



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

URBAN DEVELOPMENT REPORT
2023

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2023 BOARDS AND COMMISSIONS

LITTLE ROCK BOARD OF DIRECTORS

Mayor Frank Scott Jr.

Vice Mayor Kathy Webb

Virgil Miller Jr.

Ken Richardson

Capi Peck

Lance Hines

Andrea Hogan Lewis

B.J. (Brenda) Wyrick

Dr. Dean Kumpuris

Antwan Phillips

Joan Adcock

LITTLE ROCK PLANNING COMMISSION

Harold B. Betton MD (Chair)

Todd Hart (Vice-Chair)

Jimmy Brown

Marlon D. Haynes

Kat Hodges

Paul Latture

Alicia McDonald

Diana M. Thomas

Michael Vickers

Robby Vogel

Pamela Whitaker

INTRODUCTION

The Urban Development Report presents the growth, changes, and trends for the City of Little Rock for the calendar year 2023.

Sources of the data are:

- US Decennial Census data for change in population.
- City of Little Rock Annexations for change in geographic area.
- Little Rock Planning & Development Department Permit data for construction, renovations and additions, and demolitions.

Due to changes in data collection methods, Office, Commercial, and Industrial data has been consolidated into the Non-Residential category.

The raw data used to compile the building permit information can be accessed at <https://data.littlerock.gov/> by searching "Planning and Development Permits".



SUMMARY

New Construction

- 559 permits; up 8.3% from 516 permits in 2022.

Single-Family Housing

- 409 units; up 15.2% from 355 units in 2022.
- Average Cost per Unit \$376,990; down 18.3% from \$461,486 in 2022.

Multi-Family Housing

- 514 units; down 23.1% from 668 units in 2022.

Residential Renovations/Additions

- 1255 permits; down 37.1% from 1996 permits in 2022.
- Construction Value \$293,771,011; up 252% from \$83,464,647 in 2022.

Demolitions

- 185 residential units; up 8.2% from 171 units in 2022.

Non-Residential Activity

- 458,424 square feet; up 3% from 444,990 in 2022.
- \$69,531,653 construction dollars; down 44% from \$124,101,431 in 2022.

Annexations

- 6 annexations; up 500% from 1 annexation in 2022.
- 430.9 acres; up 1773.5% from 23 acres in 2022.

Preliminary Plats

- 303 lots; down 14.4% from 354 lots in 2022.
- 204.5 acres; down 4.3% from 213.6 in 2022.

Final Plats

- No Final Plats in 2023

Non-Residential Rezoning

- 20 cases; up 53.8% from 13 cases in 2022.
- 45.48 acres; down 63.5% from 126.0 acres in 2022.

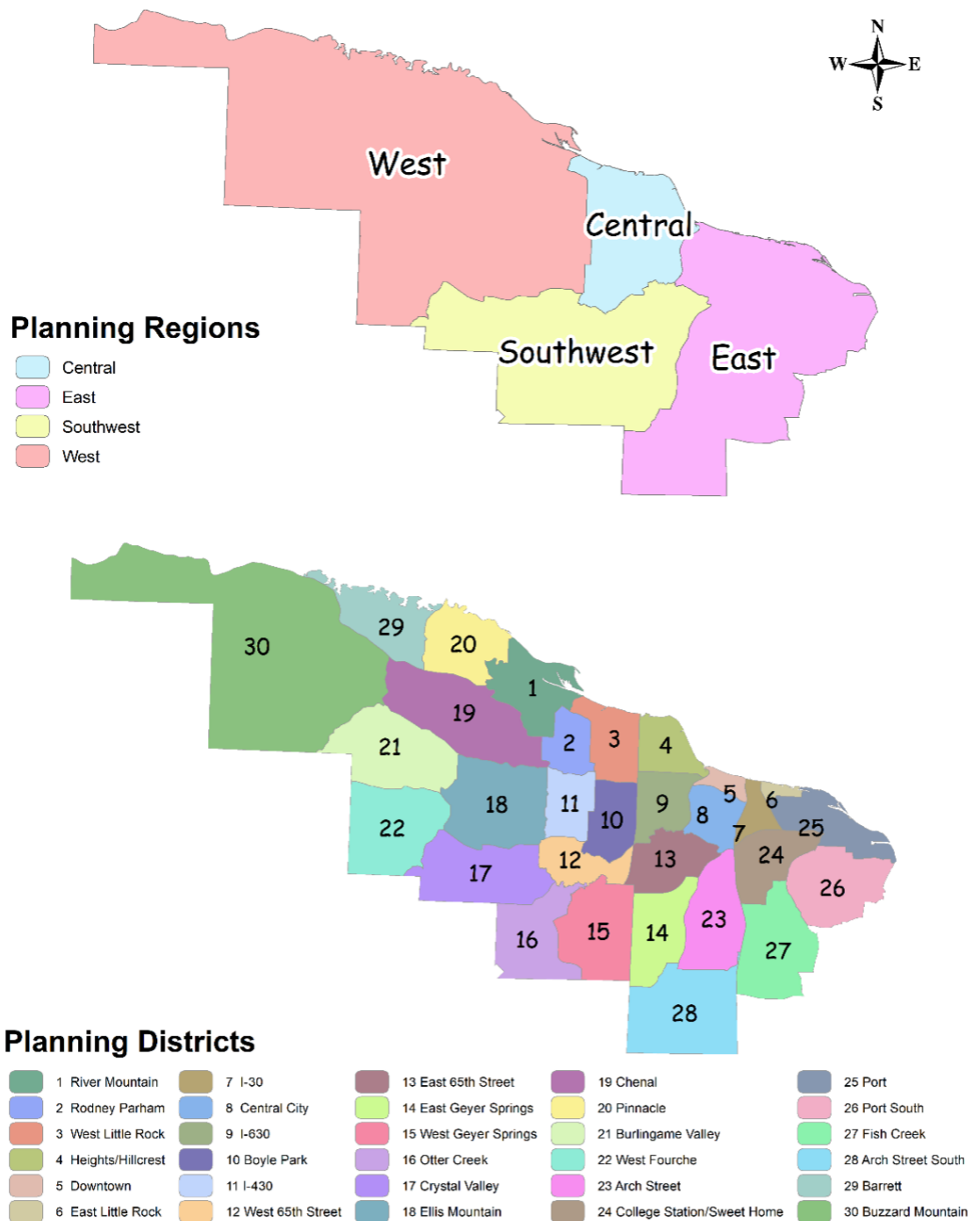
PZD's

- 77 cases, up 1440% from 5 cases in 2022.
- 238 acres, up 423.4% from 45.5 acres in 2022.

Due to changes in data collection methods, Office, Commercial, and Industrial data has been consolidated into the Non-Residential use category.

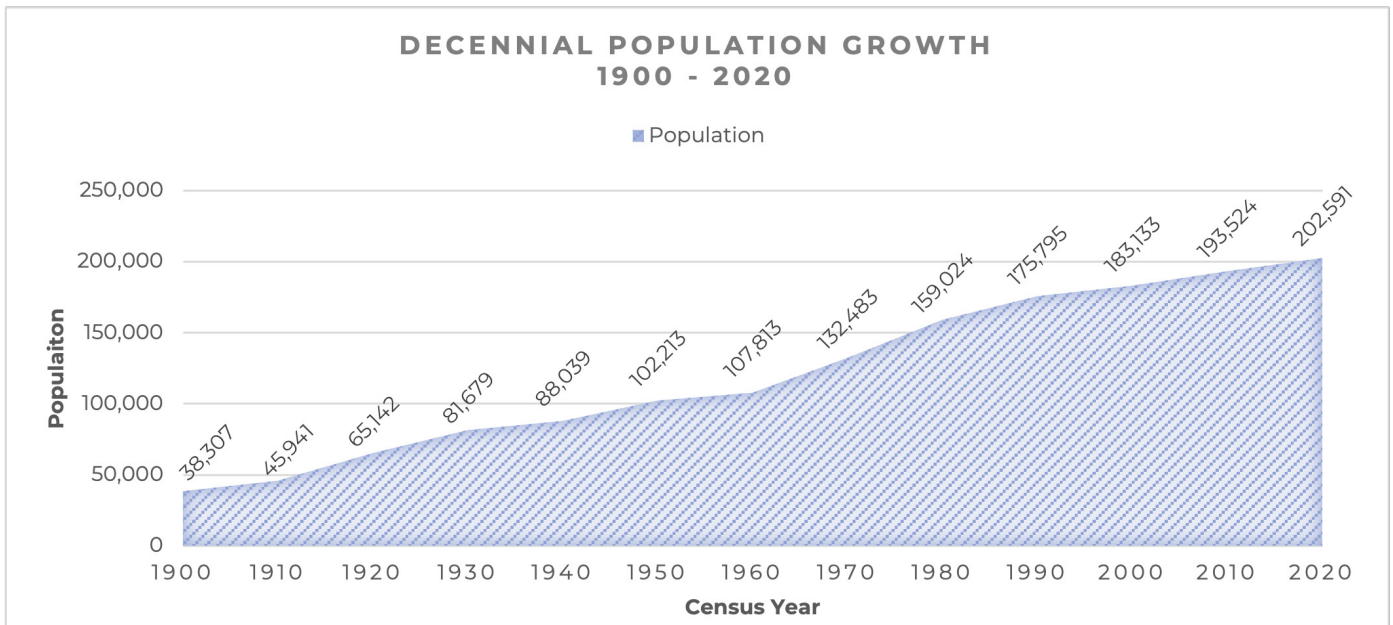
PLANNING DISTRICTS AND REGIONS

The City is divided into 30 districts which are grouped into four Regions for planning purposes.



POPULATION

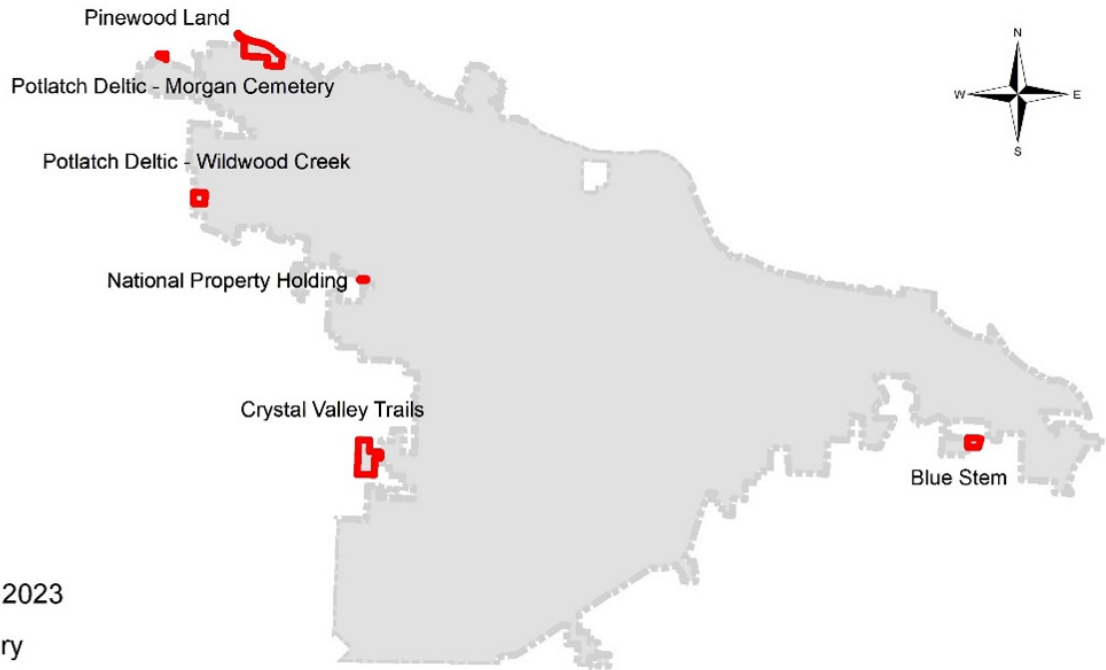
LITTLE ROCK DECENNIAL POPULATION



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%
2020	202,591	4.69%

Decennial Census information from the United States Census Bureau at <https://data.census.gov/>.

ANNEXATIONS



Legend

- Annexations 2023
- City_Boundary

Year	Cases	Annexed Acres
2003	1	2.8
2004	3	377.2
2005	5	47.5
2006	1	9.9
2007	1	137.9
2008	6	1109.2
2009	2	29.6
2010	1	80.2
2011	1	1.5
2012	1	212.5
2013	0	0
2014	1	11.4
2015	1	27
2016	3	100.2
2017	2	123.9
2018	2	284
2019	3	25.2
2020	2	80.7
2021	3	235.7
2022	1	23
2023	6	420.9

For the year 2023, the City had six annexations.

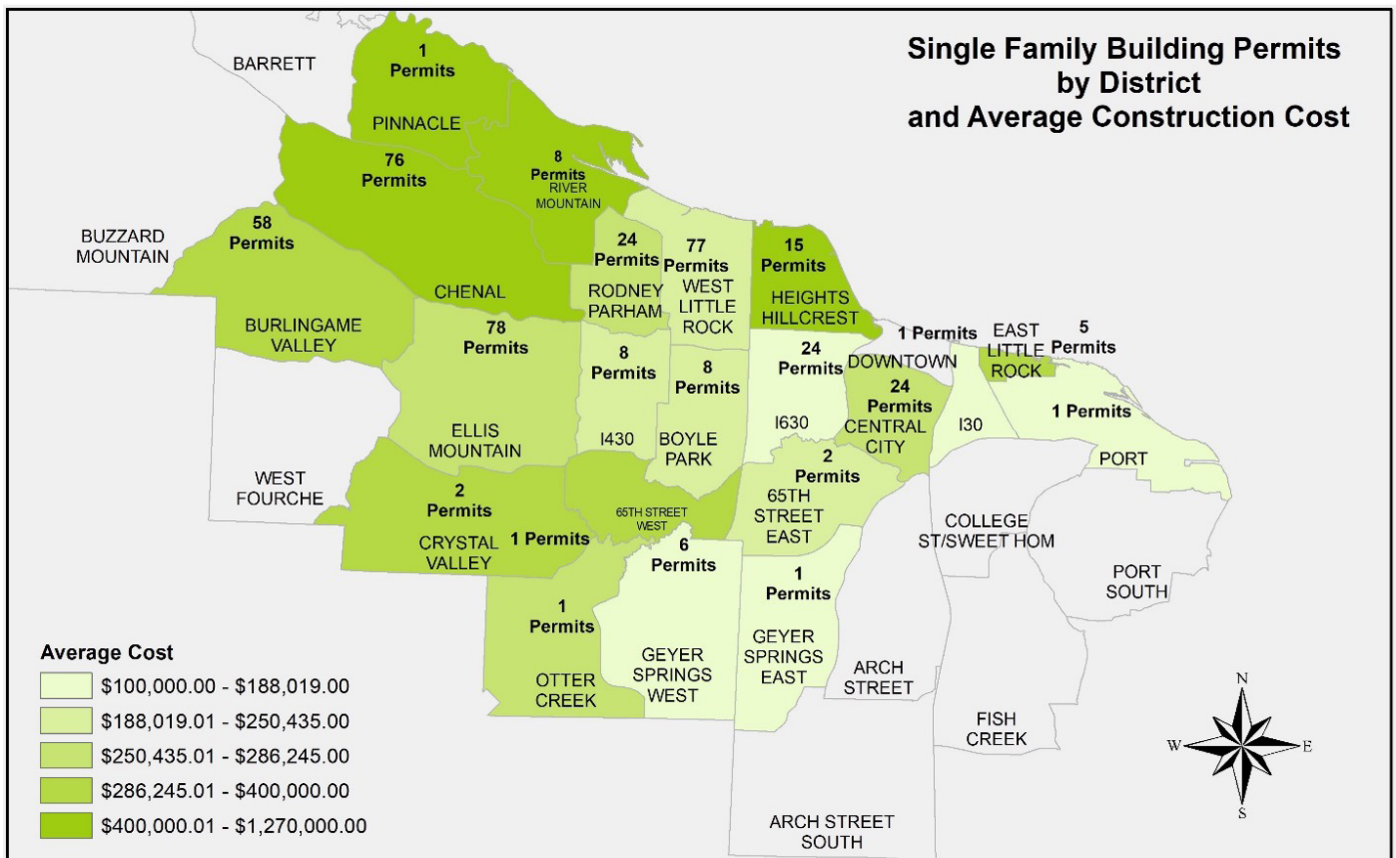
- The Crystal Valley Trails annexation (Ord. # 22,229) of 168.9 acres
- The Pinewood Land annexation (Ord. # 22,256) of 179.3 acres
- The National Property Holdings annexation (Ord. # 22,283) of 2.8 acres
- The Potlatch Deltic - Wildwood Creek annexation (Ord. # 22,284) of 40 acres
- The Potlatch Deltic - Morgan Cemetery annexation (Ord. # 22,285) of 7.2 acres
- The Blue Stem annexation (Ord. # 22,296) of 32.7 acres

These annexations bring the City to 124.5 square miles.

CONSTRUCTION

RESIDENTIAL BUILDING PERMITS

Single Family Activity



Declared Construction Cost totaled \$ 154,189,063 for the 2023 Calendar year. The highest average cost was in the Heights/Hillcrest Planning District at \$1,249,250 for 15 permits. The greatest number of permits were issued in the Ellis Mountain Planning District with a total of 78 permits with an average cost of \$275,399. The Chenal Planning District yielded the highest total cost of construction at \$52,922,351.

Planning District	Permits	Declared Cost	Average Cost
65th Street East	2	\$382,200	\$191,100
65th Street West	1	\$400,000	\$400,000
Boyle Park	8	\$1,674,300	\$209,288
Burlingame Valley	58	\$18,264,245	\$314,901
Central City	24	\$6,142,087	\$255,920
Chenal	76	\$52,922,351	\$696,347
Crystal Valley	2	\$738,000	\$369,000
East Little Rock	5	\$1,657,000	\$331,400
Ellis Mountain	78	\$21,481,150	\$275,399
Geyer Springs East	1	\$120,000	\$120,000
Geyer Springs West	6	\$1,080,000	\$180,000
Heights/Hillcrest	15	\$14,249,600	\$949,973
I-30	1	\$100,000	\$100,000
I-430	8	\$2,003,480	\$250,435
I-630	24	\$4,512,447	\$188,019
Otter Creek	1	\$260,000	\$260,000
Pinnacle	1	\$1,270,000	\$1,270,000
Port	1	\$140,000	\$140,000
River Mountain	8	\$6,305,800	\$788,225
Rodney Parham	24	\$6,869,880	\$286,245
West Little Rock	77	\$16,319,115	\$211,937
Grand Total	422	\$157,176,655	\$372,457

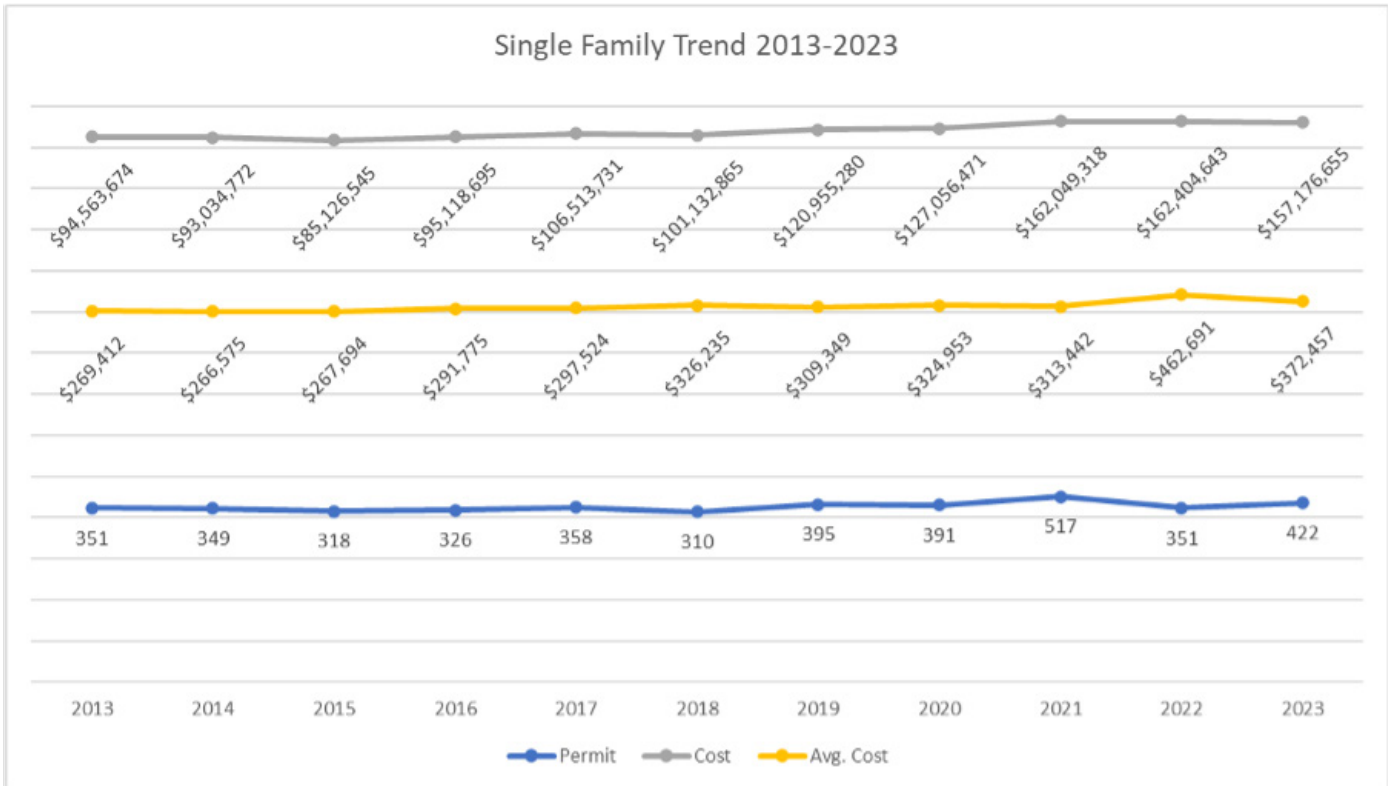


Single-Family Cost Classifications

Single Family Permit Construction Cost Classifications by District					
District	Below \$200,000	\$200,000 - \$499,999	\$500,000 - \$799,999	\$800,000 - \$999,999	\$1,000,000 & Greater
River Mountain		1	4	1	2
Rodney Parham	2	24	1		
West Little Rock	11	2			
Heights/Hillcrest	2	3	2	4	4
East Little Rock		4	1		
I-30	1				
Central City	4	12	1		
I-630	9	14			
Boyle Park	3	3			
I-430	1	5			
65th Street West		1			
65th Street East	2				
Geyer Springs East	1				
Geyer Springs West	4	2			
Otter Creek		1			
Crystal Valley		2			
Ellis Mountain	4	74			
Chenal		17	36	17	6
Pinnacle					1
Burlingame Valley	1	55			
Port	1				
Total Permits	46	220	45	22	13

Four districts had homes exceeding construction cost of \$1,000,000 on thirteen permits. Three districts had homes with construction costs between \$800,000 - \$999,999 on twenty-two permits. Six districts had homes with construction costs between \$500,000 and \$799,999 on forty-five permits. Sixteen districts had homes with construction costs between \$200,000 and \$499,999 on 220 permits. Fourteen districts had homes with construction costs below \$200,000 over 46 permits.

Single-Family Trends



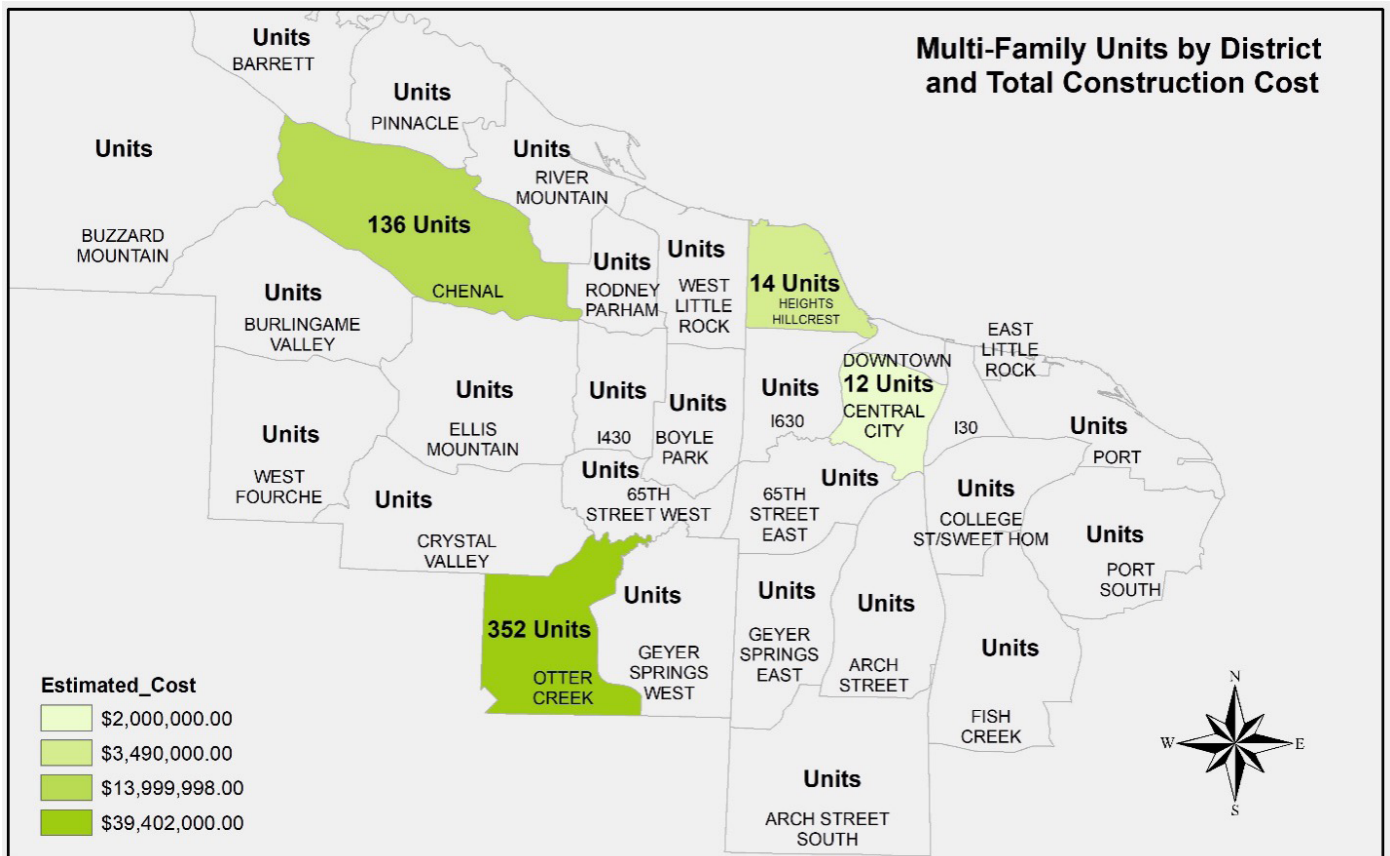
Single Family Trends			
Year	Permit	Cost	Avg. Cost
2013	351	\$94,563,674	\$269,412
2014	349	\$93,034,772	\$266,575
2015	318	\$85,126,545	\$267,694
2016	326	\$95,118,695	\$291,775
2017	358	\$106,513,731	\$297,524
2018	310	\$101,132,865	\$326,235
2019	395	\$120,955,280	\$309,349
2020	391	\$127,056,471	\$324,953
2021	517	\$162,049,318	\$313,442
2022	351	\$162,404,643	\$462,691
2023	422	\$157,176,655	\$372,457

For the past decade, the average cost for single family construction has increased 15.8%.

The total cost of single-family construction has increased an average of 25.0%.

The average number of permits issued has decreased 2.9%.

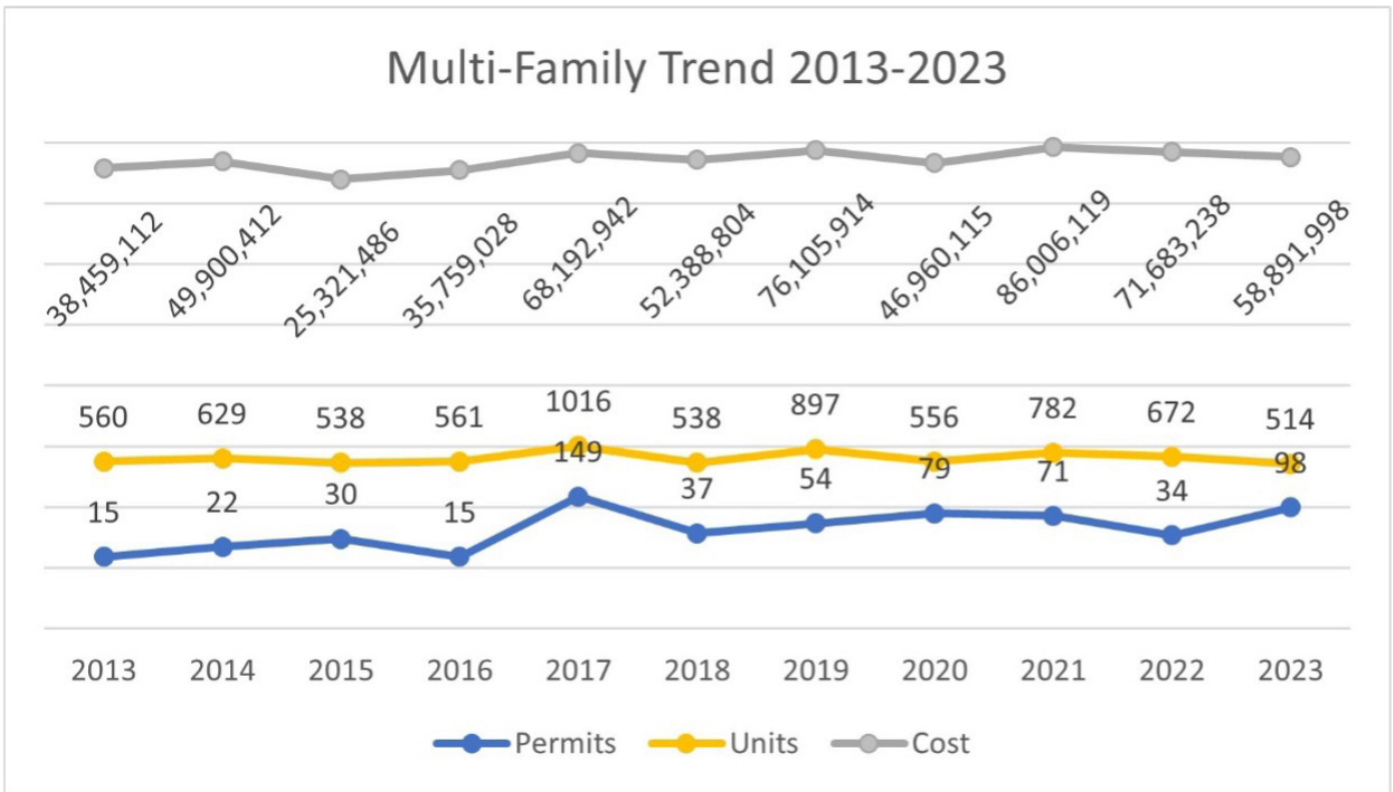
Multi-Family Activity



Multi-Family Construction					
Planning District	Units	Construction Cost	Square Feet	Permits	Average Cost per Unit
Central City	12	\$2,000,000	18,031	1	\$166,667
Chenal	136	\$13,999,998	97,200	6	\$102,941
Heights/Hillcrest	14	\$3,490,000	18,466	3	\$249,286
Otter Creek	352	\$39,402,000	345,324	88	\$111,938
Grand Total	514	\$58,891,998	479,021	98	\$114,576

During the 2023 calendar year, 98 multi-family building permits were issued. The Otter Creek planning district accounts for the greatest number of units at 352 and the greatest construction cost of \$39,402,000.

Multi-Family Trends

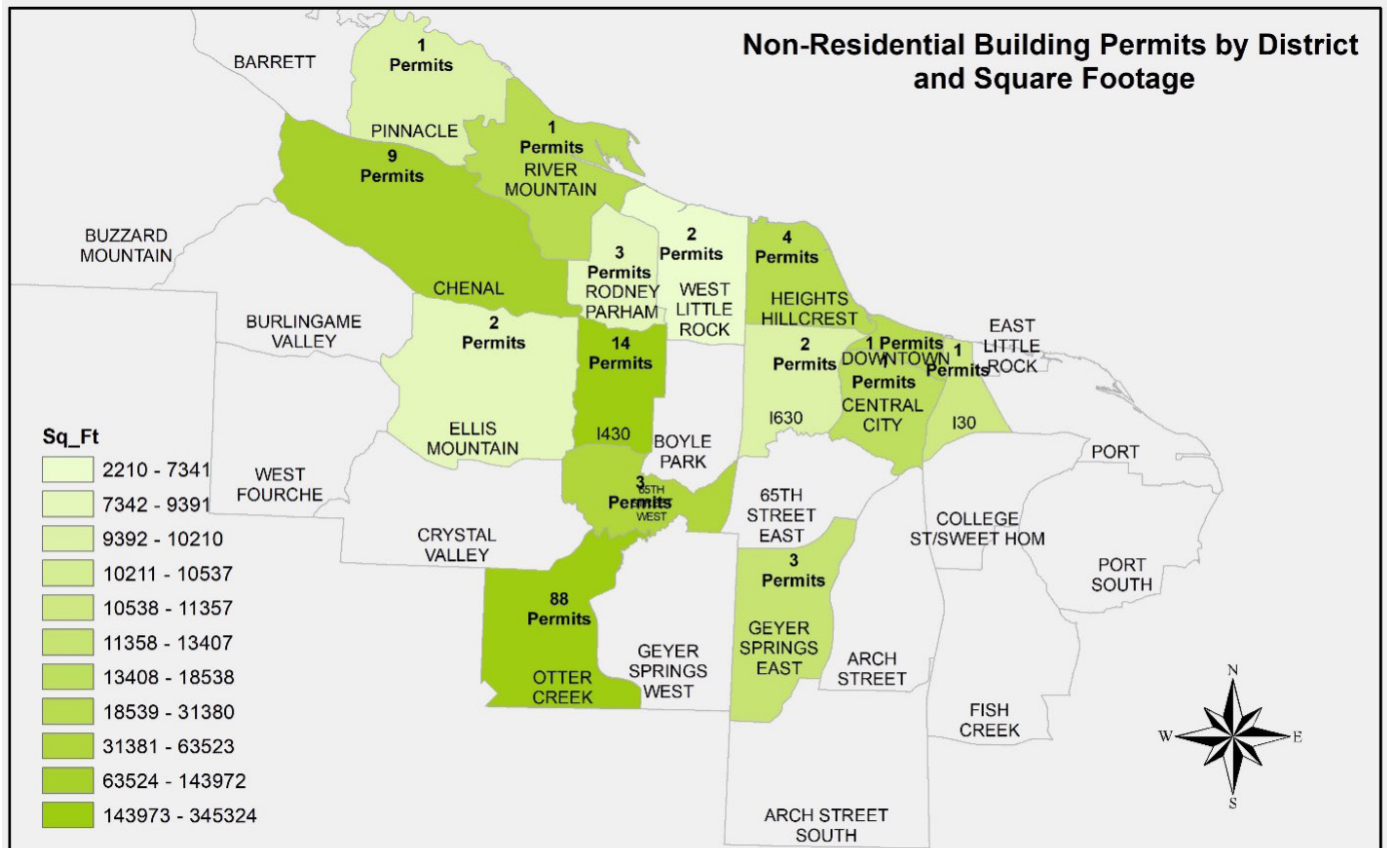


Multi-Family Trend 2013-2023			
Year	Permits	Units	Cost
2013	15	560	\$38,459,112
2014	22	629	\$49,900,412
2015	30	538	\$25,321,486
2016	15	561	\$35,759,028
2017	149	1016	\$68,192,942
2018	37	538	\$52,388,804
2019	54	897	\$76,105,914
2020	79	556	\$46,960,115
2021	71	782	\$86,006,119
2022	34	672	\$71,683,238
2023	98	514	\$58,891,998

NON-RESIDENTIAL

2023 Non-Residential Building Permits by Planning District

Due to changes in data collection methods, Office, Commercial, and Industrial data has been consolidated into the Non-Residential use category.



Non-Residential Building Permits			
Planning District	Construction Cost	Total Square Feet	Permits
65th Street West	\$2,400,000	33,825	3
Central City	\$2,000,000	18,031	1
Chenal	\$28,289,998	131,881	9
Downtown	\$7,900,000	18,600	1
Ellis Mountain	\$725,000	9,197	2
Geyer Springs East	\$1,825,000	11,802	3
Heights/Hillcrest	\$4,790,000	20,594	4
I-30	\$4,500,000	11,323	1
I-430	\$23,715,000	285,234	14
I-630	\$2,709,982	9,703	2
Otter Creek	\$39,402,000	345,324	88
Pinnacle	\$2,300,000	10,050	1
River Mountain	\$3,025,000	21,410	1
Rodney Parham	\$3,378,171	8,261	3
West Little Rock	\$1,463,500	2,210	2
Grand Total	\$128,423,651	937,445	135

The Otter Creek Planning District had construction costs of \$39,402,000 for 345,324 square feet issued on 88 permits. The Chenal planning district had construction costs of \$28,289,998 for 131,881 square feet issued on nine permits. The I-430 planning district had construction costs of \$23,715,000 for 285,234 square feet issued on fourteen permits.

Non-Residential Projects over 15,000 square feet

Project	Location	Sq Ft	Region	Comment
Athletic Facility	25 Peckerwood Rd	21,410	River Mountain	Athletic Facility
Auditorium	1101 E 3rd St	18,600	Downtown	Arkansas Symphony Orchestra
Athletic Facility	1015 Embassy Suites Dr	26,000	I-430	Soccer Facility
Entertainment Facility	5 Top Golf Way	49,676	I-430	Top Golf Entertainment Facility
Storage	3400 Shackelford Pass	46,208	I-430	528 Unit Self-Storage Facility
Bank	17421 Chenal Pky	25,000	Chenal	Bank

REINVESTMENT

RESIDENTIAL RENOVATIONS AND ADDITIONS

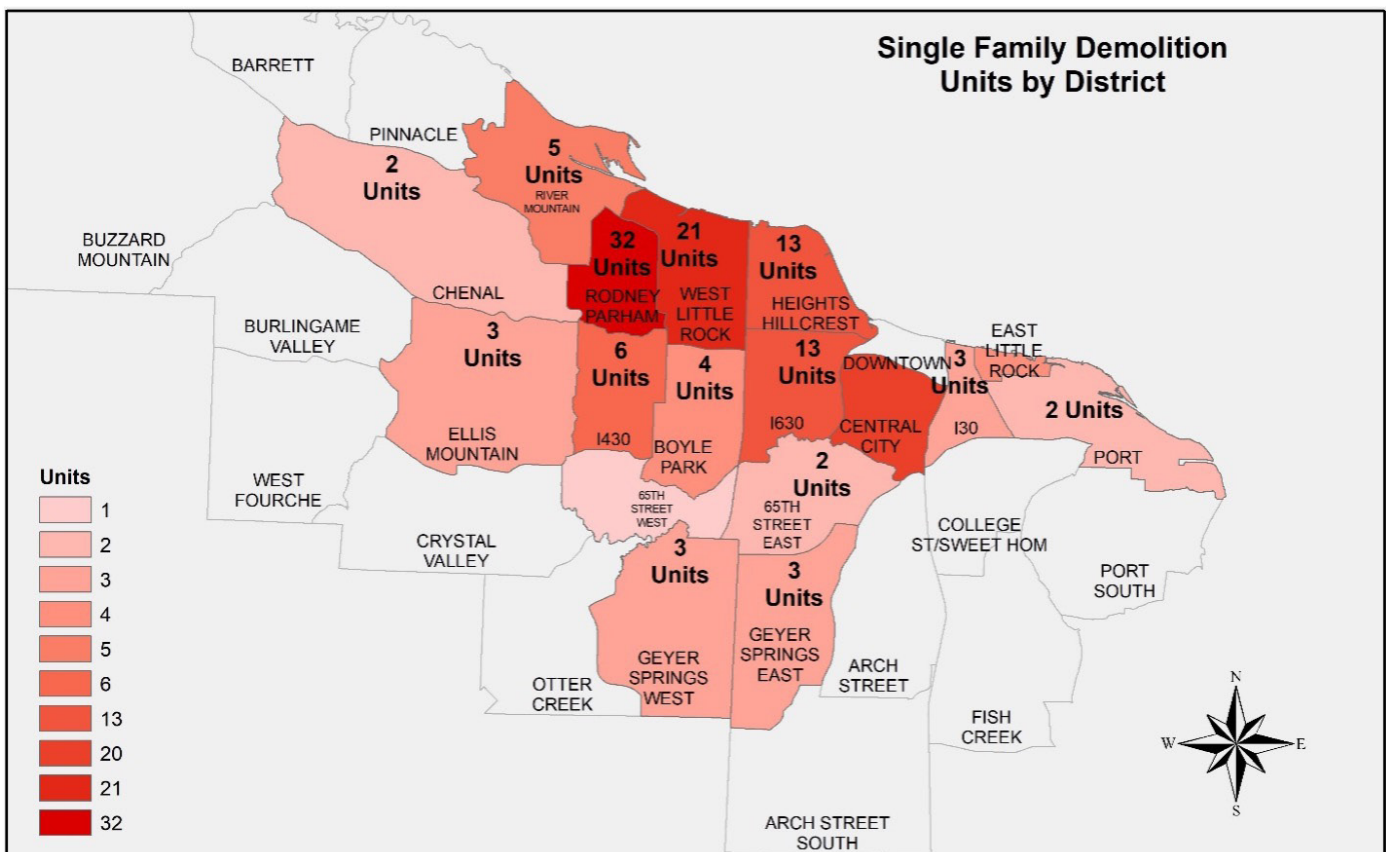
Planning District	Single Family Additions		Single Family Renovations		Multi-family Renovations	
	Permits	Cost	Permits	Cost	Permits	Cost
65th Street East	2	\$20,900	10	\$413,750		
65th Street West	2	\$137,000	9	\$266,795		
Boyle Park	4	\$121,700	17	\$492,850		
Burlingame Valley	1	\$7,600	1	\$6,000		
Central City	12	\$716,222	59	\$2,725,900	1	\$2,000,000
Chenal	20	\$1,044,200	45	\$1,897,618	6	\$13,999,998
College Station/Sweet Home			1	\$3,381		
Crystal Valley	2	\$90,000				
Downtown			4	\$111,218		
East Little Rock			3	\$64,150		
Ellis Mountain	3	\$124,162	12	\$548,782		
Geyer Springs East	2	\$252,000	4	\$242,500		
Geyer Springs West	2	\$106,000	19	\$827,685		
Heights/Hillcrest	39	\$7,969,002	49	\$4,635,297	3	\$3,490,000
I-30			3	\$62,500		
I-430	2	\$118,000	11	\$433,571		
I-630	5	\$147,990	40	\$1,255,233		
Otter Creek	2	\$21,900	6	\$399,699	88	\$39,402,000
Pinnacle	2	\$79,900	3	\$88,000		
Port	1	\$5,000	3	\$22,500		
Port South						
River Mountain	10	\$1,587,406	22	\$1,673,798		
Rodney Parham	11	\$1,031,664	83	\$5,108,359		
West Little Rock	20	\$1,697,384	75	\$7,417,115		
Grand Total	142	\$15,278,030	479	\$28,696,701	98	\$58,891,998

Single-Family Additions were most frequent in the Heights/Hillcrest Planning District with 39 permits issued and a total declared cost of \$7,969,002.

Single-Family Renovations were most frequent in the Rodney Parham Planning District with 83 permits, followed by the West Little Rock Planning District with 75 permits. The West Little Rock Planning District had the greatest renovation cost total at \$7,417,115.

Multi-Family Renovations were most common in the Otter Creek Planning District with 88 permits issued for a construction cost of \$39,402,000.

RESIDENTIAL DEMOLITIONS

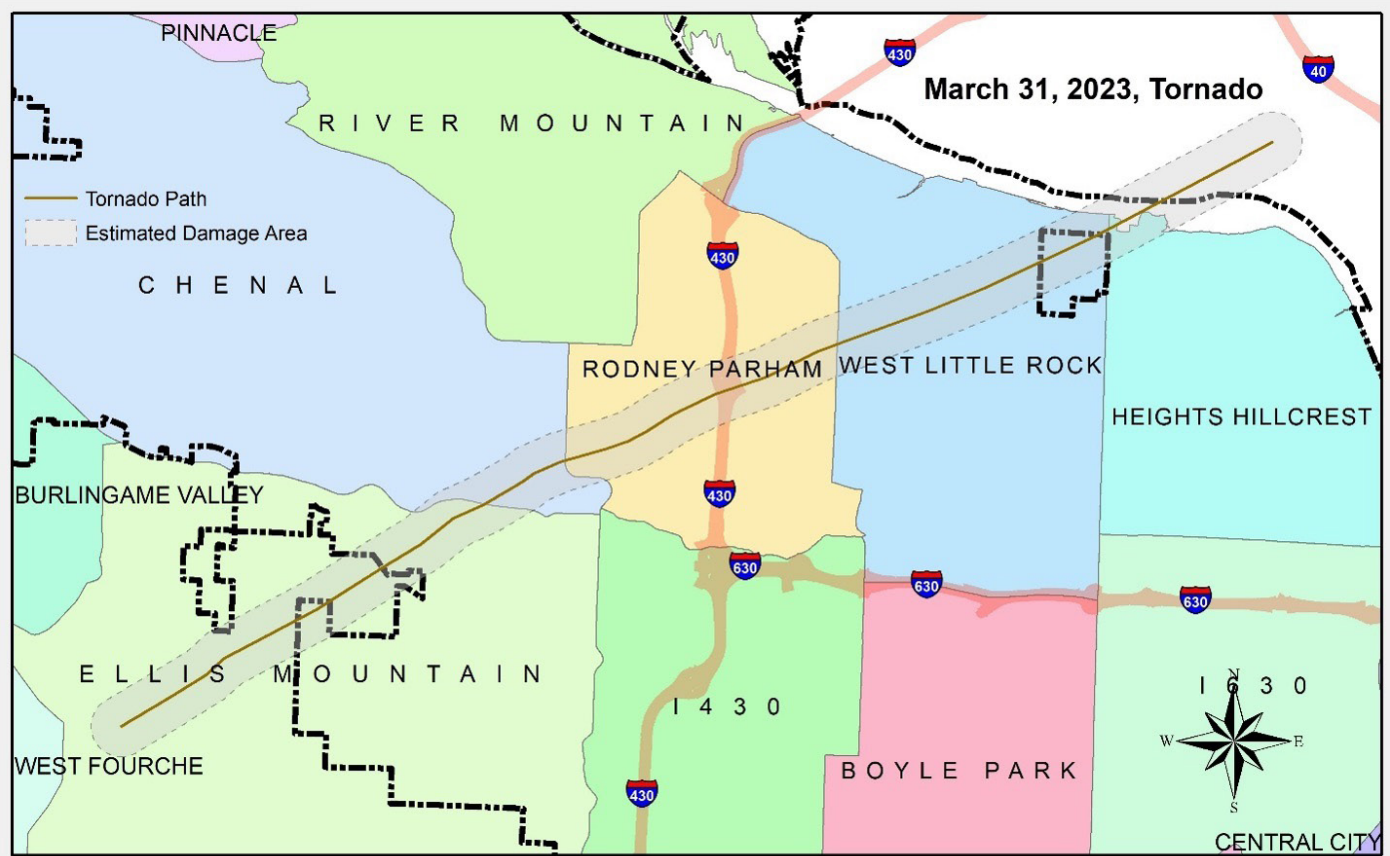


The Rodney Parham and West Little Rock Planning Districts accounted for 61% of the 137 demolition permits issued for the year, and 55% of the square footage demolished.

Name	Square Feet	Units	Average Square Feet
65th Street East	2,080	2	1,040
65th Street West	800	1	800
Boyle Park	8,432	4	2,108
Central City	29,167	20	1,458
Chenal	10,820	2	5,410
East Little Rock	3,530	4	883
Ellis Mountain	4,917	3	1,639
Geyer Springs East	3,954	3	1,318
Geyer Springs West	4,403	3	1,468
Heights/Hillcrest	20,798	13	1,600
I-30	2,822	3	941
I-430	8,244	6	1,374
I-630	14,273	13	1,098
Port	2,672	2	1,336
River Mountain	11,038	5	2,208
Rodney Parham	62,962	32	1,968
West Little Rock	39,604	21	1,886
Grand Total	230,516	137	1,683



SEVERE WEATHER EVENT

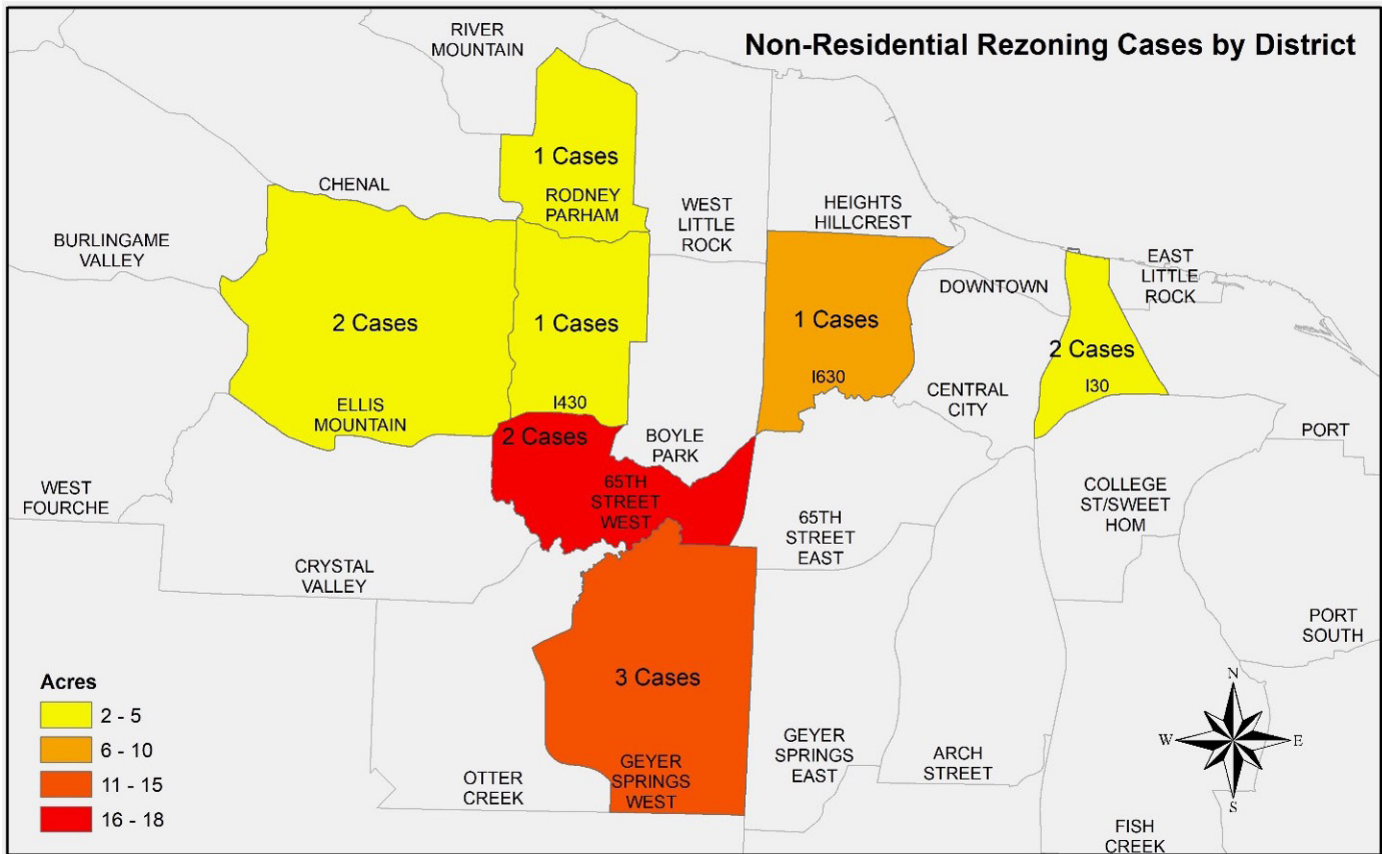


During the afternoon on March 31st an EF3 tornado touched ground south-east of the City. The path traveled approximately seven miles across Little Rock, with an estimated width of 800 yards. The path traversed the Ellis Mountain, Chenal, Rodney Parham, and West Little Rock Planning Districts. This event contributed to the greater number of permits in the Ellis Mountain, Chenal, Rodney Parham, and West Little Rock Planning Districts.



ZONING

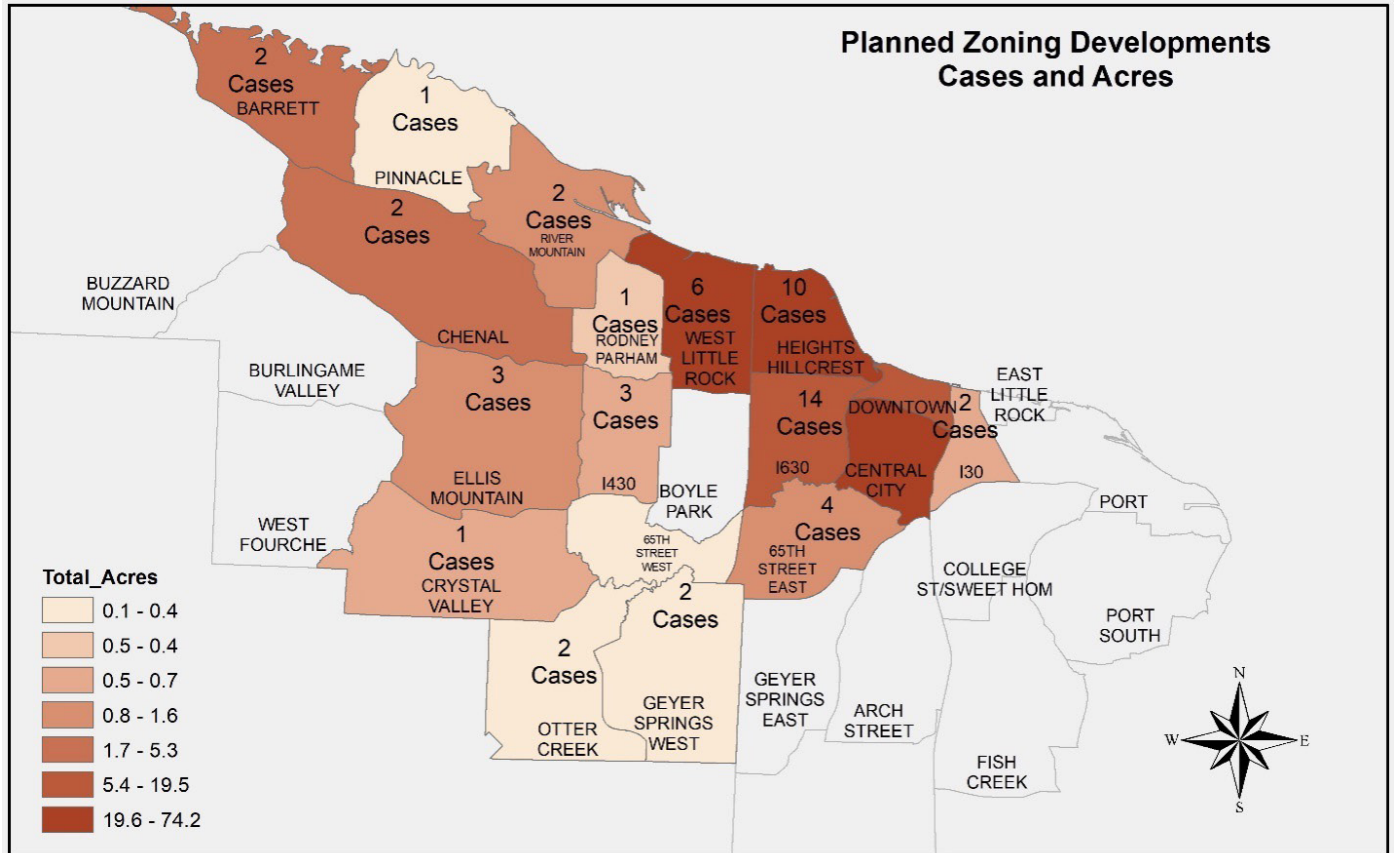
NON-RESIDENTIAL REZONING



District	Case	Acres
65th Street West	2	18.08
Ellis Mountain	2	2.22
Geyer Springs West	3	13.82
I-30	2	4.80
I-430	1	4.92
I-630	1	6.55
Rodney Parham	1	2.06
Grand Total	12	52.46

During 2023, the 65th Street West Planning District had the greatest area of zoning change at 18 acres, followed by the Geyer Springs West Planning District at 13.8 acres.

PLANNED ZONING DEVELOPMENT



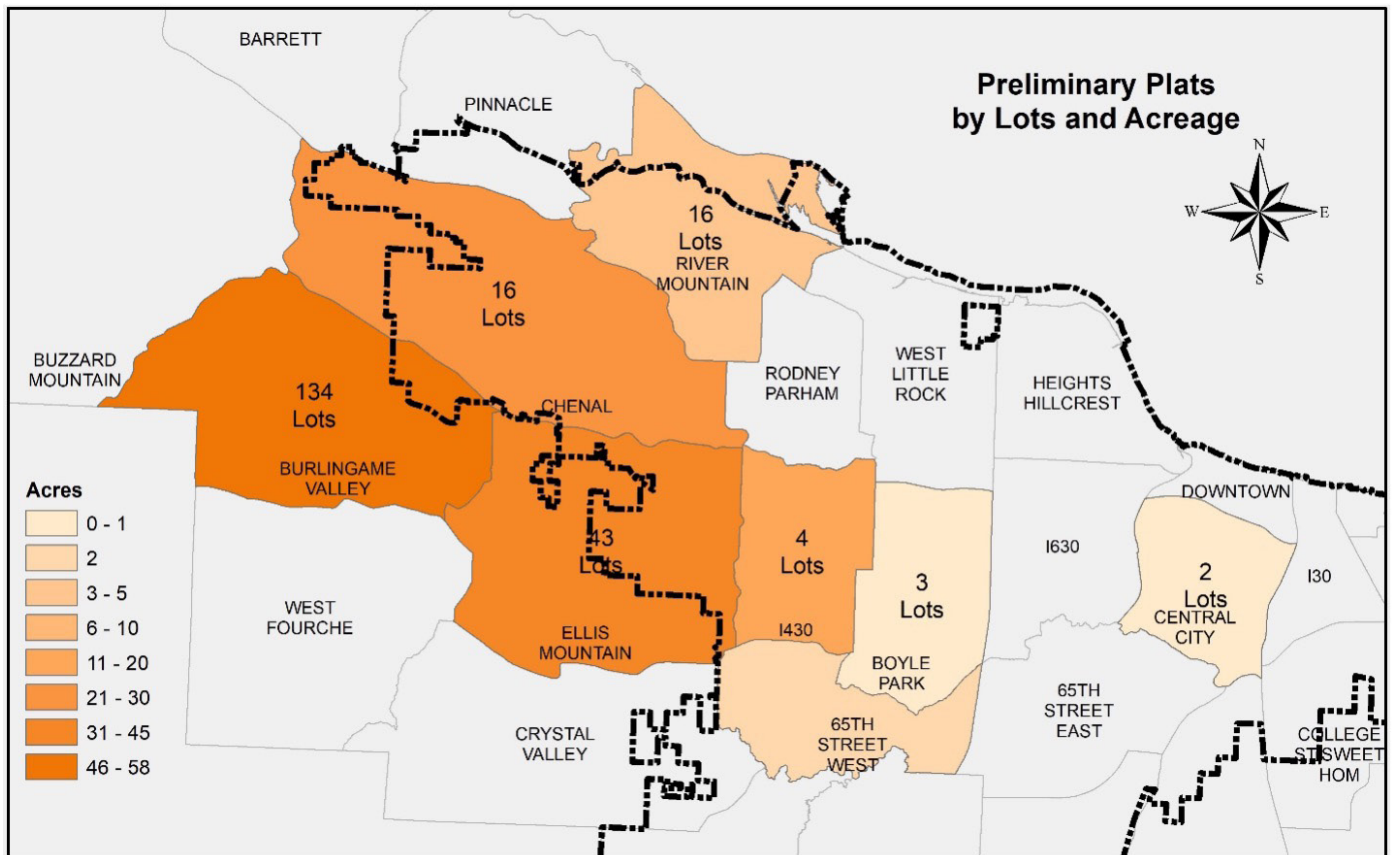
Planning District	Commercial		Residential		Total Cases	Total Acres
	Cases	Acres	Cases	Acres		
65th Street East	4	0.72			4	0.72
65th Street West	1	0.12			1	0.12
Barrett	2	2.65			2	2.65
Central City	14	31.27	3	39.26	17	70.53
Chenal	2	2.79			2	2.79
Crystal Valley	1	0.67			1	0.67
Downtown	4	8.83			4	8.83
Ellis Mountain	1	0.39	2	0.32	3	0.71
Geyer Springs West	2	0.28			2	0.28
Heights/Hillcrest	8	43.23	2	20.95	10	64.18
I-30	1	0.50	1	0.16	2	0.66
I-430	2	0.51	1	0.17	3	0.68
I-630	14	8.63			14	8.63
Otter Creek	2	0.29			2	0.29
Pinnacle	1	0.24			1	0.24
River Mountain	2	1.44			2	1.44
Rodney Parham	1	0.40			1	0.40
West Little Rock	6	74.22			6	74.22
Grand Total	68	177.19	9	60.86	77	238.05

The Central City Planning District had the greatest number of cases at 17, and the most acreage at 70.5 acres.



SUBDIVISION

PRELIMINARY PLATS



District	Non-Residential			Residential			Total Cases	Total Lots	Total Acres
	Cases	Lots	Acres	Cases	Lots	Acres			
65th Street West				1	6	1.35	1	6	1.4
Boyle Park				1	3	0.53	1	3	0.5
Burlingame Valley				1	134	58	1	134	58.0
Central City				1	2	0.22	1	2	0.2
Chenal	4	16	27.72				4	16	27.7
Ellis Mountain				1	43	44.2	1	43	44.2
I-430				1	4	16.6	1	4	16.6
River Mountain				2	16	3.9	2	16	3.9
Grand Total	4	16	27.72	8	208	124.4	12	224	152.4

Residential preliminary plats were approved in 7 districts with 8 cases totaling 124.4 acres and 208 residential lots. The Chenal district had 4 non-residential cases totaling 27.7 acres and 16 non-residential lots.

FINAL PLATS

No Final Plats were approved in 2023.



Learn more at
www.LittleRock.gov



DEPARTMENT OF
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