

2016 Annual Urban Development Report



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



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 6, 2017

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 \$2,408,422 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.

2016 saw the completion and opening of Robinson Auditorium, West Central Community Center and the Josephine Pankey Center. Other projects were either completed or permitted across the city in 2016 and they included the MEMS Headquarters, Arkansas Children's Hospital Southwest Little Rock Clinic, Little Rock Technology Park, the Movie Tavern, the Cromwell Firm project, some medical related projects and several multi-family developments. The Little Rock Historic District Commission approved the MacArthur Park Design Guidelines. Two important planning efforts were also finished in 2016 with the Board of Directors and Planning Commission resolutions supporting the Wright Avenue Neighborhood Plan and the adoption of the Zoning Overlay for the Jump Start 12th Street Core area.

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				
	2016	2015	2014	2013
Permits Issued	2,274	2,059	2,016	1,998
Inspections	3,527	3,641	3,505	3,249
Violations	545	487	477	421
Fees	\$1,362,073	\$1,249,117	\$1,510,877	\$1,137,864
Plumbing				
	2016	2015	2013	2012
Permits Issued	2,209	2,198	2,221	2,063
Inspections	4,495	4,519	3,902	3,943
Violations	944	682	580	572
Fees	\$283,482	\$289,995	\$299,601	\$272,278
Electrical				
	2016	2015	2013	2012
Permits Issued	2,151	2,098	1,873	1,851
Inspections	4,055	4,170	4,039	4,066
Violations	93	151	346	410
Fees	\$351,708	\$318,612	\$351,278	\$302,229
Mechanical				
	2016	2015	2013	2012
Permits Issued	1,910	1,575	1,551	1,565
Inspections	2,861	2,484	2,155	2,271
Violations	984	448	328	327
Fees	\$324,614	\$302,772	\$294,095	\$271,775

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. 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 2016, the Building Codes Division collected over \$2,408,422 in fees including permits, licenses and other miscellaneous charges and performed 14,9384 inspections. Ten major unsafe tructures were demolished. All informational brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The 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.

	2016	2015	2014	2013	2012	2011	2010	2009
Building Plans Reviewed	805	723	572	499	439	228	543	536
Construction B.O.A.	0	1	0	0	0	0	0	0
Franchise Permits	16	19	12	16	14	14	13	19

Building Codes Division

Major Commercial Projects Reviewed, Permitted or Inspected in 2016

Commercial 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

- Mid-Town Hospitality [1020 S. University]
- FBW, LLC Apartments [4216 Bowman]
- Landmark Apartments [16000 Rushmore]
- Scott Street Flats [915 S. Scott St.]

Restaurant

- Popeye's Chicken [8815 Baseline Rd.]
- Dairy Queen [6100 W. 12th St.]

Mercantile

- CVS Pharmacy [1122 S. University]
- Lowe's Home Improvement [1100 S. Bowman]
- Park Plaza Mall Parking Deck [6000 W. Markham]
- Murphy Express [12600 Chenal Pkwy]
- Road Runner [800 Broadway]
- U-Haul [8900 Geyer Springs Rd.]
- U-Haul [6501 Geyer Springs Rd.]
-

Factory/Storage/Industrial

- NGL [9700 Industrial Harbor Dr.]
- L M WindPower [7400 Scott Hamilton Dr.]
- L M GlasFiber [8000 Frazier Pike]
- Highland Dairy [6901 Interstate 30]
- Little Rock Wastewater [5200 Scott Hamilton]

Education

- Catholic High School [6300 Father Tribou St.]
- LR School District Offices [5701 Ranch]
- LR School District Middle School [5701 Ranch]
- Primrose School [1601 Kirk Rd.]

Institutional/Healthcare

- Dr. Martin Knee & Sports [5320 W. Markham]
- Arkansas Urology [1310 Centerview]
- Children's Hospital [1 Children's Way]
- Children's Hospital [1 Children's Way]
- Children's Hospital Pharmacy [1 Children's Way]
- Children's Hospital SW Clinic [9015 Dailey]
- Cornerstone Clinic [9600 Baptist Health Dr.]
- Cornerstone Clinic [9500 Baptist Health Dr.]

Churches

- Longley Baptist Church [9900 Geyer Springs]

City Projects

- MEMS Headquarters [1121 W. 7th]
- CALS – Dee Brown Library [6325 Baseline]
- Fletcher Library [823 Buchanan]
- Clinton Nat'l Airport [1 Airport Dr.]
- Roosevelt Thompson Library [38 Rahling Rd.]
- Little Rock Tech Park [415 S. Main St.]

Business

- Centene Corp. [19 Remington Dr.]
- United Cerebral Palsy [8121 Distribution Dr.]
- Blue Cross Blue Shield [320 W. Capitol Ave.]
- Blue Cross Blue Shield Parking Deck [416 W. 4th St.]
- Blue Cross Blue Shield [601 S. Gaines]
- West LR Self Storage [601 Autumn Rd.]
- Movie Tavern Theaters [11300 Bass Pro Pkwy]
- Rave Theater [18 Colonel Glenn Rd.]
- Spaces Storage [1700 Brookwood Rd.]
- LR Country Club [4200 Country Club]
- Cromwell Architects [1300 E. 6th St.]
- New Medical Office Building [11220 Executive Ctr. Dr.]
- FBI Security Entrance [24 Shackelford W. Blvd]
- Stribling Equipment [10600 Interstate 30]
- Republican Party of AR [1205 W. 6th St.]

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.

2016 Sign Code Statistics

Sign permits brought in \$79,240 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

746 Sign Permits and Special Event Permits Issued
3633 Sign Inspections and Re-inspections

In 2017, 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.

2016 Plans Review for Zoning, Subdivision and Landscape Requirements

294 Commercial Plans/New, Additions or Remodeling
180 Commercial Landscape Plans and Revised Plans

2016 Other Activities

125 Site Inspections
55 Certificates of Occupancy
4 Grading Permits Reviewed
27 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.

2016 Plan Reviews for Permits

1804 Residential Plans – New or Additions and Miscellaneous

2016 Privileges Licenses

2547 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2016 Information Inquiries

6895 Request for Sign, Zoning, Enforcement or License information and verifications

2016 Court Cases

105 Cases – All Types

2016 Citations Issued

136 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 2016, 1 location was approved administratively for upgrade. Staff shall continue to encourage collocation of WCF facilities. Then Planning Commission reviewed no applications for Tower Use Permits.

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 2016, the Division and the Planning Commission reviewed 2 zoning site plans, both of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2016, the Division and the Planning Commission reviewed 7 Subdivision Site Plans, with 6 of the plans being approved by the Planning Commission.

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit (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 2016, the Commission reviewed 24 CUP applications. Of these, the Commission approved 21 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 2016, the Board heard a total of 55 cases. Of the 55 requests, 53 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 nine (9) such appeal cases in 2016, eight (8) 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, eight (8) special use permit requests, two (2) proposed right-of-way abandonment requests and one (1) 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 2016, Staff reviewed 24 preliminary plats, 29 final plats and 26 re-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 2016, 108 Planned Zoning District applications were reviewed, with 95 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 2016 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: between I-630, I-430, I-30 and Union Pacific Railroad; and second area: south of I-30 and west of I-530). Planning staff reviewed four requests for Land Use Plan changes in 2016 and one request for Master Street Plan change. Of these, the Planning Commission forwarded two of the Land Use Plan changes and the Master Street Plan amendment to the Board of Directors.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic District 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 2016, the Historic District Commission approved 12 of the 15 applications for Certificates of Appropriateness (COA) submitted. An additional 31 Certificates of Compliance were given by Staff for maintenance items within the District. There were nine (9) 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 interactive applications available on-line and to staff internally for Zoning, Land Use and transportation Plans.

2016

**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 2016 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 2016.

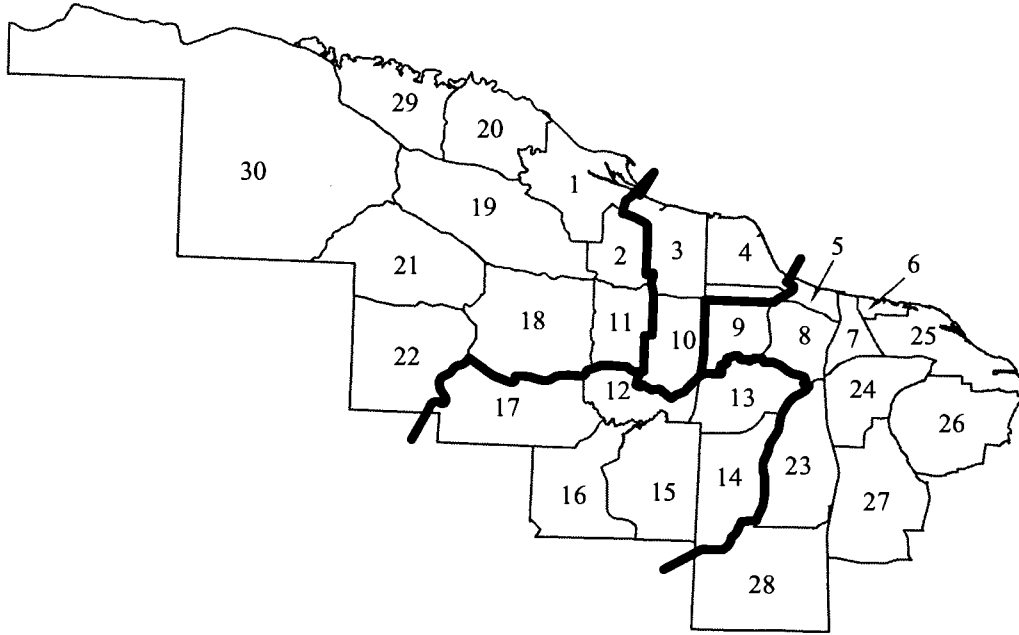
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

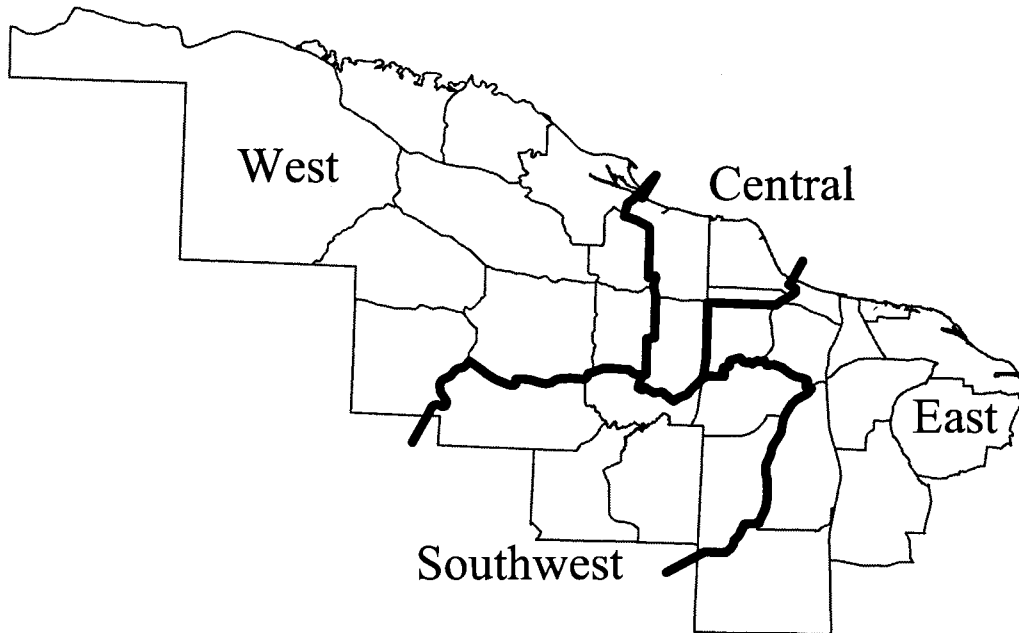
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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

2016 Population Census count – 196,500

New Construction

390 permits; down 0.5% from 392 in 2015

Single-Family Housing

326 units; up 2.5% from 318 units in 2015
\$291,775 avg.; up 9% from \$267,694 in 2015

Multi-Family Housing

561 units; up 4.3% from 538 units in 2015

Residential Renovations/Additions

1021 permits; up 20.5% from 847 in 2015
\$42,516,296 construction dollars; up 6.9% from \$39,753,841 in 2015

Demolitions

138 residential units; down 11.8% from 153 in 2015

Office

105,418 square feet; down 53.4% from 255,978 in 2015
\$20,258,800 construction dollars; down 52.3% from \$42,447,278 in 2015

Commercial

696,341 square feet; up 60.2% from 434,733 in 2015
\$57,249,318 construction dollars up 11.9% from \$51,158,067 in 2015

Industrial

44,000 square feet; down 86.9% from 336,619 in 2015
\$5,119,310 construction dollars; down 70.5% from \$17,340,941 in 2015

Annexations

Three annexations in 2016 with 100.2 Acres, compared to one annexation in 2015

Preliminary Plats

1212 residential lots; up 332.9% from 280 lots in 2015
490.1 total acres; up 135.4% from 208.23 acres in 2015

Final Plats

29 cases; up 52.6% from 19 cases in 2015
154.0.92 acres; up 27.9% from 120.51 acres in 2015

Rezoning

11 cases; up 10% from 10 cases in 2015
22.74 acres; down 34.9% from 34.92 acres in 2015

PZD's

93 cases; up 17.7% from 79 cases in 2015
548.27 acres; up 46.2% from 375.1 acres in 2015

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 196,500 which is a slight increase in population for 2016. A change in 120 people or less than a tenth 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.

Metroplan in their Metrotrends publication from July 2015 estimates that the City of Little Rock has a population of 199,597. This is some 3000 above the City estimate (1.5% more people). The Bureau of the Census’ American Community Survey estimates a 197,992 (2015) population for Little Rock. This number is approximately 1600 above the City estimate for 2015. 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.

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%
2016	196,500	0.06%

Construction Activity

During 2016, the total number of new construction permits issued was 0.5% less than that issued in 2015. In 2016 there were 390 permits issued for a total of \$213,505,151 construction dollars. New single-family construction increased by 2.5% (8 units) over that issued in 2015. The average construction cost of single-family homes increased 9% from \$267,694 in 2015.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	8	\$378,900	0	0	8
2	2	\$ 235,150	0	0	2
3	6	\$210,400	0	0	6
4	25	\$507,316	0	0	25
5	0	\$0	1	48	48
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	4	\$165,050	2	62*	66
9	5	\$130,480	0	0	5
10	5	\$164,660	0	0	5
11	2	\$104,750	9	18	20
12	20	\$110,165	0	0	20
13	2	\$151,300	0	0	2
14	1	\$100,000	0	0	1
15	5	\$111,620	0	0	5
16	16	\$175,687	1	2	18
17	7	\$251,068	0	0	7
18	52	\$325,540	2	431	483
19.1	118	\$330,352	0	0	118
19.2	5	\$419,000	0	0	5
20	26	\$212,385	0	0	26
21	17	\$239,256	0	0	17
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	0	\$0	0	0	0
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	326	\$291,775	15	561	887

*60 student housing beds in 6 temporary buildings and 2 units for a duplex

Construction Activity

Permits for non-residential projects changed little with 49 permits, five more than in 2015. The number of commercial permits increased to 35 permits (34.6%) with the area added increasing 60.2 percent from 434,733 square feet. Office permits decreased 57.1 percent to six projects, with a total area of 105,418 square feet or a decrease of 53.4% from 2015. For Industrial, there were two permits, the same as in 2015, but a 86.9 percent drop in area added. There was an increase of four Public/quasi-public project permitted in 2016 (6 projects).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	0	0	1	1680	0	0	0
2	1	4984	0	0	0	0	0
3	1	6730	0	0	0	0	1
4	4 ⁽¹⁾	110,783	1	12,200	0	0	1
5	1	4755	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	2	9650	0	0	0	0	0
9	1	120	0	0	0	0	0
10	3	110,133	0	0	0	0	0
11	4	162,847	3	80,538	0	0	0
12	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0
14	1	9180	0	0	0	0	0
15	2	38,466	1	11,000	0	0	2
16	6	80,727	0	0	0	0	0
17	0	0	0	0	0	0	0
18	6	142,621	0	0	0	0	0
19.1	1	7500	0	0	0	0	0
19.2	2	7845	0	0	0	0	1
20	0	0	0	0	0	0	1
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	2 ⁽²⁾	44,000	0
26	0	0	0	0	0	0	0
	35	696,341	6	105,418	2	44,000	6

⁽¹⁾Includes a 8000 SF parking deck

⁽²⁾Natural Gas Storage facility (no square footage entered)

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2016. The monthly average activity reported was at or below the bottom for each month (over the last two decades). The first quarter saw the worst activity, just more than 20 units per month permitted. This continued the poor performance from the fourth quarter of 2015, with an 18 unit monthly average. The second and third quarters saw averages around 32 homes permitted per month. The fourth quarter fell back to a rate of 25 units permitted per month. There were two homes moved-in to the City in 2016. So the total single-family houses added in Little Rock for 2016 was up 2.8 percent from that in 2015 – 319 units (to 328 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. The decade plus since the ‘bubble burst’ has ranged from the low 30 to high 300 units annually. This is 100 units a year below the prior annual units added prior to the building ‘bubble’.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
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
2016	326	\$95,118,695	\$291,775

Multi-family			
Year	Permit	Units	Cost
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
2016	15	561	\$35,759,028

There were four multifamily developments of more than 4-units in 2016; the largest development was for 240 units. This new apartment community (Fountiane Blue West) is west of Bowman Road just north of Colonel Glenn Road in the Ellis Mountain Planning District. The next largest project was a 191-unit complex (Landmark Apartments) southwest the intersection of Rushmore Avenue and Capitol Hills Boulevard in the Ellis Mountain Planning District. A temporary six building – 60 bed student housing complex for Philander Smith College was permitted in the Central City District, east of Chester and south of 16th Street. A new building along Scott Street (Scott Street Flats) between 9th and 10th Streets in the McArthur Park Historic District in Downtown Planning District was permitted with 48 apartments.

Several smaller projects, duplexes, added an additional 22 units in various sections of Little Rock during the 2016 calendar year. Nine of these duplexes (18 units) were in the Hicks Interurban Subdivision, between I-430 and Twin Lakes south of Kanis Road. One duplex was in southwest Little Rock off of Vimy Ridge Road, south of Alexander Road and the other was in the Central High neighborhood on Battery Street.

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 71.5 percent of the new units (233). The Chenal Valley Planning District leads the way with 118 units or 36.2 percent of all new homes. In 2016, the central and west sub-areas saw increases in activity, 46.4% and 17.7% respectively. The southwest and east sub-areas saw decreases of activity, 35.1% and 77.8% 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 2016, 326 single-family units were added. For the ninth 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
2016 Permits	4	41	48	233
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
	East	Central	S-west	West
2016 %	1.2%	12.6%	14.7%	71.5%
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%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 9% or \$24,081 from that in 2015. The average unit value in 2015 was \$267,694 compared with \$291,775 in 2016. 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 17 units constructed below \$100,000, 87 units constructed in the range of \$100,000 to \$199,999, 156 units constructed in the range of \$200,000 to \$399,999, 49 units constructed in the range of \$400,000 to \$599,999 and 17 units above \$600,000.

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	2	2	1	3	0	8
2	0	0	2	0	0	2
3	0	1	1	4	0	6
4	5	10	9	1	0	25
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	1	2	1	4
9	0	0	0	5	0	5
10	0	0	1	3	1	5
11	0	0	0	1	1	2
12	0	0	0	7	13	20
13	0	0	0	2	0	2
14	0	0	0	1	0	1
15	0	0	0	4	1	5
16	0	1	1	14	0	16
17	0	0	7	0	0	7
18	2	12	30	8	0	52
19.1	6	19	81	12	0	118
19.2	1	2	2	0	0	5
20	0	2	7	17	0	26
21	1	0	13	3	0	17
24	0	0	0	0	0	0
Total	17	49	156	87	17	326

Just under half of the new homes (47.9%) had a construction value between two and four hundred thousand dollars. For four years this range has had the most new homes permitted. This range experienced the largest increase in the number of units over 2015 with 14 more homes constructed within the range in 2016 compared with 2015. The four to six hundred thousand dollar range had the next largest increase with 10 units and 15% of the new home market. All three value ranges over \$200,000 experienced increases in activity for 2016. The under \$100,000 range had the third largest increase with 9 additional homes permitted than in 2015. Only the one to two hundred thousand range experienced a drop in the number of units permitted over 2015 (a drop of 28 units). However it remained the second most active with 87 units permitted and over a quarter of the new units added (26.7%). Both the over \$600,000 and under \$100,000 ranges had 17 new homes permitted or 5.2% of the new market. The 65th Street West

Residential Housing Construction Values

Planning District had 76.5% of the new under \$100,000 homes (13 units). These were all within the Greenwood Acres Subdivision off of Stagecoach Road, north of Lanehart Road. Two-thirds of the over \$600,000 new housing market was equally split between the Chenal Valley and Heights/Hillcrest Planning Districts.

The average construction value increased 9 percent for the City. 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 \$376,122, a decrease of 2.6% from 2015 or \$10,057. The west sub-area decreased in value 0.15% to \$307,305 (a \$471 decrease). Both of these sub-areas are above the city average of \$291,775 and both experienced small value declines in 2016. The southwest sub-area experienced an increase of just over \$9046 or 6.2% to \$154,904. The east sub-area had the highest increase in average value of 15.1% or \$21,697 from that is 2015. This resulted in the East sub-area passing the southwest in average value. The east and southwest sub-areas average values just over than half that of the City of Little Rock average for new units values in 2016.

sub-area	2010	2011	2012	2013	2014	2015	2016
West	\$218,883	\$245,193	\$240,821	\$291,943	\$304,628	\$307,776	\$307,305
Central	\$270,172	\$365,024	\$329,406	\$386,271	\$349,269	\$386,179	\$376,122
Southwest	\$139,665	\$110,934	\$124,598	\$134,340	\$143,535	\$145,858	\$154,904
East	\$94,727	\$96,549	\$121,035	\$124,297	\$122,225	\$143,353	\$165,050

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 \$35.8 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2016 with 143 (16.8% of all the projects for 2016). The West Little Rock, Central City and I-630 Planning Districts followed with 129, 117, and 93 permits respectively. These four districts accounted for 56.5% of the permits for renovations and additions combined as well as 68.8% 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 33.4% of the permits for renovations and 30.4% 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 33.4%, and the second highest number of dollars spent (30.4% or \$6.26 million). The central sub-area had the highest amount of valuation added \$11.3 million or 74.2% of all the added value and 53.2% of the permits (116) added in 2016. The southwest sub-area had the least dollars \$322,250 (2.1%) and the second least permits with 21 (9.6%).

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 three of these. One hundred and twelve of the permits issued for renovations were to 'bring to code' the structure.

Multi-Family Renovations

The central sub-area accounted for the most permits in 2016 with 57 or 33.9% of the permits with the second highest amount spent \$1,510,911 or 22.6% of the added value. The west sub-area had the second most permits issued - 54 (32.1%) and the highest value of those permits - \$2,112,257. The east sub-area with 25 permits in 2016 had 19.7% of the added value. The southwest sub-area had the least amount spent (\$1,441,638) and the second least permits issued, 35 (20.8%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (116 and 62 respectively). Citywide 218 permits were issued for a total of \$15,258,949. The central sub-area accounted for 74.2% (\$11,320,245) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (60 permits and almost \$8.1 million). The second highest number of permits was in the West Little Rock Planning District with 43 and just over \$3.1 million worth of value added. In the west sub-area 62 permits were issued for \$2,807,554. The Chenal Districts accounted for 25 permits, while the River Mountain District accounted for 13 permits alone. Overall the average value of permits issued for additions increased by 35.2 percent or \$18,221.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	13	\$48,035	29	\$34,467	1	\$21,000
2	8	\$68,562	24	\$20,756	10	\$58,521
3	45	\$70,446	84	\$33,201	4	\$50,072
4	60	\$134,412	83	\$52,943	25	\$51,280
5	0	\$0	6	\$100,641	14	\$110,148
6	0	\$0	2	\$22,000	0	\$0
7	4	\$46,275	11	\$14,384	1	\$3000
8	9	\$39,667	108	\$33,349	6	\$38,600
9	7	\$10,857	86	\$25,801	9	\$24,237
10	9	\$15,361	26	\$19,923	24	\$2588
11	5	\$12,100	11	\$27,447	1	\$30,000
12	6	\$14,067	15	\$14,280	0	\$0
13	5	\$13,800	17	\$22,656	26	\$34,077
14	3	\$26,783	21	\$20,545	4	\$23,750
15	4	\$20,700	35	\$17,800	4	\$107,660
16	3	\$13,733	9	\$12,510	1	\$30,000
17	0	\$0	0	\$0	0	\$0
18	8	\$60,601	17	\$18,318	9	\$2056
19.1	14	\$26,052	26	\$52,895	26	\$26,538
19.2	13	\$54,662	23	\$29,998	3	\$113,710
20	2	\$30,232	2	\$20,600	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	3	\$18,667	6	\$11,250	0	\$0
25	0	\$0	6	\$33,475	0	\$0
	218	\$69,995	635	\$32,409	168	\$39,746

Demolition Activity

The net change in residential units for 2016 was an increase of 745 residential units. The east sub-area had a net loss of 60 single-family units. The central sub-area increased a net of 11 single-family units. The west sub-area had the largest net increase of 220 residences. The southwest sub-area added a net 25 single-family homes. Six of the City's thirty planning districts experienced net losses of residential units during 2016. The Port District went from Negative to Neutral and the College Station/Sweet Home District went from Positive to Neutral in 2016. The West Little Rock and Geyer Springs West Districts went from Positive to Negative. While the Rodney Parham, Central City and Boyle Park Districts went from Negative to Positive. The East Little Rock, I-30, I-630 and Geyer Springs East Districts were Negative both years.

Single Family Unit Change

sub-area	Units Added	Units Demo	Net
West	233	13	220
Central	41	30	11
Southwest	48	23	25
East	4	64	-60

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	8	1	7
2 Rodney Parham	2	0	2
3 West Little Rock	2	5	-3
4 Heights/Hillcrest	25	23	2
5 Downtown	48	2	46
6 East Little Rock	0	2	-2
7 I-30	0	3	-3
8 Central City	66	40	26
9 I-630	5	25	-20
10 Boyle Park	5	3	2
11 I-430	20	3	17
12 65th Street West	20	0	20
13 65th Street East	2	2	0
14 Geyer Springs E.	1	9	-8
15 Geyer Springs W.	5	10	-5
16 Otter Creek	18	0	18
17 Crystal Valley	7	1	6
18 Ellis Mountain	483	5	478
19.1 Chenal Valley	118	3	115
19.2 Chenal Ridge	5	1	4
20 Pinnacle	26	0	26
21 Burlingame	17	0	17
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	0	0	0
25 Port	0	0	0
Total	887	138	745

Only the I-630 District experienced double-digit net loss in housing units (20). Three Districts account for 50.7% of the units removed– Central City, I-630, and Heights/Hillcrest Districts. The Central City District had the most units lost (40 units) or 29% of all the units removed in 2016. Twenty-five units (18.1% of all units lost) were lost in the Central City District. Thus around 50% of the lost units were between I-30 and University Ave., I-630 to Fourche Creek again this year. The Heights/Hillcrest and Geyer Spring West Districts also had double-digit losses of single-family units (23 and 10).

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). 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	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
1	1	2	1	1	4	2	0	0	1	3	1	16
2	0	0	0	3	0	0	2	0	0	1	0	6
3	13	5	7	3	3	1	0	5	1	4	5	47
4	19	15	17	12	16	10	6	7	14	17	23	156
5	1	3	0	0	1	0	1	0	1	1	0	8
6	26	123	51	24	26	8	6	2	0	3	2	271
7	3	3	7	2	7	3	4	1	5	4	3	42
8	31	49	26	48	32	43	48	42	48	31	34	432
9	40	23	26	75	46	79	65	32	57	46	25	514
10	7	8	4	5	6	6	6	5	5	11	3	65
11	1	0	1	2	3	4	3	0	2	5	0	21
12	5	0	0	5	0	1	3	2	2	1	2	21
13	1	2	0	7	2	2	1	4	3	2	8	32
14	2	3	1	3	6	7	2	9	2	5	11	51
15	6	6	3	10	0	14	10	8	8	8	0	73
16	3	4	1	0	0	1	1	2	0	1	1	14
17	0	0	0	0	0	1	0	0	3	0	5	9
18	1	1	0	0	0	0	0	2	1	2	3	10
19	5	1	4	0	5	1	1	1	2	1	1	22
20	0	0	0	0	0	0	0	0	3	0	0	3
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	0	2	0	0	2	0	2	1	0	0	7
25	0	1	1	0	0	0	1	1	0	1	0	5
Total	165	249	152	200	157	185	160	125	159	147	130	1829

Office Activity

During 2016, the square footage of new office space added decreased by 53.4% from 2015. The total square footage permitted in 2016 was 105,418. The number of permits issued decreased 57% (6 permits in 2016, 14 permits in 2015). In 2016, the total construction cost was \$20,258,800 a decrease of 52.3 percent.

The west sub-area had the greatest number of permits with 4 (66.7%) with a construction value of \$14,747,420. The central and southwest sub-areas each had one project. In the central sub-area 127,000 square feet of medical office space was added at 5320 West Markham (value \$2,109,380). While in the southwest sub-area a medical clinic related to Arkansas Children's Hospital was permitted at 9015 Dailey Drive with 11,000 square feet and a value of \$3,400,000.

Only two buildings were over 25,000 square feet in 2016. The largest was Cornerstone Clinic with 43,081 square-feet in the I-430 District. This is a reconstruction of a medical building in the Baptist Hospital campus of buildings. The second largest project was a medical clinic with 35,000 square-feet in an office park between Bowman and Shackelford Roads in the I-430 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
2016	6	105,418	\$20,258,800

Office Projects Permitted in excess of 25,000 square feet

Project	Location	sub-area	Sq. Ft.
Cornerstone Clinic	9500 Baptist Health Drive	west	45,081
Medical Office Bldg.	11220 Executive Center Drive	west	25,000

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 west sub-area had the greatest number of projects and area added in 2016. The central sub-area had the highest value added and the second most area added. The southwest sub-area had the second most projects and second highest value added. While, the east sub-area had the least projects and valued added in 2016.

There were seven projects over 20,000 square feet permitted in 2016. The two largest new commercial projects were in the west sub-area. These are the West Little Rock Self Storage (mini-warehouse) at 601 Autumn Road with 146,035 square feet and a Lowes at 1100 Bowman Road with 133,941 square feet. The next two largest new commercial projects were in the central sub-area. These are the Spaces Storage (mini-warehouse) with 96,506 square feet and a new motel at 1100 South University Avenue with 93,332 square feet. The fifth and sixth largest projects were in the southwest sub-area. These are a Movie Tavern on 11300 Bass Pro Parkway and a shell building at 10600 I-30.

The final large commercial project was the Chenal Storage (mini-warehouse) at 15601 Kanis Road with 28,680 square feet. The two highest value projects were the Movie Tavern at \$9,800,000 in the southwest sub-area and an AutoZone also in the southwest sub-area (9201 Stagecoach Road) at \$9,125,000.

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
2016	35	696,341	\$57,249,318

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	sub-area	Sq. Ft.
West Little Rock Self Storage ⁽¹⁾	601 Autumn Road	west	146,035
Lowes	1100 Bowman Road	west	113,941
Spaces Storage	1620 Brookwood Drive	central	96,506
Mid-town Hospitality (hotel)	1100 S. University Avenue	central	93,332
Movie Tavern	11300 Bass Pro Parkway	southwest	45,649
Shell Building	10600 I-30	southwest	35,316
Chenal Storage (5 BLDG)	15601 Kanis Road	west	28,680

⁽¹⁾ Four buildings and 2 permits

Industrial Activity

A total of 44,000 square feet of industrial projects were permitted during 2016 in the City. This was in two projects in the east sub-area (Little Rock River Port). One project was for the construction of additional building for LM Glasfiber. This project accounted for all the area added and 75% of the added value for 2016. The second project was for a liquefied gas storage and transfer facility at the Little Rock Port.

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
2016	2	44,000	\$5,119,310

Industrial Projects Permitted in excess of 50,000 square feet

Project	Location	sub-area	Sq. Ft.
none	none	none	none

Annexation Activity

The City accepted three annexations in 2016. The current City Limits of Little Rock contains 121.85 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 0.67 square miles added from between 2010-2016. 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
1980	10	1951.289
1981	9	608.971
1982	7	367.945
1984	10	364.905
1985	4	8746.251
1986	1	21.244
1987	5	446.156
1989	1	2176.691
1990	2	2781.279
1991	1	686.131
1993	5	1093.291
1994	3	1942.767
1995	1	72.482
1996	8	695.018
1997	2	820.152
1998	3	247.644
1999	1	1229.616
2000	2	328.057
2001	2	566.858
2002	1	5.34
2003	1	2.77
2004	3	377.24
2005	5	47.49
2006	1	9.94
2007	1	137.94
2008	6	1109.16
2009	2	29.63
2010	1	80.24
2011	1	1.46
2012	1	212.54
2013	0	0
2014	1	11.4
2015	1	27
2016	3	100.2

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 2016 with twenty-two approved plats up nine from 2015. The total acreage in 2016 increased 135.4 percent from 208.23 acres to 490.1 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	20.7	48
3	1	0.76									
5	1	1.68									
9	1	0.75									
15	1	2.26							1	120	369
16	2	56.4							3	49.4	337
17									2	7.97	13
18									1	5.33	2
19	2	14.85					1	20.2	3 ⁽¹⁾	148.7	418
20									2	41.1	25
Total	8	76.7	0	0	0	0	1	20.2	13	393.2	1212

(1) A 63 acre, 295 lot subdivision was re-platted to change building lines, no change in the number of lots

Non-residential activity as measured by cases remained at low levels with eight cases which is double that in 2015. The total non-single family acreage platted increased 4.3 percent to 96.9 acres from 92.89 acres. Residential platting activity was greater with 13 plats, an increase of four plats. Single-family acreage increased 255 percent to 393.2 acres from 117.67 acres. The number of residential lots increased 332.9 percent to 1212 residential lots in 2016 from 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 2016, there were 29 final plats, this is a 52.6% decrease from 2015. The acreage involved in 2016 was 154.09 acres, up 27.9% from that in 2015.

There were only ten signed final plats with more than three lots. That means that almost two-thirds of the final plats signed in 2016 were for 1, 2 or 3 lot plats, not larger subdivisions. The largest plat based on the number of lots created had 50 lots and was in the Chenal Subdivision in western Little Rock. The largest subdivision by acreage was just 42.4 acres in size (with 20 lots). This was in the Woodlands Edge Subdivision just south of Kanis Road and west of Bowman Road in western Little Rock.

Nine of the five ten-plus acre subdivisions were in the West sub-area. One was in the Southwest sub-area. This subdivision was for 21 lots in the Otter Creek Planning District, in the Bentley Court Subdivision off Stagecoach Road.

The number, acreage, and amount of lots involved in signed final plats all increased in 2016 with the number of lots almost doubling. This would imply that the City could see some new construction activity in 2017.

Plan District	Final Plat		
	cases	acres	lots
2	1	0.82	1
5	1	0.25	2
9	2	2.262	3
11	1	4.52	2
12	2	4.439	4
15	1	3.64	2
16	3	22.34	26
17	1	3.755	2
18	4	41.912	38
19.1	5	51.335	143
19.2	1	4.81	2
20	6	5.119	23
21	1	8.89	26
Total	29	154.092	274

Zoning Activity

In 2016, there were fourteen cases filed for reclassification, of these eleven cases were approved. This was an increase in cases but for approval by only one from last year. The amount of land re-classified continued to drop with a 34.9% or 12.2 acre reduction from 2015.

There was only one reclassification case in 2016 that were over five acres in area. This was a reclassification from C-3, General Commercial, to C-4, Open Display Commercial, at 10710 Interstate 30. Currently the site is a church but the surrounding land was already classified as C-4, Open Display Commercial. The request was for 5.81 acres (over 25 percent of all the land re-classified in 2016).

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
4			1	2.62						
11			1	10.0	5 ⁽¹⁾	1.58				
15	1	5.81								
16	2	2.34								
18									1 ⁽²⁾	0.39
Total	3	8.15	2	12.62	5	1.58	0	0	1	0.39

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

(2) Mining (M re-classification)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 89.4 percent of the re-classification cases and 96 percent of the area re-classified. During 2016, 93 cases were approved with the PZD process with a total of 548.27 acres.

As with ‘straight’ zoning, most of the cases were for small areas, 72 of the 93 cases contained areas of 5 acres or less. There were twelve cases with more than ten acres in area. Of these, eight cases involved more than 20 acres in 2016. The largest was 79.3 acres at Scott Hamilton Road and Interstate 30. This is a former manufacturing facility now converted as the training and office, etc. for the Salvation Army. The case added a use of a high school for adults to be located within the existing structure. The second 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 66.5 acres for a Planned Office Development revision of the Joe T. Robinson High School and Middle School to repurpose some structures, renovate others and construct some new buildings. The next largest proposal was to add a POA park to a previously approved single-family subdivision along Denny Road near Gordon Road. An approximately 40 acre Planned Commercial Development was approved for the expansion of an auto dealership along Stagecoach Road near Crystal Valley Road. A 37.5 acres site revoked their PCD to return the land to Single-family, R-2. This had been a golf driving range along Highway 10 near Goodson Road. A Planned Office Development of 33.5 acres was approved for a Bank headquarters complex north of Cantrell

Zoning Activity

Road at Patrick Country Road. The final project over 20 acres was for a Lowe’s Home Improvement Store, at Kanis and Bowman Roads.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2016, the number of cases increased by fifteen or 16.9 percent from 2015. The area involved in reclassifications increased 39.3% to 571.01 acres from 410.02 acres. The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2017 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	4	17.32	2	3.94				
2							1	2.5
3			2	1.032				
4	2	0.91	1	1.22			1	0.25
5	9	5.443					2	0.72
7	2	3.8			1	1.34		
8	2	1.944					3	3.005
9	3	5.09			1	0.77	1	0.16
11	6	16.7	1	7.5			2	6.769
12	1	4.538			1 ⁽¹⁾	4.636	1	2.5
13	1	0.688			1	79.34		
14	4	11.49						
15	3	11.4	1	2.43			2 ⁽²⁾	2.5
16	3	51.42						
17	2 ⁽²⁾	3.6						
18	4	24.99	2	2.565			2	77.9
19	5 ⁽¹⁾	18.2	2	5.99			2	10.98
20	2 ⁽¹⁾	35.05					2 ⁽¹⁾	2.0
21							1	43.41
24							1	0.87
25					2	26.6		
29							1 ⁽¹⁾	37.52
30	1	7.25						
Total	54	219.83	11	24.67	6	112.69	22	191.08

- (1) Repeals of Planned Zoning District: PD 12 to I-1; PD 19 two cases to C-3 with 9.87 Ac; PD 20 one case to C-3 with 1.55 Ac, and one case to R-2 with 1.5 Ac; PD 29 to R-2.
 (2) One site with two different applications each same acreage: PD 15 - 1.25 Ac; PD 17 – 1.8 Ac.

Planning and Development Staff - 2016

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Venita Harris, Administrative Assistant

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2017 Annual Urban Development Report



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



Planning and Development Department City of Little Rock

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Ward 4	Capi Peck
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Lauren Federick
Antoinette Johnson
Robert Hodges
Ted Holder
Amber Jones
Dale Pekar
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City of Little Rock

Department of Planning and Development

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

Planning Zoning and Subdivision

Dear Citizen:

The Planning and Development Department is guided by the desire to enhance the quality of life for the citizens of our great city. We strive to achieve this by encouraging quality growth through development, redevelopment, and stabilization of neighborhoods. Our staff's efforts are focused in the areas of buildings, zoning, and planning.

The Building Codes Division continues to review plan applications on commercial buildings within a 5-day period. Staff provides same-day review of residential applications. Our construction inspectors strive to provide same day inspections if they are requested prior to 9:00 am. The Building Codes Division collected over \$2,809,070 in fees including permits, licenses and other miscellaneous charges and performed 16,803 inspections. Ten (10) major unsafe structures were demolished.

The Zoning and Subdivision Division continues to serve as a resource for developers, realtors, and other citizens through our development process. We continue our 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. Activity within the division has remain steady.

The Planning Division continues to provide 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. Division staff completed one in the series of area reviews of the City Land Use Plan.

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

Sincerely,

Jamie Collins, PE
Director

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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				
	2017	2016	2015	2014
Permits Issued	2,283	2,274	2,059	2,016
Inspections	4,421	3,527	3,641	3,505
Violations	732	545	487	477
Fees	\$1,510,486	\$1,362,073	\$1,249,117	\$1,510,877
Plumbing				
	2017	2016	2015	2013
Permits Issued	2,255	2,209	2,198	2,221
Inspections	4,977	4,495	4,519	3,902
Violations	1125	944	682	580
Fees	\$344,074	\$283,482	\$289,995	\$299,601
Electrical				
	2017	2016	2015	2013
Permits Issued	2,045	2,151	2,098	1,873
Inspections	4,398	4,055	4,170	4,039
Violations	94	93	151	346
Fees	\$369,533	\$351,708	\$318,612	\$351,278
Mechanical				
	2017	2016	2015	2013
Permits Issued	2,169	1,910	1,575	1,551
Inspections	3,007	2,861	2,484	2,155
Violations	931	984	448	328
Fees	\$388,514	\$324,614	\$302,772	\$294,095

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. 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 2017, the Building Codes Division collected over \$2,809,070 in fees including permits, licenses and other miscellaneous charges and performed 16,803 inspections. Ten major unsafe structures were demolished. All informational brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The 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.

	2017	2016	2015	2014	2013	2012	2011	2010
Building Plans Reviewed	715	805	723	572	499	439	228	543
Construction B.O.A.	0	0	1	0	0	0	0	0
Franchise Permits	20	16	19	12	16	14	14	13

Building Codes Division

Major Commercial Projects Reviewed, Permitted or Inspected in 2017

Commercial 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

- Green House Cottages, 7801 Kanis Rd.
- Catholic Diocese of LR, 2417 N. Tyler St.
- Madison @ Chenal, 15401 Chenal Parkway
- Villa Vue, 1300 S. Scott St.
- The Preserve at Aldersgate, 1310 Aldersgate
- Bowman Pointe, 3321 S. Bowman
- Stonecrest Apts., 9700 Baseline Rd.
- Renaissance Point, 30 Ayla
- Pleasant Hills Apts., 800 Napa Valley Dr.
- Arkansas Riverview, 5 Statehouse Plaza
- BeeHive Assisted Living, 2201 Wellington Village
- Chenal Village, 1 Chenal Village Circle
- Villas at Chenal, 199 Villas Heights Drive

Restaurant

- Fassler Hall, 311 E. Capitol
- Saltgrass Steakhouse, 10 Angler Way
- Zaxby's, 10601 Kanis Rd.
- Hooters, 6 Anglers Way
- KFC, 100 Markham Park Dr.

Mercantile

- Park Plaza, 6000 W. Markham
- Murphy Express, 8800 Baseline
- Northern Tool & Equipment, 10010 I-30

Factory/Storage/Industrial

- Rodney Parham Storage, 9305 Rodney Parham
- Tianyuan Garments, 8909 Fourche Dam Pike
- Spaces Storage, 1700 Brookwood
- RPM Warehouse Storage, 5320 S. Shackleford

Education

- Arkansas Baptist, 8400 Ranch
- Pinnacle View Middle School, 5701 Ranch Dr.
- E-Stem Charter School, 400 Shall Ave
- Kiddie Academy, 610 Wellington Hills Rd.
- Mitchell Elementary, 2410 S. Battery St.
- SWLRHS, 9715 Mabelvale Pike
- Little Rock Christian Academy, 19010 Cantrell
- Garland School, 3615 W. 25th 201707787

Institutional/Healthcare

- CARTI, 9015 Carti Way
- Methodists Children's Home, 2002 Fillmore St.
- Phelan Orthodontics, 1801 Rahling Rd.
- Pain Treatment Centers, 108 N. Shackleford
- UAMS Orthopedic Clinic, 10815 Colonel Glenn
- Children's - Surgical Nursing, 1 Children's Way
- Baptist Health Offices, 9610 Baptist Health
- Arkansas Specialty Ortho., 800 Fair Park Blvd

Churches

- First Christian Church, 14411 Taylor Loop
- St. Margarets Episcopal Church, 20900 Chenal

City Projects

- Museum of Science and History, 503 E. 9th

Business

- Trampoline Park, 12003 David O. Dodd
- Head & Engquist Equipment, 2801 W. 65th
- Landers Collision Center, 10005 Colonel Glenn
- Wilson & Associates, 400 W. Capitol
- Gateway Tire, 6201 Patterson
- Tru By Hilton, 11320 Bass Pro Dr.
- Chenal Ridge Plaza, 13501 Chenal Parkway
- Barron Veterinarian Clinic, 11601 Kanis Rd.
- Colliers Shell Space, 11312 Bass Pro
- Midwest Cinema, 17825 Chenal Pkwy
- Blue Cross / Blue Shield, 601 S. Gaines
- 2 Rivers Plaza, 12400 Cantrell
- Arkansas Elec. Corp., 1 Cooperative Way
- Acxiom, 301 Main St.
- LM Glasfiber, 8000 Frazier Pike
- New York Life, 13501 Chenal Pkwy.
- Ace Glass, 3101 Dugan Drive
- The Lasiter Group, 307 Main

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.

2017 Sign Code Statistics

Sign permits brought in \$131,580 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

546 Sign Permits and Special Event Permits Issued
3956 Sign Inspections and Re-inspections

In 2018, 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.

2017 Plans Review for Zoning, Subdivision and Landscape Requirements

304 Commercial Plans/New, Additions or Remodeling
159 Commercial Landscape Plans and Revised Plans

2017 Other Activities

152 Site Inspections
60 Certificates of Occupancy
11 Grading Permits Reviewed
32 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.

2017 Plan Reviews for Permits

1772 Residential Plans – New or Additions and Miscellaneous

2017 Privileges Licenses

2578 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2017 Information Inquiries

7142 Request for Sign, Zoning, Enforcement or License information and verifications

2017 Court Cases

96 Cases – All Types

2017 Citations Issued

68 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 2017, several locations were approved administratively for upgrade. Staff shall continue to encourage collocation of WCF facilities. Then Planning Commission approved 1 (one) application for Tower Use Permit.

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 2017, the Division and the Planning Commission reviewed 2 (two) zoning site plans, both of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2017, the Division and the Planning Commission reviewed 12 (twelve) Subdivision Site Plans, with 10 (ten) 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 2017, the Commission reviewed 31 (thirty-one) CUP applications. Of these, the Commission approved 25 (twenty-five) 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 2017, the Board heard a total of 70 (seventy) cases. Of the 70 requests, 60 (sixty) were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the Commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard six (6) such appeal cases in 2017, five (5) 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 2017, the Planning Commission reviewed 11 (eleven) rezoning requests, eight (8) special use permit requests, two (2) proposed right-of-way abandonment requests and two (2) 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 2017, Staff reviewed 24 (twenty-four) preliminary plats, 30 (thirty) final plats and 26 (twenty-six) re-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 2017, 99 (ninety-nine) Planned Zoning District applications were reviewed, with 86 (eighty-six) 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 2017 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff completed one in the series of area reviews of the City Land Use Plan (This area was west of I-430 and south of Kanis Road/Chenal Parkway). Staff worked on a second area (West of I-430 and north of Kanis/Chenal) and has the package ready for public hearing review in 2018. Planning Staff reviewed one request for a Land Use change and one for a Master Street Plan change in 2017. The Planning Commission forwarded both to the Board of Directors where they area approved.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic District 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 2017, the Historic District Commission approved all Three (3) of the applications for Certificates of Appropriateness (COA) submitted. An additional 24 Certificates of Compliance were given by Staff for maintenance items within the District.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. 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 interactive applications available on-line and to staff internally for Zoning, Land Use, and transportation Plans as well as historic resources.

2017

**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 2017 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 2017.

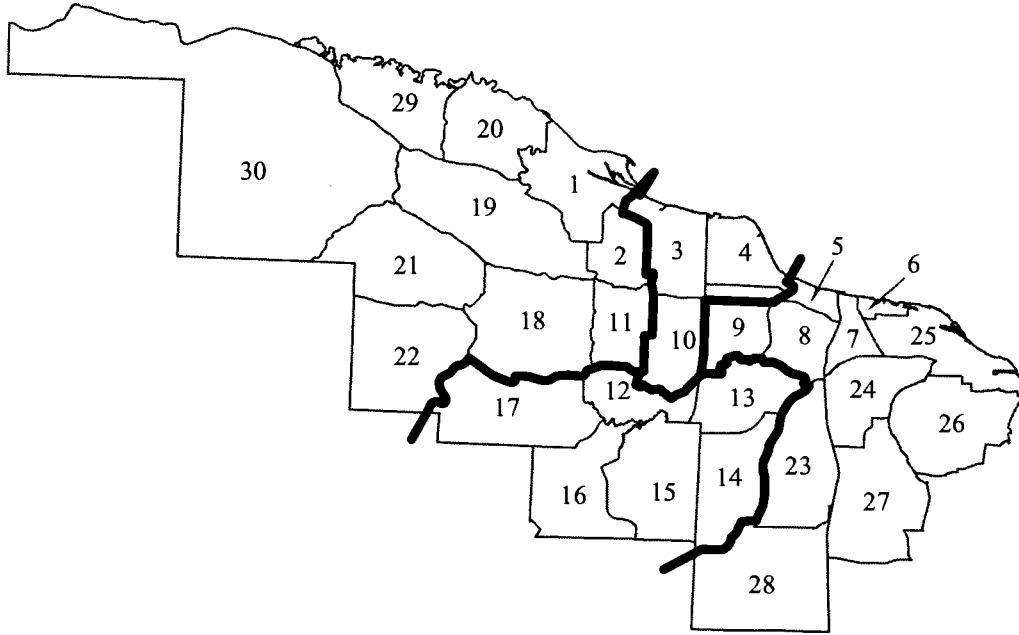
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

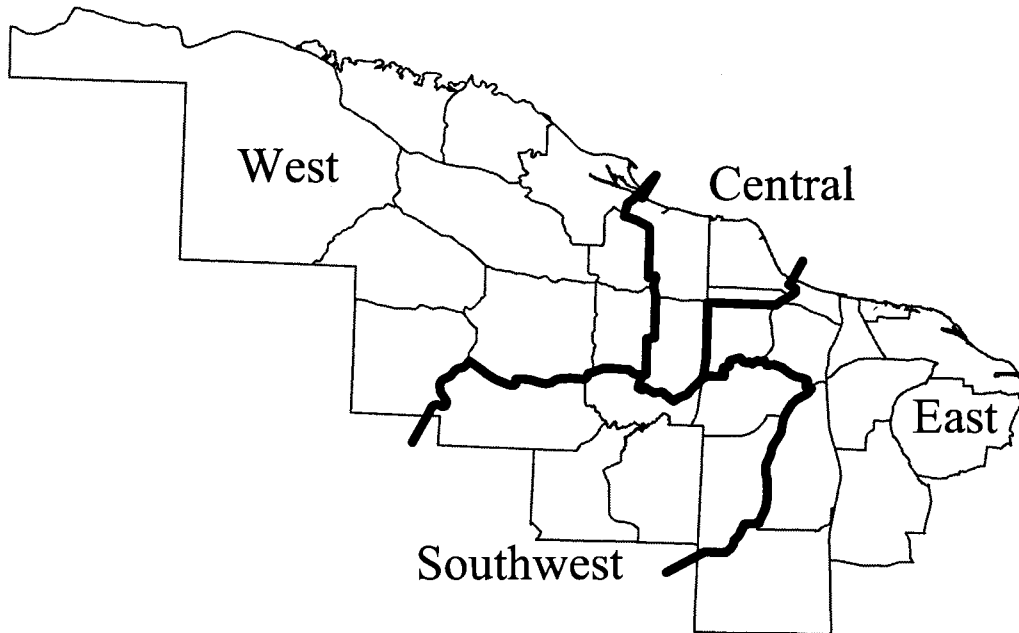
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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

2017 Population Census count – 196,750

New Construction

562 permits; up 44.1% from 390 in 2016

Single-Family Housing

358 units; up 9.8% from 326 units in 2016
\$297,524 avg.; up 2% from \$291,775 in 2016

Multi-Family Housing

1016 units; up 80.5% from 561 units in 2016

Residential Renovations/Additions

984 permits; down 3.6% from 1021 in 2016
\$55,633,851 construction dollars; up 30.9% from \$42,516,296 in 2016

Demolitions

144 residential units; up 4.3% from 138 in 2016

Office

343,983 square feet; up 226% from 105,418 in 2016
\$60,762,974 construction dollars; up 199.9% from \$20,258,800 in 2016

Commercial

320,389 square feet; down 54% from 696,341 in 2016
\$33,311,051 construction dollars; down 41.8% from \$57,249,318 in 2016

Industrial

84,664 square feet; up 92.4% from 44,000 in 2016
\$9,263,630 construction dollars; up 81% from \$5,119,310 in 2016

Annexations

Two annexations in 2017 with 123.9 Acres, compared to three annexation in 2016

Preliminary Plats

902 residential lots; down 25.6% from 1212 lots in 2016
317.35 total acres; down 37.2% from 490.1 acres in 2016

Final Plats

30 cases; up 3.4% from 29 cases in 2016
173.68 acres; up 12.7% from 154.09 acres in 2016

Rezoning

10 cases; down 9% from 11 cases in 2016
14.22 acres; down 37.5% from 22.74 acres in 2016

PZD's

85 cases; down 8.6% from 93 cases in 2016
784.8 acres; up 43.1% from 548.27 acres in 2016

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 eighth 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 196,750 which is a slight increase in population for 2017. A change in 250 people, slightly over a tenth 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.

Metroplan in their Metrotrends publication from July 2017 estimates that the City of Little Rock has a population of 198,842. This is some 2000 above the City estimate (1.1% more people). The Bureau of the Census’ American Community Survey estimates a 198,541 (2016) population for Little Rock. This number is approximately 2000 above the City estimate for 2016. Both Metroplan and the Census’ American Community Survey estimate an increase in population from 2010 (2.7% and 2.6% respectively). While the City of Little Rock’s estimate is percentage point less – a one point seven (1.7) 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.

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%
2016	196,500	0.06%
2017	196,750	0.13%

Construction Activity

During 2017, the total number of new construction permits issued was 44.1% more than that issued in 2016. In 2017 there were 562 permits issued for a total of \$278,044,328 construction dollars. New single-family construction increased by 9.8% (32 units) over that issued in 2016. The average construction cost of single-family homes increased 2% from \$267,694 in 2016.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	14	\$367,714	0	0	14
2	0	\$0	0	0	0
3	7	\$276,428	0	0	7
4	29	\$437,870	0	0	29
5	1	\$330,000	0	0	1
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	13	\$250,192	4	39	52
9	17	\$171,376	2	4	21
10	3	\$144,333	14	108	111
11	12	\$152,850	15	267	279
12	27	\$111,983	0	0	27
13	0	\$0	0	0	0
14	1	\$98,500	1	2	3
15	3	\$121,000	0	0	3
16	10	\$187,746	85	170	180
17	6	\$270,833	0	0	6
18	25	\$299,378	1	294	319
19.1	102	\$405,202	19	58	160
19.2	5	\$449,400	1	16	21
20	4	\$492,500	7	58	62
21	76	\$231,840	0	0	76
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	3	\$110,000	0	0	3
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	358	\$297,524	149	1016	1374

Construction Activity

Permits for non-residential projects increased 12% to 55 permits, six more than in 2016. The number of commercial permits decreased to 2 permits (5.7%) with the area added decreasing 54 percent from 676,341 square feet. Office permits increased 150 percent to fifteen projects, with a total area of 343,983 square feet or a increase of 226% from 2016. For Industrial, there were four permits double that in 2016, with a 92.4 percent increase in area added. There was half the number of Public/quasi-public projects permitted in 2017 (3 projects).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	0	0	1	1680	0	0	1
2	8	72,707	0	0	0	0	0
3	0	0	0	0	0	0	0
4	1	2265	1	12,200	0	0	0
5	1	2265	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	2 ⁽¹⁾	9180	0	0	0	0	1
9	1	288	0	0	0	0	0
10	0	0	0	0	0	0	0
11	2	8199	3	80,538	1	5000	0
12	2	55,600	0	0	1	18,625	0
13	0	0	0	0	0	0	0
14	2	11,933	0	0	0	0	0
15	2	19,260	1	11,000	0	0	0
16	6	80,727	1 ⁽²⁾	7886	1	6650	0
17	0	0	0	0	0	0	0
18	7	102,582	2	44,763	0	0	0
19.1	0	0	2 ⁽²⁾	119,225	0	0	0
19.2	3	25,484	1	28,895	0	0	0
20	0	0	0	0	0	0	1
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	1	54,389	0
26	0	0	0	0	0	0	0
	33	320,389	15	343,983	4	84,664	3

⁽¹⁾Includes surface parking lot

⁽²⁾Apartment office/club house

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2017. The third quarter saw the best activity, just more than 40 units per month permitted. This is comparable with pre-bubble active. The second and fourth quarters saw averages of 26 and 24 respectively homes permitted per month, which is very poor even for the decade since the bubble. The first quarter activity rate just short of 29 units permitted per month is consistent with post bubble rates. There was a net one home moved-in to the City in 2017. So the total single-family houses added in Little Rock for 2017 was up 9.5 percent from that in 2016 – 328 units (to 359 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 early-2000s. The decade plus since the ‘bubble burst’ has ranged 100 units a year below the prior annual units added re-dating the housing ‘bubble’.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
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
2016	326	\$95,118,695	\$291,775
2017	358	\$106,513,731	\$297,524

Multi-family			
Year	Permit	Units	Cost
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
2016	15	561	\$35,759,028
2017	149	1016	\$68,192,942

There were seven multifamily developments of more than 4-units in 2017; the largest development was for 294-units. This new apartment complex, Madison on Chenal, is between Kanis Road and Chenal Parkway, east of Willington Hills in the Ellis Mountain Planning District. The next largest project was a 203-unit complex (Phase 2, Bowman Pointe Apartments) east of Bowman Road, north of 36th Street in the Ellis Mountain Planning District. The 100-unit Green House Cottages at 7801 Kanis Road is a special population (elderly/rehab) population in the Boyle Park District. The 52-unit Preserve at Aldersgate (1310 Aldersgate Road) is in the I-430 Planning District. Two buildings with a total of 48-units were added to Renaissance Point, north of the Ranch Development in the River Mountain District were permitted in May. Two buildings in the 1300 Block of Scott added 35-units in the Central City District. And a 16-unit assisted living facility was added at 2201 Welling Village Road in the Chenal Valley District.

There were 85 duplexes added in the Village at the Gateway rental community off Vimy Ridge Road in the Otter Creek District. Nine duplexes were added to the Chenal Village (age restricted development near Chenal Valley Drive and LaMarche and 10 4-plexes in the Villas at Chenal near Chenal Valley Drive and Rahling road (also act restricted) both in the Chenal Valley District. Six of these duplexes were in the Hicks Interurban Subdivision, between I-430 and Twin Lakes south of Kanis Road. Five Duplexes were added in the Parkland heights

Residential Housing Construction Values

Development north of the Ranch in the River Mountain District. There were several individual duplexes added in the John Barrow Addition and the Central City District.

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 66.5 percent of the new units (238). The Chenal Valley Planning District leads the way with 107 units or 29.9 percent of all new homes. In 2017, the central and west sub-areas saw slight increases in activity, 14.6% and 2.1% respectively. The southwest sub-area saw a slight decrease of activity - 2.1%. The east sub-area saw the greatest increase in activity with 22 units – 550% increase from 2016.

For 2017, 358 single-family units were added. For the tenth year the level of activity remains low, with no signs yet of a return to ‘pre-bubble’ levels.

Single Family Units

	sub-area			
	East	Central	S-west	West
2017 Permits	26	47	47	238
2016 Permits	4	41	48	233
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
	East	Central	S-west	West
2017%	7.3%	13.1%	13.1%	66.5%
2016 %	1.2%	12.6%	14.7%	71.5%
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%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 2% or \$5749 from that in 2016. The average unit value in 2017 was \$297,524 compared with \$291,775 in 2016. 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 15 units constructed below \$100,000, 93 units constructed in the range of \$100,000 to \$199,999, 182 units constructed in the range of \$200,000 to \$399,999, 47 units constructed in the range of \$400,000 to \$599,999 and 21 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	3	8	2	0	14
2	0	0	0	0	0	0
3	0	1	4	2	0	7
4	8	6	13	2	0	29
5	0	0	1	0	0	1
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	1	0	6	6	0	13
9	0	1	0	15	1	17
10	0	0	0	2	1	3
11	0	1	0	10	1	12
12	0	0	1	15	11	27
13	0	0	0	0	0	0
14	0	0	0	0	1	1
15	0	0	0	3	0	3
16	0	0	2	8	0	10
17	0	0	5	1	0	6
18	2	0	14	9	0	25
19.1	7	31	60	4	0	102
19.2	1	2	2	0	0	5
20	1	2	1	0	0	4
21	0	0	65	11	0	76
24	0	0	0	3	0	3
Total	21	47	182	93	15	358

Just under half of the new homes (50.8%) had a construction value between two and four hundred thousand dollars. For five years this range has had the most new homes permitted. This range experienced the largest increase in the number of units over 2016 with 26 more homes constructed within the range in 2017 compared with 2016. The one to two hundred thousand dollar range had the next largest increase with 6 units and 26% of the new home market. The under \$100,000 range had two fewer homes permitted than in 2016 as did the four to six hundred thousand dollar range. These ranges represent 4.2% and 13.1% of the new housing built in 2017. The over \$600,000 range had 21 new homes permitted or 5.9% of the new market. The 65th Street West Planning District had 73.3% of the new under \$100,000 homes (11 units). These were all within the Greenwood Acres Subdivision off of Stagecoach Road, north of Lanehart

Residential Housing Construction Values

Road. Seventy-one and half percent of the over \$600,000 new housing market was equally split between the Chenal Valley and Heights/Hillcrest Planning Districts.

The average construction value increased 2 percent for the City. 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 \$348,431, a decrease of 7.4% from 2016 or \$27,691. The west sub-area increased in value 6.1% to \$326,152 (a \$18,847 increase). Both of these sub-areas are above the city average of \$297,524. The southwest sub-area experienced a decrease of just over \$6233 or 4% to \$148,671. This is the second year the southwest subarea had the lowest average value for new housing. The east sub-area had the highest increase in average value of 28.5% or \$47,100 from that is 2016. This is the second year where the east sub-area had the greatest increase in value for new housing. The southwest sub-area average new housing value is just under half that of the City of Little Rock average, with the east sub-area average new housing value at 71% of the citywide average new units value in 2017.

sub-area	2011	2012	2013	2014	2015	2016	2017
West	\$245,193	\$240,821	\$291,943	\$304,628	\$307,776	\$307,305	\$326,152
Central	\$365,024	\$329,406	\$386,271	\$349,269	\$386,179	\$376,122	\$348,431
Southwest	\$110,934	\$124,598	\$134,340	\$143,535	\$145,858	\$154,904	\$148,671
East	\$96,549	\$121,035	\$124,297	\$122,225	\$143,353	\$165,050	\$212,150

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2017, single-family reinvestment totaled over \$39.4 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2017 with 136 (16.4% of all the projects for 2017). The West Little Rock, Central City and I-630 Planning Districts followed with 115, 99, and 98 permits respectively. These four districts accounted for 53.9% of the permits for renovations and additions combined as well as 63.8% 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 26.8% of the permits for renovations and 21.3% 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 central sub-area with 33.3%, and the highest number of dollars spent (36.4% or \$8.6 million). The west sub-area had the second highest amount of valuation added \$7.2 million or 30.5% of all the added value and 25.6% of the permits (160) added in 2017. The southwest sub-area had the least dollars \$2.8 million (11.9%) and the least permits with 89 (14.3%).

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 2016, there were about three of these. Ninety-two of the permits issued for renovations were to 'bring to code' the structure.

Multi-Family Renovations

The west sub-area accounted for the most permits in 2017 with 46 or 30% of the permits with the least amount spent \$2,734,210 or 16.9% of the added value. The central sub-area had the second most permits issued - 44 (28.6%) and the second highest value of those permits - \$4,632,912. The east sub-area with 32 permits in 2017 had 35.2% of the added value (the greatest). The southwest sub-area had the second least amount spent (\$13,136,500) and the least permits issued, 31 (20.3%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (100 and 68 respectively). Citywide 207 permits were issued for a total of \$15,769,797. The central sub-area accounted for 76.6% (\$12,082,716) 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 \$9.8 million). The second highest number of permits was in the West Little Rock Planning District with 32 and just over \$1.9 million worth of value added. In the west sub-area 68 permits were issued for \$2,841,600. The Chenal Districts accounted for 25 permits, while the River Mountain District accounted for 22 permits alone. Overall the average value of permits issued for additions increased by 8.8 percent or \$6,188.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	22	\$67,986	40	\$60,081	0	\$0
2	6	\$44,397	30	\$35,813	5	\$180,775
3	32	\$60,754	83	\$45,558	17	\$37,713
4	56	\$175,577	80	\$46,940	16	\$193,463
5	1	\$9999	5	\$29,439	14	\$288,579
6	0	\$0	0	\$0	0	\$0
7	0	\$0	4	\$9962	1	\$0
8	12	\$21,211	86	\$41,155	13	\$108,269
9	10	\$30,830	89	\$19,655	5	\$12,449
10	7	\$17,400	26	\$22,632	9	\$97,930
11	7	\$14,600	15	\$12,209	2	\$17,500
12	6	\$14,067	15	\$14,280	0	\$0
13	2	\$3500	18	\$33,403	1	\$17,500
14	3	\$22,000	20	\$30,438	21	\$47,619
15	6	\$17,908	31	\$31,126	9	\$225,722
16	0	\$0	7	\$21,673	0	\$0
17	3	\$28,800	2	\$177,985	1	\$5000
18	6	\$13,543	18	\$37,918	29	\$2755
19.1	13	\$57,562	27	\$62,200	0	\$0
19.2	12	\$10,560	24	\$24,944	10	\$171,543
20	2	\$5250	3	\$50,000	0	\$0
21	1	\$10,560	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	0	\$0	3	\$18,022	0	\$0
25	2	\$4000	3	\$26,667	1	\$201,685
	207	\$76,183	624	\$37,923	153	\$105,833

Demolition Activity

The net change in residential units for 2017 was an increase of 1230 residential units. The east sub-area had a net loss of 42 single-family units. The central sub-area increased a net of 9 single-family units. The west sub-area had the largest net increase of 225 residences. The southwest sub-area added a net 22 single-family homes. Seven of the City's thirty planning districts experienced net losses of residential units during 2017. The West Little Rock District went from Negative to Positive in 2017. The 65th Street East and Port Districts went from Neutral to Negative. The East Little Rock, I-30, I-630, Geyer Springs East, and Geyer Springs West Districts were Negative both years.

Single Family Unit Change

sub-area	Units Added	Units Demo	Net
West	238	13	225
Central	47	38	9
Southwest	47	25	22
East	26	68	-42

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	14	2	12
2 Rodney Parham	0	0	0
3 West Little Rock	7	5	2
4 Heights/Hillcrest	29	27	2
5 Downtown	1	0	1
6 East Little Rock	0	5	-5
7 I-30	0	5	-5
8 Central City	52	30	22
9 I-630	21	26	-5
10 Boyle Park	111	6	105
11 I-430	279	6	273
12 65th Street West	27	5	22
13 65th Street East	0	1	-1
14 Geyer Springs E.	3	6	-3
15 Geyer Springs W.	3	7	-4
16 Otter Creek	180	4	176
17 Crystal Valley	6	1	5
18 Ellis Mountain	319	1	318
19.1 Chenal Valley	160	3	157
19.2 Chenal Ridge	21	1	20
20 Pinnacle	62	1	61
21 Burlingame	76	0	76
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	3	0	3
25 Port	0	2	-2
Total	1374	144	1230

No Districts experienced double-digit net loss in housing units. Three Districts account for 57.6% of the units removed—Central City, I-630, and Heights/Hillcrest Districts. The Central City District had the most units lost (30 units) or 20.8% of all the units removed in 2017. Twenty-six units (18.1% of all units lost) were lost in the Central City District. The Heights/Hillcrest District also had double-digit losses of single-family units (27).

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 64.6 percent of all units lost (93 of 144 units). 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.

Single-Family Units Removed

Demolition Activity

Planning District	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
1	2	1	1	4	2	0	0	1	3	1	2	17
2	0	0	3	0	0	2	0	0	1	0	0	6
3	5	7	3	3	1	0	5	1	4	5	5	39
4	15	17	12	16	10	6	7	14	17	23	27	162
5	3	0	0	1	0	1	0	1	1	0	0	7
6	123	51	24	26	8	6	2	0	3	2	5	250
7	3	7	2	7	3	4	1	5	4	3	5	44
8	49	26	48	32	43	48	42	48	31	34	30	431
9	23	26	75	46	79	65	32	57	46	25	26	500
10	8	4	5	6	6	6	5	5	11	3	6	64
11	0	1	2	3	4	3	0	2	5	0	6	26
12	0	0	5	0	1	3	2	2	1	2	5	21
13	2	0	7	2	2	1	4	3	2	8	1	32
14	3	1	3	6	7	2	9	2	5	11	6	55
15	6	3	10	0	14	10	8	8	8	0	7	74
16	4	1	0	0	1	1	2	0	1	1	4	15
17	0	0	0	0	1	0	0	3	0	5	1	10
18	1	0	0	0	0	0	2	1	2	3	1	10
19	1	4	0	5	1	1	1	2	1	1	4	21
20	0	0	0	0	0	0	0	3	0	0	1	4
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	2	0	0	2	0	2	1	0	0	0	7
25	1	1	0	0	0	1	1	0	1	0	2	7
Total	249	152	200	157	185	160	125	159	147	130	144	1808

Office Activity

During 2017, the square footage of new office space added increased by 226% from 2016. The total square footage permitted in 2017 was 343,983. The number of permits issued increased 150% (6 permits in 2016, 15 permits in 2017). In 2017, the total construction cost was \$60,762,974 a decrease of 199.9 percent.

The west sub-area had the greatest number of permits with 7 (46.7%) with a construction value of \$18,583,000. The southwest sub-area had one project, a club house with 7889 Square feet. In the central sub-area 21,801 square feet was added in three permits with a value \$12,750,000. The east sub-area had four permits with the highest total value of \$28,950,000 and 118,919 square feet.

Five buildings were over 25,000 square feet in 2017. The largest was ‘Villas at Chenal’ clubhouse with 100,500 square-feet in the Chenal District. The second largest project was a medical clinic with 80,000 square-feet for the relocation of Arkansas Specialty Ortho to 800 Fair Park Boulevard. A new psychiatric building on the Methodist Children’s Home campus at 2002 S. Filmore added 33,652 square feet. A new office building with 30,880 square feet was permitted at 14019 Chenal Parkway in the Ellis Mountain District. And Phelan Orthodontics at 1801 Rahling Road was permitted with 28,895 square feet in the Chenal 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
2016	6	105,418	\$20,258,800
2017	15	343,983	\$60,762,974

Office Projects Permitted in excess of 25,000 square feet

Project	Location	sub-area	Sq. Ft.
Villas at Chenal (clubhouse)	199 Villas Heights Drive	west	100,500
Arkansas Specialty	800 Fair Park Boulevard	east	80,000
Methodist Children’s Home Psychiatric building	2002 South Filmore	east	33,652
New Office	14019 Chenal Parkway	west	30,880
Phelan Orthodontics	1801 Rahling Road	west	28,895

Commercial Activity

The total of new commercial construction added in 2017 amounted to 320,389 square feet of commercial space. This represents a decrease of 54% in square footage added from that in 2016. The total construction value of new commercial decreased by 41.8% from that reported in 2016. In 2017, \$33,311,051 construction dollars were permitted compared to \$57,249,318 in 2016. The number of structures permitted decreased 5.7% to 33 projects in 2017.

The west sub-area had the greatest number of projects added in 2017. The central sub-area had the least value (\$500,000) and area added (2265 square feet). The southwest sub-area had the second most projects (13) and highest value added (\$28,950,000).

There were four projects over 20,000 square feet permitted in 2017. All the new projects were in the southwest sub-area. The largest project was a hotel at 11320 Bass Pro Parkway with an area of 38,772 square feet in the Otter Creek District. Unser Trampoline Park at 4711 Talley Road in the 65th Street West district added 30,000 square feet. An office-warehouse development in the 65th Street West district added 25,600 square feet at 5320 South Shackleford Road. Fitts Auto office/warehouse at 8415 Stagecoach Road in the Otter Creek District added 24,000 square feet.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587
2014	35	804,659	\$77,414,979
2015	26	434,733	\$51,158,067
2016	35	696,341	\$57,249,318
2017	33	320,389	\$33,311,051

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	sub-area	Sq. Ft.
82-room hotel	11320 Bass Pro Parkway	southwest	38,772
Unser Trampoline Park	4711 Talley Road	southwest	30,000
Office/warehouse building	5320 South Shackleford Road	southwest	25,600
Fitts Auto office/warehouse	8415 Stagecoach Road	southwest	24,000

Industrial Activity

A total of 84,664 square feet of industrial projects were permitted during 2017 in the City. Four projects were permitted in 2017, double that permitted in 2016. Two of these projects were mini-warehouse developments. One project is located on Stagecoach Road and the other is on Colonel Glenn Road. A contractors business was the third project and is located on Shackelford Pass. The only ‘true’ industrial project was a 54,389 square foot facility at 8000 Frazier Pike for LM Glasfiber in the Port industrial park. This one project accounted for 64.2 percent of the area added in 2017 and 89.8 percent of the valued added.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2016	2	44,000	\$5,119,310
2017	4	84,664	\$9,263,630

Industrial Projects Permitted in excess of 50,000 square feet

Project	Location	sub-area	Sq. Ft.
LM Glasfiber	8000 Frazier Pike	east	54,389

Annexation Activity

The City accepted two annexations in 2017. The current City Limits of Little Rock contains 122.05 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 0.87 square miles added from between 2010-2017. 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
1980	10	1951.289
1981	9	608.971
1982	7	367.945
1984	10	364.905
1985	4	8746.251
1986	1	21.244
1987	5	446.156
1989	1	2176.691
1990	2	2781.279
1991	1	686.131
1993	5	1093.291
1994	3	1942.767
1995	1	72.482
1996	8	695.018
1997	2	820.152
1998	3	247.644
1999	1	1229.616
2000	2	328.057
2001	2	566.858
2002	1	5.34
2003	1	2.77
2004	3	377.24
2005	5	47.49
2006	1	9.94
2007	1	137.94
2008	6	1109.16
2009	2	29.63
2010	1	80.24
2011	1	1.46
2012	1	212.54
2013	0	0
2014	1	11.4
2015	1	27
2016	3	100.2
2017	2	123.9

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 2017 with twenty-three approved plats up one from 2016. The total acreage in 2017 decreased 37.2 percent to 317.35 acres from 490.1 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	1.7	3
9									1	4.16	21
12									1	18	76
13	1	1.36									
15	2	5.75							1	28	70
16									2 ⁽¹⁾	43.61	352
17									2	9.97	5
18	1	5.4							2	4.27	4
19	3	15.72							4 ⁽¹⁾	146.21	338
20									1	23.2	30
21									1	10	3
Total	7	28.23	0	0	0	0	0	0	16	289.12	902

(1) PD16 re-plat for building lines all 43.61 Ac; PD19 street changes 227 lots 115 Ac.

Non-residential activity as measured by cases remained at low levels with seven cases which is one less than in 2016. The total non-single family acreage platted declined 70.9 percent from 96.9 acres to 28.23 acres. Residential platting activity was greater with 16 plats, an increase of three plats. Single-family acreage decreased 26.5 percent from 393.2 acres to 289.12 acres. The number of residential lots decreased 25.6 percent from 1212 residential lots in 2016 to 902 residential lots in 2017.

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 2017, there were 30 final plats, this is a 3.4% increase from 2016. The acreage involved in 2017 was 173.68 acres, up 12.7% from that in 2016.

There were only eleven signed final plats with more than three lots. That means that almost two-thirds of the final plats signed in 2017 were for 1, 2 or 3 lot plats, not larger subdivisions. The largest plat based on the number of lots created had 78 lots and was in the Village at the Gateway subdivision in southwest Little Rock. There were three other final plats in this subdivision for a total of 177 lots and 22.17 acres. The second largest subdivision by number or lots was in the Chenal subdivision with 69 lots and 17.57 acres. The largest subdivision by acreage was just 20.57 acres in size (with 2 lots). This was for the new Lowes at the northwest corner of Bowman and Kanis Roads in west Little Rock.

Plan District	Final Plat		
	cases	acres	lots
1	3	24.18	3
5	1	4.54	2
12	2	7.36	17
14	1	9.9	2
15	1	4.69	2
16	4	25.96	189
17	2	9.19	14
18	6	29.16	35
19	5	38.54	147
20	5	20.16	22
Total	30	173.68	433

All four of the ten-plus acre subdivisions were in the West sub-area. Though as noted before the three final plats signed in 2017 for the Village at the Gateway subdivision totaled 17.57 acres in the Southwest sub-area.

The number, acreage, and amount of lots involved in signed final plats all increased in 2017 with the number of lots more than doubling. This would imply that the City could see some new construction activity in 2017.

Zoning Activity

In 2016, there were ten cases filed and approved for reclassification, though some were modified or reduced prior to approval. This was a decrease in cases by only one from last year. The amount of land re-classified continued to drop with a 37.5% or 8.5 acre reduction from 2016.

There was only one reclassification case in 2017 that were over five acres in area. This was a reclassification from C-3, General Commercial, to C-4, Open Display Commercial, at southeast corner of Colonel Glenn Plaza Loop and David ODodd. Currently the site is vacant with auto dealerships in two directions. The request was for 8.59 acres (over 60 percent of all the land re-classified in 2017).

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
9	1	0.28								
11					3 ⁽¹⁾	0.78				
12	1	8.6								
13									1	0.8
14							1 ⁽³⁾	0.38		
15	2	3.38								
24									1 ⁽²⁾	0
Total	4	12.26	0	0	3	0.78	1	0.38	2	0.8

- (1) Reclassifications to R-4 (Two-family Residential District) for duplexes
- (2) 67.54 Ac Mining withdrawn at the Board of Directors and 30.63 Ac of OS
- (3) Reclassification to R-7A for a single manufactured house on a single lot

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 89.5 percent of the re-classification cases and 98 percent of the area re-classified. During 2017, 85 cases were approved with the PZD process with a total of 784.8 acres.

As with ‘straight’ zoning, most of the cases were for small areas, 50 of the 85 cases contained areas of 5 acres or less. There were twenty cases with more than ten acres in area. Of these, ten cases involved more than 20 acres in 2017. The largest was 120 acres along Mann Road, for a proposed 400-lot single family subdivision in southwest Little Rock. The second largest was some 72 acres along Cantrell Road at the Divide Parkway. This application expands Little Rock Christian Academy’s campus future north. The next largest request was for some 61 acres for a new High School on Mabelvale Pike at Sibley Hole Road. This high school when opened will replace two exiting high schools – Fair and McClellan. An approximately 44 acre Planned District Residential along the west side of Denny Road at Gordon Road was approved for a 139 lot patio home development. A just under-40 acre Planned District Residential was approved at the West end of Pride Valley Road for a 71 lot single family development. A 33 acre Planned Office District was approved for the new office campus for Bank of the Ozark’s with hotel, convention center and mixed use buildings, north of Cantrell Road at Chenonceau Blvd. A Planned Office Development of 27 acres was approved to add a medical clinic building as part of Arkansas Methodist Children’s Home at Fillmore and Charles Bussey. The finally project a 23

Zoning Activity

acres mixed use develop on Vimy Ridge Road at Please Hill Road for retail office and elder housing was approved.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2017, the number of cases decreased by nine or 8.7 percent from 2016. The area involved in reclassifications increased 39.9% from 571.01 acres to 799.02 acres. The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2018 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near future. Some of this activity is to make existing developments ‘legal’, but most represents potential new development of redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	5	18.63	2	6.53			2	11.29
2							1	0.128
3			2	18.77			1	0.15
4	2	1.61	2	0.28			7	1.66
5	2	0.597	1	3.13			2	0.39
7	1	3.29			1	1.77		
8	2	1.23						
9	3	5.574	1	27	1	2.187	3	7.5
10	2	2.498					1 ⁽¹⁾	13.62
11	2	38.5					1 ⁽¹⁾	22
12	1	7.45	1	6.75			1	1.91
14	2	2.24					1	0.39
15	2	71.58	1	1.15	2	2.06	1	120
16	2	30.26					1	12.8
17	1	7.4						
18	3	21.35					4	73.06
19	1	3.28	2	4.01			2	20.8
20	3	38.98	1	72.08			1	18.5
21							2	58.12
30	2	12.36					1	9.99
Total	36	266.83	13	139.7	4	6.02	32	372.31

(1) Repeals of Planned Zoning District: PD 10 to MF12 & C3 – 13.62 A; PD 11to MF12 with 22 Ac.

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