Valley	5	0	5
18 Ellis Mountain	240	2	238
19.1 Chenal Valley	147	1	146
19.2 Chenal Ridge	14	0	14
20 Pinnacle	84	0	84
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	1	-1
Total	911	163	748

The Rodney Parham and Central City Districts went from negative to positive with the Downtown and I-30 Districts going neutral in 2013. The I-630 and Geyer Springs East Districts experienced double-digit net loss in the number of housing units (23 and 22 respectively).

Three districts account for over 70% of the units removed in 2013 – Central City, I-630 and Geyer Springs East Districts. The Central City District had the most units lost (60 units) or 36.8% of all the units removed in 2013. Thirty-two units (19.6%) were lost in the I-630 District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek again this year.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the east Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 Districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 58.3 percent of all units lost (95 of 163 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 Units Removed

Planning District	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
1	0	3	13	1	2	1	1	4	2	0	0	27
2	0	1	0	0	0	0	3	0	0	2	0	6
3	0	4	5	13	5	7	3	3	1	0	5	46
4	20	12	12	19	15	17	12	16	10	6	7	146
5	1	2	1	1	3	0	0	1	0	1	0	10
6	3	8	3	26	123	51	24	26	8	6	2	280
7	0	3	14	3	3	7	2	7	3	4	1	47
8	32	23	33	31	49	26	48	32	43	48	42	407
9	27	23	27	40	23	26	75	46	79	65	32	463
10	3	6	3	7	8	4	5	6	6	6	5	59
11	2	1	4	1	0	1	2	3	4	3	0	21
12	1	2	1	5	0	0	5	0	1	3	2	20
13	0	1	3	1	2	0	7	2	2	1	4	23
14	0	4	2	2	3	1	3	6	7	2	9	39
15	2	4	4	6	6	3	10	0	14	10	8	67
16	1	1	1	3	4	1	0	0	1	1	2	15
17	0	0	0	0	0	0	0	0	1	0	0	1
18	1	2	5	1	1	0	0	0	0	0	2	12
19	0	3	2	5	1	4	0	5	1	1	1	23
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	2	0	1	0	0	2	0	0	2	0	2	9
25	1	0	1	0	1	1	0	0	0	1	1	6
Total	96	103	135	165	249	152	200	157	185	160	125	1727

Office Activity

During 2013, the square footage of new office space added increased by 29.2% from 2012. The total square footage permitted in 2013 was 106,604. The number of permits issued decreased 44.4% (9 permits in 2012, 5 permits in 2013). In 2013, the total construction cost was \$14,865,252 an increase of 11.9 percent.

The west sub-area accounted for two permits while each of the other sub-areas had one each. The west sub-area had the greatest number of permits with 2 (40%) and the second highest value \$2,610,000. The central sub-area had the greatest area added and the greatest value of 2013 permits, 69,558 square feet and \$9,600,000.

Two buildings were over 25,000 square feet. The largest, Little Rock Medical Associates, building with 69,558 square-feet is in the West Little Rock District. The second largest project was Magnificent Spaces with 26,600 square feet in the I-430 District. Both are medical related structures.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
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
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244
2013	5	106,604	\$14,865,252

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Little Rock Medical Assoc.	6101 St. Vincent Circle	central	69,558
Magnificent Spaces	1401 Kanis Park Drive	west	26,600

Commercial Activity

The total of new commercial construction added in 2013 amounted to 515,946 square feet of commercial space. This represents a decrease of 30% in square footage added from that in 2012. The total construction value of new commercial decreased by 13.1% from that reported in 2012. In 2013, \$51,326,587 construction dollars were permitted compared to \$67,925,739 in 2012. The number of structures permitted increased 13.3% to 34 projects in 2013.

The central sub-area had the least activity: one permit with 47,500 square feet and a value of \$5,000,000 (LA Fitness). The east sub-area added four projects with a total area of 105,811 square foot. There were two parking structures downtown and a Family Dollar and daycare facility for Our House both near the Roosevelt Road/Interstate 30 interchange. The southwest sub-area had the second greatest value of added commercial projects with \$18,433,066 or 35.9% of the total value added in 2013. The largest project both in value and area in this sub-area was a J. A. Riggs Tractor (I-30 and University Avenue area). The other larger developments were: a vehicular related development (Landers Service Center) and a strip center both at the Colonel Glenn/Interstate 430 interchange. The west sub-area had the greatest number of projects 21 (61.8%), area added 280,124 square feet (54.3%), and value added with \$22,353,521 (43.6%). Most of the projects were small retail developments. However the largest area project for 2013 as in this sub-area, a new Hilton Garden Inn at 93,594 square feet. This Hotel is located near the Bowman-Kanis Roads intersections.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
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
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Hilton Garden Inn	10914 Kanis Road	west	93,594
LA Fitness	304 University Avenue	central	47,500
Parking Deck	216 East Markham	east	46,629
La Quinta	9 Crossing Court	west	45,737
Parking Deck	416 Main	east	31,250
JA Riggs Tractor	9125 Interstate 30	southwest	26,785

Industrial Activity

A total of 5880 square feet of industrial projects were permitted during 2013 in the City. This one project was permitted near the Woodrow/Interstate 630 interchange and was to support the US Pizza stores in the Little Rock area.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707
2012	0	0	\$0
2013	1	5880	\$275,000

Annexation Activity

The City accepted no annexations in 2013. The current city limits of Little Rock remained 122.69 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, while over 10 square miles was added in the last decade of the twentieth century.

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 third 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. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
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
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69
2013	0	0	122.69

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2013 with fourteen approved plats up one from 2012. The total acreage in 2013 increased 17.5 percent to 191.91 acres from 163.37 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	14.4	9
4									1	0.76	2
10	1	9.1							1	0.25	2
12									1	20	84
15									1	1.96	5
16	1	19.37							1	59.6	204
17									2	20.98	5
18									1	12.1	3
19									1	16.7	19
22									1	8.53	4
29									1	8.16	4
Total	2	28.47	0	0	0	0	0	0	12	163.44	341

Non-residential activity as measured by cases remained at low levels with two cases which is one less than that in 2012. The total non-single family acreage platted declined 42.8 percent from 49.77 acres to 28.47 acres. Residential platting activity increased by two plats to 12 plats or twenty percent. There were no multifamily subdivisions for the ninth year. Single-family acreage increased 43.9 percent to 163.44 acres from 113.6 acres. The number of residential lots increased 57.9 percent to 341 residential lots in 2013 from 216 residential lots in 2012.

This shows the future development activity remaining slow and light. Almost two-thirds of the new residential lots were in an expired subdivision (previously approved) re-approved in southwest Little Rock (southwest of Mabelvale). The inventory for future development was not significantly increased with no sign of a return to the robust activity of the early and middle part of the last decade.

Final Plat Activity

During 2013, there were 54 final plats, this is a 38.5% increase from 2012. The acreage involved in 2013 was 288.186 acres, up 6.7% from that in 2012.

The west sub-area had the most signed plats with 30 (55.6%) and the most area involved with a final plat 167.05 acres (58%). The central sub-area had the second greatest number of final plats at 11, but the third largest area involved with 47.58 acres (16.5%). The east sub-area had the least activity, with three cases and only 0.72 acres of area. The southwest sub-area had the second greatest area with 72.83 acres (25.3%), with ten cases. The Chenal District had the most cases at twelve, with the Ellis Mountain and I-430 Districts having the second greatest at six cases each (all three districts are in the west sub-area). The Chenal District also had the most area with 51.53 acres (17.9%) followed by the Pinnacle District with 41.88 acres (14.5%). Both the total area involved in a final plat and the number of cases increased in 2013. The increases were 6.7% and 38.5% respectively.

Plan Dist.	Final Plat	
	cases	acres
1	1	5.21
3	4	20.531
4	2	21.46
8	3	0.72
10	5	5.59
11	6	25.776
12	3	18.99
15	1	12.4
16	5	30.283
17	1	11.16
18	6	40.373
19	12	51.532
20	4	41.881
21	1	2.28
Total	54	288.186

Zoning Activity

In 2013, there were seventeen cases filed for reclassification. This was an increase of nine cases but with approximately 141 more acres involved in the reclassifications than in 2012 (288.473 acres from 147.54 acres). One case represents 47.3 percent of the area reclassified. This is east of I-530 and south of Gilliam Park and reclassified 136.4 acres to Mining.

There were seven other re-zoning cases in 2013 of more than five acres. The largest of these was of the Airport in the East Little Rock Planning District. In this case 40 acres was zoned to I-2 (Light Industrial District) for future airport related development north of the airport, east of the general aviation runway. Also in the East Little Rock Planning District, the airport reclassified another 16.7 acres to I-2, north of the Airport and west of the general aviation runway. In the Ellis Mountain Planning District there were two reclassifications from R-2 (single-family) to M (Mining) for the expansion of an existing mining operation at Lawson and Crystal Valley Roads (one for 25.8 acres and one for 18.9 acres). In the Geyer Springs West Planning District approximately 23.5 acres was reclassified from R- 2, Single-Family to C-3, General Commercial between Interstate 30 and Baseline Road, west of Childers Drive. In the Otter Creek Planning District, west of Stagecoach Road and south of Otter Creek Road, some 10.8 acres were reclassified to C-3 (General Commercial) from R-2 for potential future development. In the Port District, at Lindsey and Roosevelt Roads, nine acres was reclassified for future development from R-2 to I-2.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
3	2	4.11								
6									2	56.7
9					1	0.22				
11			1	1.17	1	0.32				
14			1	0.69						
15	2	24.82								
16	2	11.293*							1	1.03
18									2(1)	44.68
24									1(1)	136.4
25									1	9.04
Total	6	40.223	2	1.86	2	0.54			7(1)	247.85

*as part of this zoning there was approximately 2.345 AC zoned to OS (1) zoning to Mining (181.08 AC and 3 cases)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 78 percent of the re-classification cases and 58.4 percent of the area re-classified. During 2013, 60 cases were approved with the PZD process with a total of 405.63 acres. Planned Zoning Districts were approved in all sub-areas of the City.

As with ‘straight’ zoning, most of the cases were for small areas, 44 of the 60 cases contained areas of 5 acres or less. There were only twelve cases with more than ten acres in area. The majority of the larger Planned Zoning District applicants dealt with adding uses, parking or

Zoning Activity

signage issues. The ones with use changes or new development were: outdoor storage of RV/boats (near Pinnacle Mountain); patio homes (Hinson/Taylor Loop); Marina (east of Bond); auto sales/collision center (Colonel Glenn – Shackleford Road).

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2013, the number of cases increased by six or 8.5 percent from 2012. The area involved in reclassifications increased 48.9% from 466.22 acres from 694.103 acres. The tables of Rezoning and PZD approved cases show the areas most likely to develop in 2014 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near future. Some of this activity is to make existing developments ‘legal’, but most represents potential new development of redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	4	34.97					1	5.74
2								
3	1	1.24					1	2.2*
4	3	10.66	2	1.03			4	0.58
5	5	2.43	1	0.06				
6	1	16.1						
7	1	0.43*						
8							1	0.32
9	2	1.03						
10							1	0.17
11	8	150.79	1	na			3	14.47
12	5	40.64						
13								
14								
15					1	3.72*		
16	2	5.41						
17								
18	4	6.98	1	1.68			1	41.9
19	2	8.07	1	4.81				
20	1	5	1	26.7			1	18.5
24								
30								
Total	39	283.75	7	34.28	1	3.72	13	83.88

*Repeal of a Planned Zoning District and return to former zoning

Planning and Development Staff - 2013

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Venita Harris, Administrative Assistant

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2014 Urban Development Report

Planning and Development Department City of Little Rock

Board of Directors - 2014

Mayor	Mark Stodola
Ward 1	Erma Hendrix
Ward 2	Ken Richardson
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Lance Hines
Ward 6	Doris Wright
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Gene Fortson
Position 10	Joan Adcock

Planning Commission - 2014

Keith Fountain– Chairperson
Janet Dillon – Vice Chair
Jennifer Martinez Belz
Craig Berry
Tom Brock
Alan Bubbus
Buelah Bynum
Keith Cox
Rebecca Finney
Bill May
Obra Nunnley, Jr.
Bill Rector

Board of Adjustment – 2014

Jeff Yates – Chairman
Brad Wingfield – Vice Chair
Rajesh Mehta
Carolyn Lindsey - Polk
Scott Smith
Robert Tucker
Robert Winchester

River Market Design

Review Committee - 2014

Kate East - Chairman
Terry Burruss
Michael Hickerson
Michael McCallum
Presley Melton
Jim Rice

City Beautiful Commission - 2014

Edward Peek – Chairperson
Steve Homeyer – Vice Chair
Chris Hancock
Ashley Jones
Wally Loveless
Chris Minor
Chris Morgan
Chris McCulley
Cassandra Toro
Lynn Mittelstaedt Warren
William Wiedower
Carrie Young

Midtown Advisory Board - 2014

James Bell – Chairperson
Glenn Borkowski
Elizabeth Donovan
Brock Martin
Kelly Newberg
John Spent

Construction Board of Adjustment and Appeal -2014

H. James Engstrom
Edward Peek
Ben Stewart

Historic District Commission - 2014

Antoinette Johnson – Chairperson
Kwadjo Boaitey
B. J. Bowen
Mark Brown
Jennifer Carmen
Jeremiah Russell
Randy Ripley
Rachelle Walsh



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 13, 2015

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$3,151,880 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts.

In 2014, the 2012 Arkansas Fire Prevention Code, Volumes I, II building and III Residential went into effect. Also, the 2014 Arkansas Energy Code and 2014 National Electrical Code were adopted. A number of large projects were permitted in 2014, including the Outlets at Little Rock, CARTI, MISO, several multi-family projects and two hotels. A design overlay district was approved for John Barrow Road and staff continued to be involved with various planning efforts. Amendments were made to the Zoning Ordinance that addressed mobile canteen units (food trucks).

Development information and trends follow in this report. Please contact the Department of Planning and Development at anytime if you have questions or need additional information.

Sincerely,

Tony Bozynski, Director
Planning and Development

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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: Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2014	2013	2012	2011
Permits Issued	12,016	1,998	2,011	3,859
Inspections	3,505	3,249	1,639	2,693
Violations	477	421	489	551
Fees	\$1, 510,877	\$1, 137,864	\$1, 158,976	\$887,608
Plumbing				
	2014	2013	2012	2011
Permits Issued	2,221	2,063	2,149	1,990
Inspections	3,902	3,943	2,271	3,839
Violations	580	572	525	497
Fees	\$299,601	\$272,278	\$311,193	\$270,351
Electrical				
	2014	2013	2012	2011
Permits Issued	1,873	1,851	2,059	1,991
Inspections	4,039	4,066	2,034	4,537
Violations	346	410	478	796
Fees	\$351,278	\$302,229	\$362,765	\$281,367
Mechanical				
	2014	2013	2012	2011
Permits Issued	1,551	1,565	1,513	1,521
Inspections	2,155	2,271	1,302	3,017
Violations	328	327	380	932
Fees	\$294,095	\$271,775	\$273,977	\$214,839

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 non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects 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 non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

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 non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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 non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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. Utility reconnection releases for natural gas, water and electrical are handled in this section. 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 2014, the Building Codes Division collected over \$3,151,880 in fees including permits, licenses and other miscellaneous charges and performed 14,437 inspections. Ten major unsafe structures were demolished. All informational 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. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The City of Little Rock adopted the 2014 National Electrical Code and 2014 Arkansas Energy Code.

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated and increased enforcement and removal of a number of unsafe commercial buildings.

The Division continues to implement the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

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.
- Computer software updated for office and field inspectors.

	2014	2013	2012	2011	2010	2009	2008	2007
Building Plans Reviewed	572	499	439	228	543	536	810	901
Construction B.O.A.	0	0	0	0	0	0	0	0
Franchise Permits	12	16	14	14	13	19	36	26

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2013

Projects of significant importance (**Valuations above \$1,000,000**) to the community involving new construction, additions or renovations include:

Residential

- Ayla Street Apartments (30 Ayla St.)
- MacArthur Commons Apartments (414 E. Capitol)
- Home 2 Suites (2710 S. Shackelford)
- The Point at Brodie Creek (3400 S. Bowman)
- The Villas at Chenal (Villas Circle)
- Main Street Lofts (108 W. 6th)
- South Village Apartments (1301 S. Louisiana St.)
- Homewood Suites (400 River Market Ave.)
- Riverdale Residences (1200 Brookwood Dr.)

Mercantile

- Firestone Tire (7426 Cantrell Rd.)
- Vermear MidSouth (4715 S. Shackelford)
- Home Goods (17625 Chenal Pkwy)
- Whole Food Market (501 S. Bowman Rd.)
- Retail Building (6 Bass Pro Drive)
- Outlets at Little Rock (11201 Bass Pro Pkwy)
- Tire & Brake Shop (14908 Cantrell Rd.)
- Cavender's Boot City (10720 Bass Pro Pkwy)
- Market Place Remodel (11121 Rodney Parham Rd.)
- Kaufman's West (14900 Cantrell Rd.)

Churches

- St. James UMC Additions & Alterations (321 Pleasant Valley Dr.)
- Geyer Springs Baptist Church (12400 Interstate 30)
- Pulaski Heights UMC (4823 Woodlawn)
- Christ the King Additions & Alterations (4000 N. Rodney Parham)
- First Baptist Church (3800 W. 18th St.)

Institutional/Healthcare

- Arkansas Children's Hospital, Human Resources Facility (1919 W. 12th St.)
- Arkansas Children's Hospital, Orthopedic Clinic Alterations (#1 Children's Way)
- Carti (8901 Riley Dr.)
- Baptist Health Clinic (9601 Lile Ave.)
- City of Faith Prison Ministries (1400 Garfield Drive)

Restaurants

- Chipolte Mexican Grill (100 S. University)
- Chow Time (102 S. Rodney Parham)

Business

- First Security Bank (10 Bass Pro Drive)
- G&K Services (5510 W. 65th St.)
- Riverside Acura (13701 David O. Dodd)
- Bank of the Ozarks Data Center (325 W. Capitol)
- Blue Cross Blue Shield (2201 Brookwood Dr.)
- Noah's (21 Rahling Circle)
- Verizon (1400 Riverfront Blvd)
- United Artist Theatre Circuit (1200 Breckenridge)
- City of Little Rock Robinson Auditorium (400 W. Markham)
- Riverside Motors (12121 Colonel Glenn)
- Goodwill Industries (7400 Scott Hamilton Rd.)
- Fulk Building Remodel (300 S. Main St.)
- St. Vincent Infirmary (16115 St. Vincent Way, Ste. 101)
- Malvern National Bank (10700 Bass Pro Pkwy)
- Kaufman West (14900 Cantrell Rd.)

Factory/Storage

- MISO (1700 Centerview Dr.)
- Dassault Falcon Jet, New 14 Bay Hangar (3801 E. 10th)
- Dassault Falcon Jet, Cabinet Shop Renovation
- Dassault Falcon Jet, Cabinet Shop Addition
- Dassault Falcon Jet, New Upholstery Shop
- Performance Food Group (4901 Asher)
- Entergy Services (13019 Vimy Ridge Rd.)
- Moon Distributing (2800 Vance St.)
- Bill & Hillary Clinton National Airport (#1 Airport Dr.)
- Little Rock Wastewater Pump Station (1901 Cantrell Rd.)
- Porocel Corporation (10200 Arch Street Pike)
- Ring Container Technologies (9000 Frazier)

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. 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.

2014 Sign Code Statistics

Sign permits brought in \$65,907 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

561 Sign Permits Issued
2244 Sign Inspections and Re-inspections

In 2015, 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.

2014 Plans Review for Zoning, Subdivision and Landscape Requirements

212 Commercial Plans/New, Additions or Remodeling
208 Commercial Landscape Plans and Revised Plans

2014 Other Activities

139 Site Inspections
75 Certificates of Occupancy
10 Grading Permits Reviewed
85 Miscellaneous Permits and Requests

Zoning and Subdivision Division

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 4,200 inspections and re-inspections were performed.

2014 Plan Reviews for Permits

1539 Residential Plans – New or Additions

2014 Privileges Licenses

1936 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2014 Information Inquiries

5246 Request for Sign, Zoning, Enforcement or Licenses

2014 Court Cases

57 Cases – All Types

2014 Citations Issued

31 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 2014, 8 locations were approved administratively for upgrades to existing sites. Staff shall continue to encourage collocation of WCF facilities. Then Planning Commission reviewed 2 applications for Tower Use Permits. Of these, 1 was approved by the Commission.

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 2014, the Division and the Planning Commission reviewed 2 zoning site plans, both 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 2014, the Division and the Planning Commission reviewed 10 Subdivision Site Plans, with 9 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 (CUP) 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 2014, the Commission reviewed 25 CUP applications. Of these, the Commission approved 23 applications.

Zoning and Subdivision Division

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 2014, the Board heard a total of 75 cases. Of the 75 requests, 72 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) 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 4 such appeal cases in 2014, all of which were approved.

Rezoning, Special Use Permits, Right-of-Way Abandonments and Street Name Changes

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 2014, the Planning Commission reviewed 10 rezoning requests, 0 special use permit requests, 6 proposed right-of-way abandonment requests and 3 street name changes.

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 2014, Staff reviewed 20 preliminary plats and 48 final plats.

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 2014, 79 Planned Zoning District applications were reviewed, with 62 being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. 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 2014 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff completed two in the series of area reviews of the City Land Use Plan (west of I-430, south of Kanis/Chenal; and west of I-430, north of Kanis/Chenal). Planning staff reviewed five requests for Land Use Plan changes in 2014 and four requests for Master Street Plan changes. Of these, the Planning Commission forwarded four Land Use Plan changes and all four Master Street Plan Amendments to the Board of Directors.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2014, the Historic District Commission approved 10 applications for Certificates of Appropriateness (COA). An additional 24 Certificates of Compliance were given by Staff for maintenance items within the District. There were 2 nominations for Natural Register status and one re-nomination in 2014.

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. Staff continues the development of web-based applications for internal use of the GIS by departmental staff. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues with the GIS. The 'Official Zoning Map' has moved from hardcopy (mylar section maps) to a digital PDF. The 'Official Zoning Map' is generated once a month and stored on an internal City server.

2014

**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 2014 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. 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 2014.

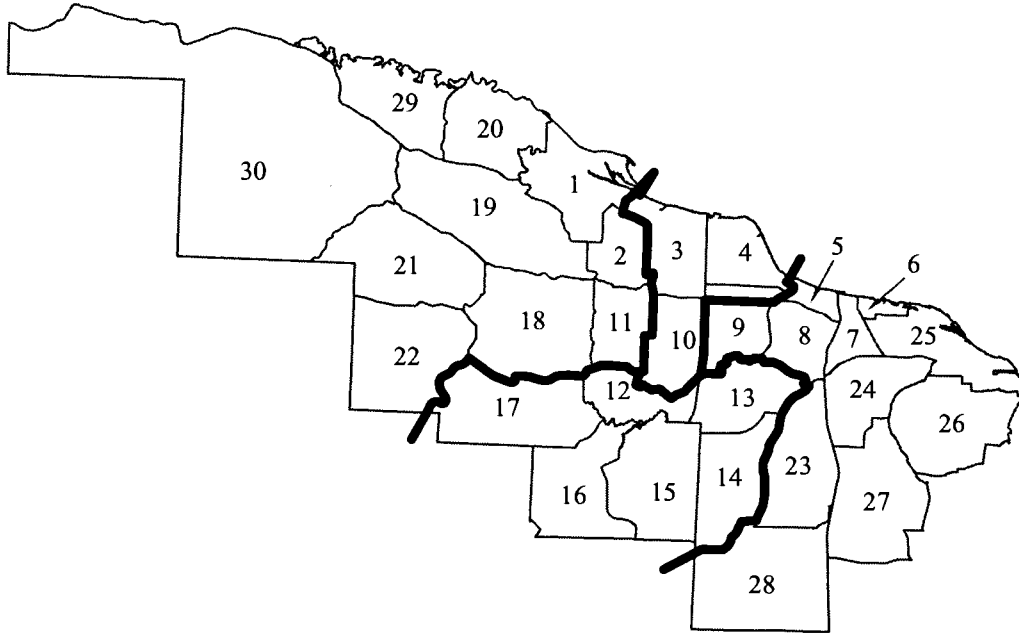
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts 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.

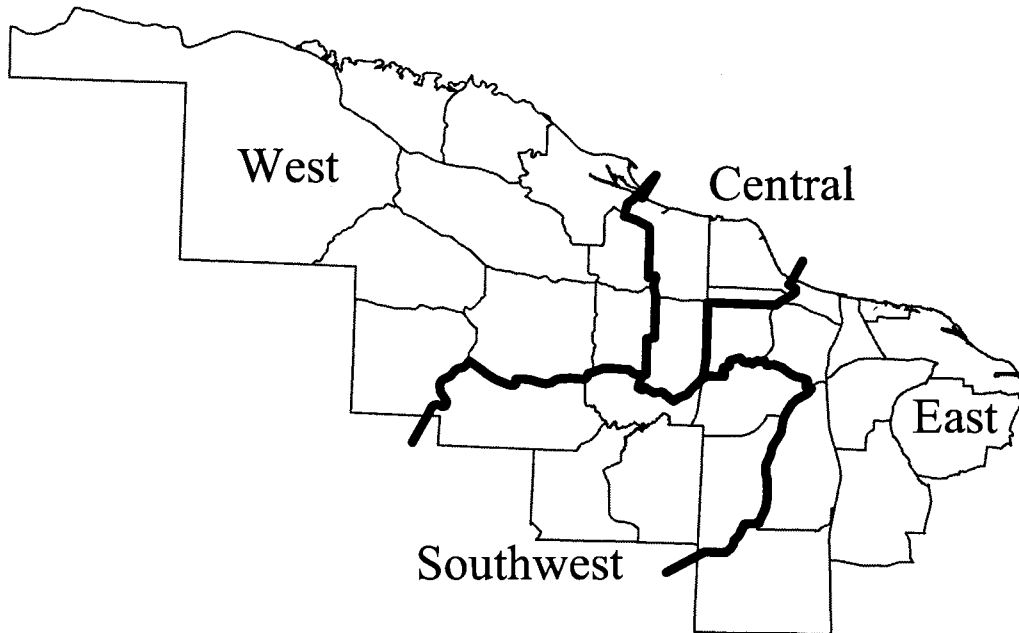
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street 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

2014 Population Census count – 195,730

New Construction

416 permits; up 1.2% from 411 in 2013

Single-Family Housing

349 units; down 0.6% from 351 units in 2013
\$266,575 avg.; down 1.05% from \$269,412 in 2013

Multi-Family Housing

629 units; up 12.3% from 560 units in 2013

Residential Renovations/Additions

933 permits; up 7.2% from 870 in 2013
\$37,575,010 construction dollars; down 19.6% from \$46,731,015 in 2013

Demolitions

166 residential units; up 1.8% from 163 in 2013

Office

389,247 square feet; up 265.1% from 106,604 in 2013
\$86,867,499 construction dollars; up 484.4% from \$14,865,252 in 2013

Commercial

804,659 square feet; up 56% from 515,946 in 2013
\$77,414,979 construction dollars up 50.8% from \$51,326,587 in 2013

Industrial

9922 square feet; up 68.7% from 5880 in 2013
\$881,250 construction dollars; up 220.5% from \$275,000 in 2013

Annexations

One annexation in 2014 with 11.4 Acres, compared to no annexations in 2013

Preliminary Plats

194 residential lots; down 43.1% from 341 lots in 2013
358.29 total acres; up 86.7% from 191.91 acres in 2013

Final Plats

46 cases; down 14.8% from 54 cases in 2013
372.68 acres; up 29.3% from 288.186 acres in 2013

Rezoning

10 cases; down 41.2% from 17 cases in 2013
99.58 acres; down 65.5% from 288.473 acres in 2013

PZD's

62 cases; up 3.3% from 60 cases in 2013
394.98 acres; down 2.6% from 405.63 acres in 2013

Population Growth and Estimates

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 (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth was in the west and southwest parts of the City. The east and central 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. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

The construction sector continues to be at historic lows, for the seventh year. The City of Little Rock uses the ‘small area’ method to produce a population estimate for the City. This method produces an estimate of 195,730 which is a slight increase in population for 2014. A change in 455 people or less than a quarter of a percent is basically ‘no change’. Single Family home development remains weak, but there has been some activity with new multifamily development in Little Rock.

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%
2010	193,524	5.67%
2011	193,130	-0.2%
2012	194,000	0.45%
2013	195,275	0.66%
2014	195,730	0.23%

Metroplan in their Metrotrends publication from August 2014 estimates that the City of Little Rock has a population of 197,870. This is some 2000 above the City estimate (a full 1% more people). The Bureau of the Census’ American Community Survey estimates a 197,357 (2013) population for Little Rock. This number is over 2000 above the City estimate for 2013. Both Metroplan and the Census’ American Community Survey estimate a two (2) percent increase in population from 2010. While the City of Little Rock’s estimate is a one (1) percent increase. For those who will be using the Bureau’s new estimates that replaced the Long Form - the ACS (American Community Survey), care should be used since the numbers are based on samples. ACS numbers should be compared to other ACS numbers to see trends and changes in the area’s profile (if any), and not compared to actual count years.

Construction Activity

During 2014, the total number of new construction permits issued was 5 permits less than that issued in 2013. In 2014 there were 416 permits issued for a total of \$312,098,912 construction dollars. New single-family construction decreased by 0.6% (2 units) over that issued in 2013. The average construction cost of single-family homes decreased 1.05% to \$266,575.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	9	\$386,889	0	0	9
2	1	\$ 300,000	0	0	1
3	4	\$365,000	0	0	4
4	11	\$546,455	1	261	272
5	0	\$0	1	59	59
6	0	\$0	0	0	0
7	2	\$112,500	0	0	2
8	7	\$128,071	1	16	23
9	11	\$129,909	0	0	11
10	9	\$147,222	3	14	23
11	0	\$0	5	81*	81*
12	37	\$132,630	0	0	37
13	1	\$120,000	0	0	1
14	0	\$0	0	0	0
15	14	\$105,512	0	0	14
16	6	\$138,230	0	0	6
17	9	\$253,667	0	0	9
18	63	\$311,321	6	144	207
19.1	108	\$327,455	0	0	108
19.2	9	\$400,556	0	0	9
20	31	\$201,129	2	48	79
21	15	\$219,467	0	0	15
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	2	\$89,500	0	0	2
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	349	\$266,575	22	629*	978*

*Note: Planning District 11 – 73 bed/57 room assisted living facility

Construction Activity

Permits for non-residential projects remained the same with 45 permits. The number of commercial permits increased one to 35 permits with the area added increasing 56 percent to 804,659 square feet. Office permits increased 60 percent to eight, with an area of 389,247 square feet or an increase of 265.1% from 2013. For Industrial, there was one permit, just as in 2012. There was a reduction of four Public/quasi-public projects permitted in 2014 (1 project).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	3	41,800	0	0	0	0	0
2	0	0	0	0	0	0	0
3	3	25,762	0	0	0	0	0
4	0	0	0	0	0	0	0
5	1	90,471	0	0	0	0	0
6	0	0	0	0	1	9922	0
7	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0
9	0	0	0	0	0	0	1
10	2	10,589	3	261,822	0	0	0
11	2	65,375	1	50,356	0	0	0
12	2	49,309	0	0	0	0	0
13	1	9100	0	0	0	0	0
14	0	0	0	0	0	0	0
15	2	26,025	0	0	0	0	0
16	12*	404,880	2	29,147	0	0	0
17	0	0	0	0	0	0	0
18	1	3168	0	0	0	0	0
19.1	3	43,050	1	43,872	0	0	0
19.2	2	26,030	0	0	0	0	0
20	0	0	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	1	9100	0	0	0	0	0
25	0	0	1	4050	0	0	0
26	0	0	0	0	0	0	0
	35	804,659	8	389,247	1	9922	1

*Two storage yards with no structures (PD16)

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2014. The reported activity was at or below the bottom for that monthly average (over the last two decades). The third quarter saw the worst activity with 21 units per month permitted. The first and fourth quarters saw averages of 32 and 37 homes permitted per month, respectively. The second quarter reported the second lowest monthly activity with just over 26 units permitted per month. While the number of single family permits did fall by two, there were two homes moved-in to the City, one from North Little Rock and the other a factory built home. So the total single-family houses added in Little Rock for 2014 was the same as that is 2013 – 351 units. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996
2013	351	\$94,563,674	\$269,412
2014	349	\$93,034,772	\$266,575

Multi-family			
Year	Permit	Units	Cost
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112
2014	22	629	\$49,900,412

There were several multifamily develops of 50-units or more permitted in 2014, the largest development was for 261 units. This new apartment community in the Riverdale area of Little Rock near Cedar Hill Road and Riverfront Drive is in the Heights/Hillcrest Planning District. The next largest project was a 144-unit expansion of the Pointe at Brodie Creek Apartment Community, west of Bowman Road and north 36th Street in the Ellis Mountain Planning District. A development at the Good Shepard community along Aldersgate Road added an assisted living facility with 57 rooms and 73 beds. This is in the I-430 Planning District of western Little Rock. A new building along East Capitol Avenue at Rivermarket Avenue in the Downtown Planning District was permitted with 59 apartments.

Several smaller projects added an additional 92-units in various sections of Little Rock during the 2014 calendar year.

Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The west sub-area continued to dominate the market with 67.6 percent of the new units (236). The Chenal Valley District leads the way with 108 units or 30.9 percent of all new homes. In 2014, 236 units were permitted, down 25 units or 9.6% from 2013. For the seventh year this remains well below the ‘normal’ level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2014, 349 single-family units were added. For the seventh year the level of activity for 2014 remains low, there are no signs yet of a return to ‘normal’ levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
2014 Permits	20	26	67	236
2013 Permits	17	24	49	261
2012 Permits	26	15	86	268
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
	East	Central	S-west	West
2014 %	5.7%	7.4%	19.2%	67.6%
2013 %	4.8%	6.8%	14.0%	74.4%
2012 %	6.6%	3.8%	21.8%	67.8%
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%

Residential Housing Construction Values

The average construction cost of a new single-family home decreased 1.05% or \$2837 from that in 2013. The average unit value in 2013 was \$269,412 compared with \$266,575 in 2014. 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 21 units constructed below \$100,000, 124 units constructed in the range of \$100,000 to \$199,999, 153 units constructed in the range of \$200,000 to \$399,999, 33 units constructed in the range of \$400,000 to \$599,999 and 18 units above \$600,000.

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	1	2	6	0	0	9
2	0	0	1	0	0	1
3	0	2	2	0	0	4
4	3	3	4	1	0	11
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	2	0	2
8	0	0	0	6	1	7
9	0	0	0	11	0	11
10	0	0	1	7	1	9
11	0	0	0	0	0	0
12	0	0	0	25	12	37
13	0	0	0	1	0	1
14	0	0	0	0	0	0
15	0	0	0	13	1	14
16	0	0	0	3	3	6
17	0	0	9	0	0	9
18	0	12	38	12	1	63
19.1	13	12	53	30	0	108
19.2	1	2	6	0	0	9
20	0	0	20	11	0	31
21	0	0	13	2	0	15
24	0	0	0	0	2	2
Total	18	33	153	124	21	349

One third of the new homes were in the \$100,000-200,000 range with the largest number of units in the \$200,000-400,000 range (43.8% of all the new homes). The number of units above \$400,000 experienced remained the same, however four fewer houses were permitted in the over >600,000 range. While the two ranges below \$200,000 saw increases in activity for 2014. The lowest range (<\$100,000) experienced an increase of 31.3% in the number of units added. The 200,000 to 100,000 range experienced a 5.1% increase and represented more than a third of all units (35.5%).

The majority of the units valued at under \$100,000 were permitted in the 65th Street West Planning District again (12 units). There are a couple of subdivisions along Stagecoach Road near David O Dodd where these homes are built. Over sixty-five percent of the upper-end

Residential Housing Construction Values

housing (over \$600,000) was built in the Chenal Valley District (68.1% or 13 units) mostly in the Chenal Valley Subdivision. The Ellis Mountain Planning District primarily the Woodlands Edge Subdivision saw an ‘up tic’ of over \$400,000 valued homes to 12 built or almost a quarter (23.5%) of the units in that range.

The average construction value decreased 1.05 percent for the City. The average value in the higher end sub-areas (west and central) so an increase in the west approximately \$12,600 and a decrease in the central approximately \$37,000 in 2014. The central sub-area continues to have the highest average value at \$349,269, a 9.6% decrease from 2013 or \$37,002. The west sub-area increased in value 4.3% to \$304,628 (a \$12,685 increase). The southwest sub-area experienced an increase of just over \$9200 or 6.8% to \$143,535. The east sub-area continues to have the lowest average values at \$122,225. That was an decrease of 1.7% from 2013. The east sub-area average value is less than half that of the City of Little Rock average for new units values in 2014.

Sub-area	2008	2009	2010	2011	2012	2013	2014
West	\$288,776	\$279,274	\$218,883	\$245,193	\$240,821	\$291,943	\$304,628
Central	\$307,332	\$389,813	\$270,172	\$365,024	\$329,406	\$386,271	\$349,269
Southwest	\$133,770	\$131,014	\$139,665	\$110,934	\$124,598	\$134,340	\$143,535
East	\$127,719	\$121,094	\$94,727	\$96,549	\$121,035	\$124,297	\$122,225

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2014, single-family reinvestment totaled over \$23.5 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2014 with 123 (15.8% of all the projects for 2014). The I-630 and Central City Planning Districts followed with 119 and 104 permits respectively. These three districts accounted for 44.4% of the permits for renovations and additions combined as well as 46.5% of the added value for this activity. This is the area of Little Rock from University Avenue to Interstate 30 and north of the Fourche Bottoms except for downtown – basically the pre-1950 City of Little Rock.

The east sub-area accounts for 35.7% of the permits for renovations and 34.5% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to ‘bring the housing up to code’. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the east sub-area with 35.7%, and the second highest number of dollars spent (34.5% or \$4.89 million). The central sub-area had the highest amount of valuation added \$5.65 million or 39.9% of all the added value and 28.3% of the permits (169) added in 2014. The southwest sub-area had the least dollars \$1.49 million (10.5%) and the least permits with 84 (14.1%).

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 2014, there were about five of these. Approximately 5 permits to ‘finish-out’ condominiums are included with the multifamily renovation figure for the Chenal and Downtown areas. There were also 116 units added in Downtown in previous non-residential buildings in 2014.

Multi-Family Renovations

The central sub-area accounted for 40.3% of the permits (62) with the second lowest amount spent \$1,494,800 or 10.7% of the added value. The least permits were in the west and southwest sub-areas with 16 and 11 (respectively). The east sub-area had the greatest amount spent (\$10,688,017), with the most permits issued, 65 (42.2%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (81 and 63 respectively). Citywide 182 permits were issued for a total of \$8,422,804. The central sub-area accounted for 62.9% (\$5,930,243) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (47 permits and almost \$4.8 million). The second highest number of permits was in the West Little Rock Planning District with 24 and just under \$1 million worth of value added. In the west sub-area 63 permits were issued for \$2,617,351. The Chenal Districts accounted for 25 permits, while the River Mountain District accounted for 22 permits alone. The permit value was over \$1.4 million in the River Mountain District. Overall the average value of permits issued for additions decreased by 8.5 percent or \$4824.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	22	\$64,115	34	\$40,765	0	\$0
2	7	\$38,428	23	\$14,982	1	\$11,500
3	24	\$41,018	55	\$32,010	5	\$117,000
4	47	\$103,166	76	\$43,620	35	\$18,386
5	0	\$0	8	\$47,513	30	\$332,220
6	0	\$0	1	\$12,350	0	\$0
7	0	\$0	4	\$26,250	1	\$10,000
8	10	\$27,384	94	\$26,556	22	\$25,205
9	2	\$50,382	117	\$17,254	14	\$12,730
10	10	\$14,200	30	\$18,507	19	\$12,211
11	4	\$18,000	9	\$23,497	4	\$205,789
12	6	\$25,667	14	\$17,943	0	\$0
13	2	\$41,000	10	\$38,023	1	\$10,000
14	4	\$10,724	10	\$11,833	9	\$13,667
15	6	\$8,451	39	\$16,153	0	\$0
16	4	\$16,500	7	\$5,889	1	\$2,000
17	1	\$2,000	0	\$0	0	\$0
18	5	\$10,903	9	\$18,302	7	\$39,586
19.1	11	\$13,696	38	\$28,581	1	\$60,000
19.2	14	\$108,546	15	\$32,501	1	\$132,000
20	0	\$0	0	\$0	2	\$178,000
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	2	\$49,500	2	\$11,750	1	\$13,000
25	1	\$100,000	2	\$15,000	0	\$0
	182	\$51,774	597	\$23,743	154	\$90,763

Demolition Activity

The net change in residential units for 2014 was an increase of 812 residential units. The east sub-area had a net loss of 91 single-family units. The central sub-area increased a net of six single-family units. The west sub-area had the largest net increase of 226 residences. The southwest sub-area added a net 49 single-family homes. Five of the City's thirty planning districts experienced net losses of residential units during 2014. The I-30 District went from neutral to negative and the Central City District went from positive to negative in 2014. The I-630, 65th Street East, and Geyer Springs East Districts were negative both years.

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	236	10	226
Central	26	20	6
Southwest	67	18	49
East	20	111	-91

The West Little Rock and Rodney Parham Districts went from negative to positive with the East Little Rock and Port Districts going neutral in 2014. The Central City and I-630 Districts experienced double-digit net loss in the number of housing units (28 and 48 respectively).

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	9	1	8
2 Rodney Parham	7	0	7
3 West Little Rock	4	1	3
4 Heights/Hillcrest	272	14	258
5 Downtown	59	1	58
6 East Little Rock	0	0	0
7 I-30	2	5	-3
8 Central City	23	51	-28
9 I-630	11	59	-48
10 Boyle Park	23	5	18
11 I-430	81	4	77
12 65th Street West	37	2	35
13 65th Street East	1	3	-2
14 Geyer Springs E.	0	2	-2
15 Geyer Springs W.	14	8	6
16 Otter Creek	6	0	6
17 Crystal Valley	9	3	6
18 Ellis Mountain	207	1	206
19.1 Chenal Valley	108	2	106
19.2 Chenal Ridge	9	0	9
20 Pinnacle	79	3	76
21 Burlingame	15	0	15
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	2	1	1
25 Port	0	0	0
Total	978	166	812

Three districts account for over 70% of the units removed in 2013 – Central City, I-630 and Heights/Hillcrest Districts. The Central City District had the most units lost (59 units) or 35.5% of all the units removed in 2014. Fifty-one units (30.7% of all units lost) were lost in the I-630 District. Thus over 60% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek again this year.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the east Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 Districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 70 percent of all units lost (116 of 166 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 Units Removed

Planning District	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
1	3	13	1	2	1	1	4	2	0	0	1	28
2	1	0	0	0	0	3	0	0	2	0	0	6
3	4	5	13	5	7	3	3	1	0	5	1	47
4	12	12	19	15	17	12	16	10	6	7	14	140
5	2	1	1	3	0	0	1	0	1	0	1	10
6	8	3	26	123	51	24	26	8	6	2	0	277
7	3	14	3	3	7	2	7	3	4	1	5	52
8	23	33	31	49	26	48	32	43	48	42	48	423
9	23	27	40	23	26	75	46	79	65	32	57	493
10	6	3	7	8	4	5	6	6	6	5	5	61
11	1	4	1	0	1	2	3	4	3	0	2	21
12	2	1	5	0	0	5	0	1	3	2	2	21
13	1	3	1	2	0	7	2	2	1	4	3	26
14	4	2	2	3	1	3	6	7	2	9	2	41
15	4	4	6	6	3	10	0	14	10	8	8	73
16	1	1	3	4	1	0	0	1	1	2	0	14
17	0	0	0	0	0	0	0	1	0	0	3	4
18	2	5	1	1	0	0	0	0	0	2	1	12
19	3	2	5	1	4	0	5	1	1	1	2	25
20	0	0	0	0	0	0	0	0	0	0	3	3
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	1	0	0	2	0	0	2	0	2	1	8
25	0	1	0	1	1	0	0	0	1	1	0	5
Total	103	135	165	249	152	200	157	185	160	125	159	1790

Office Activity

During 2014, the square footage of new office space added increased by 265.1% from 2013. The total square footage permitted in 2014 was 389,247. The number of permits issued increased 60% (8 permits in 2014, 5 permits in 2013). In 2014, the total construction cost was \$86,867,499 an increase of 484.4 percent.

The central sub-area had the greatest number of permits with 3 (32.5%) and the highest value \$56,388,629. The west and southwest sub-areas both added 2 buildings with a value of \$18,286,870 and \$12 million respectively. The east sub-area had on building project at a value of \$192,000.

Three buildings were over 25,000 square feet. The largest, CARTI, building with 252,272 square-feet is in the Boyle Park District. The second largest project was MISO with 50,356 square-feet in the I-430 District. And the third is an office building for St Vincent's west campus – 43,872 square-feet. CARTI and St Vincent buildings are both medical related. The MISO building is an office for a multi-state electric coop.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
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
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244
2013	5	106,604	\$14,865,252
2014	8	389,247	\$86,867,499

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
CARTI	8901 Riley Drive	central	252,272
MISO	1700 Centerview Drive	west	50,356
St. Vincent – Office	16115 St Vincent Way	west	43,872

Commercial Activity

The total of new commercial construction added in 2014 amounted to 804,659 square feet of commercial space. This represents a increase of 56% in square footage added from that in 2013. The total construction value of new commercial increased by 50.8% from that reported in 2013. In 2013, \$51,326,587 construction dollars were permitted compared to \$77,414,979 in 2014. The number of structures permitted increased 2.9% to 35 projects in 2014.

The majority (82.9%) of the activity in 2014 was in the west and southwest sub-areas with 13 and 16 buildings, respectively. There were 15 buildings with areas greater than 20,000 square-feet permitted in 2014. Of these six were for the new outlet mall near Otter Creek Road and Interstate 30 and account for six of the eight largest commercial structures for 2014. The remaining two were both hotels: a HomeSuites – Hilton (90,471 square-feet) at 4th and Rivermarket Avenue in the Downtown Planning District, and Home2Suites –Hilton (53,405 square-feet) on Shackleford Road, south of I-430 in the I-430 Planning District.

Two of the remaining 20,000+ projects are auto dealerships near Colonel Glenn and David O Dodd Roads (Subaru and Acura). Kaufman Lumber started a project off Cantrell Road near Taylor Loop Road for a 25,800 square-foot lumber/hardware store. Home Goods permitted a 24,0000 square-foot home furniture store in the Promenade Center at Chenal Parkway and Rahling Road. A new retail center was permitted at Chenal Parkway and Kanis Road with 22,941 square-feet. A Cavender’s was permitted near the new ‘outlet mall’ site with 22,418 square-feet. A last larger commercial project was a mini-storage along Mabelvale Cut-Off Road with 20,400 square-feet.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
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
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587
2014	35	804,659	\$77,414,979

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Outlets at Little Rock bldg. A	11400 I-30	southwest	129,180
HomeSuites -Hilton	400 River Market Avenue	east	90,471
Outlets at Little Rock bldg. B	11400 I-30	southwest	66,799
Outlets at Little Rock bldg. C	11400 I-30	southwest	61,658
Home2Suites - Hilton	2710 Shackleford Road	west	53,405
Outlets at Little Rock bldg. D	11400 I-30	southwest	36,016
Outlets at Little Rock bldg. G	11400 I-30	southwest	34,157
Outlets at Little Rock bldg. E	11400 I-30	southwest	29,078
Subaru Dealership	12121 Colonel Glenn Road	west	26,592
Kaufman Lumber	14900 Cantrell Road	west	25,800
Home Goods	17625 Chenal Parkway	west	24,000
Chenal Curve (shell building)	16900 Chenal Parkway	west	22,941
Acura Dealership	13701 David O Dodd Road	west	22,717
Cavender’s	10720 Bass Pro Parkway	southwest	22,418

Industrial Activity

A total of 9922 square feet of industrial projects were permitted during 2014 in the City. This one project was permitted at bond and East 6th Street. It is intended to be a maintenance support building for Central Arkansas Library System.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707
2012	0	0	\$0
2013	1	5880	\$275,000
2014	1	9220	\$881,250

Annexation Activity

The City accepted one annexation in 2014. The current City Limits of Little Rock contains 122.71 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, with other 0.34 square miles from added between 2010-2014. This compares to over 10 square miles added in the last decade of the twentieth century.

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 third 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. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
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
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69
2013	0	0	122.69
2014	1	11.4	122.71

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2014 with seventeen approved plats up three from 2013. The total acreage in 2014 increased 86.7 percent from 191.91 acres to 358.29 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									4	45.9	73
4									1	1.03	2
10	1	4.92									
11	1 ⁽¹⁾	94.7 ⁽¹⁾	1 ⁽¹⁾	94.7 ⁽¹⁾					1	0.28	2
12					1	29.6			1	1.7	6
16					1	100+					
17									1	16.6	33
18							1	11.4	2	28.36	61
29									1	10.9	14
30									1	12.9	3
Total	2⁽¹⁾	99.62⁽¹⁾	1⁽¹⁾	94.7⁽¹⁾	2	129.6	1	11.4	12	117.67	194

(1) This is the same case (area) – total area is 94.7 acres of non-residential use

Non-residential activity as measured by cases remained at low levels with four cases which is two more than that in 2013. The total non-single family acreage platted increased 745 percent to 240.62 acres from 28.47 acres. Residential platting activity was the same with 12 plats. Single-family acreage decreased 28 percent from 163.44 acres to 117.67 acres. The number of residential lots decreased 43.1 percent to 194 residential lots in 2014 from 341 residential lots in 2013.

This shows the future development activity remaining slow and light. The inventory for future development was not significantly increased with no sign of a return to the robust activity of the early and middle part of the last decade.

Final Plat Activity

During 2014, there were 46 final plats, this is a 14.8% decrease from 2013. The acreage involved in 2014 was 372.68 acres, up 29.3% from that in 2013.

The west sub-area had the most signed plats with 27 (56.7%) and the most area involved with a final plat 208.33 acres (55.9%). The central and southwest sub-areas had the second greatest number of final plats at eight each (15.2%). The east sub-area had the least activity, with three cases and only 5.79 acres of area. The southwest sub-area had the second greatest area with 1022.22 acres (27.4%), with its eight cases. The Ellis Mountain District had the most cases at eight, with the Otter Creek District having the second greatest at six cases. The Ellis Mountain District also had the most area with 119.88 acres (32.17%) followed by the Otter Creek District with 97.03 acres (26%). The total area involved in a final plats increased in 2014 by 29.3% to 372.68 acres. However the number of approved final plats declined in 2014 by 14.8% to 46 plats.

Plan District	Final Plat		
	cases	acres	lots
1	5	20.82	15
2	1	0.37	3
3	3	5.6	5
4	4	49.77	6
10	1	1.24	1
11	2	1.11	4
12	1	1.91	1
15	1	3.28	2
16	6	97.03	11
18	8	119.88	114
19.1	4	34.5	76
19.2	2	8.61	5
20	3	8	34
21	1	6.63	23
23	1	1.02	1
24	1	1.02	1
25	1	3.75	1
29	1	8.41	4
Total	546	372.68	307

Zoning Activity

In 2014, there were ten cases filed for reclassification. This was a decrease of seven cases and almost 200 less acres involved in the reclassifications than in 2013 (288.473 acres to 99.58 acres). One case represents 60.2 percent of the area reclassified. This case was in the eastern area (College Station/Sweet Home Planning District), along Interstate 440 at the Lindsay Road interchange for future development of the land.

There were three other reclassification cases in 2014 that were over five acres in area. The largest remaining case was a request for MF-18 (Multifamily 24 units per acre District) at the southeast corner of Shackelford Road and 36th Street. This 15.8 acre site is currently vacant and wooded. This is within the I-430 Planning District in western Little Rock. The Chenal Planning District experienced a request for 11.4 acres of O-2 (Office and Institutional District) zoning along Kirk Road, south of Rahling Road. This was requested to allow for the development of small office buildings surrounding an existing pond on the site. The only other request over 5 acres was for AF (Agricultural and Forestry District) in the River Mountain Planning District along Peckerwood Drive. This was for the expansion of the Little Rock Athletic Club on 5.7 acres of land.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1 ⁽¹⁾										
9					1	0.16				
11					1	15.82	2 ⁽²⁾	0.542		
12	2	5.18								
18							1 ⁽³⁾	0.78		
19			1	11.42						
24									1	60
Total	6	5.18	2	11.42	2	15.98	3	1.322	1	60

(1) Reclassification of 5.68 acres to AF (Agricultural/Forestry District) for recreational use

(2) Both were zoning to R-4 (Two-family Residential District) for duplexes

(3) Reclassification to R-7A (Manufactured Home District)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 86 percent of the re-classification cases and 79.8 percent of the area re-classified. During 2014, 62 cases were approved with the PZD process with a total of 394.98 acres. Planned Zoning Districts were approved in all sub-areas of the City.

As with ‘straight’ zoning, most of the cases were for small areas, 44 of the 62 cases contained areas of 5 acres or less. There were only ten cases with more than ten acres in area. The majority of the larger Planned Zoning District applicants dealt with adding uses, parking or signage issues. The ones with use changes or new development were: two multifamily developments along Bowman Road (one just north of 36th Street and the other just north of Colonel Glenn Road) and one for an elderly housing (attached) development off Chenal Drive near Rahling Road.

Zoning Activity

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2014, the number of cases decreased by five or 6.5 percent from 2013. The area involved in reclassifications decreased 28.7% to 494.56 acres from 694.103 acres. The tables of Rezoning and PZD approved cases show the areas that should be watch most closely for development in 2014 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near future. Some of this activity is to make existing developments ‘legal’, but most represents potential new development or redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	10.1						
2							1	0.55
3								
4	1 ⁽¹⁾	0.34	2	0.9			7	1.55
5 ⁽²⁾	2	1.51	1	3.13			1 ⁽¹⁾	0.16
6								
7 ⁽²⁾			1	0.48			1 ⁽¹⁾	0.16
8							1	0.14
9	2	0.84	1	2.61	1	0.43	1	0.17
10	4	16.86	2	1.12	1	0.88		
11	5	139.88	3	5.47			1	6.27
12	2	18.08						
13					2	10.6		
14					1	2.37		
15	1	8.5						
16	2	5.32						
17								
18	2	11.17					3	30.88
19	1	5.76	2	22.84			1	38.23
20								
24	1	0.85					1	0.52
30								
Total	25	219.21	12	36.55	5	14.28	18	78.63

(1) Repeal of a Planned Zoning District and return to former zoning

(2) Repeal of Planned Zoning District to return to Urban Use (UU) – 1.03 Acres PD5, 0.25 Acres PD7

Planning and Development Staff - 2014

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2015 Urban Development Report

Planning and Development Department City of Little Rock

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River Market Design

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Jeremiah Russell
Page Wilson



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 10, 2016

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$2,884,174 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts.

2015 saw some major projects completed, including CARTI, Outlets at Little Rock, and several multi-family developments. A number of other projects across the city were also completed or permitted in 2015, including the West Central Community Center and the Josephine Pankey Station. The Complete Streets and Low Impact Development Ordinances were adopted in 2015, as were amendments to the Zoning Ordinance and the Bike Plan. The Jump 12th Street Core Plan was approved by both the Planning Commission and the Board of Directors, which recommends a form-based zoning overlay for the area and would be the first area in the city to implement form-based zoning.

Development information and trends follow in this report. Please contact the Department of Planning and Development at anytime if you have questions or need additional information.

Sincerely,

Tony Bozynski, Director
Planning and Development

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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: Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2015	2014	2013	2012
Permits Issued	2,059	2,016	1,998	2,011
Inspections	3,641	3,505	3,249	1,639
Violations	487	477	421	489
Fees	\$1, 249,117	\$1, 510,877	\$1, 137,864	\$1, 158,976
Plumbing				
	2015	2014	2013	2012
Permits Issued	2,198	2,221	2,063	2,149
Inspections	4,519	3,902	3,943	2,271
Violations	682	580	572	525
Fees	\$289,995	\$299,601	\$272,278	\$311,193
Electrical				
	2015	2014	2013	2012
Permits Issued	2,098	1,873	1,851	2,059
Inspections	4,170	4,039	4,066	2,034
Violations	151	346	410	478
Fees	\$318,612	\$351,278	\$302,229	\$362,765
Mechanical				
	2015	2014	2013	2012
Permits Issued	1,575	1,551	1,565	1,513
Inspections	2,484	2,155	2,271	1,302
Violations	448	328	327	380
Fees	\$302,772	\$294,095	\$271,775	\$273,977

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 non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects 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 non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

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 non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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 non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes 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. Utility reconnection releases for natural gas, water and electrical are handled in this section. 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 2015, the Building Codes Division collected over \$2,884,174 in fees including permits, licenses and other miscellaneous charges and performed 14,814 inspections. Ten major unsafe structures were demolished. All informational 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. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

Two major projects, The Outlets of Little Rock and Central Arkansas Rehabilitation Institute (CARTI) were completed in 2015.

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated and increased enforcement and removal of a number of unsafe commercial buildings.

The Division continues to implement the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

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.

	2015	2014	2013	2012	2011	2010	2009	2008
Building Plans Reviewed	723	572	499	439	228	543	536	810
Construction B.O.A.	1	0	0	0	0	0	0	0
Franchise Permits	19	12	16	14	14	13	19	36

Building Codes Division

Major Projects Reviewed, Permitted or Inspected in 2015

Projects of significant importance [valuations above \$1,000,000] to the City of Little Rock community including new construction, new additions and renovations of existing buildings:

Residential

- South Village Apts [1301 S. Louisiana]
- Riverdale Residences [1200 Brookwood]
- Homewood Suites Hotel [322 Rock]
- Ronald McDonald House [1501 W. 10th]
- Panther Branch Apts [14201 Kanis]
- Legion Village Apts [516 Rock]
- Bowman Point Apts [3321 S. Bowman]
- 615 Main Apts [615 S. Main]
- Woodland Heights Alterations [8700 Riley Dr]
- Holiday Inn Airport [3201 Bankhead Rd]

Restaurant

- Dave & Busters [10900 Bass Pro Pkwy]
- La Madeleine Café [12210 W. Markham]
- Slim's Chickens [7514 Cantrell]
- Zoe's Kitchen [12900 Chenal]
- Newk's [314 S. University]
- Samantha's [322 S. Main]
- Duncan Donuts [10121 N. Rodney Parham Rd.]

Mercantile

- Outlets of Little Rock [11201 Bass Pro Pkwy]
- Whole Food Market [501 S. Bowman]
- Natural Grocers [9210 N. Rodney Parham]
- Sam's Club Renovation [900 S. Bowman]
- Murphy Express [14701 Cantrell]
- CVS Pharmacy [8902 Geyer Springs]
- BMW Dealership [4621 Col. Glenn Plaza Dr.]
- 10 Fitness
- Market Street Market Place [N. Rodney Parham]
- Chenal Curve Retail [16900 Chenal Pkwy]
- Murphy Express [12600 Chenal Pkwy]

Factory/Storage/Industrial

- Bill & Hillary Clinton Airport [1 Airport Drive]
- Commercial Laundry Services [5510 W. 65th]
- Performance Food Group [Asher Ave.]
- Dassault Falcon Cab. Shop Reno. [3801 E. 10th]
- FedEx Distribution Center [8 Industrial Pkwy]

Institutional/Healthcare

- Med Express Clinic [12300 Chenal Pkwy]
- Med Express Clinic [5300 W. Markham]
- Children's Hospital [1 Children's Way]
- Children's Hospital Clinic [1210 Wolfe St.]
- St. Vincent Infirmary [16115 St. Vincent Way]
- Camp Aldersgate [2000 Aldersgate Rd]
- AR Heart Hospital [7 Shackelford W. Blvd]
- AR Heart Hospital [1701 S. Shackelford]
- Baptist Health Renovations [9601 I-630]
- Memory Care of Good Shepherd [2501 Aldersgate Road]

Churches

- Parkview Christian [15108 Kanis]
- Mosaic Church [6221 Colonel Glenn Rd.]
- St. Mark Baptist Education Bldg. [5722 W. 12th]

City Projects

- City Community Center [8610 Colonel Glenn]
- Panky Community Center [13700 Cantrell]
- Robinson Auditorium [400 W. Markham]
- MEMS Headquarters [1121 W. 7th]
- Central AR Library [100 Rock St.]
- River Market Parking Deck [333 Clinton Ave.]

Business

- Regions Bank [Chenal Pkwy & 'R' Street]
- Terraforma Offices [300 & 301 S. Main]
- Moon Distribution [2810 Vance]
- Bank of the Ozarks [321 W. Capitol Ave.]
- Blue Cross Blue Shield [320 W. Capitol Ave.]
- Blue Cross Blue Shield [601 S. Gaines]
- Blue Cross Blue Shield [1 Allied Dr.]
- HP Offices [1 Allied Dr.]
- Office Building [1400 Kirk Rd.]
- Office Building [1700 Kirk Rd.]
- American Taekwondo [1800 Riverfront]
- AT&T [120 W. 8th]
- AR Teachers Office Bldg [1512 W. Markham]
- LR Country Club Alt. [4200 Country Club Rd]

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. 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.

2015 Sign Code Statistics

Sign permits brought in \$60,160 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

672 Sign Permits and Special Event Permits Issued
4391 Sign Inspections and Re-inspections

In 2016, 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.

2015 Plans Review for Zoning, Subdivision and Landscape Requirements

287 Commercial Plans/New, Additions or Remodeling
199 Commercial Landscape Plans and Revised Plans

2015 Other Activities

138 Site Inspections
70 Certificates of Occupancy
3 Grading Permits Reviewed
60 Miscellaneous Permits and Requests

Zoning and Subdivision Division

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 5,000 inspections and re-inspections were performed.

2015 Plan Reviews for Permits

1640 Residential Plans – New or Additions and Miscellaneous

2015 Privileges Licenses

2168 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2015 Information Inquiries

6435 Request for Sign, Zoning, Enforcement or License information and verifications

2015 Court Cases

94 Cases – All Types

2015 Citations Issued

56 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 2015, 5 locations were approved administratively for upgrades to existing sites. Staff shall continue to encourage collocation of WCF facilities. Then Planning Commission reviewed 3 applications for Tower Use Permits. Of these, 2 were approved by the Commission.

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 2015, the Division and the Planning Commission reviewed 6 zoning site plans, five 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 2015, the Division and the Planning Commission reviewed 9 Subdivision Site Plans, with 8 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 (CUP) 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 2015, the Commission reviewed 24 CUP applications. Of these, the Commission approved 22 applications.

Zoning and Subdivision Division

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 2015, the Board heard a total of 57 cases. Of the 57 requests, 50 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) 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 10 such appeal cases in 2015, 9 of which were approved.

Rezoning, Special Use Permits, Right-of-Way Abandonments and Street Name Changes

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 2015, the Planning Commission reviewed 14 rezoning requests, 2 special use permit requests, 8 proposed right-of-way abandonment requests and 3 street name changes.

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 2015, Staff reviewed 9 preliminary plats and 19 final plats.

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 2015, 91 Planned Zoning District applications were reviewed, with 68 being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. 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 2015 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff completed two in the series of area reviews of the City Land Use Plan (first area: east of I-530 to the Arkansas River; and second area: north of I-630, from I-430 to Union Pacific Railroad). Planning staff reviewed four requests for Land Use Plan changes in 2015 and two requests for Master Street Plan changes. Of these, the Planning Commission forwarded three of the Land Use Plan changes and all the Master Street Plan Amendments to the Board of Directors.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2015, the Historic District Commission approved 16 applications for Certificates of Appropriateness (COA). An additional 16 Certificates of Compliance were given by Staff for maintenance items within the District. There were 3 nominations for Natural Register status in 2015.

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. Staff continues the development of web-based applications for internal use of the GIS by departmental staff. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues with the GIS. The 'Official Zoning Map' is generated once a month and stored on an internal City server, with the zoning layers available on-line and to staff internally via applications.

2015

**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 2015 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. 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 2015.

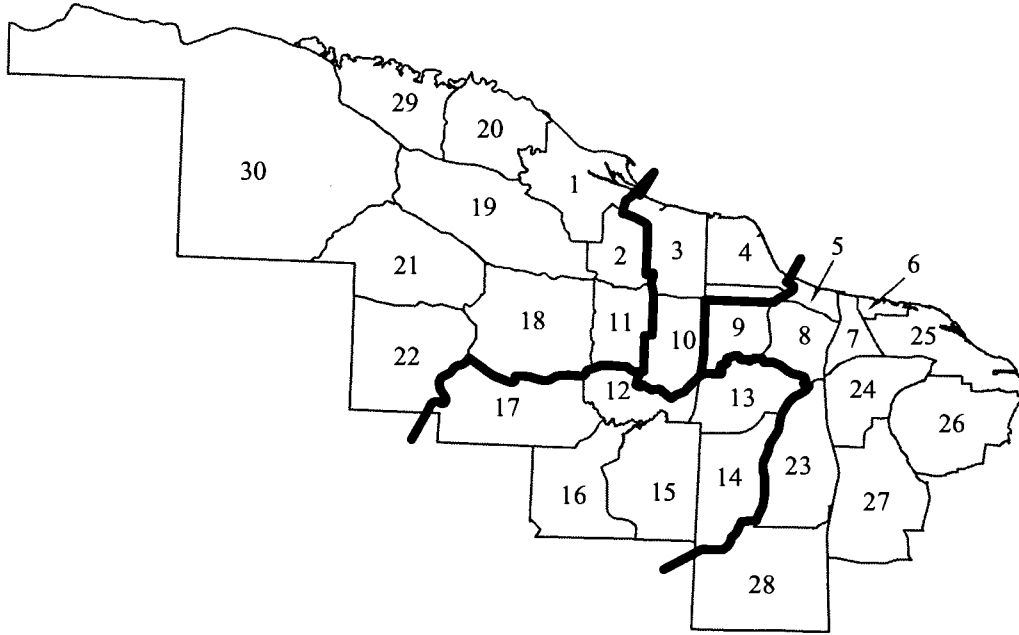
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts 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.

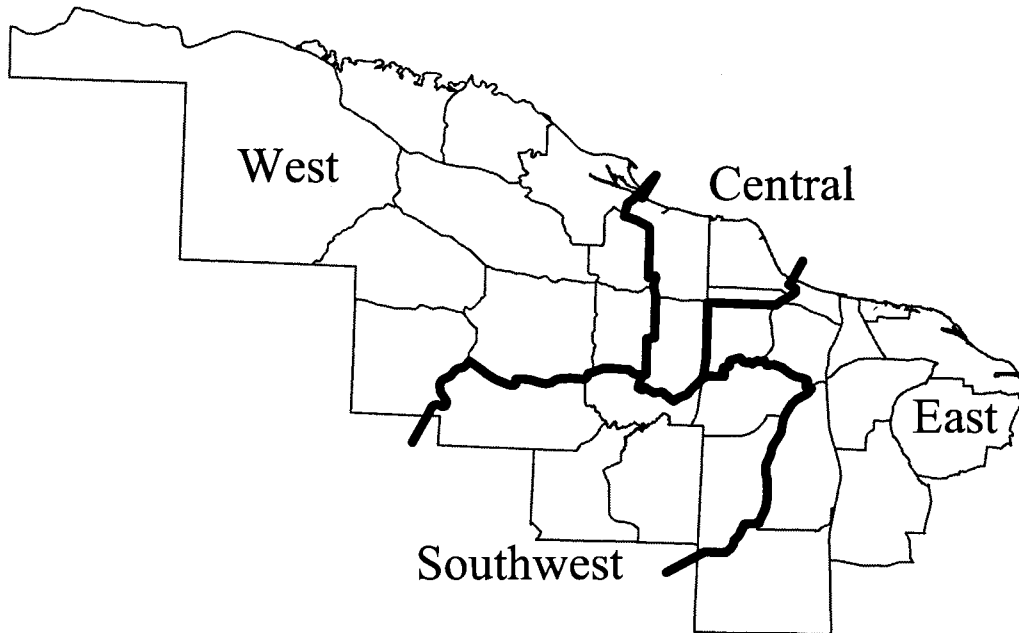
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street 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

2015 Population Census count – 196,380

New Construction

392 permits; down 5.8% from 416 in 2014

Single-Family Housing

318 units; down 8.9% from 349 units in 2014
\$267,694 avg.; up 0.4% from \$266,575 in 2014

Multi-Family Housing

538 units; down 14.5% from 629 units in 2014

Residential Renovations/Additions

847 permits; down 9.2% from 933 in 2014
\$39,753,841 construction dollars; up 5.8% from \$37,575,010 in 2014

Demolitions

153 residential units; down 7.8% from 166 in 2014

Office

255,978 square feet; down 41.9% from 389,247 in 2014
\$42,447,278 construction dollars; down 51.1% from \$86,867,499 in 2014

Commercial

434,733 square feet; down 46% from 804,659 in 2014
\$51,158,067 construction dollars down 33.9% from \$77,414,979 in 2014

Industrial

336,619 square feet; up 3292.6% from 9922 in 2014
\$17,340,941 construction dollars; up 1867.8% from \$881,250 in 2014

Annexations

One annexation in 2015 with 27 Acres, compared to one annexations in 2014

Preliminary Plats

280 residential lots; up 44.3% from 194 lots in 2014
208.23 total acres; down 41.9% from 358.29 acres in 2014

Final Plats

19 cases; down 58.7% from 46 cases in 2014
120.51 acres; down 67.7% from 372.68 acres in 2014

Rezoning

10 cases; no change from 10 cases in 2014
34.92 acres; down 64.9% from 99.58 acres in 2014

PZD's

79 cases; up 3.3% from 62 cases in 2014
375.1 acres; down 2.6% from 394.98 acres in 2014

Population Growth and Estimates

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 (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth was in the west and southwest parts of the City. The east and central 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. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

The construction sector continues to be at historic lows, for the seventh year. The City of Little Rock uses the ‘small area’ method to produce a population estimate for the City. This method produces an estimate of 196,380 which is a slight increase in population for 2015. A change in 650 people or less approximately a third of a percent is basically ‘no change’. Single Family home development remains weak, but there has been some activity with new multifamily development in Little Rock.

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%
2010	193,524	5.67%
2011	193,130	-0.2%
2012	194,000	0.45%
2013	195,275	0.66%
2014	195,730	0.23%
2015	196,380	0.33%

Metroplan in their Metrotrends publication from July 2015 estimates that the City of Little Rock has a population of 199,511. This is some 3000 above the City estimate (1.5% more people). The Bureau of the Census’ American Community Survey estimates a 197,706 (2014) population for Little Rock. This number is over 2000 above the City estimate for 2014. Both Metroplan and the Census’ American Community Survey estimate an increase in population from 2010 (3% and 2% respectively). While the City of Little Rock’s estimate is a one and half (1.5) percent increase. For those who will be using the Bureau’s new estimates that replaced the Long Form - the ACS (American Community Survey), care should be used since the numbers are based on samples. ACS numbers should be compared to other ACS numbers to see trends and changes in the area’s profile (if any), and not compared to actual count years.

Construction Activity

During 2015, the total number of new construction permits issued was 5.8% less than that issued in 2014. In 2015 there were 392 permits issued for a total of \$227,005,417 construction dollars. New single-family construction decreased by 8.9% (31 units) over that issued in 2014. The average construction cost of single-family homes increased 0.4% to \$267,694.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	8	\$446,250	0	0	8
2	0	\$ 0	0	0	0
3	7	\$455,714	0	0	7
4	18	\$386,000	3	6	24
5	0	\$0	2	40	40
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	7	\$179,857	2	4	11
9	6	\$144,058	0	0	6
10	2	\$220,000	0	0	2
11	3	\$100,667	13	233	236
12	23	\$158,682	0	0	23
13	2	\$97,500	0	0	2
14	0	\$0	0	0	0
15	28	\$109,464	0	0	28
16	17	\$154,641	0	0	17
17	6	\$243,615	0	0	6
18	34	\$365,824	7	168	202
19.1	90	\$326,204	0	0	90
19.2	19	\$324,684	0	0	19
20	16	\$216,150	3	87	103
21	26	\$209,123	0	0	26
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	6	\$115,333	0	0	6
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	318	\$267,694	30	538	856

Construction Activity

Permits for non-residential projects changed little with 44 permits, one less than in 2014. The number of commercial permits fell to 26 permits (25.7%) with the area added decreasing 46 percent to 434,733 square feet. Office permits increased 75 percent to fourteen projects, with a total area of 225,978 square feet or a decrease of 41.9% from 2014. For Industrial, there were two permits, up one from 2014. There was an increase of one Public/quasi-public project permitted in 2015 (2 projects).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	2	7645	0	0	0	0	0
2	1	15,093	1	10,625	0	0	0
3	2	7126	0	0	0	0	0
4	1	5501	4	56,392	0	0	0
5	2	156,898	2	64,383	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	2	40,680	1	37,000	0	0	1
9	0	0	0	0	0	0	0
10	3	11,170	0	0	0	0	1
11	1	43,656	1	3496	0	0	0
12	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0
15	1	13,225	0	0	0	0	0
16	3	74,525	0	0	2	336,619	0
17	0	0	0	0	0	0	0
18	3	20,450	2 ⁽¹⁾	8688	0	0	0
19.1	2	14,865	1	3820	0	0	0
19.2	2	8313	2	41,574	0	0	0
20	0	0	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	1	15,586	0	0	0	0	0
26	0	0	0	0	0	0	0
	26	434,733	14	225,978	2	336,619	2

⁽¹⁾Apartment clubhouse/office (PD18)

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2015. The reported activity was at or below the bottom for that monthly average (over the last two decades). The fourth quarter saw the worst activity, less than 18 units per month permitted. The first and third quarters saw averages of 28 and 26 homes permitted per month, respectively. The second quarter reported the highest activity with almost 34 units permitted pre month. There was one home moved-in to the City from North Little Rock. So the total single-family houses added in Little Rock for 2015 was down 9.1 percent from that in 2014 – 351 units (to 319 units). The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996
2013	351	\$94,563,674	\$269,412
2014	349	\$93,034,772	\$266,575
2015	318	\$85,126,545	\$267,694

Multi-family			
Year	Permit	Units	Cost
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112
2014	22	629	\$49,900,412
2015	30	538	\$25,321,486

There were three multifamily developments of more than 4-units in 2015, the largest development was for 217 units. This new apartment community (Bowman Pointe) is east of Bowman Road just north of 36th Street in the I-430 Planning District. The next largest project was a 168-unit complex west of Kanis Road near Kirby Road in the Ellis Mountain Planning District. The development was originally permitted as Panther Branch Apartments but has opened as McKenzie Park Apartments. A new building along Rock Street just south of Capitol Avenue in the McArthur Park Historic District in Downtown Planning District was permitted with 36 apartments.

Several smaller projects, duplexes with one 4-plex, added an additional 117-units in various sections of Little Rock during the 2015 calendar year.

Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The west sub-area continued to dominate the market with 62.3 percent of the new units (198). The Chenal Valley District leads the way with 90 units or 28.3 percent of all new homes. In 2015, the central and southwest sub-areas saw increases in activity, 7.7% and 104% respectively. The west and east sub-areas saw decreases of activity, 16.1% and 10% respectively.

Prior to the ‘housing bubble’, the City of Little Rock normally added 450 to 550 single-family units annually. Since the bubble the City annual permitting of new single-family units has been between 300 and 400. For 2015, 318 single-family units were added. For the eighth year the level of activity remains low, with no signs yet of a return to ‘normal’ levels.

Single Family Units

	sub-area			
	East	Central	S-west	West
2015 Permits	18	28	74	198
2014 Permits	20	26	67	236
2013 Permits	17	24	49	261
2012 Permits	26	15	86	268
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
	East	Central	S-west	West
2015%	5.7%	8.8%	23.3%	62.3%
2014 %	5.7%	7.4%	19.2%	67.6%
2013 %	4.8%	6.8%	14.0%	74.4%
2012 %	6.6%	3.8%	21.8%	67.8%
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 0.4% or \$1119 from that in 2014. The average unit value in 2015 was \$267,694 compared with \$266,575 in 2014. 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 8 units constructed below \$100,000, 115 units constructed in the range of \$100,000 to \$199,999, 142 units constructed in the range of \$200,000 to \$399,999, 39 units constructed in the range of \$400,000 to \$599,999 and 14 units above \$600,000.

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	1	2	5	0	0	8
2	0	0	0	0	0	0
3	2	3	1	1	0	7
4	3	5	5	5	0	18
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	4	0	7
9	0	0	1	5	0	6
10	0	0	2	0	0	2
11	0	0	0	2	1	3
12	0	1	2	20	0	23
13	0	0	0	1	1	2
14	0	0	0	0	0	0
15	0	0	0	23	5	28
16	0	0	0	16	1	17
17	0	0	6	0	0	6
18	1	12	18	3	0	34
19.1	7	13	55	15	0	90
19.2	0	3	15	1	0	19
20	0	0	13	3	0	16
21	0	0	16	10	0	26
24	0	0	0	6	0	6
Total	14	39	142	115	8	318

Over a third of the new homes were in the \$100,000-200,000 range with the largest number of units in the \$200,000-400,000 range (44.7% of all the new homes). The number of units above \$400,000 experienced increased by two (53), however four fewer houses were permitted in the over >600,000 range. While the below \$100,000 saw the largest decline in activity for 2015, 13 units. The lowest range (<\$100,000) represented 2.5% of the number of units added. The 100,000 to 200,000 range and the 200,000 to 400,000 range saw drops of 9 units each, 7.3% and 5.9% respectively.

The largest number of the units valued under \$200,000, were permitted in the 65th Street West Planning District again (28 units). There are a couple of subdivisions along Stagecoach Road near David O Dodd where these homes are built. Fifty percent of the upper-end housing (over

Residential Housing Construction Values

\$600,000) was built in the Chenal Valley District (7 units) mostly in the Chenal Valley Subdivision. The 400,000 to 600,000 range is the only value range to have experienced an increase in units (6) from that permitted in 2014.

The average construction value increased 0.4 percent for the City. All the sub-areas experience increases in value for 2015. The west and central sub-areas continued to be the higher-end areas. The central sub-area continues to have the highest average value at \$386,179, an increase of 10.7% from 2014 or \$36,910. This is the only sub-area to have an average value greater than that for the city as a whole. The west sub-area increased in value 1% to \$307,776 (a \$3,148 increase). The southwest sub-area experienced an increase of just over \$2300 or 1.6% to \$145,858. The east sub-area continues to have the lowest average values at \$143,353. That was an increase of 17.3% from 2014 (\$21,128). The east and southwest sub-areas average values are less than half that of the City of Little Rock average for new units values in 2015.

sub-area	2009	2010	2011	2012	2013	2014	2015
West	\$279,274	\$218,883	\$245,193	\$240,821	\$291,943	\$304,628	\$307,776
Central	\$389,813	\$270,172	\$365,024	\$329,406	\$386,271	\$349,269	\$386,179
Southwest	\$131,014	\$139,665	\$110,934	\$124,598	\$134,340	\$143,535	\$145,858
East	\$121,094	\$94,727	\$96,549	\$121,035	\$124,297	\$122,225	\$143,353

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2015, single-family reinvestment totaled over \$28.8 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2015 with 122 (16.3% of all the projects for 2015). The West Little Rock, Central City and I-630 Planning Districts followed with 101, 106, and 99 permits respectively. These four districts accounted for 57.3% of the permits for renovations and additions combined as well as 73.9% of the added value for this activity. This is the area of Wards 1 and 3 with the northern portion of Ward 2.

The east sub-area accounts for 32.4% of the permits for renovations and 27.7% of the dollars were spent. While it is a positive sign to see this reinvestment, it can also only be to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the east sub-area with 32.4%, and the second highest number of dollars spent (27.7% or \$4.85 million). The central sub-area had the highest amount of valuation added \$6.76 million or 38.6% of all the added value and 29.4% of the permits (164) added in 2015. The southwest sub-area had the least dollars \$1.78 million (10.2%) and the least permits with 99 (17.7%).

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 or a different contractor takes over the job and finishes. In 2015, there were about four of these. Almost 100 of the permits issued for renovations were to 'bring to code' the structure.

Multi-Family Renovations

The central sub-area accounted for the second most permits in 2015 with 25 or 26% of the permits with the highest amount spent \$5,893,420 or 54.2% of the added value. The west sub-area had the most permits issued - 42 (43.8%) and the second highest value of those permits - \$2,188,762. The east sub-area with 18 permits in 2015 had 19.7% of the added value. The southwest sub-area had the least amount spent (\$659,315), and the least permits issued, 11 (11.5%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (90 and 60 respectively). Citywide 192 permits were issued for a total of \$11,374,184. The central sub-area accounted for 62.7% (\$7,133,725) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (56 permits and almost \$5.58 million). The second highest number of permits was in the West Little Rock Planning District with 28 and just over \$1.4 million worth of value added. In the west sub-area 63 permits were issued for \$2,617,351. The Chenal Districts accounted for 23 permits, while the River Mountain District accounted for 19 permits alone. The permit value was over \$2 million in the River Mountain District. Overall the average value of permits issued for additions increased by 17.4 percent or \$9029.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	19	\$108,732	26	\$60,531	1	\$19,000
2	6	\$21,916	19	\$27,936	34	\$35,241
3	28	\$50,703	73	\$40,052	9	\$99,932
4	56	\$99,719	66	\$48,797	10	\$74,041
5	0	\$0	2	\$55,000	11	\$181,157
6	0	\$0	2	\$3600	0	\$0
7	0	\$0	6	\$9483	0	\$0
8	10	\$16,685	96	\$34,568	4	\$26,119
9	6	\$48,633	84	\$18,324	3	\$13,860
10	6	\$12,795	17	\$23,085	5	\$844,323
11	6	\$8360	14	\$44,845	2	\$15,050
12	4	\$18,210	16	\$16,288	7	\$1191
13	3	\$32,667	6	\$16,100	0	\$0
14	1	\$3000	30	\$24,898	2	\$40,000
15	10	\$24,060	40	\$16,066	1	\$60,300
16	4	\$20,775	7	\$7008	0	\$0
17	2	\$4000	1	\$5820	2	\$225,338
18	5	\$20,246	11	\$20,226	0	\$0
19.1	13	\$46,305	19	\$34,199	3	\$155,000
19.2	10	\$34,502	20	\$23,967	3	\$169,493
20	0	\$0	2	\$3438	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	\$14,000	1	\$38,150	0	\$0
25	2	\$9750	0	\$0	0	\$0
	192	\$51,774	558	\$23,743	97	\$90,763

Demolition Activity

The net change in residential units for 2015 was an increase of 703 residential units. The east sub-area had a net loss of 68 single-family units. The central sub-area decreased a net of two single-family units. The west sub-area had the largest net increase of 186 residences. The southwest sub-area added a net 55 single-family homes. Seven of the City's thirty planning districts experienced net losses of residential units during 2015. The East Little Rock and Port Districts went from neutral to negative and the Rodney Parham and Boyle Park Districts went from positive to negative in 2015. The I-30, Central City, I-630, and Geyer Springs East Districts were negative both years.

Single Family Unit Change

sub-area	Units Added	Units Demo	Net
West	198	12	186
Central	28	30	-2
Southwest	74	19	55
East	18	86	-68

The 65th Street East District went from negative to positive in 2014. The Central City and I-630

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	8	3	5
2 Rodney Parham	0	5	-5
3 West Little Rock	7	4	3
4 Heights/Hillcrest	24	17	7
5 Downtown	40	1	39
6 East Little Rock	0	3	-3
7 I-30	0	4	-4
8 Central City	11	33	-22
9 I-630	6	46	-40
10 Boyle Park	2	11	-9
11 I-430	236	5	231
12 65th Street West	23	1	22
13 65th Street East	2	2	0
14 Geyer Springs E.	0	5	-5
15 Geyer Springs W.	28	8	20
16 Otter Creek	17	1	16
17 Crystal Valley	6	0	6
18 Ellis Mountain	202	2	200
19.1 Chenal Valley	90	0	90
19.2 Chenal Ridge	19	1	18
20 Pinnacle	103	0	103
21 Burlingame	26	0	26
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	6	0	6
25 Port	0	1	-1
Total	856	153	703

Districts experienced double-digit net loss in the number of housing units (22 and 40 respectively). Four districts account for 70% of the units removed in 2015 – Central City, I-630, Heights/Hillcrest, Boyle Park Districts. The I-630 District had the most units lost (46 units) or 30% of all the units removed in 2015. Thirty-three units (21.6% of all units lost) were lost in the Central City District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek again this year. The Heights/Hillcrest and Boyle Park Districts also had double-digit losses of single-family units, 17 and 11 respectively.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the east Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 Districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 56.2 percent of all units lost (86 of 153 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. The Heights/Hillcrest District (also east of University Avenue) is also notable for triple digit losses of units; however in this

District most of the units are replaced with new larger higher value units.

Demolition Activity

Single-Family Units Removed

Planning District	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
1	13	1	2	1	1	4	2	0	0	1	3	28
2	0	0	0	0	3	0	0	2	0	0	1	6
3	5	13	5	7	3	3	1	0	5	1	4	47
4	12	19	15	17	12	16	10	6	7	14	17	145
5	1	1	3	0	0	1	0	1	0	1	1	9
6	3	26	123	51	24	26	8	6	2	0	3	272
7	14	3	3	7	2	7	3	4	1	5	4	53
8	33	31	49	26	48	32	43	48	42	48	31	431
9	27	40	23	26	75	46	79	65	32	57	46	516
10	3	7	8	4	5	6	6	6	5	5	11	65
11	4	1	0	1	2	3	4	3	0	2	5	25
12	1	5	0	0	5	0	1	3	2	2	1	20
13	3	1	2	0	7	2	2	1	4	3	2	27
14	2	2	3	1	3	6	7	2	9	2	5	42
15	4	6	6	3	10	0	14	10	8	8	8	77
16	1	3	4	1	0	0	1	1	2	0	1	14
17	0	0	0	0	0	0	1	0	0	3	0	4
18	5	1	1	0	0	0	0	0	2	1	2	12
19	2	5	1	4	0	5	1	1	1	2	1	23
20	0	0	0	0	0	0	0	0	0	3	0	3
23	0	0	0	0	0	0	0	0	0	0	0	0
24	1	0	0	2	0	0	2	0	2	1	0	8
25	1	0	1	1	0	0	0	1	1	0	1	6
Total	135	165	249	152	200	157	185	160	125	159	147	1834

Office Activity

During 2015, the square footage of new office space added decreased by 41.9% from 2014. The total square footage permitted in 2015 was 225,978. The number of permits issued increased 75% (8 permits in 2014, 14 permits in 2015). In 2015, the total construction cost was \$42,447,278 a decrease of 51.1 percent.

The west sub-area had the greatest number of permits with 7 (50%) but the lowest value \$9,568,278. The east sub-area had the least projects (3) but added the most area 101,383 square feet (44.9% of all the area added in 2015). The central sub-area had four projects with a total of 56,392 square feet and a value of \$13,079,000 added.

Five buildings were over 25,000 square feet. The largest, American Taekwondo Association Headquarters building with 45,383 square-feet is in the Heights/Hillcrest District. This is a relocation from southwest Little Rock and allows for some consolidation of uses into this building as well as some expansion from their previous site near Baseline and Geyer Springs Roads. The second largest project was ‘Children’s House’, clinics related to Arkansas Children’s Hospital with 37,000 square-feet in the Central City District. And the third is the new headquarters and training building for MEMS with an area of 36,383 square-feet. Children’s House and MEMS buildings are both medical related.

The two other larger projects were shell office buildings. One in west little rock on Kirk Road for 31,174 square feet in the Chenal District. The other project is in downtown on Main Street for 28,000 square feet in the Downtown District.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
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
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244
2013	5	106,604	\$14,865,252
2014	8	389,247	\$86,867,499
2015	14	225,978	\$42,447,278

Office Projects Permitted in excess of 25,000 square feet

Project	Location	sub-area	Sq. Ft.
American Taekwondo Assoc.	1800 Riverfront Drive	central	45,323
Ark. Children’s Hospital	1210 Wolfe	east	37,000
MEMS	1121 7 th Street	east	36,383
Office (Shell bldg.)	1400 Kirk Road	west	31,174
Office (Shell bldg.)	301 Main Street	east	28,000

Commercial Activity

The total of new commercial construction added in 2015 amounted to 434,733 square feet of commercial space. This represents a decrease of 46% in square footage added from that in 2014. The total construction value of new commercial increased by 33.9% from that reported in 2014. In 2015, \$51,158,067 construction dollars were permitted compared to \$77,414,979 in 2014. The number of structures permitted decreased 25.7% to 26 projects in 2015.

The east sub-area had most of the activity as measured by added area and value (with 49% and 50.2% respectively of all the 2015 activity). However the west sub-area had the most projects with 42.3% of all the 2015 projects located in this sub-area. Approximately a quarter of the area added (25.3%) and valued added (29.3%) was located in the west sub-area. Of the size largest projects by area half were in the east sub-area and half in the southwest sub-area.

The largest new commercial project is a 94,898 square foot in hotel to be built in the downtown district on Rock Street. It also has the highest value at 12.5 million dollars. The CALS parking structure and retail building is the second largest adding 62,000 square feet. This is a 3.8 Million dollar project on President Clinton Avenue in downtown. These projects are just a few blocks from each other in and near the River Market District of downtown. The next two projects are both in the southwest sub-area. One adds 4 mini-warehouse building along Stagecoach Road in the Otter Creek area and the other is a 43,656 square foot BMW dealership in the Colonel Glenn – Interstate 430 interchange area. Ronald McDonald House in the Central City District is a 31,500 square foot facility that also can house 32 people when treatments occur at Children’s Hospital. The final larger project is a 30,000 square-foot Dave and Busters restaurant in the southwest sub-area in the ‘Gateway Center’ development.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
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
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587
2014	35	804,659	\$77,414,979
2015	26	434,733	\$51,158,067

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	sub-area	Sq. Ft.
Pinnacle Hotel Group	322 Rock	east	94,898
CALS (garage and retail)	333 Pres. Clinton Avenue	east	62,000
BMW Dealership	4621 Colonel Glenn Road	southwest	43,656
USA Storage (4 bldg.)	10616 Stagecoach Road	southwest	41,525
Ronald McDonald House ⁽¹⁾	1501 10 th Street	east	31,500
Dave & Busters	10900 Bass Pro Parkway	southwest	30,000

⁽¹⁾ Housing for 32 people

Industrial Activity

A total of 336,619 square feet of industrial projects were permitted during 2015 in the City. This was in two projects in the southwest sub-area. One project was for the construction of four mini-warehouse buildings on Stagecoach Road. This project accounted for 9.9% of the areas added and 2.7% of the added value for 2015. The second project was for a new FedEx freight warehouse and distribution center. This project, alone, accounts for more area than all the added industrial area over the last seven years.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707
2012	0	0	\$0
2013	1	5880	\$275,000
2014	1	9220	\$881,250
2015	2	336,619	\$17,340,941

Industrial Projects Permitted in excess of 50,000 square feet

Project	Location	sub-area	Sq. Ft.
FedEx Freight	8 Industrial Parkway	southwest	303,369

Annexation Activity

The City accepted one annexation in 2015. The current City Limits of Little Rock contains 122.72 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, with another 0.37 square miles from added between 2010-2015. This compares to over 10 square miles added in the last decade of the twentieth century.

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 third 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. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
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
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69
2013	0	0	122.69
2014	1	11.4	122.71
2015	1	27	122.72

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2015 with thirteen approved plats down four from 2014. The total acreage in 2015 dropped 41.9 percent to 208.23 acres from 358.29 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
4			1	3.39					1	0.44	2
7					1	71.58					
15									1	0.742	2
16									1	0.5	3
18									1	2.72	2
19	2 ⁽¹⁾	17.92 ⁽¹⁾					1 ⁽¹⁾	4.68 ⁽¹⁾	4	101.26	269
22									1	5	2
Total	2⁽¹⁾	17.92⁽¹⁾	1	3.39	1	71.58	1⁽¹⁾	4.68⁽¹⁾	9	110.66	280

(1) This is the same case (area) – 4.68 Ac of Multi-Family and 11.72 Ac of Commercial (2 lots)

Non-residential activity as measured by cases remained at low levels with four cases which is the same as in 2014. The total non-single family acreage platted decreased 61.4 percent from 240.62 acres to 92.89 acres. Residential platting activity was three less with 9 plats. Single-family acreage decreased 28 percent from 163.44 acres to 117.67 acres. The number of residential lots increased 44.3 percent from 194 residential lots in 2014 to 280 residential lots in 2015.

This shows the future development activity remaining slow and light. The inventory for future development was not significantly increased with no sign of a return to the robust activity of the early and middle part of the last decade.

Final Plat Activity

During 2015, there were 19 final plats, this is a 58.7% decrease from 2014. The acreage involved in 2015 was 120.51 acres, down 67.7% from that in 2014.

There were only five signed final plats with more than three lots. That means that almost three-quarters of the final plats signed in 2015 were for 1, 2 or 3 lot plats, not larger subdivisions. The largest plat based on the number of lots created had 34 lots and was in the Chenal Subdivision in western Little Rock. The largest subdivision by acreage was just under 19 acres in size (with 14 lots). This was for the Steward Road Estates Subdivision just outside the city limits off Steward Road.

Four of the five larger subdivisions (most with between 16 and 34 lots) were in the West sub-area. One was in the Southwest sub-area. This subdivision was for 24 lots in the 65th Street West Planning District, in the Greenwood Acres Subdivision off Stagecoach Road.

The number, acreage, and amount of lots involved in signed final plats all dropped significantly in 2015.

This would imply that the City will continue to see reduced new construction activity in early 2016.

Plan District	Final Plat		
	cases	acres	lots
2	1	1.55	3
3	2	1.361	2
4	2	2.236	5
9	1	0.63	2
12	3	16.11	27
15	1	6.01	2
16	1	8.59	1
18	2	25.608	15
19.1	1	15.96	34
19.2	2	22.22	19
20	1	2.8097	1
21	1	11.04	32
30	1	6.3	2
Total	19	120.506	143

Zoning Activity

In 2015, there were ten cases filed for reclassification. This was the same number cases with almost 65 less acres involved in the reclassifications than in 2014 (34.93 acres from 99.58 acres).

There was only one reclassification case in 2015 that were over five acres in area. This was a reclassification from R-2, Single Family, to C-1, Neighborhood Commercial, at the northeast corner of Bowman Road and 36th Street. The request was for 6.95 acres (almost 20 percent of all the land re-classified in 2015).

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1			1	0.417						
4							1	0.16		
6									1	0.16
10	1	2.25								
11	1	6.95			5 ⁽¹⁾	0.95				
16									1	4.39
19	1	2.75	1 ⁽²⁾	16.73						
24							1 ⁽³⁾	0.16		
Total	3	11.95	2	17.15	5	0.95	2	0.32	2	4.55

(1) Reclassifications to R-4 (Two-family Residential District) for duplexes

(2) Includes some land to OS (Open Space as well as O-2, Office and Institutional

(3) Reclassification to R-7A (Manufactured Home District)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 89 percent of the re-classification cases and 91.5 percent of the area re-classified. During 2015, 79 cases were approved with the PZD process with a total of 375.1 acres.

As with ‘straight’ zoning, most of the cases were for small areas, 64 of the 79 cases contained areas of 5 acres or less. There were only nine cases with more than ten acres in area. There were four cases that involved more than 20 acres in 2015. The largest was some 70 acres along Bowman Road, north of 36th Street. This case was requested to allow for the addition of 20 acres of multifamily to an existing apartment community. It also included 20 acres of future single-family developed area and 11 acres of O-1 (Quiet Office) future development area, with another 11 acres of Open Space zoning (OS). The next largest request was for some 38 acres of age restricted single-family attached structures near Chenal Drive just northwest of Rahling Road. The Pleasant Ridge Center, a 27 acre commercial center amended their PCD to add another driveway entrance to the center. The final project over 20 acres was just over 20 acres for a mini-warehouse and strip center development along Stagecoach Road, just south of Otter Creek Road.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2015, the number of cases increased by seventeen or 23.6 percent from 2014. The area involved in reclassifications decreased 17.1% from 494.56 acres to 410.02 acres.

Zoning Activity

The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2016 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near future. Some of this activity is to make existing developments ‘legal’, but most represents potential new development or redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	34.5	2 ⁽¹⁾	2.88 ⁽¹⁾				
2	1	0.16	1	4.93				
3	1	0.39						
4	4	0.95	2	1.68			6	1.02
5	2	0.184						
6								
8	4	1.695	3	3.18			3 ⁽²⁾	0.704
9	1	0.74	1	0.16				
10			1	4.62			2	18.57
11	2 ⁽³⁾	24.73	5	20.55			1 ⁽³⁾	9.61
12					3	10.17		
13	1	18					2	0.75
14	2	2.93						
15	1	2.77			1	0.45	1	0.918
16								
17	1	20.21						
18	6	22.16	1	2.69			4 ⁽⁴⁾	102.3
19	5	12.86	1	0.43			3	41.65
20	1	1.6					1	2.291
21								
24								
30	1	1.672						
Total	25	219.21	12	36.55	5	14.28	18	78.63

- (1) Time Extension for one case with 0.35 acres
- (2) Re-instate PDR (0.344 Acres)
- (3) 2 Repeals of Planned Zoning District: One return to C-3 (General Commercial) – 16.58 Acres PD11; two return to MF-18 (Multifamily 18 units/acre) 9.61 Acres PD11
- (4) Includes 11.50 Acres of O-1 (Quiet Office) uses and 11.75 Acres of OS (Open Space) uses

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