

2015 Urban Development Report

Planning and Development Department City of Little Rock

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City of Little Rock

Department of Planning and Development

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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.

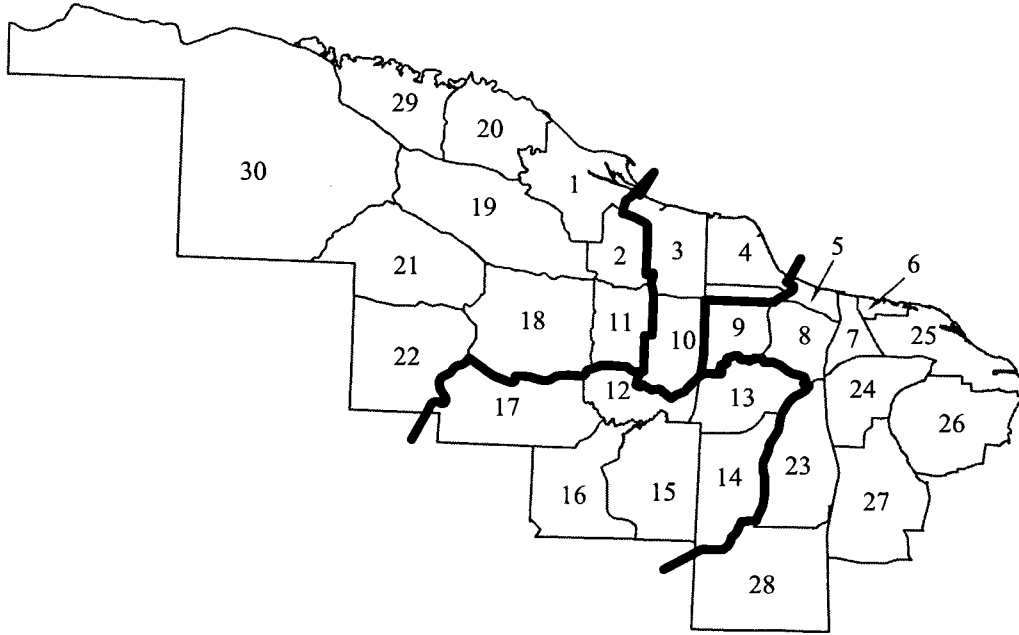
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

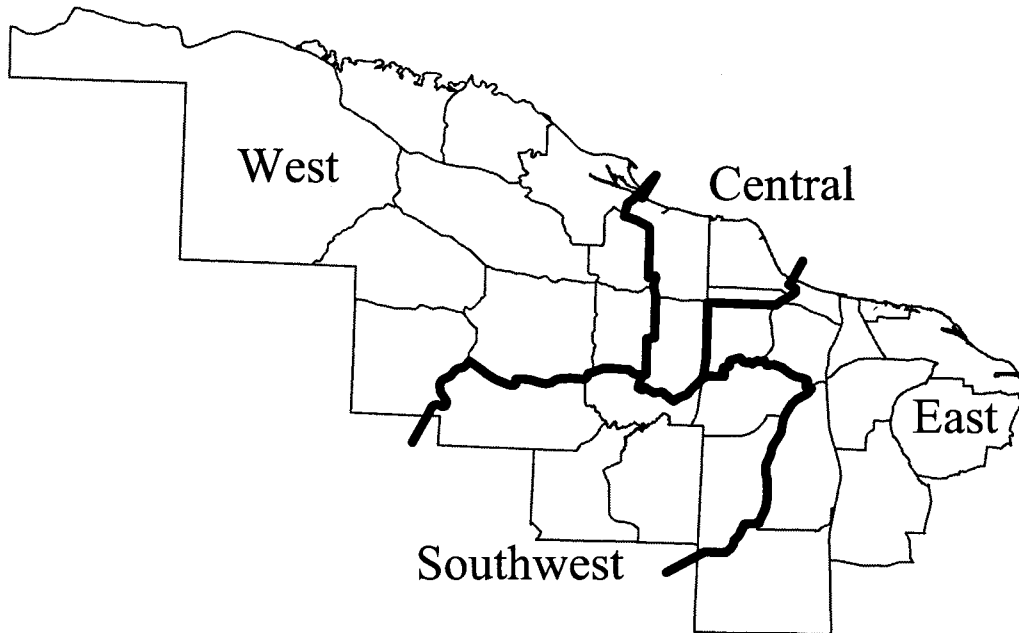
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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