



Urban Development Report  
2022



# Contents

- 2022 Boards and Commissions ..... 2
  - Little Rock Board of Directors ..... 2
  - Little Rock Planning Commission ..... 2
- Introduction ..... 3
- Summaries ..... 4
- Planning Districts and Regions ..... 5
- Population ..... 5
  - Little Rock Decennial Population ..... 6
- Annexations ..... 7
- Construction ..... 8
  - Residential Building Permits ..... 8
    - Single Family Activity ..... 8
    - Multi-Family Activity ..... 11
- Non-Residential..... 13
  - 2022 Non-Residential Building Permits by Planning District ..... 13
  - Non-Residential Projects exceeding 15,000 square feet..... 14
- Reinvestment ..... 15
  - Residential Renovations and Additions: ..... 15
  - Residential Demolitions ..... 16
- Zoning ..... 17
  - Rezoning ..... 17
  - PZD ..... 18
- Subdivision ..... 19
  - Preliminary Plats..... 19
  - Final Plats ..... 21

## **2022 Boards and Commissions**

### Little Rock Board of Directors

Mayor Frank Scott Jr.  
Virgil Miller Jr.  
Ken Richardson  
Kathy Webb  
Capi Peck  
Vice Mayor Lance Hines  
Doris Wright  
B.J. (Brenda) Wyrick  
Dr. Dean Kumpuris  
Antwan Phillips  
Joan Adcock

### Little Rock Planning Commission

Harold B. Betton  
Derick Brooks  
Todd Hart  
Marlon Haynes  
Kat Hodge  
Paul Latture  
Alicia McDonald  
Diana Thomas  
Michael Vickers  
Robby Vogel

## Introduction

The Urban Development Report presents the growth, changes, and trends for the City of Little Rock for the calendar year 2022.

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 use 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".*

# Summaries

## New Construction

516 permits; down 19.75 % from 643 permits in 2021.

## Single-Family Housing

355 units; down 31.3% from 517 units in 2021.

Average Cost per Unit \$461,486 ; up 47.23% from \$313,442 in 2021.

## Multi-Family Housing

668 units; down -11.2% from 752 units in 2021.

## Residential Renovations/Additions

1996 permits; up 72.2% from 1159 permits in 2021.

Construction Value \$83,464,647; up 27.5% from \$65,470,493 in 2021.

## Demolitions

171 residential units; up 81.9% from 94 units in 2021.

## Non-Residential Activity

444,990 square feet; up 47% from 302,630 in 2021

\$124,101,431 construction dollars; up 63% from \$76,210,340 in 2021

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

## Annexations

1 annexation; down -66.67% from 3 annexations in 2021.

23 acres; down -90.24% from 235.7 acres in 2021.

## Preliminary Plats

98 lots; down -89% from 894 lots in 2021

52.8 acres; down -87.7% from 431.83 in 2021.

## Final Plat

30 Final Plat Cases; down -0.43% from 53 cases in 2021.

262.71 acres; up 0.06 % from 248.21 acres in 2021.

## Rezoning

5 cases; down 79.2% from 24 cases in 2021.

45.48 acres; down 86.3% from 331.56 acres in 2021.

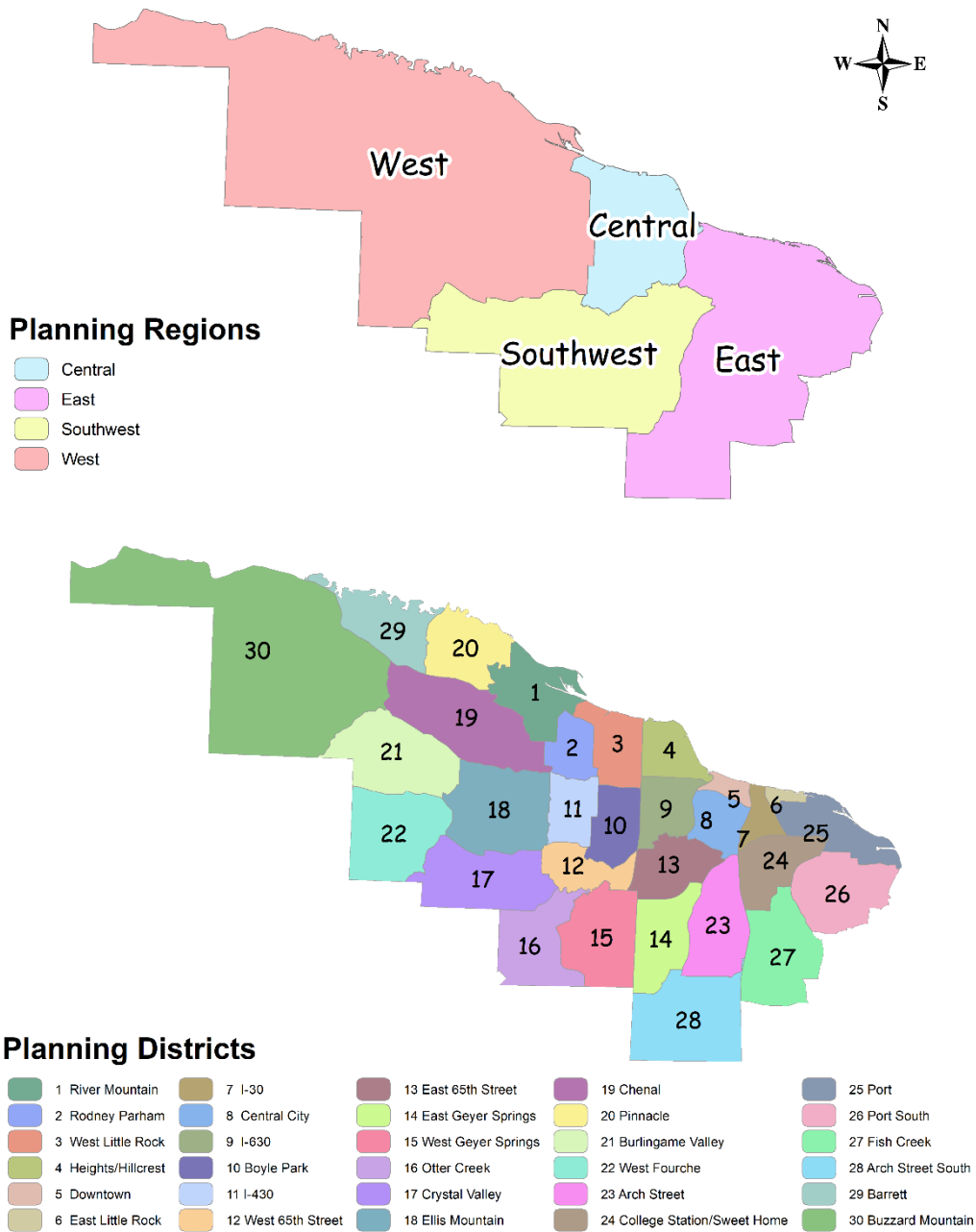
## PZD's

5 cases, down 86.8% from 24 cases in 2021.

45.48 acres, down 85.5% from 313.87 acres in 2021.

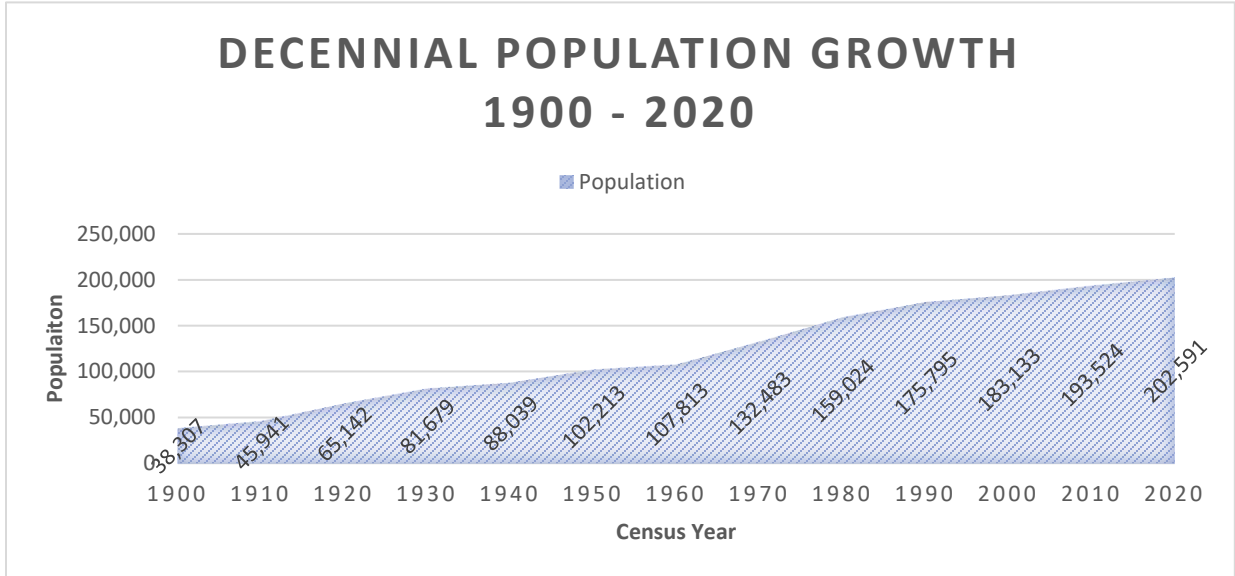
# Planning Districts and Regions

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



# Population

## Little Rock Decennial Population

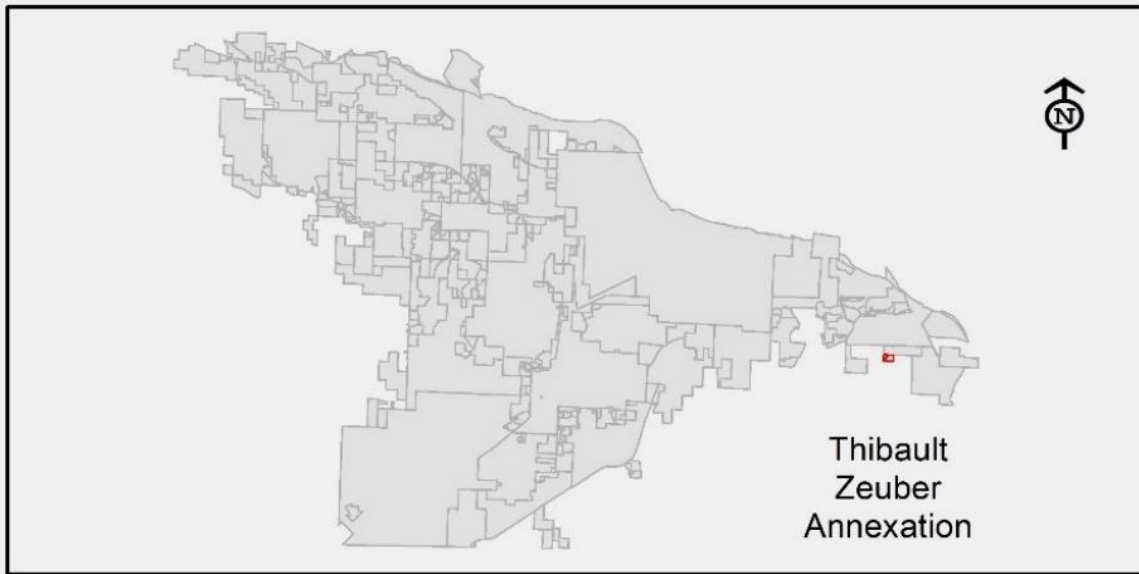


Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2010	193,524	5.67%
2020	202,591	4.69%

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



# Annexations



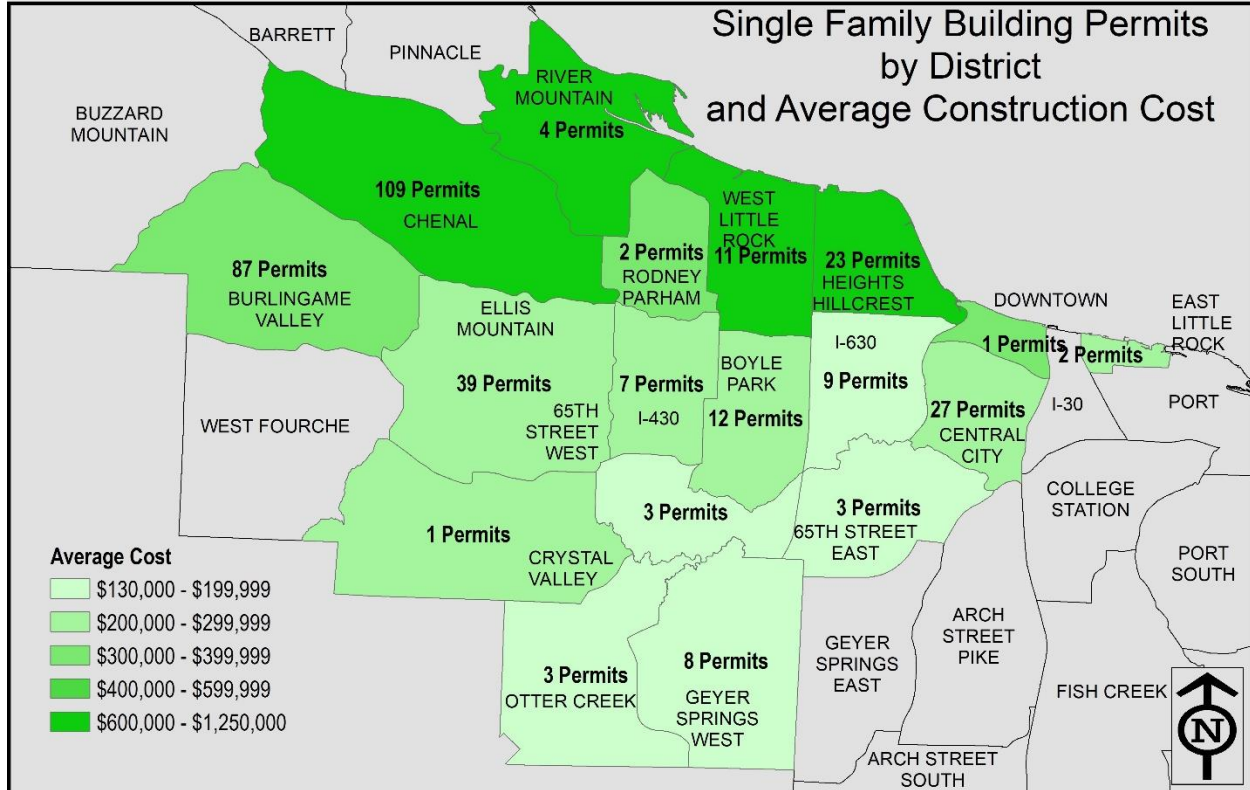
Year	Cases	Annexed Acres
2000	2	328
2001	2	566.8
2002	1	5.3
2003	1	2.8
2004	3	377.2
2005	5	47.5
2006	1	9.9
2007	1	137.9
2008	6	1109.2
2009	2	29.6
2010	1	80.2
2011	1	1.5
2012	1	212.5
2013	0	0
2014	1	11.4
2015	1	27
2016	3	100.2
2017	2	123.9
2018	2	284
2019	3	25.2
2020	2	80.7
2021	3	235.7
2022	1	23

For the year 2022, the City had a single annexation. The Thibault Zeuber annexation (Ord. # 78750) of 23 acres brings the City to 123 square miles.

# Construction

## Residential Building Permits

### Single Family Activity

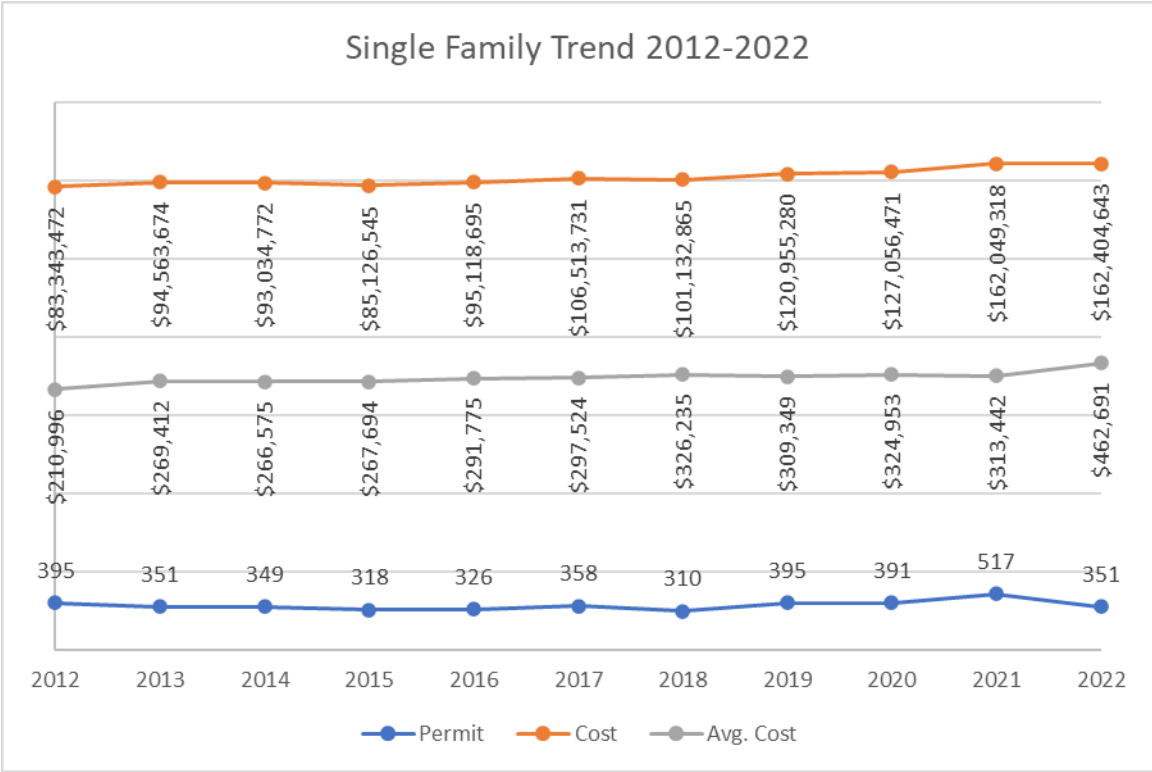


Planning District	Permits	Total of Cost	Average Cost
River Mountain	4	\$4,997,000	\$1,249,250
West Little Rock	11	\$8,842,000	\$803,818
Heights/Hillcrest	23	\$17,639,000	\$766,913
Chenal	109	\$76,862,248	\$705,158
Downtown	1	\$350,000	\$350,000
Burlingame Valley	87	\$26,698,945	\$306,884
Rodney Parham	2	\$610,000	\$305,000
Ellis Mountain	39	\$11,449,940	\$293,588
Crystal Valley	1	\$275,000	\$275,000
East Little Rock	2	\$490,000	\$245,000
Boyle Park	12	\$2,763,882	\$230,324
I-430	7	\$1,514,000	\$216,286
Central City	27	\$5,630,100	\$208,522
West 65th Street	3	\$570,000	\$190,000
I-630	9	\$1,601,000	\$177,889
West Geyer Springs	8	\$1,278,528	\$159,816
East 65th Street	3	\$443,000	\$147,667
Otter Creek	3	\$390,000	\$130,000

Declared Construction Cost totaled \$162,404,643 for the 2022 Calendar year. The highest average cost was in the River Mountain Planning District at \$1,249,250 for four permits. The greatest number of permits were issued in the Chenal Planning District with a total of 109 permits with an average cost of \$705,158. The Chenal Planning District also yielded the highest total cost of construction at \$76,862,248.

Single Family Permit Construction Cost Classifications by District					
District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000 - \$199,999	Below \$100,000
65TH STREET EAST				1	2
65TH STREET WEST				2	1
BOYLE PARK			8	3	1
BURLINGAME VALLEY		9	78		
CENTRAL CITY		2	14	9	2
CHENAL	54	38	14	3	
CRYSTAL VALLEY			1		
DOWNTOWN			1		
EAST LITTLE ROCK			1	1	
ELLIS MOUNTAIN			37	2	
GEYER SPRINGS WEST			2	5	1
HEIGHTS/HILLCREST	15	3	5		
I-430				6	1
I-630			3	5	1
OTTER CREEK				2	1
RIVER MOUNTAIN	2	2			
RODNEY PARHAM			2		
WEST LITTLE ROCK	7	2	2		
<b>Total Permits</b>	78	56	168	39	10

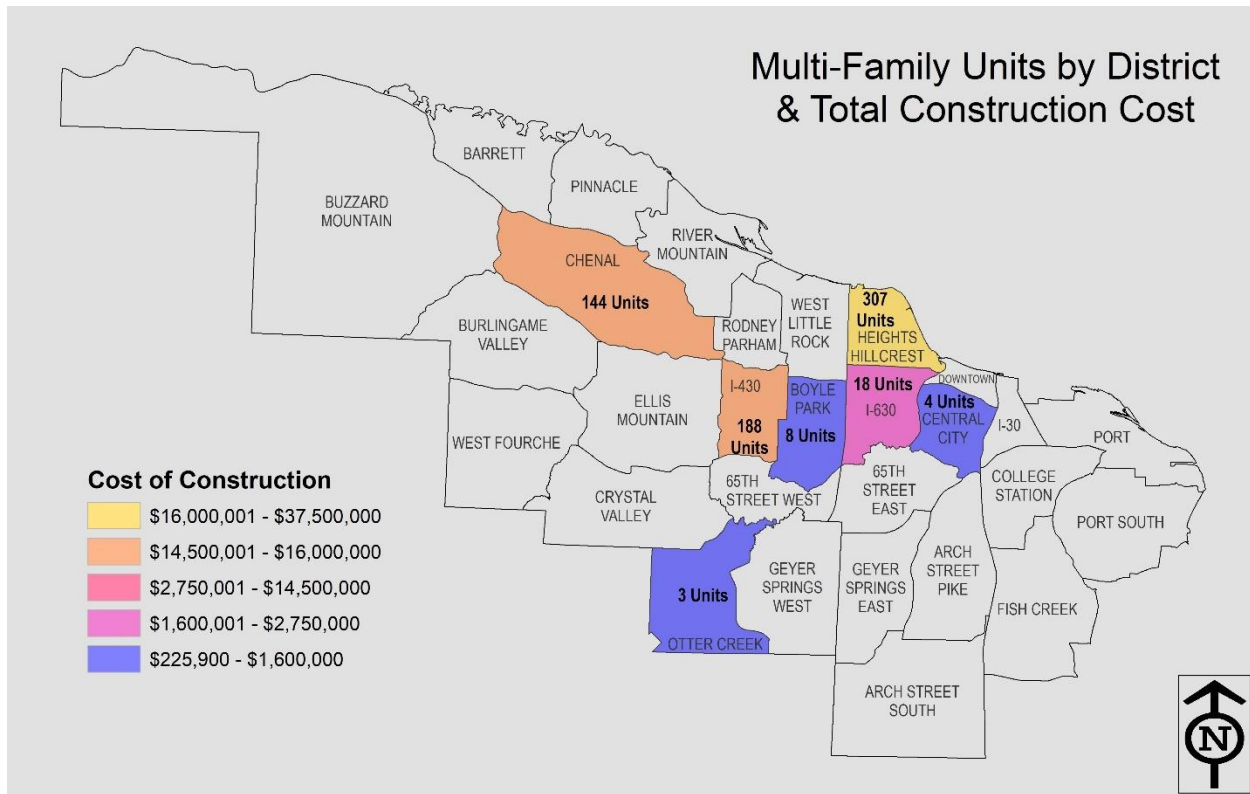
Four districts had homes exceeding construction cost of \$600,000 on seventy eight permits. Six districts had homes with construction costs between \$400,000 and \$599,999 on fifty six permits. Thirteen districts had homes with construction costs between \$200,000 and \$399,999 on one hundred sixty eight permits. Eleven districts had homes with construction costs between \$100,000 and \$199,999 on thirty nine permits. Eight districts had homes with construction costs below \$100,000 over 10 permits. The Chenal planning district had the greatest number of permits at 109 ranging from the \$100,000 - \$199,999 class to \$600,000 & Greater.



Single Family Trends			
Year	Permit	Cost	Avg. Cost
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
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

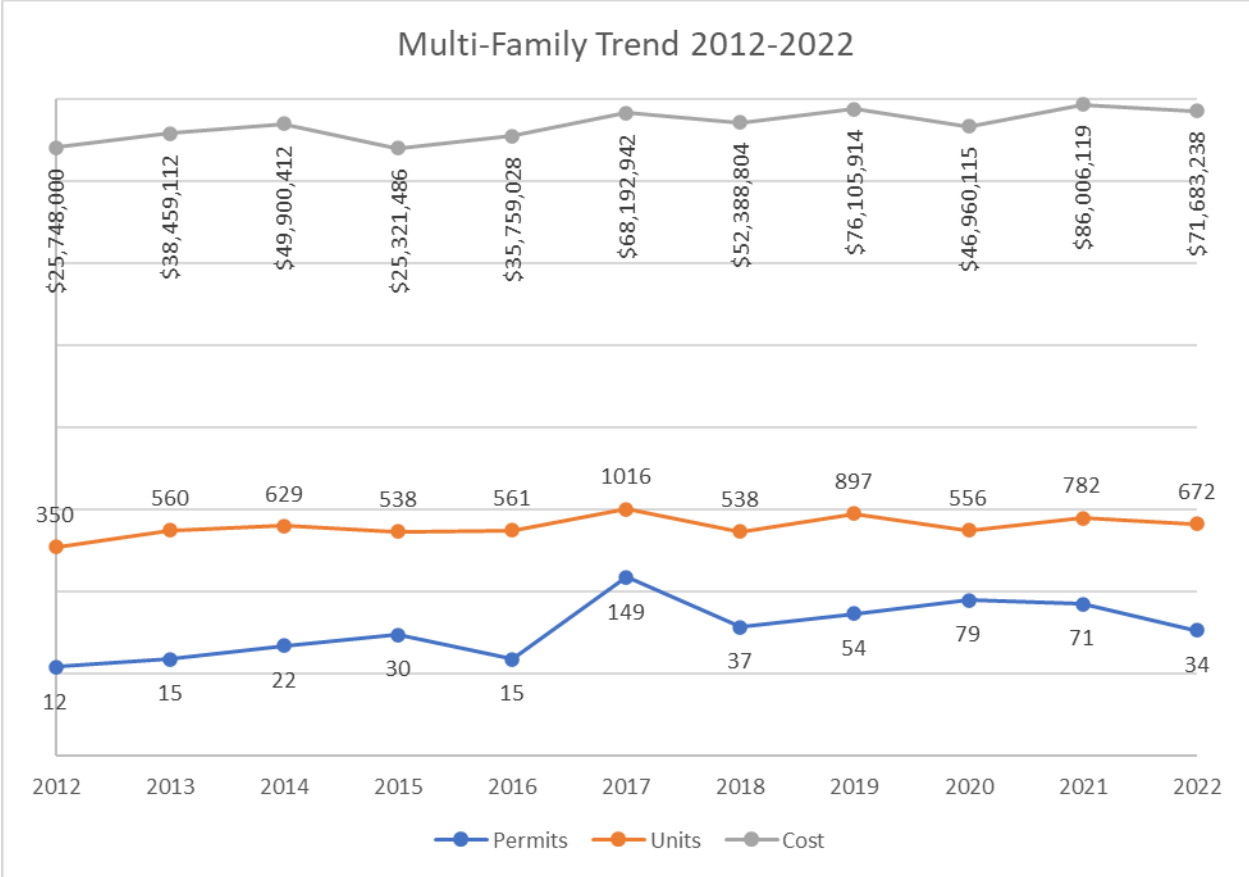
For the past decade the average cost for single family construction has increased 6.8%. The total cost of construction has increased 6.0%. The number of permits issued has decreased 2.9%.

## Multi-Family Activity



Multi-Family Construction					
Planning District	Units	Construction Cost	Square Feet	Permits	Average Cost per Unit
Heights/Hillcrest	307	\$37,080,378	355,025	4	\$120,783
Central City	4	\$540,000	5,552	2	\$135,000
I-630	18	\$2,480,000	24,379	9	\$137,778
Boyle Park	8	\$910,000	9,772	4	\$113,750
I-430	188	\$15,446,960	139,517	9	\$82,165
Otter Creek	3	\$225,900	3,315	1	\$75,300
Chenal	144	\$15,000,000	159,000	5	\$104,167
<b>Totals</b>	<b>672</b>	<b>\$71,683,238</b>	<b>696,560</b>	<b>34</b>	<b>\$106,671</b>

During the 2022 calendar year 34 multi-family building permits were issued. Nine permits each were issued in the I-630 and the I-430 planning districts. The Heights/Hillcrest planning district accounts for the greatest number of units at 307 and greatest construction cost of \$37,080,378.



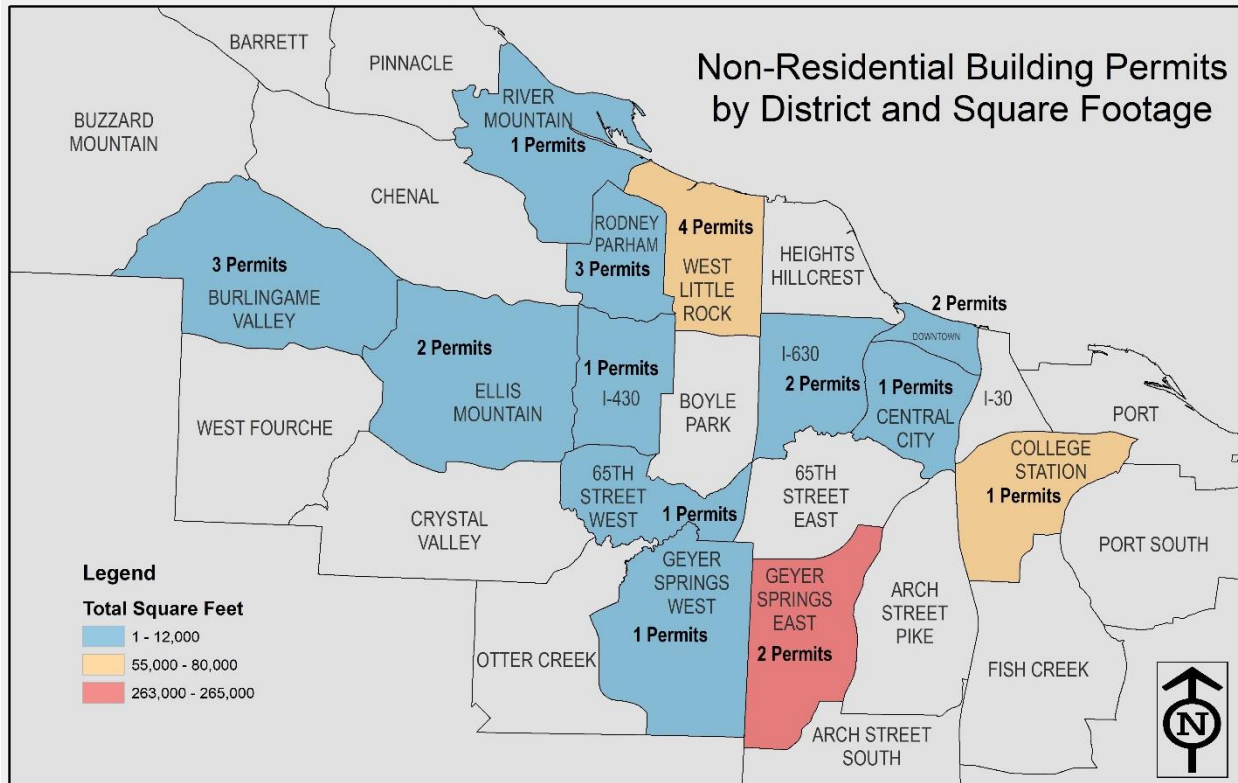
Multi-Family Trend 2012-2022			
Year	Permits	Units	Cost
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112
2014	22	629	\$49,900,412
2015	30	538	\$25,321,486
2016	15	561	\$35,759,028
2017	149	1016	\$68,192,942
2018	37	538	\$52,388,804
2019	54	897	\$76,105,914
2020	79	556	\$46,960,115
2021	71	782	\$86,006,119
2022	34	672	\$71,683,238

The trend for multi-family construction has been inconsistent since 2012. Since 2018 the average cost per unit has ranged from \$84,460.64 to a 30% increase of \$109,982.25 in 2021, finishing 2022 at an average unit cost of \$106,671.49.

# Non-Residential

## 2022 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
Rodney Parham	\$3,000,000	11,059	3
West Little Rock	\$9,755,000	75,454	4
Downtown	\$2,178,000	5,279	2
I-630	\$5,070,000	7,518	2
I-430	\$2,550,000	3,600	1
West 65th Street	\$40,000	4,000	1
East Geyer Springs	\$87,688,993	263,000	2
West Geyer Springs	\$1,500,000	8,109	1
Ellis Mountain	\$1,324,438	3,785	2
Chenal	\$2,958,000	6,058	3
Pinnacle	\$1,150,000	2,127	1
Port	\$6,400,000	55,000	1
<b>Totals</b>	<b>\$124,101,431</b>	<b>444,990</b>	<b>24</b>

The East Geyer Springs District had construction costs of \$87,688,993 for 263,000 square feet issued on two permits. The West Little Rock planning district had four permits issued, followed by the Rodney Parham and Chenal districts with 3 permits each.

Non-Residential Projects exceeding 15,000 square feet.

<b>Project</b>	<b>Location</b>	<b>Sq Ft</b>	<b>Region</b>	<b>Comment</b>
New School	9417 Geyer Springs Rd	260,000	Southwest	Dr. Marian G Lacey Academy K-8 Campus
Hotel	6300 District Ave	65,876	Central	New 107 room, 4 story hotel.
Hotel	4400 E Roosevelt Rd	55,000	East	New 90 room hotel. Hampton Inn & Suites Little Rock Airport



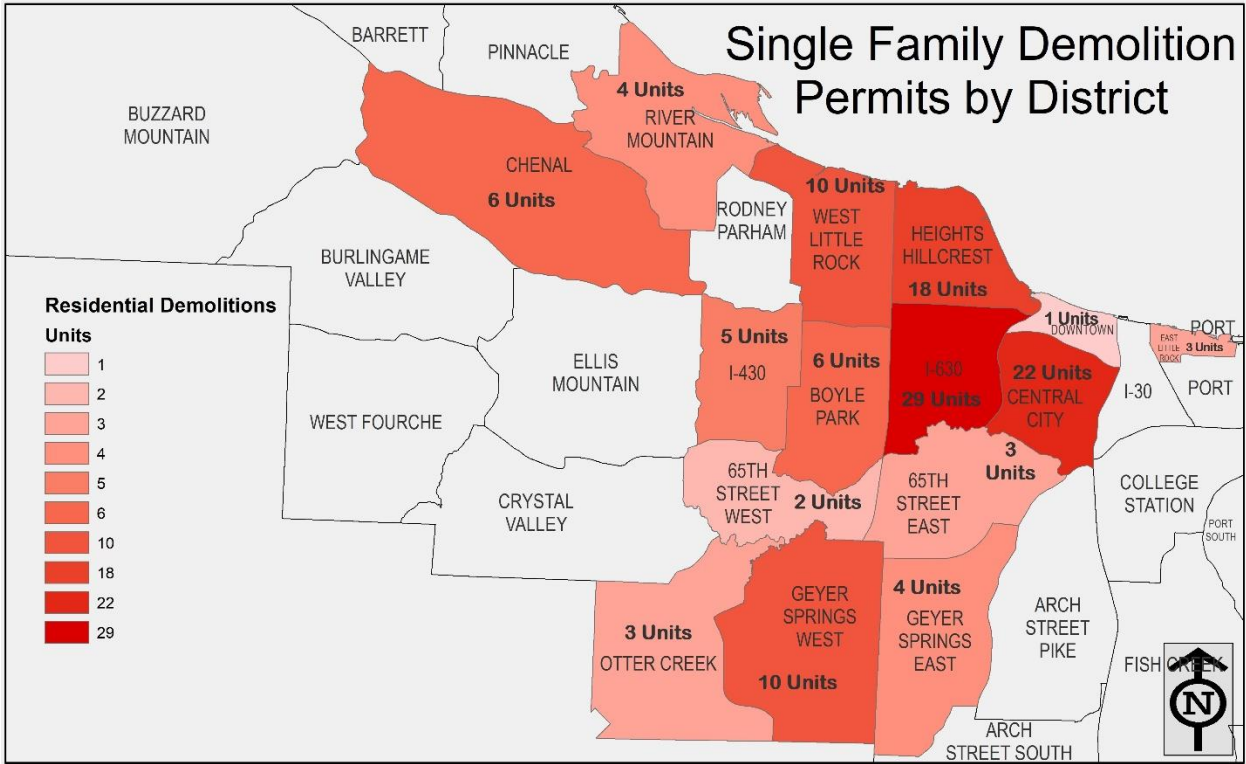
# Reinvestment

## Residential Renovations and Additions:

Planning District	Single Family Additions		Single Family Renovations		Multi-family Renovations	
	Permits	Cost	Permits	Cost	Permits	Cost
River Mountain	34	\$2,856,619	38	\$1,344,416	2	\$25,500
Rodney Parham	23	\$866,748	28	\$1,463,451	19	\$2,239,521
West Little Rock	74	\$4,697,874	49	\$2,931,016	11	\$2,277,263
Heights/Hillcrest	52	\$6,970,416	72	\$5,882,770	9	\$306,500
Downtown	2	\$42,100	5	\$167,216	28	\$1,192,686
I-30			8	\$331,500	2	\$145,000
Central City	28	\$1,373,404	121	\$6,501,091	9	\$1,255,000
I-630	30	\$1,191,373	114	\$4,065,648	4	\$2,047,000
Boyle Park	29	\$1,046,643	32	\$1,127,350		
I-430	18	\$593,284	12	\$524,566	16	\$343,501
West 65th Street	36	\$1,405,762	12	\$512,676		
East 65th Street	4	\$89,533	23	\$663,930		
East Geyer Springs	8	\$431,840	16	\$477,583	11	\$235,600
West Geyer Springs	47	\$1,827,755	45	\$1,488,539		
Otter Creek	35	\$1,358,012	5	\$215,907		
Crystal Valley	10	\$352,495				
Ellis Mountain	30	\$920,058	16	\$824,940		
Chenal	63	\$3,858,704	39	\$3,054,655		
Pinnacle	2	\$94,884	3	\$280,000		
Burlingame Valley	3	\$74,494				
College Station						
Sweet Home	2	\$52,963	4	\$82,492		
Port	5	\$147,190	3	\$45,000		
<b>Grand Total</b>	<b>535</b>	<b>\$30,252,150</b>	<b>645</b>	<b>\$31,984,746</b>	<b>111</b>	<b>\$10,067,571</b>

Single Family Additions were most frequent in the West Little Rock planning district with 74 permits issued. The Heights Hillcrest district had the greatest construction cost total at \$6,970,416 and an average of \$134,046 for 52 permits issued. Single-Family Renovations totaled one permit each for the Central City, Heights Hillcrest, and Pinnacle planning districts. Multi-Family Renovations were most common in the Downtown planning district with ten permits issued for a construction cost of \$755,000. The highest average cost was in the Boyle Park planning district with two permits with an average of \$954,250. The Boyle Park planning district also had the highest total construction cost at \$1,908,500.

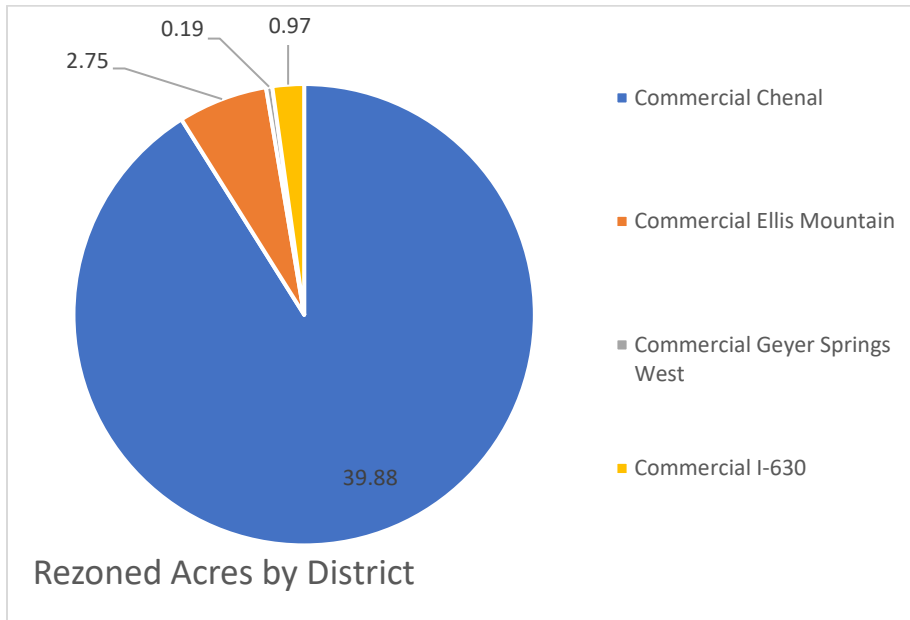
# Residential Demolitions



Name	Square Feet	Units	Average Square Feet
River Mountain	13,410	4	3,353
West Little Rock	16,868	10	1,687
Heights/Hillcrest	43,410	18	2,412
Downtown	480	1	480
East Little Rock	3,898	3	1,299
Central City	35,283	22	1,604
I-630	38,465	29	1,326
Boyle Park	8,146	6	1,358
I-430	7,924	5	1,585
West 65th Street	2,280	2	1,140
East 65th Street	4,736	3	1,579
East Geyer Springs	4,891	4	1,223
West Geyer Springs	14,470	10	1,447
Otter Creek	3,925	3	1,308
Chenal	20,125	6	3,354
<b>Grand Total</b>	<b>218,311</b>	<b>126</b>	<b>1,733</b>

The I-630, Central City, and Heights/Hillcrest planning districts accounted for 55% of the 126 demolition permits issued for the year. The Heights/Hillcrest, I-630, and Central City planning districts accounted for 54% of the square footage demolished.

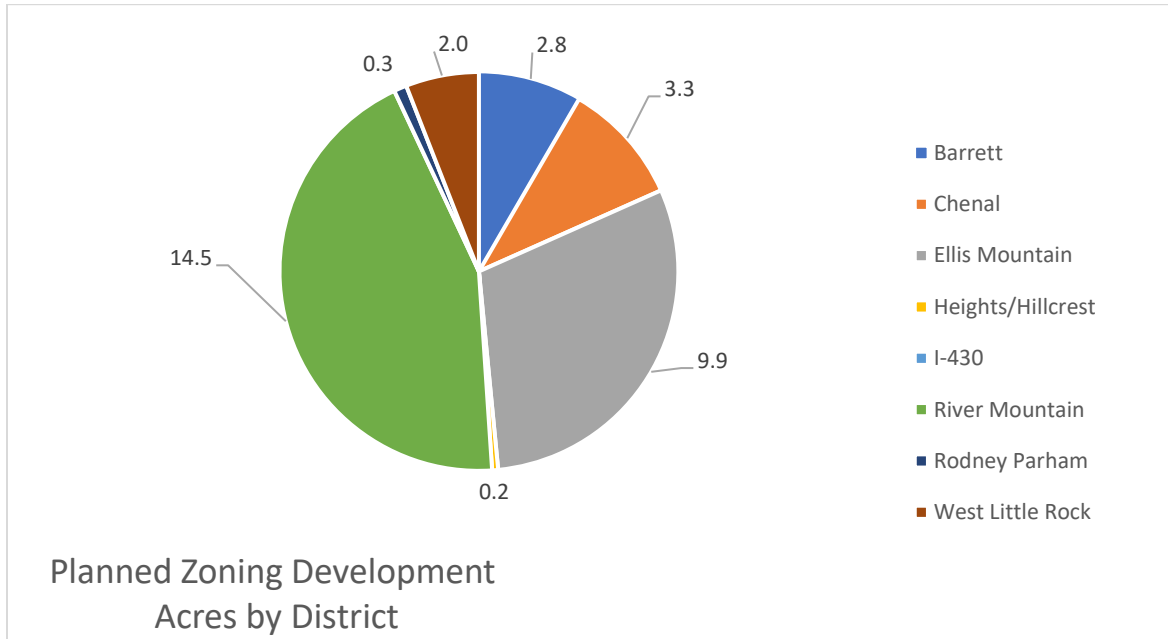
# Zoning Rezoning



Planning District	Commercial		Total Cases	Total Acres
	Cases	Acres		
Chenal	1	39.9	1	39.9
Ellis Mountain	1	2.8	1	2.8
Geyer Springs West	1	0.2	1	0.2
I-630	1	1.0	1	1.0
<b>Grand Total</b>	<b>4</b>	<b>43.8</b>	<b>5</b>	<b>45.5</b>

During 2022, the largest area to be rezoned was at the southeast corner of Chenal Parkway and Chenal Valley Drive. 39.9 acres were rezoned from multi-family and office to general commercial.

## Planned Zoning Development

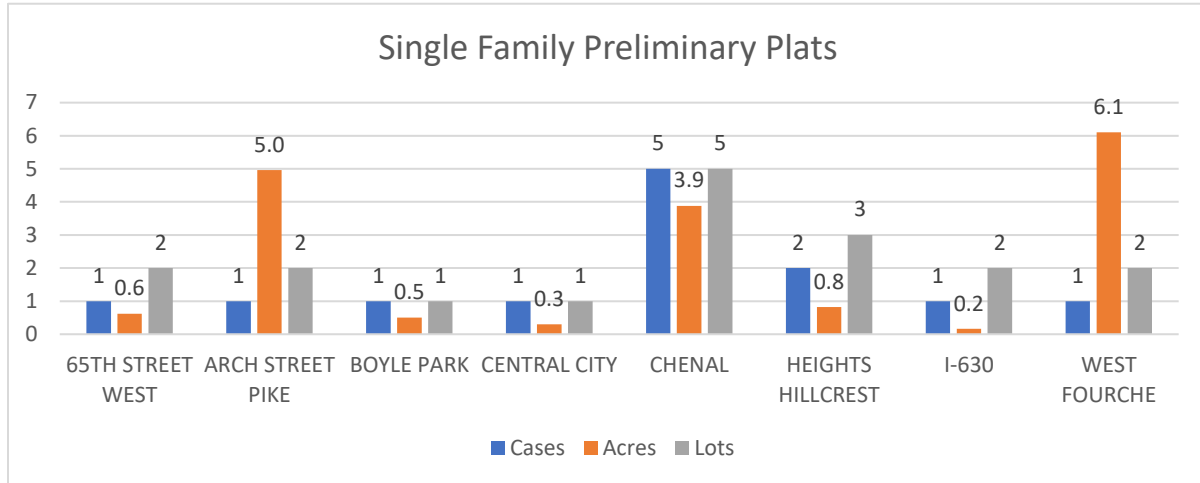


Planning District	Commercial		Residential		Total Cases	Total Acres
	Cases	Acres	Cases	Acres		
Barrett	1	2.8			1	2.8
Chenal	1	3.3			1	3.3
Ellis Mountain	3	9.9	1	41.6	4	51.5
Heights/Hillcrest	1	0.2	1	0.1	2	0.3
I-430			1	5.0	1	5.0
River Mountain	2	14.5			2	14.5
Rodney Parham	1	0.3			1	0.3
West Little Rock	1	2.0			1	2.0
<b>Grand Total</b>	<b>10</b>	<b>32.8</b>	<b>3</b>	<b>46.8</b>	<b>13</b>	<b>79.6</b>

The Ellis Mountain district had the greatest number of cases at 4, and the most acreage at 51.5. The River Mountain district had 2 cases which totaled 14.5 acres.

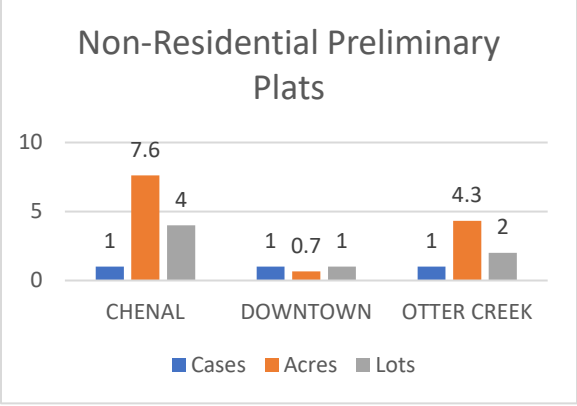
# Subdivision

## Preliminary Plats



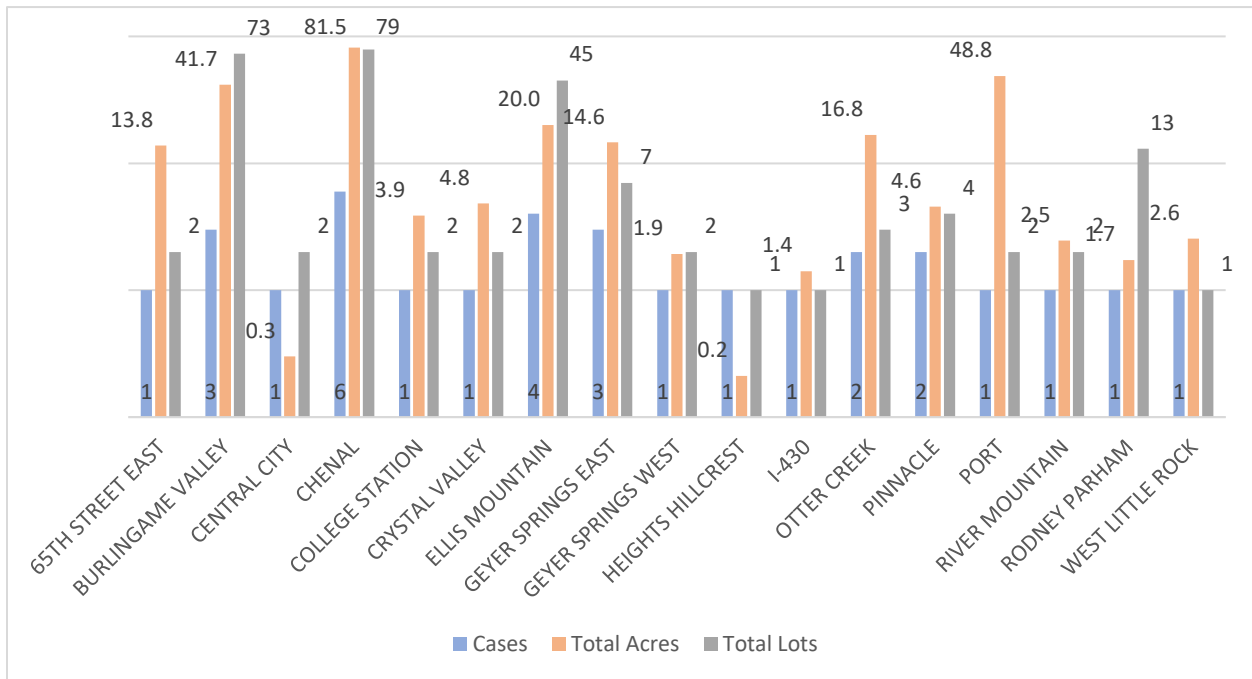
Planning District	Non-Residential		Single Family		Total Cases	Total Acres	Residential Lots
	Cases	Acres	Cases	Acres			
65TH STREET WEST			1	0.6	1	0.6	2
ARCH STREET PIKE			1	5.0	1	5.0	2
BOYLE PARK			1	0.5	1	0.5	1
CENTRAL CITY			1	0.3	1	0.3	1
CHENAL	1	7.6	5	3.9	6	11.5	5
DOWNTOWN	1	0.7			1	0.7	
HEIGHTS HILLCREST			2	0.8	2	0.8	3
I-630			1	0.2	1	0.2	2
OTTER CREEK	1	4.3			1	4.3	
WEST FOURCHE			1	6.1	1	6.1	2
<b>Grand Total</b>	<b>3</b>	<b>12.6</b>	<b>13</b>	<b>17.3</b>	<b>16</b>	<b>29.9</b>	<b>18</b>

Residential preliminary plats were approved in 9 districts with 13 cases totaling 17.3 acres and 18 residential lots. The Chenal district had 5 cases followed by the Heights Hillcrest district at 2 cases.



Non-residential preliminary plats were approved in the Chenal, Downtown, and Otter Creek districts. The Chenal district totaled 7.6 acres. The Downtown district totaled 0.7 acres. The Otter Creek district totaled 4.3 acres.

# Final Plats



Planning District	Cases	Acres	Lots
65TH STREET EAST	1	13.8	2
BURLINGAME VALLEY	3	41.7	73
CENTRAL CITY	1	0.3	2
CHENAL	6	81.5	79
COLLEGE STATION	1	3.9	2
CRYSTAL VALLEY	1	4.8	2
ELLIS MOUNTAIN	4	20.0	45
GEYER SPRINGS EAST	3	14.6	7
GEYER SPRINGS WEST	1	1.9	2
HEIGHTS HILLCREST	1	0.2	1
I-430	1	1.4	1
OTTER CREEK	2	16.8	3
PINNACLE	2	4.6	4
PORT	1	48.8	2
RIVER MOUNTAIN	1	2.5	2
RODNEY PARHAM	1	1.7	13
WEST LITTLE ROCK	1	2.6	1
<b>Grand Total</b>	<b>31</b>	<b>261.0</b>	<b>241</b>

The greatest number of final plat approvals were in the Chenal district with six, for a total of 79 lots over 81.5 acres. The Ellis Mountain district had four approvals, for 45 lots of 20 acres.