

2005 Annual Urban Development Report



Planning
Building Codes
Zoning and Subdivision

Board of Directors - 2005

Mayor	Jim Dailey
Ward 1	Johnnie Pugh
Ward 2	Willie Hinton
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Genevieve Stewart
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Barbara Graves
Position 10	Joan Adcock

Board of Adjustment – 2005

Andrew Francis – Chairman
Terry Burruss – Vice Chair
Fletcher Henson
Debra Harris
David Wilbourn

City Beautiful Commission - 2005

Karol Zoeller – Chairperson
Jan Baker
John Beneke
Cita Cobb
Jan Barlett Hicks
Amy Ivey
Troy Laha
Ross Piazza
Lynn Mittelstaedt Warren

Midtown Advisory Board - 2005

Bill Rector – Chairperson
Craig Berry – Vice Chair
Alicia Cooper
John Kincaid
Baker Kurrus
Melinda Martin
Scott Mosley

Planning Commission - 2005

Mizan Rahman – Chairperson
Robert Stebbins – Vice Chairperson
Pam Adcock
Fred Allen, Jr.
Norm Floyd
Gary Langlais
Jerry Meyer
Bill Rector
Chauncey Taylor
Darrin Williams
Jeff Yates

River Market Design Review Committee - 2005

Tim Heiple -Chairman
Shannon Jeffery-Light
Frank Porbeck
Ann Wait
Millie Ward

Construction Board of Adjustment and Appeal -2005

Terry Burruss – Chairperson
Danny Bennett
Doug Bown
H. James Enstrom
Robert Merriott
Issac Ross
Clyde Smith

Historic District Commission - 2005

Carolyn Newbern – Chairperson
Marshall Peters
Joe Serebrov
Kay Tatum
Wesley Walls



City of Little Rock

Department of Planning and Development

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Planning Zoning and Subdivision

February 1, 2006

Dear Citizen,

Much of the 2005 work program was completed within the year. The Department's efforts are guided by the desire to preserve the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring the City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division collected over \$2,600,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. The division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications, as well as same-day inspections of all requested inspections prior to 9:00 a.m.

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

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

Contained in this Annual Report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2006.

Sincerely,

Tony Bozynski, Director
Planning & Development

Table of Contents

Zoning and Subdivision Summary	1
Building Codes Division Summary	5
Planning Division Summary	9
Urban Development Data	
Development Activity Summary	15
Population Estimates	16
Construction Activity	17
Residential Activity	20
Housing Construction Values	22
Affordable Housing	24
Residential Additions and Renovation Activity	25
Demolition Activity	28
Office Activity	30
Commercial Activity	33
Industrial Activity	36
Annexation Activity	39
Subdivision Activity	40
Zoning Activity	43

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.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

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.

2005 Sign Code Statistics

Sign permits brought in \$30,830 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

688 Sign Permits Issued
6299 Sign Inspections and Re-inspections

In 2006, 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.

Zoning and Subdivision Division

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 2005, 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 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 2005, the Commission reviewed 59 Conditional Use Permit applications. Of these, the Commission approved 50 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2005, the Board heard a total of 119 cases. Of the 119 requests, 106 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine 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 such appeal cases in 2005.

Rezoning, Special Use Permits and Right-of-Way Abandonments

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 2005, the Planning Commission reviewed 41 rezoning requests, 7 special use permit requests and 17 proposed right-of-way abandonment requests.

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 2005, Staff reviewed 46 preliminary plats and 113 final plats.

Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2005	2004	2003	2002
Permits Issued	5,330	5,032	4,432	4,561
Inspections	6,481	5,969	5,462	5,572
Violations	1,408	1,473	1,083	1,005
Fees	\$1,263,750	\$1,098,920	\$1,034,294	\$1,044,848
Plumbing				
	2005	2004	2003	2002
Permits Issued	4,137	3,767	3,692	3,443
Inspections	7,202	6,528	6,322	5,823
Violations	804	862	930	867
Fees	\$465,530	\$415,008	\$358,360	\$307,173
Electrical				
	2005	2004	2003	2002
Permits Issued	3,993	3,189	2,972	2,834
Inspections	9,547	7,770	6,851	6,147
Violations	2,006	1,540	1,211	1,044
Fees	\$570,173	\$382,012	\$389,049	\$315,153
Mechanical				
	2005	2004	2003	2002
Permits Issued	2,258	1,789	1,690	1,534
Inspections	4,179	3,825	3,460	2,997
Violations	795	636	536	501
Fees	\$393,981	\$346,653	\$347,904	\$266,909

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

Building Codes Highlights

During 2005 the Building Codes Division collected over \$2,600,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations. Jerry Spence was elected president of the International Association of Electrical Inspectors, Western Section, Arkansas Chapter. The State and City hosted the International Association of Electrical Inspectors Conference in 2005. The Division also celebrated National Building Safety and Customer Appreciation week during April.

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

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division was very instrumental with regard to inspections and consultation in conjunction with the Heifer International Project grand opening in December 2005.

The 2005 National Electrical Code, 2004 AR Energy Code and 2003 Int. Energy Conservation Code were adopted. The Division also participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues.

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.

	2005	2004	2003	2002	2001	2000
Building Plans Reviewed	1368	1495	1366	1533	1536	1773
Construction B.O.A.	0	0	0	1	1	1
Electrical Exams	6	12	21	54	11	21
Franchise Permits	26	31	34	22	26	28

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. In 2005, the Planning Division became the staff support for the Little Rock Historic Commission. This includes reviewing reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. 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 2005 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 any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 30 requests for Plan changes in 2005. Of these, the Planning Commission forwarded nine to the Board of Directors.

Special Planning Efforts

The Division Planners worked on several special efforts. Staff completed a Land Use review of the Highway 10 corridor from Panky west to Highway 300. Several mailings to organizations in the area as well as residents were completed, with recommending changes developed for presentation to the Little Rock Planning Commission. A second Land Use review for the Central High area was undertaken and a package of Land Use changes were presented to the Little Rock Planning Commission.

Boards and Commissions Supported

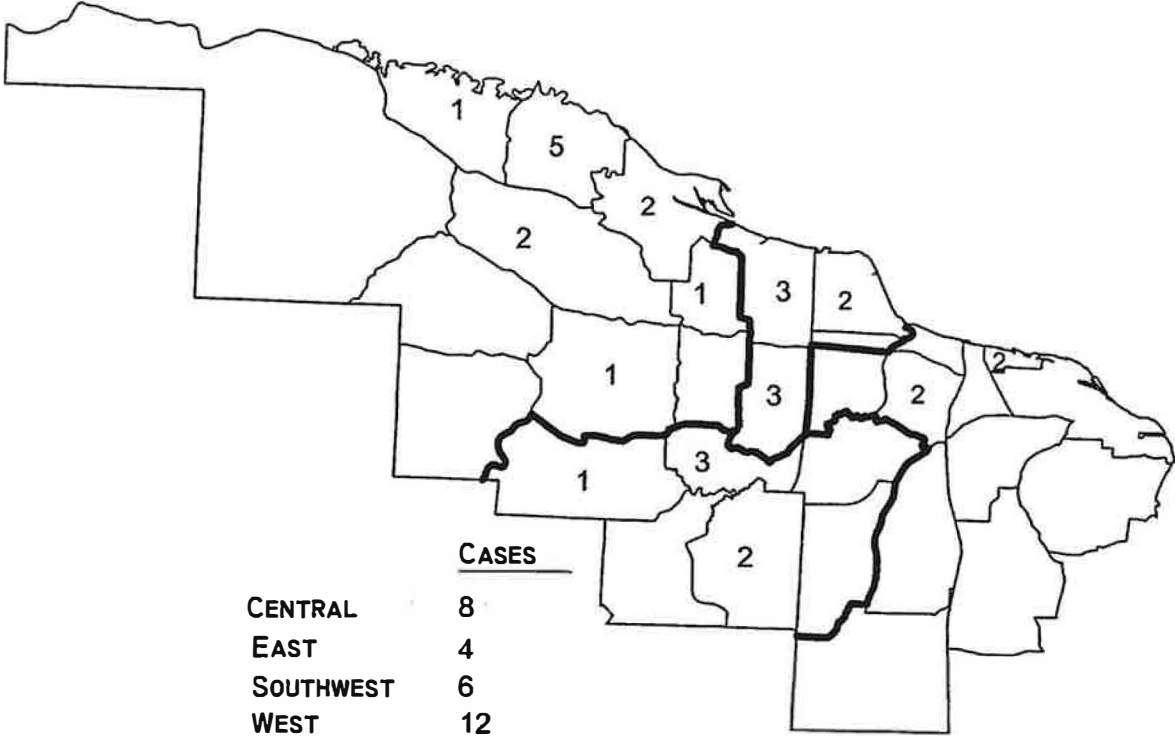
The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meet on a monthly basis.

The Little Rock Historic Commission has been working on the development of a new set of 'Design Guidelines'. The guidelines will provide interested individuals the information they need to successfully complete certificate of appropriateness applications within the historic district. In 2005, the Commission reviewed 17 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications the Historic Commission approved seventeen COAs within the McArthur Park Historic District.

The Midtown Redevelopment Advisory Board continues to meet and discuss issues within the improvement district. They have also worked with the City Manager's Office to 'bring-in' an

Planning Division

Future Land Use Plan Amendments



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 2005 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. 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 2005.

Thirty 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	Height/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

Development Activity Summary

Population Estimate

189,220 persons 2005 population estimate

New Construction

1080 permits; up 12.1% from 949 in 2004

Single-Family Housing

967 units; up 21.3% from 797 units in 2004
\$257,993 avg.; down 1.4% from \$261,633 in 2004

Multi-Family Housing

300 units; down 72.7% from 1100 units in 2004

Residential Renovations/Additions

1151 permits; up 11.1% from 1036 in 2004
\$33,641,683 construction dollars; up 5.7% from \$31,830,790 in 2004

Demolitions

139 residential units; up 35% from 103 in 2004

Office

281,541 square feet; up 3.7% from 271,496 in 2004
\$27,203,217 construction dollars; down 40% from \$45,341,699 in 2004

Commercial

677,554 square feet; up 28% from 529,251 in 2004
\$71,665,809 construction dollars; up 109% from \$34,259,001 in 2004

Industrial

128,585 square feet; up 13.6% from 113,142 in 2004
\$12,591,006 construction dollars; up 376% from \$2,642,000 in 2004

Annexations

Five annexations for 47.49 acres, compared to three annexations totaling 377.24 acres in 2004

Preliminary Plats

2328 residential lots; up 190 % from 803 lots in 2004
1262.5 total acres; up 103.3 % from 621.09 acres in 2004

Final Plats

113 cases; up 24.2% from 91 cases in 2004
824.69 acres; up 29.8% from 635.71 acres in 2004

Rezoning

15 cases; down 48.3 % from 29 cases in 2004
87.71 acres; down 61.3 % from 226.99 acres in 2004

PZD's

76 cases; up 7 % from 71 cases in 2004
567.4 acres; up 23.2 % from 460.57 acres in 2004

Construction Activity

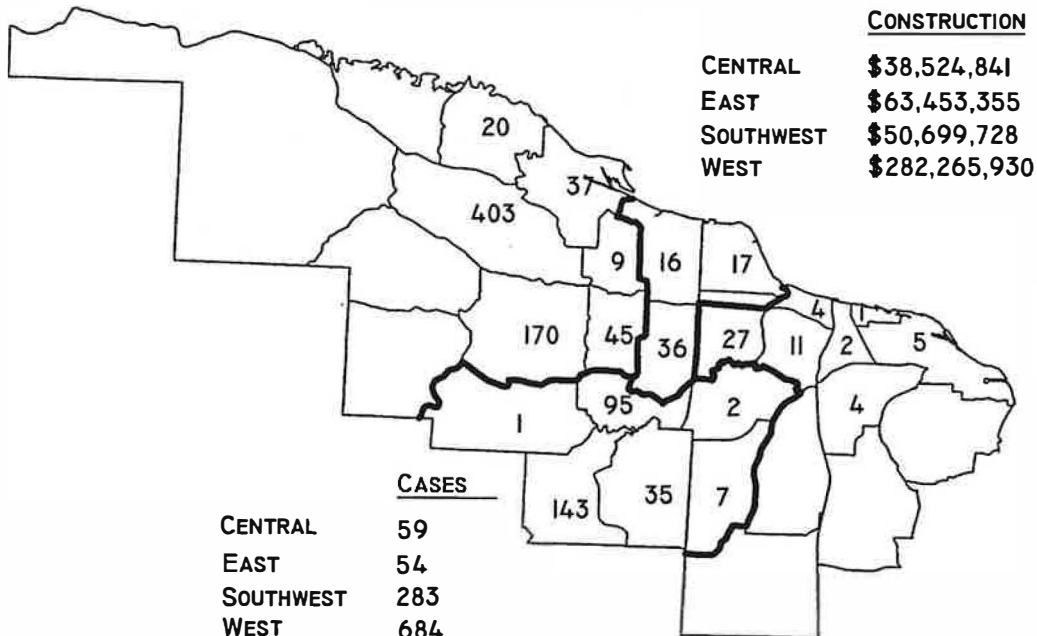
During 2005 the total number of new construction permits issued increased by 131 (12.1%) over the number of permits issued in 2004. In 2005 there were 1080 permits issued for a total of \$434,943,854 construction dollars. While the number of industrial permits decreased 25 percent, the amount of area added increased 13.6 percent. There were 6 permits issued for a total of 128,585 square feet. The office activity also declined by a quarter 24.1 percent, 22 permits, however the area added increased 3.7 percent to 281,541 square feet. The number of commercial permits increased 28.1 percent with an increase of 28 percent in the added area, some 677,554 square feet added.

New single-family unit construction increased by 21.3% (170 units) from 2004 construction permits issued. The total number added during 2005 was 967 units with an average construction cost of \$257,993. This is a 1.4% decrease over 2004 average construction value. During 2004 there were 797 permits issued for an average construction cost of \$261,633. For 2005, 65.8% of the new housing starts were in the west sub-area. Three hundred ninety-four permits (40.7%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Ellis Mountain District also in the west sub-area, with 164 permits or 17%. The 2005 level of single-family units was the highest since 1972 and only the seventh year ever to surpass 900 units in one year.

Permits for Multifamily fell significantly some 61 percent to 30 permits from 77 in 2004. Likewise the number of units added fell 72 percent to 300 units from 1100 units. There were only two large multi-unit developments, a 98 unit condo Downtown and a 91 unit retirement mid-rise in John Barrow.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

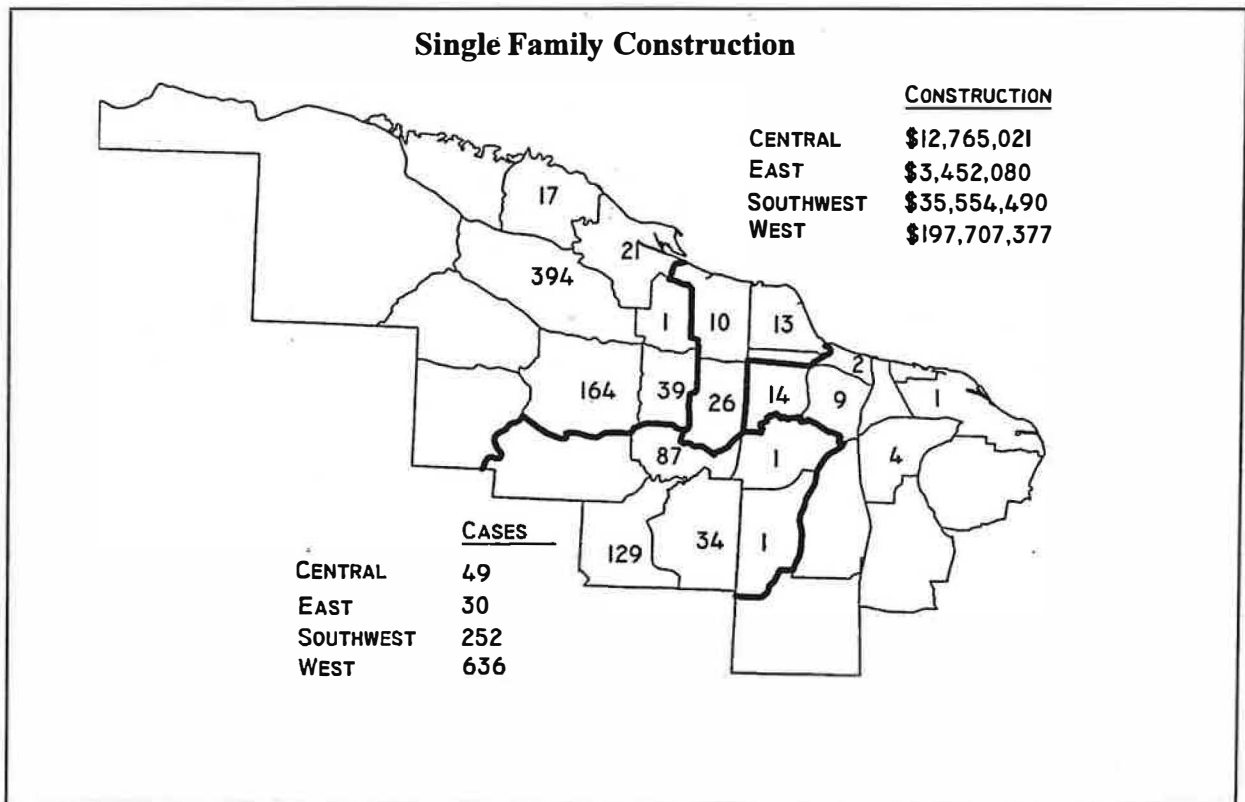
Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	13	371,373	2	7114	0	0	0
2	3	47,195	4	28,068	0	0	1
3	0	0	1	321	0	0	1
4	2	7489	1	1729	0	0	1
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1
7	0	0	1	720	1	12,000	0
8	0	0	1	114,250	0	0	0
9	1	3200	0	0	1	7680	1
10	2	11,200	1	11,161	0	0	3
11	2	14,670	1	30,210	0	0	2
12	6	122,253	1	672	0	0	1
13	0	0	0	0	0	0	1
14	4	13,200	0	0	0	0	2
15	1	2557	0	0	0	0	0
16	5	41,548	3	24,608	0	0	1
17	0	0	1	6830	0	0	0
18	1	5856	1	4078	0	0	4
19	1	37,013	2	25,812	0	0	1
20	0	0	2	25,968	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	4	108,905	0
26	0	0	0	0	0	0	0
	41	677,554	22	281,541	6	128,585	20

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
	East	Central	S-west	West
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%



Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	4	12	4	1	21
2	0	0	0	0	1	1
3	1	7	1	1	0	10
4	2	4	6	1	0	13
5	0	0	2	0	0	2
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	2	3	4	9
9	0	0	0	0	14	14
10	0	0	0	10	16	26
11	0	0	1	29	9	39
12	0	0	10	55	22	87
13	0	0	0	0	1	1
14	0	0	0	1	0	1
15	0	0	0	31	3	34
16	0	0	3	124	2	129
17	0	0	0	0	0	0
18	0	4	98	60	2	164
19.1	32	77	148	16	0	273
19.2	1	9	93	18	0	121
20	1	6	10	0	0	17
24	0	0	0	1	3	4
25	0	0	0	0	1	1
Total	37	111	386	354	79	967

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2005 reinvestment totaled almost of \$27.1 million dollars. The east sub-area had the greatest number of permitted projects issued in 2005 with 374 (37.7% of all the projects for 2005).

The central and east sub-areas accounted for 69.5% of the permits were issued. With approximately \$18.7 million of the \$27.1 million dollars (or 69.1%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 52% of all reinvestment occurred in the central sub-area.

The east sub-area accounts for 46.7% of the permits for renovations and 38.6% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 27.1%, however this sub-area had the greatest number of dollars spent (38.6 % or \$5.8 million). The southwest and west sub-areas permit levels were 12.7% and 13.6% respectively. The west sub-area accounted for over a quarter of the dollars (\$3.9 million), almost as much as in the east sub-area with \$4 million.

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2004, there were less than a dozen of these. In the Downtown Planning District permits to 'finish-out' condominiums are included with the multifamily renovation figure for the third year.

Multi-Family Renovations

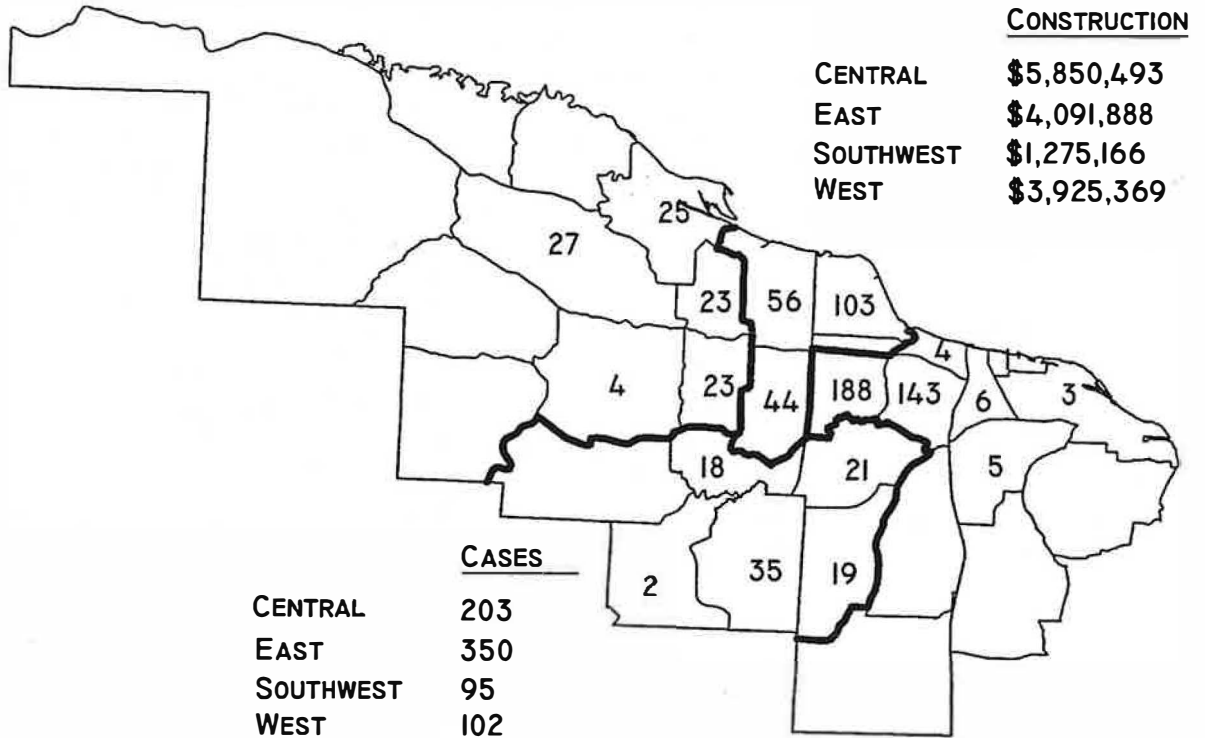
The area, which experienced the largest number of permitted projects and dollars spent was the west sub-area, 45% of the permits (72) and 64% of the dollars (\$4.2 million). Just under two million dollars was spent in the east sub-area, \$1.7 million with 28.8% of the permits. The central sub-area had the least permits 10 percent (16) with a value of \$463,080. The least number of dollars was spent in the southwest sub-area, \$137,385 with 16 permits.

Single-Family Additions

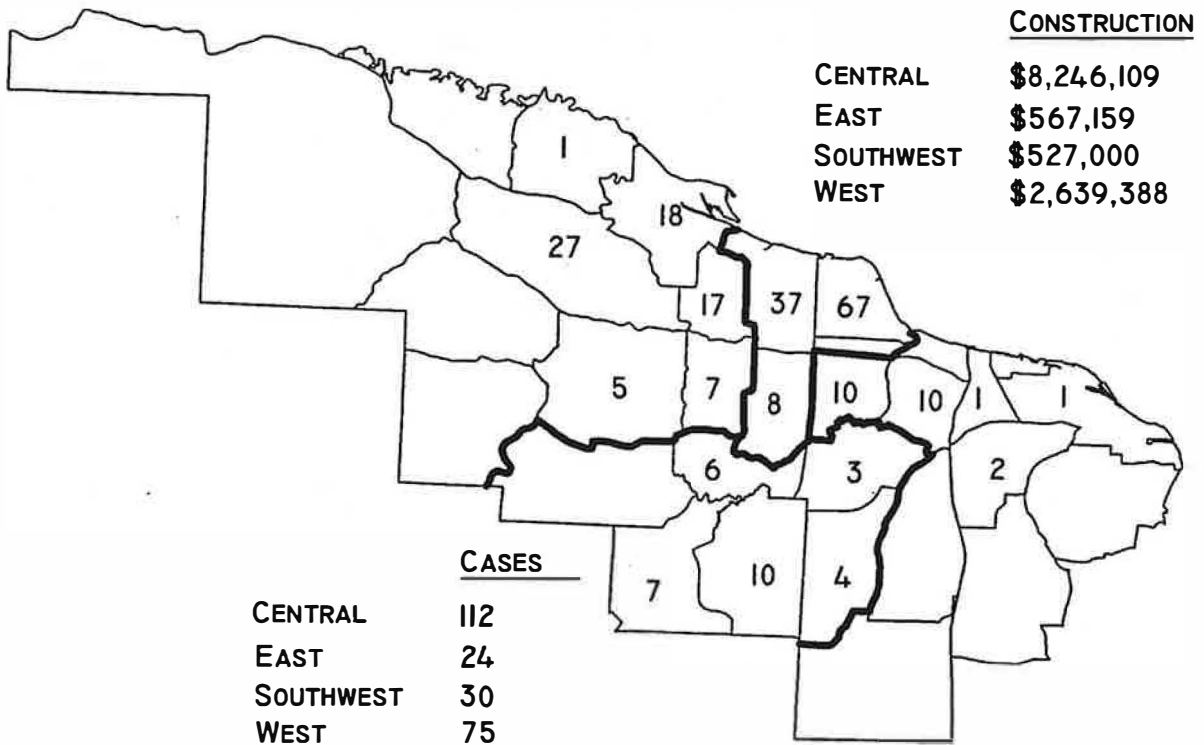
Single-family additions were concentrated in the central sub-area. Citywide 241 permits were issued for a total of \$11,979,656. The central sub-area accounted for 68.8% (\$8,246,109) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (67 permits and \$6,232,252). In the west sub-area 75 permits were issued for \$2,639,388. The Chenal Districts accounted for 25 with the River Mountain and Rodney Parham Districts accounting for 18 and 17 respectively. The values were \$136,976 in the Chenal District and \$1,128,276 and \$461,046 respectively for the River Mountain and Rodney Parham Districts. Overall the average value of permits issued for additions decreased by 20% or \$12,315.

Residential Renovations/Additions

Single Family Renovations



Single Family Additions



Demolition Activity

Single Family Unit Change

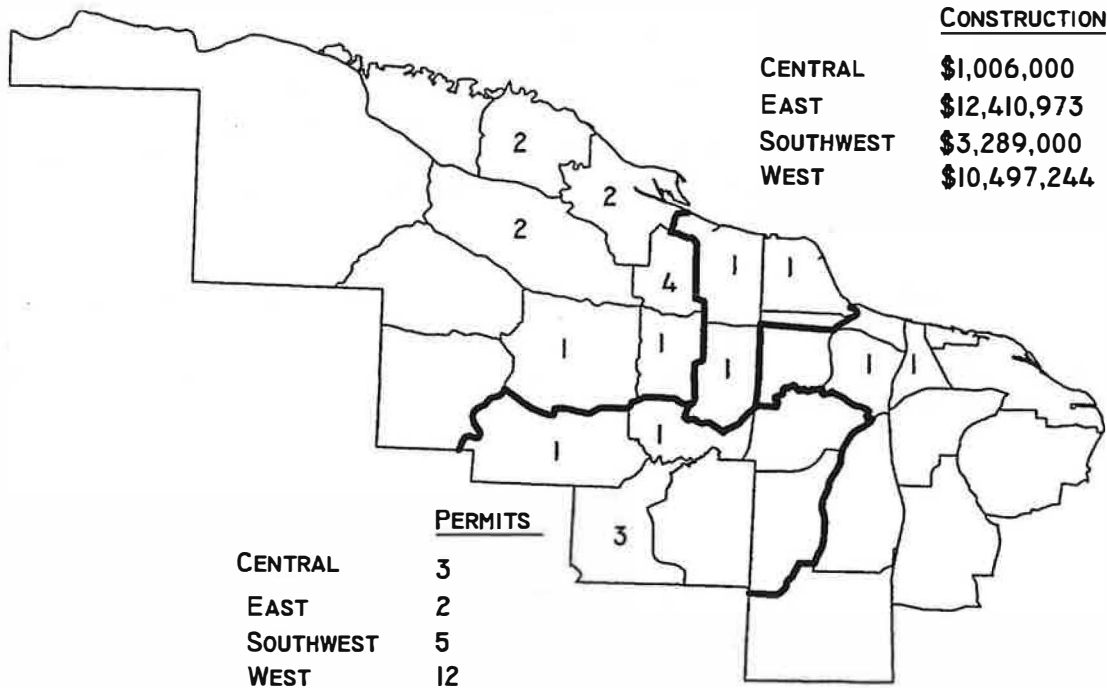
Sub-Area	Units Added	Units Demo	Net
West	636	24	612
Central	49	20	29
Southwest	252	11	241
East	30	80	-50

Single-Family Units Removed

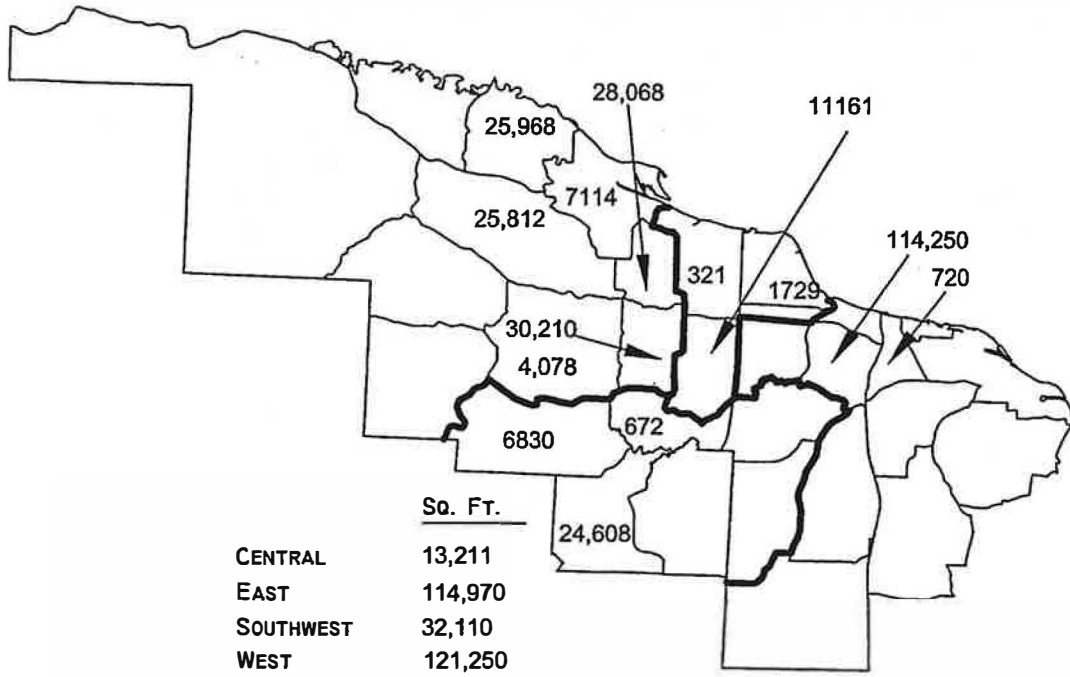
Planning District	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
1	1	1	0	2	1	2	1	2	0	3	13	26
2	0	0	3	0	1	0	0	0	0	1	0	5
3	3	0	3	1	2	1	0	0	0	4	5	19
4	2	4	12	8	11	10	13	6	20	12	12	110
5	2	4	3	7	20	5	0	1	1	2	1	46
6	7	14	5	5	3	25	21	8	3	8	3	102
7	8	6	6	5	3	17	1	3	0	3	14	66
8	52	49	38	34	62	61	27	33	32	23	33	444
9	27	31	46	28	24	30	29	23	27	23	27	315
10	5	5	1	2	5	8	5	3	3	6	3	46
11	0	8	1	1	0	2	1	2	2	1	4	22
12	4	2	0	0	3	0	3	1	1	2	1	17
13	0	1	2	2	1	2	0	0	0	1	3	12
14	3	2	2	1	1	10	3	2	0	4	2	30
15	11	1	3	1	3	0	2	3	2	4	4	34
16	2	2	1	0	1	0	1	4	1	1	1	14
17	0	0	0	0	0	0	0	0	0	0	0	0
18	1	0	1	0	0	0	0	1	1	2	5	11
19	3	0	2	1	0	2	0	0	0	3	2	13
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	1	0	0	0	0	0	0	0	1
24	1	1	2	0	0	1	2	1	2	0	1	11
25	0	1	3	2	1	2	0	0	1	0	1	11
Total	132	132	134	101	142	178	109	93	96	103	135	1349

Office Activity

New Office Activity



New Office Activity



Commercial Activity

The total of new commercial construction added in 2005 amounted to 677,554 square feet of commercial space. This represents an increase of 28% in square footage added from that in 2004. Construction values more than doubled from 2004. In 2004, \$34,259,001 construction dollars were permitted compared to \$71,665,809 in 2005. The number of projects permitted increased 40.6% from that in 2004 (45 projects versus 32 projects in 2004). These figures indicate an overall increase in 2005, not only more commercial projects but larger in size and significantly higher in construction value.

There was one permit over 100,000 square feet – Parisians at 120,192. However three other permits are part of this same development on Cantrell at Pleasant Ridge, for a total of 206, 588 square feet of retail space. Four of the remaining permits (over 20,000) for a total of 116,105 square feet are for new retail centers (shell space). Three of these four are in the west sub-area near the Pinnacle Valley-Cantrell Road intersection. Of the remaining four large projects, three are motels. Two are at the Colonel Glenn Road – I-430 interchange and the other is on Markham at I-430. The final large project is a ford dealership, which is moving from Markham and Shackelford Drive to Chenal Parkway and Wellington Hills Road.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Parisians	11525 Cantrell Road	west	120,192
Holiday Inn Express	4900 Talley Road	southwest	52,038
Candlewood Hotel	10520 W. Markham	west	46,408
Value Place (motel)	21 Remington Drive	southwest	42,690
retail 'shell building'	11415 Cantrell Road	west	39,400
W J Smith Motors	15400 Chenal Parkway	west	37,013
Dennis properties	11521 Stagecoach Road	southwest	35,688
retail 'shell building'	14300 Cantrell Road	west	30,000
retail 'shell building'	11415 Cantrell Road	west	26,171
Pinnacle Creek	14810 Cantrell Road	west	25,663
Pinnacle Station	14524 Cantrell Road	west	24,754
The Fresh Market	11415 Cantrell Road	west	20,825

Commercial Vacancy Rate

The occupancy rate information provided is based on 2005 data furnished by *Arkansas Business Lease Guide 2005*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. The regional occupancy rate improved to 88.5% in 2005 from 85.5% in 2004. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

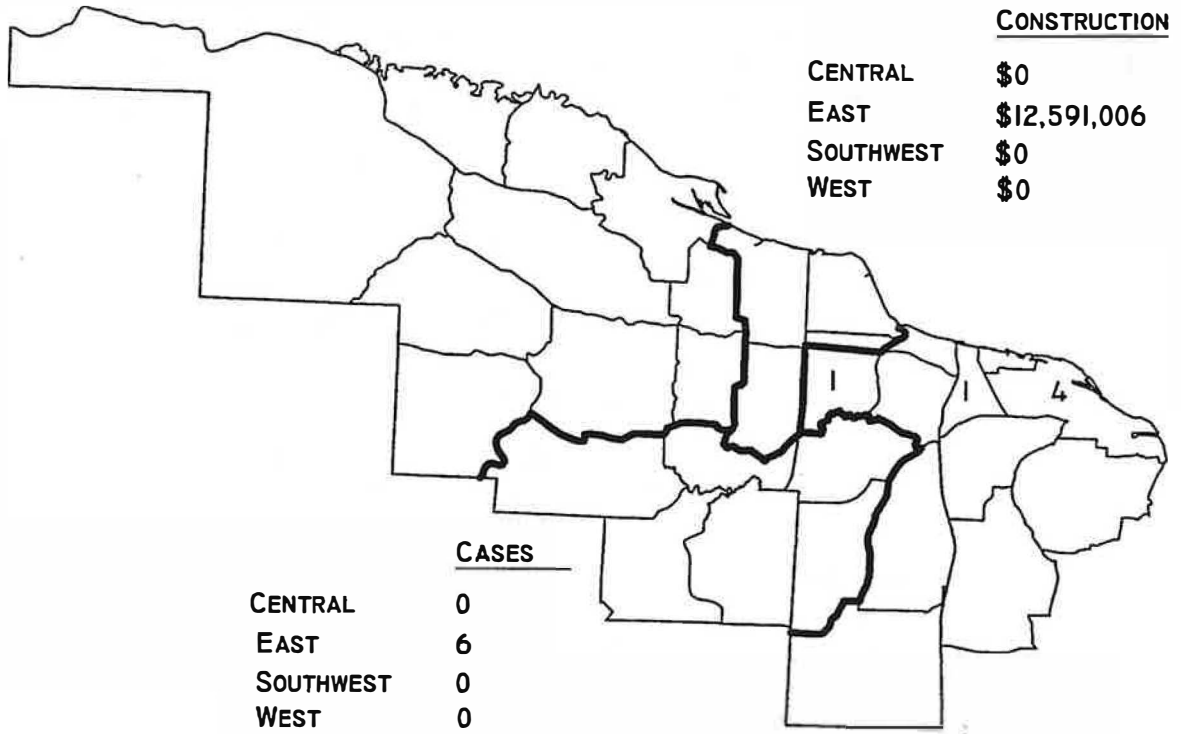
Sub-area	Total Leasable Space	Average Occupancy Rate
East	730,284	74.3%
Central	2,082,469	78.6%
Southwest	450,324	84.7%
West	3,441,679	81.6%

The southwest sub-area had a major increase in square feet reporting, with a health occupancy rate of 84.7% rather than 57.8%. Together this is a very positive improvement for the sub-area. In addition the southwest sub-area had the highest occupancy rate. The east sub-area reported less area (only three-quarters) with an occupancy rate falling four percentage points. The east sub-area had the worst occupancy rate. The central sub-area reported slightly less area (3.7%) with a one percentage point decrease in occupancy. The central sub-area basically had a no change condition with rates just under 80%. The west sub-area reported more than 25 percent more area in 2005. However the occupancy rate fell six percentage points to 81.6%. The east sub-area continues to be weak with 74 to 78 percent occupancy rates. With rates only in the low eighty percentile for the other sub-areas.

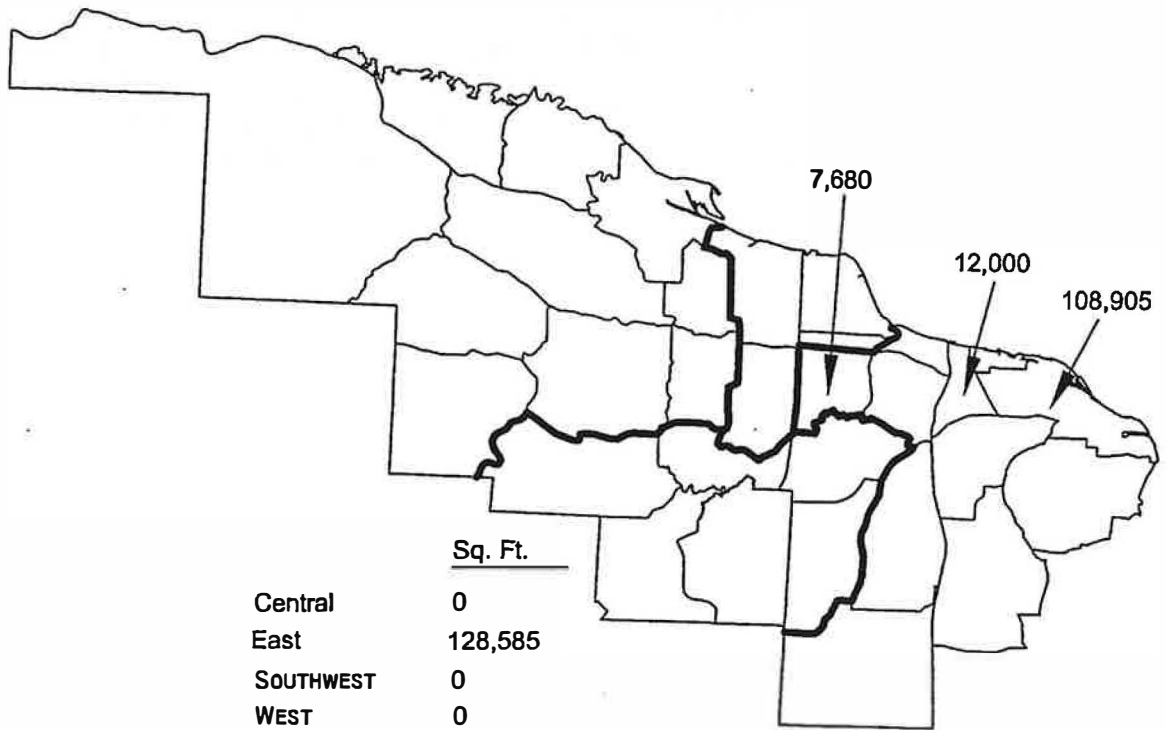
The central and west sub-areas continue to have most of the retail – approximately 82.4 percent. Therefore, the changes in these two sub-areas will guide the numbers for the City as a whole. The most interesting change reported by this year's figures is the vast improvement in the southwest sub-area while significantly increasing the area reported. The east sub-area appears to be weakening after several years of increases.

Industrial Activity

New Industrial Activity



New Industrial Activity



Annexation Activity

The City accepted five annexations, totaling 47.49 acres in 2005. Two of the annexations were just over 19 acres in size. The Diamond Annexation is two vacant tracts along Crystal Valley Road, just north of Stagecoach Road in the Crystal Valley Planning District. Some 78 single-family home sites have been proposed for this land. The second is the Meuwly Annexation along Highway 10 in the Pinnacle Planning District. This partially closed an existing 'island'. The annexation area is not developed. The applicant proposes to expand the private school just east of the site on the land.

The Rock Haven Annexation includes just less than 6 acres. It is in the Ellis Mountain Planning District, located west of Kirby Road just north of Kanis Road. The property is currently undeveloped. Planning Commission has approved a proposal to construct 22 zero lot-line homes on this land.

The remaining two annexations were between one and two acres in size. The Little Rock Wastewater Utility Pump Station is a developed piece of land used by the Wastewater Utility to pump sewage for treatment. The Hughes Annexation is a single home annexed to provide sewer service, when their existing septic system failed. This home is part of an 'island', thus reducing the size of one of the four 'islands' currently within the City.

With the acceptance of these areas, the current city limits of Little Rock expanded to 119.55 square miles. This is an increase of approximately 0.06% from 2004, 1.32% from 2000 and 11.86% from 1990 in total square miles of the City. Areas presented in the table are based on the area generated using legal descriptions for each area.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55

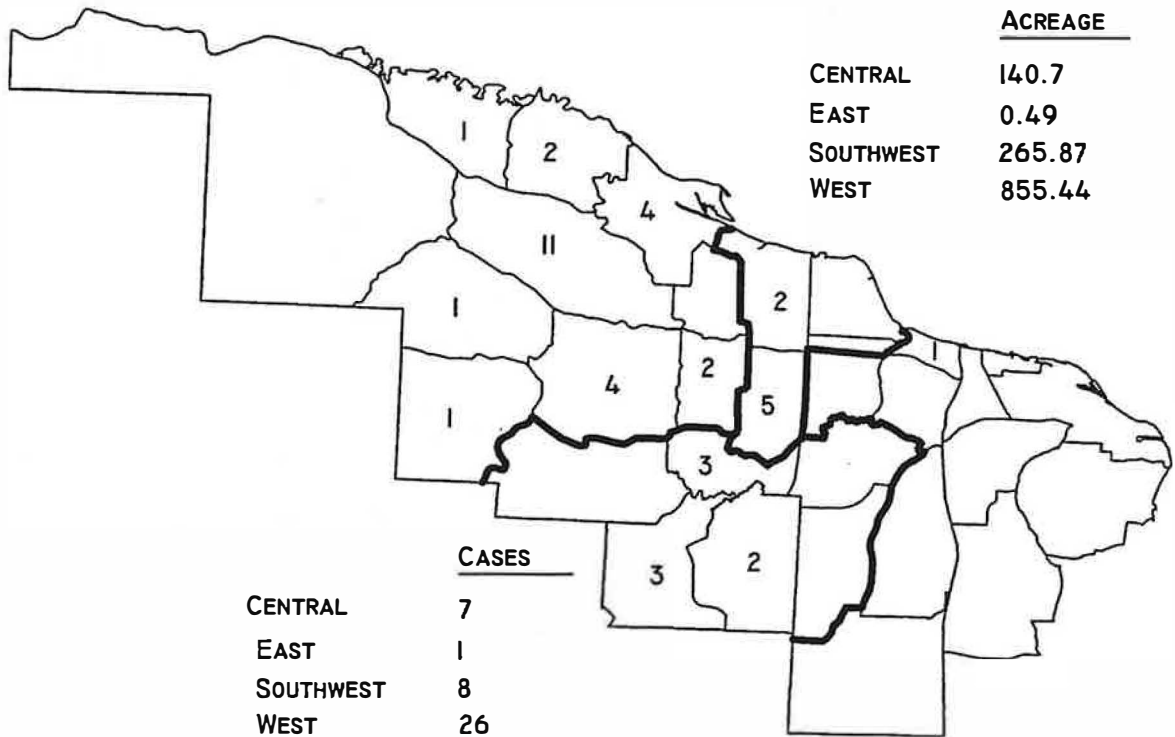
When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 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 get some city service.

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1			1	6.3					3	23.2	18
3	1	0.3							1	38	35
5	1	0.49									
10									5	102.4	307
11									2	28.49	107
12	1	30.57							2 *	71.67	227
15									2	41.71	90
16					1	54.3			2	67.62	231
18	1	12.55	1	13.9					2	427.43	857
19	3	72.2	1	3.22					7	204.71	450
20	1	23.41	1	28.12							
21									1	4.54	2
22									1	3.91	2
29									1	3.46	2
Total	8	139.52	4	51.54	1	54.3	0	0	29	1017.14	2328

*platted twice, second plat added more area and lots

Approved Preliminary Plats



Zoning Activity

In 2005, twenty-two rezoning cases were filed with the City. Of these, fifteen cases were approved for reclassification. The approval rate was 68 percent. This is a 48.3 percent drop in the number of approved cases from 2004. The number of cases declined from 29 to 15, with an area reduction of 61.3 percent from 226.99 acres in 2004. There was a slight concentration of cases in the west sub-area with 40 percent of the cases. The other three sub-areas experienced two to four cases each.

The majority of the cases (66.7%) were reclassifications to either commercial or office. Ten of the fifteen cases were either commercial or office. Only three of the ten cases were in the west sub-area, though 40% of all the cases were in this sub-area.

Over half the area reclassified land was in just two cases. Both of which were in the I-430 Planning District. These rezonings were to multifamily and account for 57.8 percent of all the land reclassified in 2005. As a result of the two multifamily cases, the west sub-area accounts for 61.3 percent of the acreage reclassified in 2005. And multifamily use accounts for 53.1% of the land reclassified.

Planned Zoning District (PZD) activity remained steady with a slight increase from 2004, increasing 5 approved cases (71 to 76 cases). During 2004, 71 cases were approved as PZD's for a total of 460.6 acres. During 2005 there were 76 cases and 567.4 acres approved. This is an increase of seven percent in the number of cases and 23.2% in the area involved.

The west sub-area each captured 52.6% of the approved PZD cases of the City. The other three sub-areas had between 11 and 13 cases. This represents 17.1% of the cases in the central sub-area, 15.8% in the east and 14.5% in the southwest. While the southwest sub-area accounted for the least cases, it had over a quarter of all the area reclassified using the PZD process. Acreage distribution by percentage indicates the west sub-area accounted for almost 67.6%, southwest sub-area 27.9%, the east sub-area 3% and the central sub-area 1.5%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2005 there was a slight decline (excluding the two city rezoning initiatives) in both cases and area reclassified. Figures show a decrease of nine percent in cases from 100 to 91 and a 4.7% decrease in area reclassified from 687.56 to 655.11 acres.

The table and map of rezoning and PZD approved cases show the areas most likely to develop in 2006 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

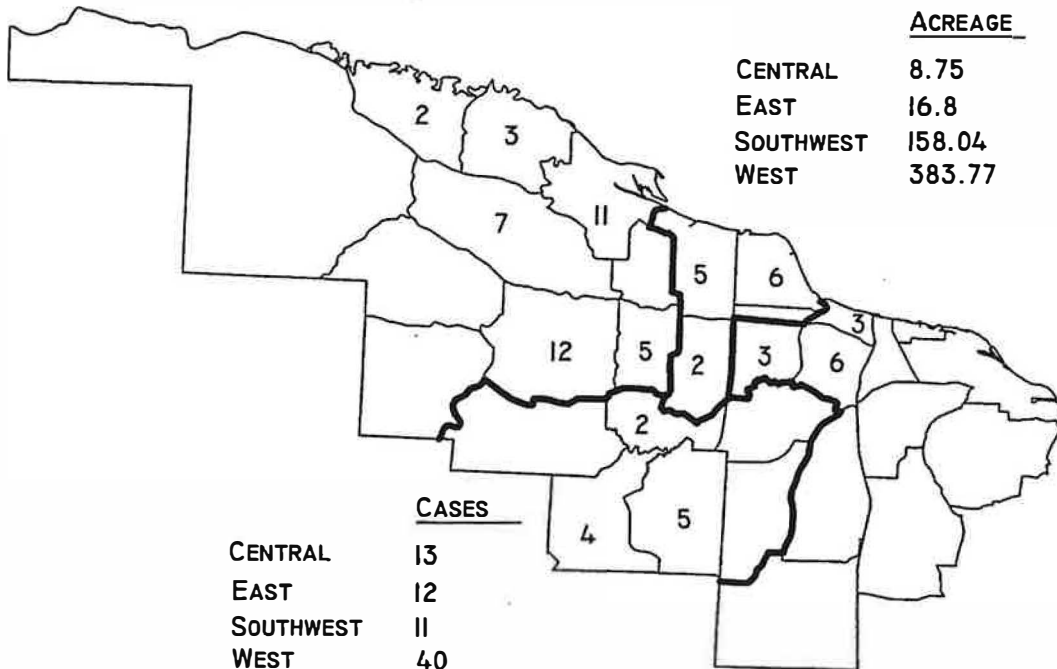
Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area where 50.5% of the cases occurred and 66.8% of the area was located in 2005. Based on reclassification activity some future growth or redevelopment is likely in each of the other sub-areas but none close to the intensity of the west sub-area.

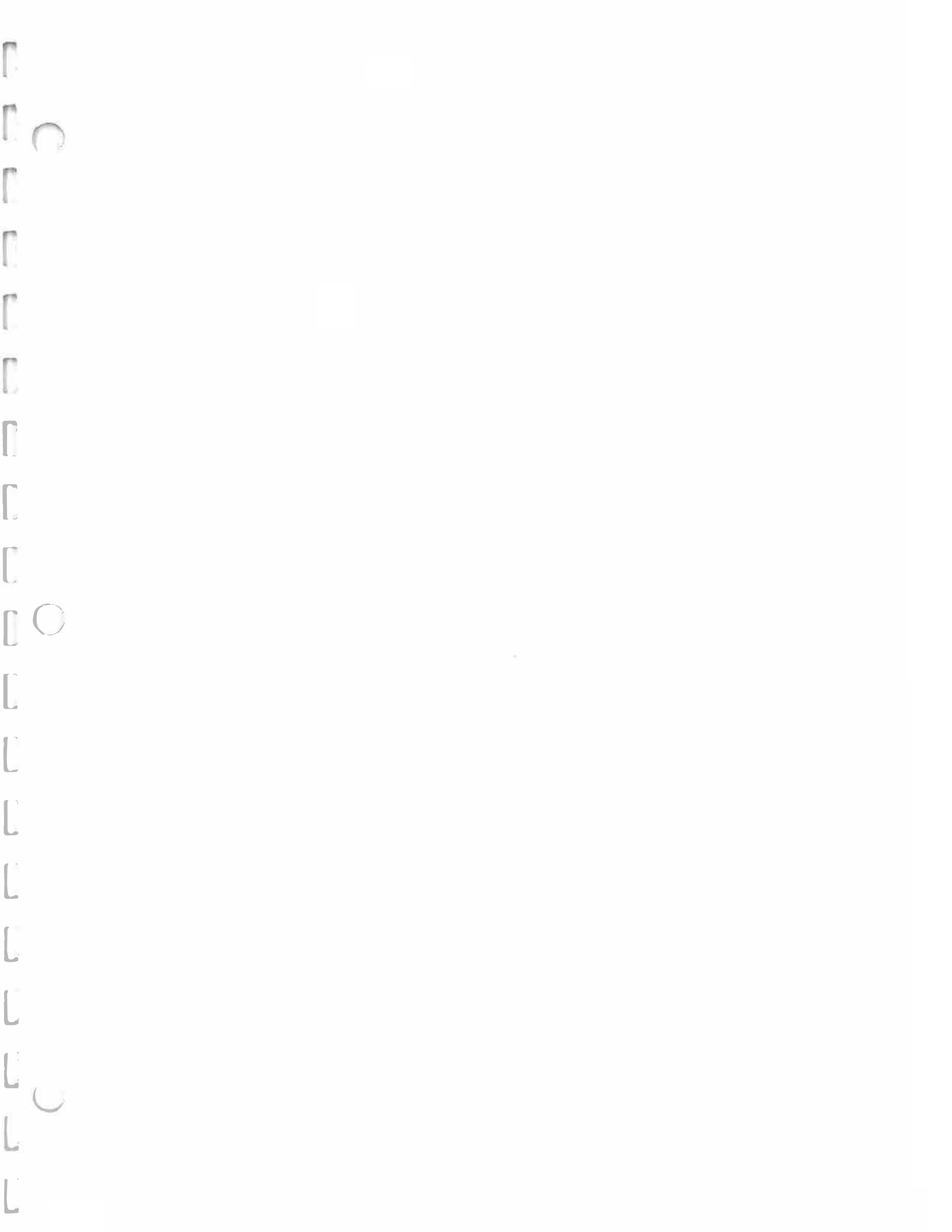
Zoning Activity

PZD Activity

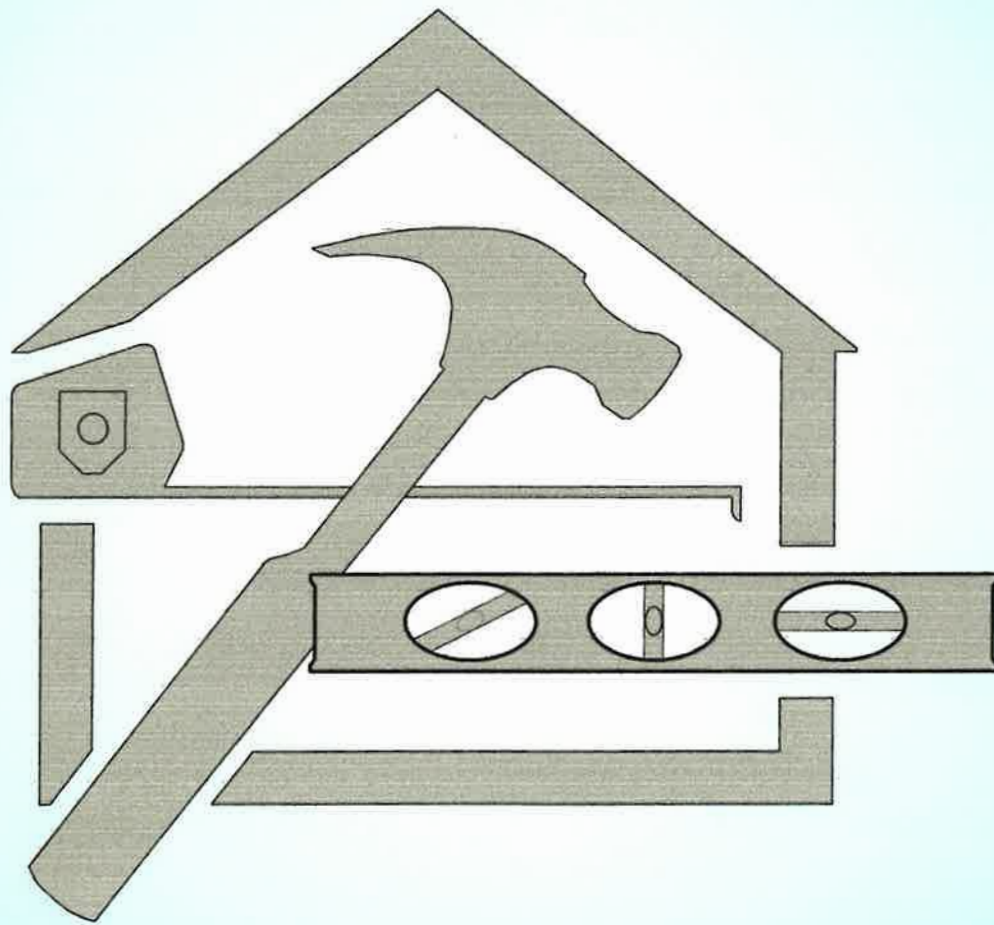
Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	4	6.44	4	15.71			3	32.48
3	1	0.64	1	0.25			3	2.07
4			3	2.00			3	2.21
5			1	3.58			2	1.40
8			1	0.17			5	1.23
9	1	5.01	1	4.58			1	0.83
10			2	1.58				
11	4	110.24	1	0.19				
12			2	11.88				
15	3	36.24	1	0.25			1	2.1
16	4	107.57						
18	5	34.66	3	39.92			4	42.36
19	4	13.06	1	3.4			2	6.35
20	2	39.7					1	33
29	1	5.1	1	1.16				
Total	29	358.66	22	84.67	0	0	25	124.03

Approved PZD's





Annual Urban Development Report



**Planning
Building Codes
Zoning and Subdivision**

2006

Board of Directors - 2006

Mayor	Jim Dailey
Ward 1	Johnnie Pugh
Ward 2	Willie Hinton
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Genevieve Stewart
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Barbara Graves
Position 10	Joan Adcock

Board of Adjustment – 2006

Andrew Francis – Chairman
Terry Burruss – Vice Chair
Fletcher Henson
Debra Harris
David Wilbourn

City Beautiful Commission - 2006

Lynn Mittelstaedt Warren – Chairperson
Jan Baker
John Beneke
Cita Cobb
Jan Barlett Hicks
Amy Ivey
Troy Laha
Ross Piazza
Mary Jane Rebick
Karol Zoeller

Midtown Advisory Board - 2006

Craig Berry – Chairperson
Alicia Cooper
John Kincaid
Baker Kurrus
Melinda Martin
Scott Mosley
Robert Stebbins

Planning Commission - 2006

Robert Stebbins – Chairperson
Chauncey Taylor – Vice Chair
Pam Adcock
Fred Allen, Jr.
Lucas Hargraves
Troy Laha
Gary Langlais
Jerry Meyer
Mizan Rahman
Darrin Williams
Jeff Yates

River Market Design Review Committee - 2006

Tim Heiple -Chairman
Jim Jackson
Shannon Jeffery-Light
Frank Porbeck
Ann Wait

Construction Board of Adjustment and Appeal -2006

Rob Seay - Chairperson
Danny Bennett
Terry Burruss
H. James Engstrom
Robert Merriott
Isaac Ross
Clyde Smith

Historic District Commission - 2006

Carolyn Newbern – Chairperson
Susan Bell
Marshall Peters
Joe Serebrov
Kay Tatum
Wesley Walls



City of Little Rock

Department of Planning and Development

723 West Markham Street

Little Rock, Arkansas 72201-1334

Phone: (501) 371-4790 Fax: (501) 399-3435 or 371-6863

Planning Zoning and Subdivision

February 7, 2007

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 AM. The division collected over \$2,600,000 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 staff 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. 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.

Contained in this Annual Report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2007.

Sincerely,

Tony Bozynski, Director
Planning & Development

Table of Contents

Building Codes Division Summary	1
Zoning and Subdivision Summary	5
Planning Division Summary	9
Urban Development Data	
Development Activity Summary	15
Population Estimates	16
Construction Activity	17
Residential Activity	20
Housing Construction Values	22
Residential Additions and Renovation Activity	24
Demolition Activity	27
Office Activity	29
Commercial Activity	32
Industrial Activity	35
Annexation Activity	38
Subdivision Activity	39
Zoning Activity	42

Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2006	2005	2004	2003
Permits Issued	4,694	5,330	5,032	4,432
Inspections	5,611	6,481	5,969	5,462
Violations	1,410	1,408	1,473	1,083
Fees	\$1,316,342	\$1,263,750	\$1,098,920	\$1,034,294
Plumbing				
	2006	2005	2004	2003
Permits Issued	3,874	4,137	3,767	3,692
Inspections	6,943	7,202	6,528	6,322
Violations	826	804	862	930
Fees	\$460,336	\$465,530	\$415,008	\$358,360
Electrical				
	2006	2005	2004	2003
Permits Issued	3,386	3,993	3,189	2,972
Inspections	8,356	9,547	7,770	6,851
Violations	1,588	2,006	1,540	1,211
Fees	\$478,744	\$570,173	\$382,012	\$389,049
Mechanical				
	2006	2005	2004	2003
Permits Issued	2,048	2,258	1,789	1,690
Inspections	3,896	4,179	3,825	3,460
Violations	757	795	636	536
Fees	\$395,436	\$393,981	\$346,653	\$347,904

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

Building Codes Highlights

During 2006 the Building Codes Division collected over \$2,600,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker and Chuck Givens were selected to serve on several key committees with national code organizations. The Division also celebrated International Building Safety and Customer Appreciation week during April.

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 debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The 2006 International Fire, Building, Residential, Fuel Gas, Existing Building and Maintenance Codes were adopted. The Division also participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues.

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.

	2006	2005	2004	2003	2002	2001	2000
Building Plans Reviewed	1147	1368	1495	1366	1533	1536	1773
Construction B.O.A.	1	0	0	0	1	1	1
Electrical Exams	12	6	12	21	54	11	21
Franchise Permits	28	26	31	34	22	26	28

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.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

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.

2006 Sign Code Statistics

Sign permits brought in \$32,292 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

738 Sign Permits Issued
6088 Sign Inspections and Re-inspections

In 2007, 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.

Zoning and Subdivision Division

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 2006, the Division and the Planning Commission reviewed 13 Subdivision Site Plans, with 11 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 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 2006, the Commission reviewed 52 Conditional Use Permit applications. Of these, the Commission approved 43 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2006, the Board heard a total of 111 cases. Of the 111 requests, 99 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine (9) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard six such appeal cases in 2006.

Rezoning, Special Use Permits and Right-of-Way Abandonments

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 2006, the Planning Commission reviewed 30 rezoning requests, 8 special use permit requests and 17 proposed right-of-way abandonment requests.

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 2006, Staff reviewed 50 preliminary plats and 91 final plats.

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. The division staff reviews reclassification requests, certificates of appropriateness, and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. 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 2006 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 any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 41 requests for Plan changes in 2006. Of these, the Planning Commission forwarded fifteen to the Board of Directors.

Special Planning Efforts

The Division Planners worked on several special efforts. Staff completed a Land Use review of the Kanis Road corridor from Chenal Parkway west to Stewart Road. This planning effort was enlarged to the north and east due to filed land use plan amendments. Staff worked with the Plans Committee to develop a package of changes for the Little Rock Planning Commission.

Boards and Commissions Supported

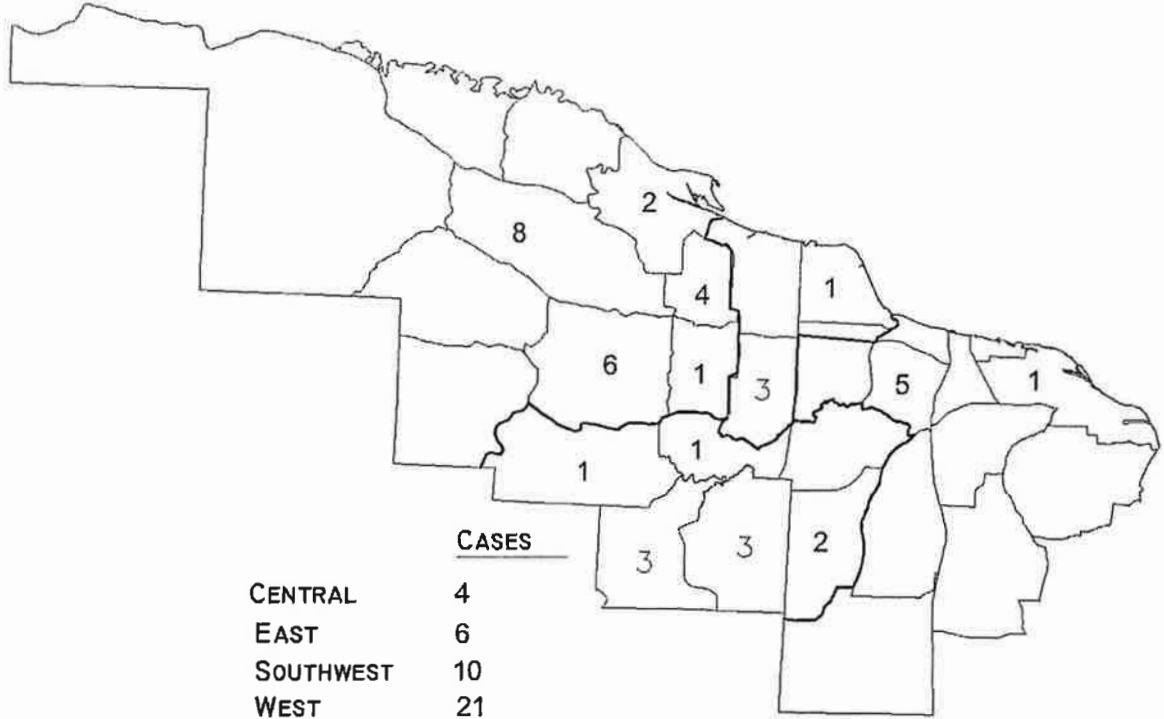
The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2006, the Commission reviewed 9 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications the Historic Commission approved all nine requests for COAs within the McArthur Park Historic District.

The Midtown Redevelopment Advisory Board working with a consultant developed and approved a 'Statement of Expectations' for the area. The Board has developed contacts with major property owners in the District and met with the Simon Group (University Mall), CDL (Park Plaza) and others on plans for the area. A final worktask for 2006 is the re-write of the midtown overlay district.

Planning Division

Future Land Use Plan Amendments



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 2006 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. 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 2006.

Thirty 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	Height/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

Development Activity Summary

Population Estimate

192,530 persons 2006 population estimate

New Construction

894 permits; down 17.2% from 1080 in 2005

Single-Family Housing

810 units; down 16.2% from 967 units in 2005
\$245,606 avg.; down 4.8% from \$257,993 in 2005

Multi-Family Housing

15 units; down 95% from 300 units in 2005

Residential Renovations/Additions

1185 permits; up 2.9% from 1141 in 2005
\$48,661,450 construction dollars; up 44.6% from \$33,641,683 in 2005

Demolitions

167 residential units; up 20.1% from 139 in 2005

Office

159,135 square feet; down 43.5% from 281,541 in 2005
\$23,716,810 construction dollars; down 12.8% from \$27,203,217 in 2005

Commercial

478,592 square feet; down 29.4% from 677,554 in 2005
\$32,646,539 construction dollars; down 54.5% from \$71,665,809 in 2005

Industrial

115,919 square feet; down 9.8% from 128,585 in 2005
\$7,591,799 construction dollars; down 39.7% from \$12,591,006 in 2005

Annexations

One annexation for 9.94 acres, compared to five annexations totaling 47.49 acres in 2005

Preliminary Plats

1327 residential lots; down 43 % from 2328 lots in 2005
995.84 total acres; down 21.1 % from 1262.5 acres in 2005

Final Plats

91 cases; down 19.5% from 113 cases in 2005
470.09 acres; down 43% from 824.69 acres in 2005

Rezoning

31 cases; up 106.7 % from 15 cases in 2005
150.14 acres; up 71.2 % from 87.71 acres in 2005

PZD's

71 cases; down 6.5 % from 76 cases in 2005
406.27 acres; down 28.4 % from 567.4 acres in 2005

Construction Activity

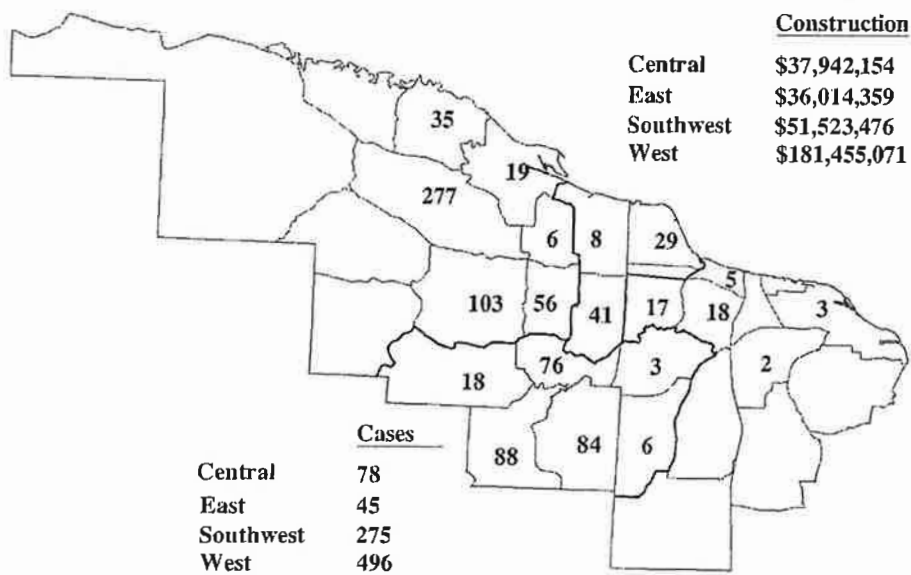
During 2006 the total number of new construction permits issued declined by 186 (17.2%) over the number of permits issued in 2005. In 2006 there were 894 permits issued for a total of \$306,935,060 construction dollars. Permits for non-residential projects declined 13.5 percent from 89 to 77 permits. The number of commercial permits dropped 34 percent to 27 permits with the area added dropping over 29 percent to 478,592 square feet. Office permits likewise dropped 22.7 percent with an area of 159,135 square feet or 43.5 percent less area added in 2006 than in 2005. For industrial, there was an increase of one permit to seven, but a drop of almost 10 percent in area added (115,919 square feet). There was a 30 percent increase in the number of Public/quasi-public projects permitted increasing to 26 projects.

New single-family unit construction decreased by 16.2% (157 units) from 2005 construction permits issued. 810 units were added in 2006 with an average construction cost of \$245,606. The west sub-area continued to dominate the market with 57.5 percent of the new units. The Chenal District leads the way with 273 units or 33.7 percent of all new homes. The southwest sub-area did increase its share of the new home market, rising to 31.7 percent of all new homes. Three of the five districts adding more than 70 homes were located in the southwest sub-area.

Permits for Multifamily almost stopped in 2006 with only seven permits and 15 units added. This is a one-year drop of 77 percent in permits and 95 percent drop in units. All these projects were duplexes or triplexes. In addition to the new construction, over 60 units were permitted in two projects to convert office space to condos in downtown Little Rock.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

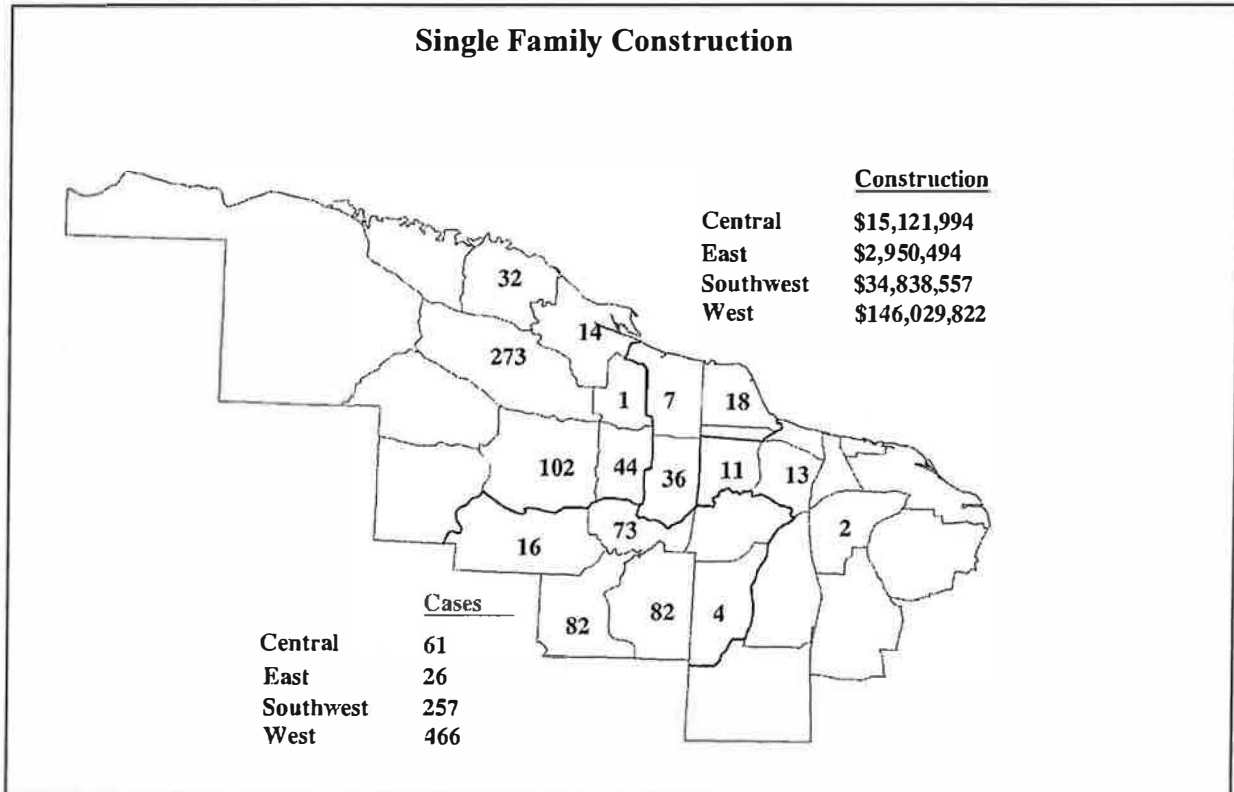
Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	1	1664	2	18,020	0	0	1
2	3	23,461	0	0	0	0	2
3	1	3776	0	0	0	0	0
4	5	95,153	4	64,600	0	0	1
5	1	1750	0	0	0	0	4
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	0	0	0	0	1	11,250	2
9	4	15,137	0	0	0	0	2
10	0	0	0	0	0	0	2
11	5	133,086	4	45,640	0	0	3
12	2	72,350	0	0	1	8000	0
13	1	9180	1	110	0	0	1
14	0	0	0	0	1	15,024	1
15	1	7200	0	0	0	0	1
16	1	39,600	1	5978	2	43,920	2
17	0	0	1	9223	0	0	1
18	0	0	0	0	0	0	1
19	1	62,475	2	7004	0	0	1
20	0	0	2	8560	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	1	13,760	0	0	2	37,725	0
26	0	0	0	0	0	0	0
	27	478,592	17	159,135	7	115,919	26

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
	East	Central	S-west	West
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%



Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	2	12	0	0	14
2	0	1	0	0	0	1
3	1	2	3	1	0	7
4	3	6	9	0	0	18
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	1	8	4	13
9	0	0	0	3	8	11
10	0	0	5	24	7	36
11	0	0	1	40	3	44
12	0	0	10	60	3	73
13	0	0	0	0	0	0
14	0	0	0	3	1	4
15	0	0	1	63	18	82
16	0	0	7	75	0	82
17	0	0	0	16	0	16
18	0	3	46	53	0	102
19.1	23	51	103	9	0	186
19.2	2	14	67	4	0	87
20	1	4	17	10	0	32
24	0	0	0	1	1	2
25	0	0	0	0	0	0
Total	30	83	282	370	45	810

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	26	\$58,354	20	\$35,515	0	\$0
2	13	\$26,182	18	\$23,796	10	\$4,510
3	49	\$68,846	65	\$34,033	11	\$73,681
4	62	\$81,307	78	\$39,120	12	\$62,426
5	1	\$40,000	7	\$13,663	48	\$217,947
6	0	\$0	1	\$15,000	0	\$0
7	0	\$0	10	\$7,550	10	\$61,500
8	17	\$20,769	170	\$38,601	9	\$346,644
9	10	\$15,810	187	\$9,536	13	\$17,246
10	13	\$13,915	40	\$12,258	1	\$33,750
11	9	\$10,691	14	\$15,519	14	\$28,000
12	9	\$22,722	9	\$12,327	0	\$0
13	2	\$14,000	19	\$8,823	35	\$66,367
14	1	\$30,000	15	\$20,674	3	\$57,166
15	7	\$19,346	29	\$25,624	25	\$9,050
16	4	\$69,100	6	\$97,636	0	\$0
17	0	\$0	0	\$0	0	\$0
18	3	\$30,434	7	\$4,558	0	\$0
19.1	12	\$57,741	10	\$47,300	0	\$0
19.2	11	\$142,848	17	\$74,118	1	\$40,000
20	0	\$0	6	\$60,777	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	0	\$0	3	\$4,000	0	\$0
25	5	\$22,200	8	\$16,100	0	\$0
	254	\$55,251	739	\$21,870	182	\$104,019

Demolition Activity

The net change in residential units for 2006 was an increase of 658 residential units. The east sub-area experienced decreases in net units, all other sub-areas had positive change. Seven of the City's thirty planning districts experienced net losses of residential units during 2006. The West Little Rock, Downtown and I-630 Districts went from positive to negative in 2006. The Geyer Springs East District went from negative to positive growth in units. The East Little Rock, I-30, Central City and 65th Street East Districts were negative both years.

One duplex was removed, but the other 167 units lost in 2006 were single-family homes, with the I-630, East Little Rock and Central City Districts experiencing double-digit net loss in the number of housing units (29, 26 and 16 respectively).

Most of the loss in the West Little Rock District was due to the future expansion of the Anthony School, south of Ohio to Illinois, between Watt and Mississippi. In addition, a two-dozen homes were lost in the East Little Rock District to Airport expansion. The Central City and I-630 districts each lost close to over three-dozen homes. The loss of so many single-family homes may have negative impacts in the future, resulting in the deterioration of additional homes in the area. It should be noted an additional 60 units were permitted in the Downtown and Central City Districts as condo conversions of non-residential space.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	17	1	16
2 Rodney Parham	1	0	1
3 West Little Rock	7	13	-6
4 Heights/Hillcrest	20	19	1
5 Downtown	0	1	-1
6 East Little Rock	0	26	-26
7 I-30	0	3	-3
8 Central City	17	33	-16
9 I-630	11	40	-29
10 Boyle Park	42	7	35
11 I-430	44	1	43
12 65th Street West	73	5	68
13 65th Street East	0	1	-1
14 Geyer Springs E.	4	2	2
15 Geyer Springs W.	82	6	76
16 Otter Creek	82	3	79
17 Crystal Valley	16	0	16
18 Ellis Mountain	102	1	101
19.1 Chenal Valley	186	2	184
19.2 Chenal Ridge	87	3	84
20 Pinnacle	32	0	32
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	2	0	2
25 Port	0	0	0
Total	825	167	658

When reviewing the ten-year history of removed homes, two districts stand out – Central City and I-630. These two districts are averaging the annual removal of 42 and 32 units respectively and consistently have had net losses. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 73 percent of all units lost (122 of 167 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Office Activity

During 2006, the square footage of new office space added fell by 43.5% from 2005. The total square footage permitted in 2006 was 159,135. The number of permits issued decreased 22.7% (17 permits in 2006, 22 permits in 2005). In 2006, the total construction cost (\$23,716,810) a decrease of 12.8 percent.

The west sub-area accounted for most of office area added with 79,224 square feet or 49.8 percent. The west sub-area had the greatest number of permits with 10 (58.8%) and the highest value \$11,525,689. The east sub-area had no activity. The central sub-area had the next highest added area (40.6% of the area added in 2006) and the second highest value added with 43% (\$10,199,121) of the office dollars for new office space spent in the sub-area. The southwest sub-area added 15,311 square feet. The value of new office space was just under \$2 million spent in the southwest.

Only two buildings were permitted with over 25,000 square feet. The largest, a new medical office and clinic building on University Avenue north of H Street, has a total of 28,700 SF or 18 percent of all the added space. The second largest was a building was an office structure for Student Loan Fund of Arkansas. Both of these structures are in the Heights/Hillcrest District.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Medical Office Building	701 North University Ave	central	28,700
Student Loan Fund Office	1100 Autumn Road	central	27,540

Office Activity

Vacancy Rates are based on 2006 data furnished by *Arkansas Business – 2006 Office, Retail, Warehouse Leasing Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2006 Lease Guide* includes listings on 226 office properties within Little Rock. This is a decrease of eighteen from last year's report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

It should be noted that many small buildings only report when their vacancy rate is high, i.e. are not included in the survey when fully occupied or mostly occupied. The survey is used partially to advertise availability of properties by management companies.

Office Market

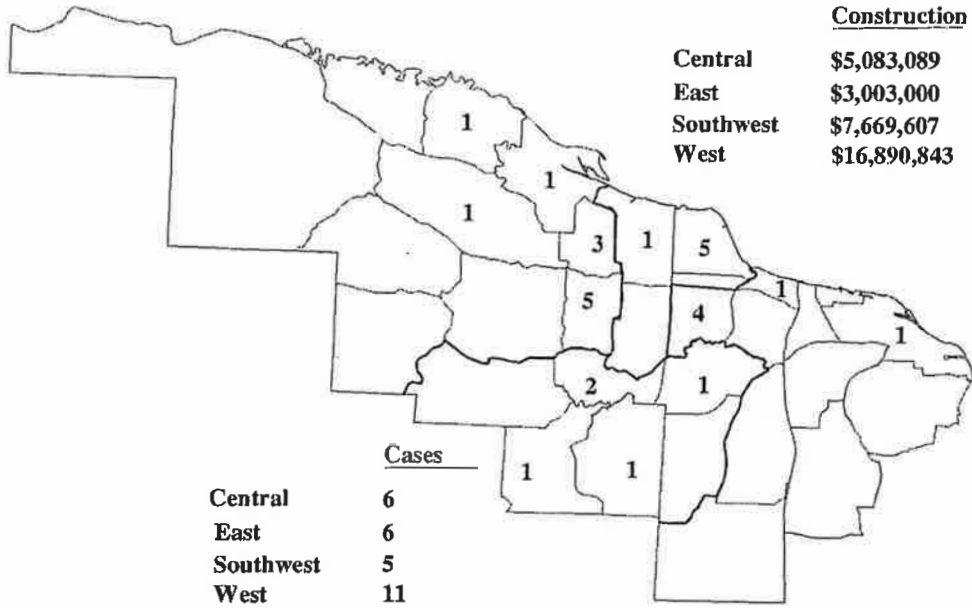
Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,255,067	81.3%
Central	1,603,253	86.5%
Southwest	320,156	72.3%
West	3,405,372	85.4%

The central sub-area continues to show the best occupancy rate though a slight decrease from the 2005 number is shown, from 88.7 to 86.5 percent. The reported square-footage for this sub-area also declined by approximately 80,000 square-feet or 5 percent. The west sub-area continued as the second strongest sub-area with an occupancy rate of 85.4. This was an improvement from 83.7 and the square-footage included in the report increased approximately 51,000 square-feet or 1.5 percent. The west sub-area also accounts for the second largest amount of space with over 3.4 million square-feet or 32.2 percent of the reporting market. The east sub-area, which includes downtown, is the largest part of the market at 5,255,067 square-feet (49.9 %) reporting up about 50,000 square-feet from 2005. The average occupancy rate for the sub-area improved to 81.3 percent from 80.4 percent. The southwest sub-area continues to be the smallest part of the reporting market at 3 percent. The 320,156 square-feet reported is a drop of over 29 percent from that reporting in 2005. The occupancy rate dropped to 72.3 percent by far the worst of the sub-areas and down from 78.5 in 2005.

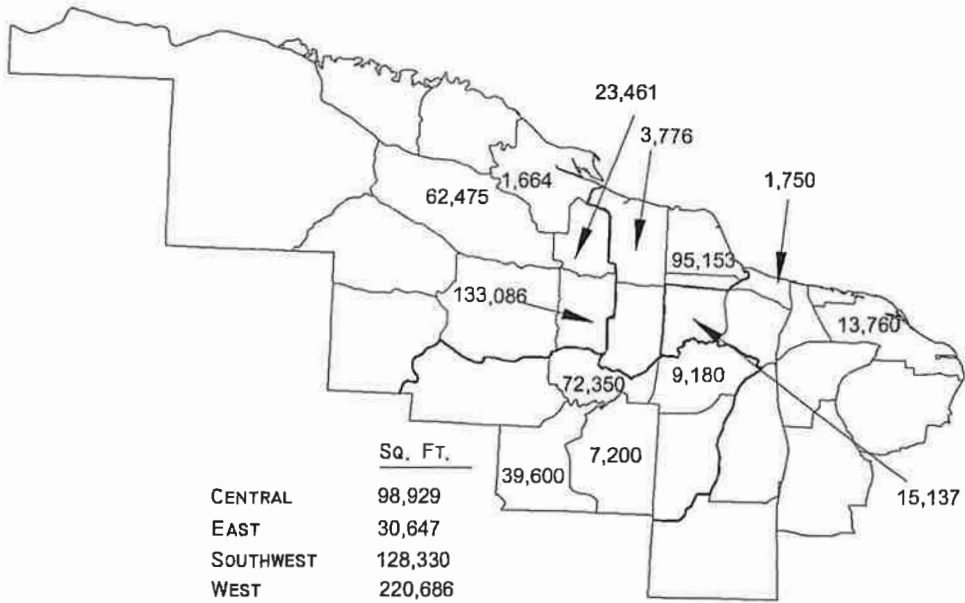
A few new office projects came on-line in 2006 with several more to be completed over the next year or two. Most of these new office buildings are in the west or central (in the Heights/Hillcrest area) sub-areas. Some of this new construction has been current lessees building their own building, which resulted in vacant space in existing buildings. At the same time the new building often has additional space, the owner hopes to lease to help increase their income.

Commercial Activity

New Commercial Activity



New Commercial Activity



Industrial Activity

A total of 115,919 square feet of industrial projects was permitted during 2006 in the city. This represents a 9.8% decrease over the square feet permitted during 2005. The total number of projects decreased by two projects from 2004 levels. The value of new construction dropped 39.7% to \$7,591,799 in 2006 from \$12,591,006 in 2005. While the number of projects remained at a moderate level, the square footage added remained low, less than 120,000 square feet. This is in large part due to the fact that the industrial structures added in 2006 were generally accessory uses in larger developments.

For 2006, the permitted projects were split between the east and southwest sub-areas. The number of projects in the east sub-area dropped 50% with two of the three at the airport (both Dassault Falcon Jet). The largest project was for a hanger at Dassault. The second largest project was in the Otter Creek Industrial Park, south of Mabelvale West Road off of I-30 in the Otter Creek Planning District. Six of the projects were from 10,000 to 27,000 square-feet. The Fisher Ice chunk facility at 8000 square-feet was the smallest project permitted.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Dassault Falcon Jet	3801 East 10 th Street	east	27,000
American Paper & Twine	11510 Otter Creek South Rd	southwest	25,920

Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2006 *Arkansas Business Lease Guide*, the amount of space reported is similar for all sub-areas except the central sub-area. As in previous years construction of new structures really does not relate to the changes reported here.

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	824,958	61.5%
Central	927,354	80.8%
Southwest	1,688,090	83.6%
West	403,258	65.2%

The two sub-area with the highest reporting areas from 2005 each experienced significant drops in the square-footage reporting in 2006. The southwest sub-area dropped 11.7 percent to 1,688,090 square-feet with the east sub-area dropping 20 percent to 824,958 square-feet. The central sub-area also is reporting less area (9.6%). Only the west sub-area showed more area reported in the 2006 survey.

The occupancy rate for the southwest sub-area improved the most from 62 percent to almost 84 percent. This is the best 2006 occupancy rate of the sub-areas. The central sub-area occupancy rate while weakening two percentage points was still at almost 81 percent. The west sub-area showed the greatest weakening of occupancy rate from about 79 percent to approximately 65 percent. This sub-area was the only one to increase the reporting area – 0.7 percent increase. The east sub-area continues to report the weakest occupancy rate at 61.5 percent, though this is a five percentage point improvement over 2005.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The *2006 Lease Guide* includes listings on 66 warehouse properties up from 59 in the 2005 guide. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief-*Arkansas Business* at (501)-372-1443.

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. Ninety-three percent of the cases were in either the west or southwest sub-areas, each had 20 cases approved in 2006. The west sub-area accounted for a majority of the land involved in a preliminary plat at 64.8 %.

The southwest sub-area had same number of cases as that of the west sub-area; however the area involved in plats was approximately half that of the west sub-area. Only 34.2 % of the area involved in preliminary plats was located in the southwest sub-area. Approximately 645 acres in the west sub-area, with 341 acres in the southwest, this is 99 percent of all the area subdivided in 2006. The west sub-area has been and continues to be the growth area of Little Rock. The 2006 data shows a renewed interest in development in the southwest sub-area.

Most of the central and east sub-areas were developed and platted more than four decades ago. Thus the small amount of activity in the east sub-area should not be a surprise. Only one case and nine acres was subdivided in 2006 within these two sub-areas.

The number of approved preliminary plats increased from 42 in 2005 to 43 in 2006. The total acreage in 2006 decreased 21 percent from 1262.5 acres to 995.84 acres. Non-residential activity as measured by cases remained at 13 cases. The total non-single family acreage platted went from 245.4 acres to 192.77 acres (a 21.4 percent decrease). Commercial acreage remained steady with a 0.4 percent increase, from 139.5 to 140.1 acres. Office falling by half the number of cases and a 86.6 percent drop in area involved. Industrial activity actually increased, with triple the cases (three) but a 15.6 percent reduction in the area involved in plats. Residential platting activity was steady with a slight increase from 29 plats to 30 plats, a 3.4 percent increase. There were no multifamily subdivisions for the second year. Single-family acreage fell 21 percent from 1017.14 acres to 803.07 acres. Residential lots likewise fell 43 percent from 2328 residential lots in 2005 to 1327 residential lots in 2006.

The majority of the single-family residential approved preliminary plat cases were located in the west sub-area (14 cases) and 71.9 percent of the acreage was located in the west sub-area. The southwest sub-area also had 14 cases approved in 2006. The acreage involved in these plats was 217.32 acres and accounted for 27 percent of the area involved in plats for 2006. The central sub-area had three cases for 9.1 acres (1.1%). The east sub-area had no residential subdivision activity.

As with single-family plat activity, the west and southwest sub-areas accounted for most of the non-residential plat activity, with 46.1 percent of the cases in each sub-area respectively. The southwest sub-area was the most active area with 64.3 percent or 123.94 acres. The west sub-area had just over half the areas at 68 acres or 35.3 percent of the area. The central sub-area had one case, with none in the east sub-area. The commercial plats were split between the west at four cases (50 %) and southwest with three. Almost forty-four percent of the area in commercial plats was in the west sub-area with 55.8 percent in the southwest sub-area. All the office activity was in the west sub-area with 2 cases and 6.9 acres. All the industrial plats were in the southwest sub-area, with 3 cases and 45.81 acres.

This plat activity shows continued interest in the west and southwest sub-areas for developable areas.

Final Plat Activity

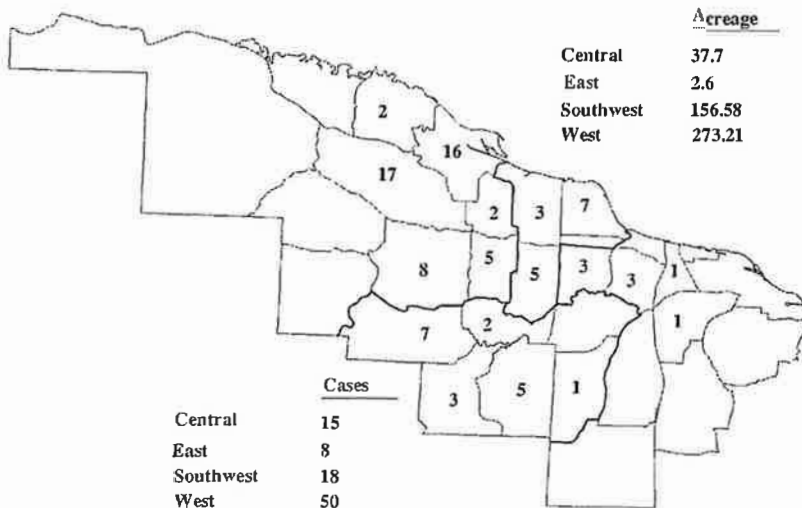
The number of final plats and acreage declined during 2006. In 2006, 91 cases for a total of 470.09 acres were final platted. This is compared to 113 cases and 824.69 acres in 2005 representing a 19.5% decrease in cases and a 43% decrease in acreage.

The area within signed final plats has been concentrated in the west sub-area with 273.21 acres (58%). The central and southwest sub-areas each had 15 and 18 cases, respectively. The acreage platted in the central sub-area was 37.7 acres while 156.58 acres was final platted in the southwest sub-area. The west sub-area represented 54.9% of the cases and 58.1% of the area final platted in 2006. The table and maps indicate more specifically the Planning Districts where the strongest activity is occurring.

Activity in the west sub-area decreased in cases from 61 to 50, and decreased 53.1% to 273.22 acres in area. The southwest sub-area expressed a decline in activity to 18 cases, a drop of 18% and a decrease of 4.5% to 156.58 acres in area. The central sub-area had a 28% decrease in the number of cases and 112% increase in area. The east sub-area had one less case at 8 with a 95.7% decline in area to 2.6 acres.

Plan Dist.	Final Plat	
	cases	acres
1	16	41.53
2	2	2.4
3	3	1.21
4	7	4.66
7	1	0.35
8	3	0.84
9	3	0.79
10	5	31.83
11	5	24.23
12	2	19.05
14	1	1.31
15	5	20.46
16	3	12.51
17	7	103.25
18	8	75.14
19	17	109.76
20	2	20.15
24	1	0.62
Total	91	470.09

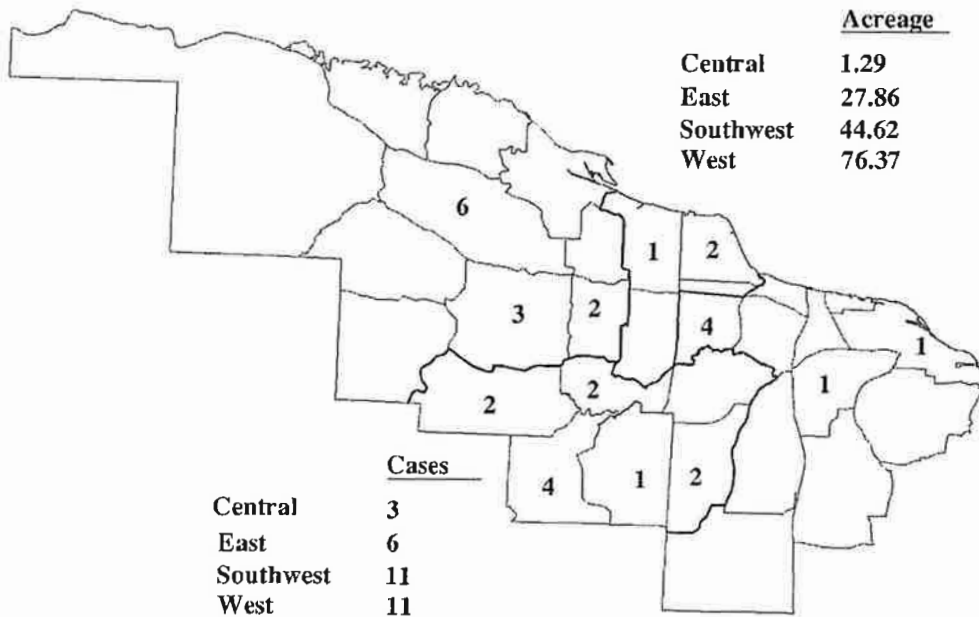
Approved Final Plats



Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
3							1	0.19		
4			1	0.16			1	0.94		
8			2	8.2	1	14.48	1	0.16		
11			1	2.04					1	20.45
12			1	1.37					1	5.06
14	2	1.59								
15							1	7.88		
16	2	6.38					2	14.96		
17	2	7.38								
18	1	2.05	2	2.73						
19	3	17.1	1	2			2	30		
24							1	0.16		
25	1	4.86								
Total	11	39.36	8	16.5	1	14.48	9	54.29	2	25.51

Approved Rezonings



Planning and Development Staff - 2006

Tony Bozynski, Director

Venita Young, Administrative Assistant

Planning Division

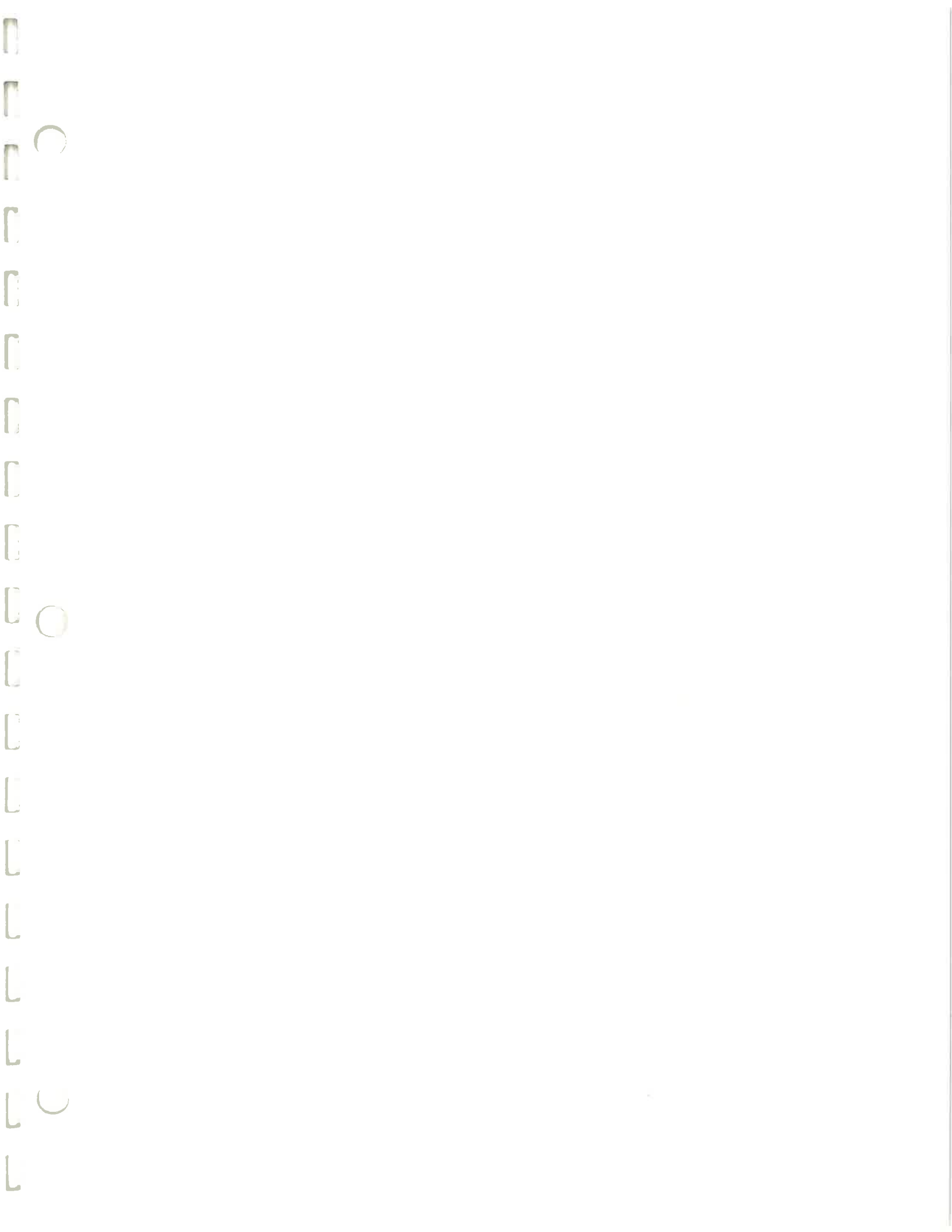
Walter Malone – Mgr.
Alice Anderson
Eve Gieringer
Brian Minyard
Dennis Webb
Tom Wiles

Zoning and Subdivision Division

Dana Carney – Mgr.
Alice Chalk
Jan Giggar
Donna James
Kenneth Jones
Janet Lampkin
Christy Marvel
Monte Moore
Bob Muehlhausen
Kenny Scott
David Stowe
Alice Taylor

Building Codes Division

Chuck Givens – Mgr.
Ronnie Campbell
Arnold Coleman
Kyron Doucette
Charles Fulmer
Dennis Johnson
Rex Lyons
Richard Maddox
David McClymont
Jerry Nash
Ronyha O’Neal-Champ
Ed Osborn
Britt Palmer
Ward Reese
Jerry Spence
Terry Steele
Gerard Walsh
Mark Whitaker



Annual Urban Development Report



2007

**Planning
Building Codes
Zoning and Subdivision**

Board of Directors - 2007

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

Board of Adjustment – 2007

Andrew Francis – Chairman
Terry Burruss – Vice Chair
Fletcher Henson
Debra Harris
David Wilbourn
James VanDover
Robert Winchester

City Beautiful Commission - 2006

Lynn Mittelstaedt Warren – Chairperson
Jan Baker
John Beneke
Cita Cobb
Jan Barlett Hicks
Amy Ivey
Troy Laha
Ross Piazza
Mary Jane Rebick
Karol Zoeller

Midtown Advisory Board - 2007

Craig Berry – Chairperson
Alicia Cooper
John Kincaid
Baker Kurrus
Melinda Martin
Scott Mosley
Robert Stebbins

Planning Commission - 2007

Robert Stebbins – Chairperson
Chauncey Taylor – Vice Chair
Pam Adcock
Fred Allen, Jr.
Lucas Hargraves
Troy Laha
Gary Langlais
Jerry Meyer
Mizan Rahman
Darrin Williams
Jeff Yates
J.T. Ferstl
Obray Nunnley, Jr.
Valerie Pruitt
Bill Rector

River Market Design

Review Committee - 2007

Tim Heiple -Chairman
Jim Jackson
Shannon Jeffery-Light
Frank Porbeck
Ann Wait

Construction Board of

Adjustment and Appeal -2007

Rob Seay - Chairperson
Danny Bennett
Terry Burruss
H. James Engstrom
Electrical Engineer (vacant)
Isaac Ross
Plumbing contractor (vacant)

Historic District Commission - 2007

Carolyn Newbern – Chairperson
Susan Bell
Marshall Peters
Kay Tatum
Wesley Walls
Julie Wiedower



City of Little Rock

Department of Planning and Development

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

**Planning
Zoning and
Subdivision**

February 4, 2008

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 \$2,600,000 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 staff 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 neighborhood action plans and design overlay districts. 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.

Contained in this annual report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2008.

Sincerely,



Tony Bozynski, Director
Planning and Development

Table of Contents

Building Codes Division Summary	1
Zoning and Subdivision Summary	5
Planning Division Summary	9
Urban Development Data	
Development Activity Summary	15
Population Estimates	16
Construction Activity	17
Residential Activity	20
Housing Construction Values	22
Residential Additions and Renovation Activity	24
Demolition Activity	27
Office Activity	29
Commercial Activity	32
Industrial Activity	35
Annexation Activity	38
Subdivision Activity	39
Zoning Activity	42

Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2007	2006	2005	2004
Permits Issued	4,868	4,694	5,330	5,032
Inspections	4,965	5,611	6,481	5,969
Violations	1,078	1,410	1,408	1,473
Fees	\$1,593,003	\$1,316,342	\$1,263,750	\$1,098,920
Plumbing				
	2007	2006	2005	2004
Permits Issued	3,542	3,874	4,137	3,767
Inspections	6,349	6,943	7,202	6,528
Violations	801	826	804	862
Fees	\$423,448	\$460,336	\$465,530	\$415,008
Electrical				
	2007	2006	2005	2004
Permits Issued	3,304	3,386	3,993	3,189
Inspections	7,388	8,356	9,547	7,770
Violations	1,168	1,588	2,006	1,540
Fees	\$469,614	\$478,744	\$570,173	\$382,012
Mechanical				
	2007	2006	2005	2004
Permits Issued	1,803	2,048	2,258	1,789
Inspections	3,975	3,896	4,179	3,825
Violations	856	757	795	636
Fees	\$409,479	\$395,436	\$393,981	\$346,653

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

Building Codes Highlights

During 2007 the Building Codes Division collected over \$2,600,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker and Chuck Givens were selected to serve on several key committees with national code 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 debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

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 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.

	2007	2006	2005	2004	2003	2002	2001
Building Plans Reviewed	901	1147	1368	1495	1366	1533	1536
Construction B.O.A.	0	1	0	0	0	1	1
Electrical Exams	1	12	6	12	21	54	11
Franchise Permits	26	28	26	31	34	22	26

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.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

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.

2007 Sign Code Statistics

Sign permits brought in \$70,835 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

741 Sign Permits Issued
6088 Sign Inspections and Re-inspections

In 2008, 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.

Zoning and Subdivision Division

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 2007, the Division and the Planning Commission reviewed 20 Subdivision Site Plans, with 15 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 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 2007, the Commission reviewed 44 Conditional Use Permit applications. Of these, the Commission approved 40 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2007, the Board heard a total of 77 cases. Of the 77 requests, 72 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine (9) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard six such appeal cases in 2007.

Rezoning, Special Use Permits and Right-of-Way Abandonments

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 2007, the Planning Commission reviewed 24 rezoning requests, 6 special use permit requests and 20 proposed right-of-way abandonment requests.

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 2007, Staff reviewed 30 preliminary plats and 91 final plats.

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. The division staff reviews reclassification requests, certificates of appropriateness, and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. 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 2007 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 any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 25 requests for Plan changes in 2007. Of these, the Planning Commission forwarded eleven to the Board of Directors.

Special Planning Efforts

The Division Planners worked on two Design Overlay Districts (DOD). Working with the Midtown Redevelopment Advisory Board, staff developed a major re-write of the Midtown DOD. This included expansion of the area as well as additional requirements. Meetings with the Advisory Board and notifications to property owners were done in early 2007. The Little Rock Board of Directors approved this significant change in May of 2007. The second DOD was for the Hillcrest neighborhood. The Hillcrest Neighborhood Association (HRA) developed a draft DOD and presented this to the City. Staff working with the Plans Committee and leaders of the HRA modified the draft for adoption by the City. The area property owners were notified of the proposal and hearings held before the Planning Commission and Board of Directors. The Hillcrest Overlay was approved by the Board of Directors in July of 2007.

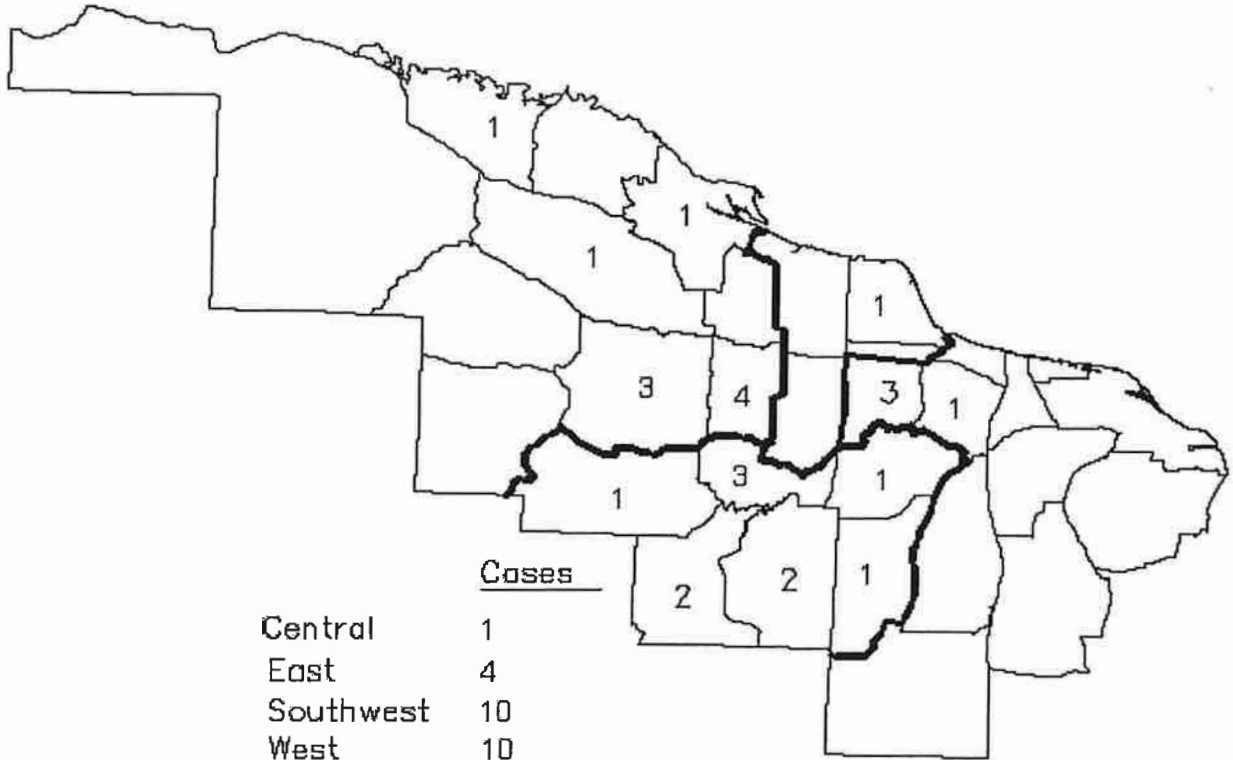
Boards and Commissions Supported

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

In 2007, the Commission reviewed 14 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications the Historic Commission approved ten requests for COAs within the McArthur Park Historic District.

Planning Division

Future Land Use Plan Amendments



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 2006 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. 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 2006.

Thirty 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	Height/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

Development Activity Summary

Population Estimate

193,275 persons 2007 population estimate

New Construction

798 permits; down 10.7% from 894 in 2006

Single-Family Housing

708 units; down 12.6% from 810 units in 2006
\$231,212 avg.; down 5.9% from \$245,606 in 2006

Multi-Family Housing

564 units; up 366% from 15 units in 2006

Residential Renovations/Additions

1104 permits; down 6.9% from 1185 in 2006
\$51,758,079 construction dollars; up 6.4% from \$48,661,450 in 2006

Demolitions

285 residential units; up 70.7% from 167 in 2006

Office

266,666 square feet; up 67.6% from 159,135 in 2006
\$39,685,437 construction dollars; up 67.3% from \$23,716,810 in 2006

Commercial

823,137 square feet; up 72% from 478,592 in 2006
\$49,595,750 construction dollars; up 51.9% from \$32,646,539 in 2006

Industrial

211,184 square feet; up 82.2% from 115,919 in 2006
\$21,380,347 construction dollars; up 182% from \$7,591,799 in 2006

Annexations

One annexation for 137.94 acres, compared to one annexation totaling 9.94 acres in 2006

Preliminary Plats

647 residential lots; down 51.2 % from 1327 lots in 2006
557.28 total acres; down 44 % from 995.84 acres in 2006

Final Plats

91 cases; no change from 91 cases in 2006
518.33 acres; up 10.3% from 470.09 acres in 2006

Rezoning

23 cases; down 25.8% from 31 cases in 2006
101.31 acres; down 32.5 % from 150.14 acres in 2006

PZD's

70 cases; down 0.1 % from 71 cases in 2006
577.82 acres; up 42.2 % from 406.27 acres in 2006

Construction Activity

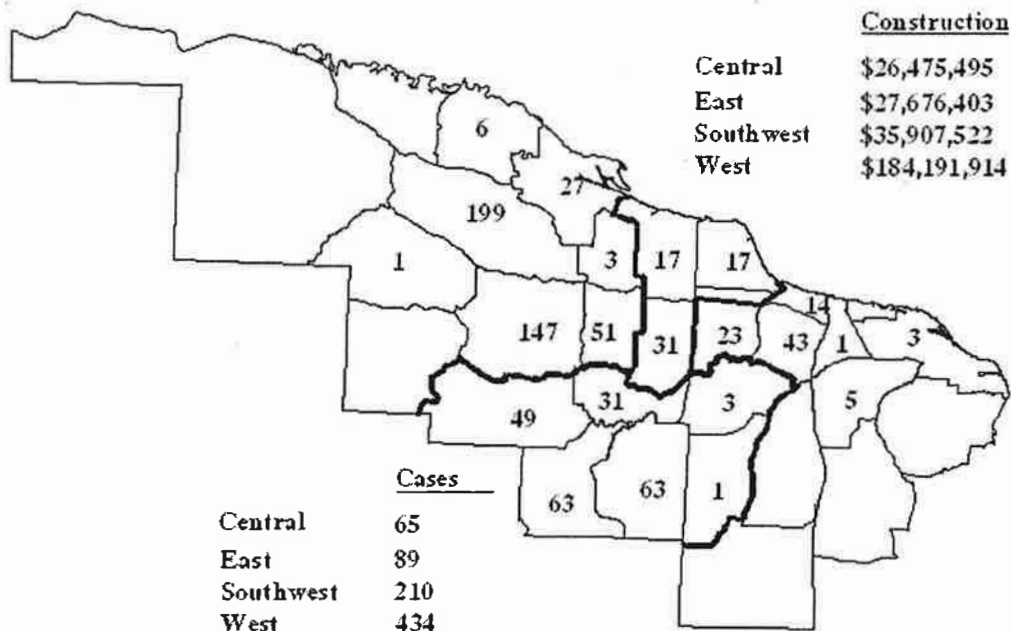
During 2007 the total number of new construction permits issued declined by 96 (10.7%) over the number of permits issued in 2006. In 2007 there were 798 permits issued for a total of \$274,251,334 construction dollars. Permits for non-residential projects declined 6.5 percent from 77 to 72 permits. The number of commercial permits remained the same at 27 permits with the area added increasing approximately 72 percent to 823,137 square feet. Office permits increased 29.4 percent with an area of 266,666 square feet or 67.6 percent less area added in 2007 than in 2006. For industrial, there was a decrease of one permit to six, but an increase of 82.2 percent in area added (211,184 square feet). There was a 34 percent decrease in the number of Public/quasi-public projects permitted declining to 17 projects.

New single-family unit construction decreased by 12.6% (102 units) from 2006 construction permits issued. 708 units were added in 2007 with an average construction cost of \$231,212. The west sub-area continued to dominate the market with 53.8 percent of the new units. The Chenal District leads the way with 171 units or 24 percent of all new homes. The southwest sub-area did decrease its share of the new home market, falling to 28.5 percent of all new homes.

Permits for Multifamily increased in 2007 with twenty permits and 564 units added. This is a one-year increase of 186 percent in permits and 366 percent increase in units. There were four apartment complexes or condominium developments. One was the addition of two buildings to an existing complex with 72 units added. There was one new apartment complex and two new condominium developments permitted.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

Non-Residential Construction Activity

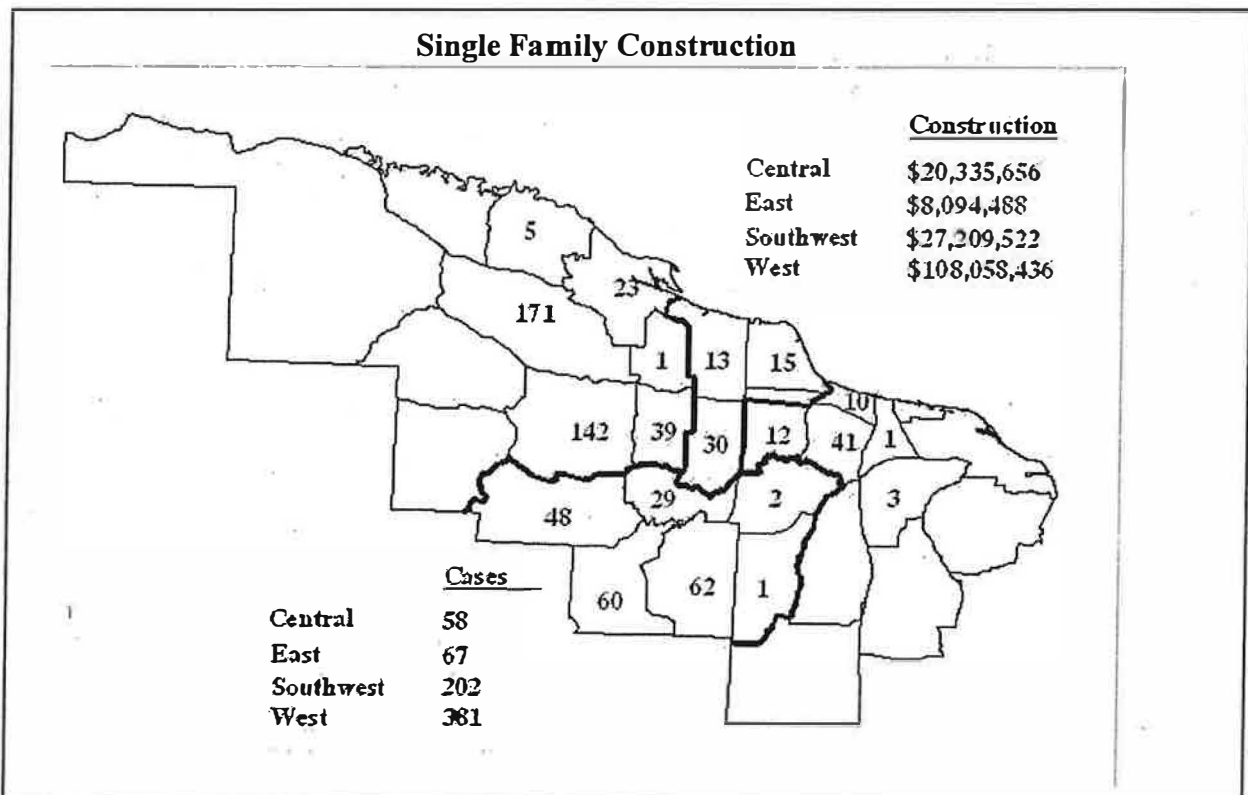
Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	1	3154	2	12,991	0	0	1
2	0	0	1	3600	0	0	1
3	2	14,915	0	0	0	0	0
4	1	18,000	1	2600	0	0	0
5	0	0	1	2400	0	0	2
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	1	6434	0	0	0	0	1
9	1	1428	1	5226	0	0	2
10	1	2900	0	0	0	0	0
11	7	273,436	4	49,508	0	0	1
12	1	69,200	0	0	0	0	1
13	0	0	1	1600	0	0	0
14	0	0	0	0	0	0	0
15	0	0	1	7000	0	0	0
16	0	0	1	7560	2	111,000	0
17	0	0	0	0	0	0	1
18	1	75,000	2	12,990	0	0	2
19.1	10	343,850	6	136,911	0	0	1
19.2	1	14,820	0	0	0	0	2
20	0	0	1	21,680	0	0	0
21	0	0	0	0	0	0	1
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	2	14,134	1
25	0	0	1	2600	2	86,050	0
26	0	0	0	0	0	0	0
	27	823,137	23	266,666	6	211,184	17

In Planning District 13 a commercial permit was issued for a parking lot.

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
	East	Central	S-west	West
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%



Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	3	12	8	0	23
2	0	1	0	0	0	1
3	4	1	3	5	0	13
4	3	6	6	0	0	15
5	0	0	0	10	0	10
6	0	0	0	0	0	0
7	0	0	0	1	0	1
8	0	0	2	24	15	41
9	0	0	1	2	9	12
10	0	0	2	21	7	30
11	0	0	1	35	3	39
12	0	0	3	25	1	29
13	0	0	0	0	2	2
14	0	0	0	1	0	1
15	0	0	0	49	13	62
16	0	0	5	53	2	60
17	0	0	4	44	0	48
18	1	0	65	75	1	142
19.1	23	21	83	5	0	132
19.2	2	5	29	3	0	39
20	0	2	3	0	0	5
24	0	0	0	1	2	3
25	0	0	0	0	0	0
Total	33	39	219	362	55	708

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	15	\$72,253	25	\$37,356	1	\$90,000
2	13	\$21,220	14	\$14,515	5	\$52,730
3	34	\$54,136	58	\$36,956	23	\$20,403
4	66	\$99,034	85	\$42,299	11	\$539,025
5	0	\$0	7	\$16,871	32	\$188,917
6	0	\$0	1	\$15,000	1	\$18,000
7	1	\$7500	8	\$10,094	0	\$0
8	9	\$55,998	133	\$20,906	16	\$41,844
9	12	\$7519	156	\$12,554	20	\$17,367
10	12	\$32,641	39	\$8714	3	\$23,000
11	15	\$11,597	14	\$13,706	3	\$76,139
12	7	\$18,286	16	\$13,706	1	\$4500
13	4	\$7125	28	\$30,369	22	\$181,614
14	2	\$12,500	13	\$19,092	14	\$85,017
15	9	\$13,178	44	\$10,472	9	\$9978
16	8	\$15,200	2	\$53,500	0	\$0
17	1	\$20,000	1	\$6350	0	\$0
18	11	\$46,913	7	\$80,300	0	\$0
19.1	17	\$39,976	18	\$16,371	0	\$0
19.2	10	\$45,205	16	\$34,344	2	\$278,500
20	1	\$25,000	0	\$0	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	1	\$30,000	0	\$0	0	\$0
24	1	\$3800	4	\$12,052	0	\$0
25	1	\$20,000	2	\$5201	0	\$0
	250	\$52,288	691	\$26,601	163	\$123,944

Demolition Activity

The net change in residential units for 2007 was an increase of 987 residential units. The east and central sub-areas experienced decreases in net units. The central sub-area lost a net seven units and the east sub-area lost 134 units. Six of the City's thirty planning districts experienced net losses of residential units during 2007. The Heights/Hillcrest, Geyer Springs West, and Port Districts went from positive to negative in 2007. The West Little Rock, Downtown, I-630, and Geyer Springs East Districts went from negative to positive growth in units. The East Little Rock, I-30, and Central City Districts were negative both years.

One apartment was removed with 36 units, but the other 249 units lost in 2007 were single-family homes, with the Heights/Hillcrest and East Little Rock Districts experiencing double-digit net loss in the number of housing units (36 and 123 respectively).

Most of the loss in the Heights/Hillcrest District was due to the removal of an apartment building. In addition, a hundred homes were lost in the East Little Rock District to Airport expansion. The Central City district had the third largest lost of units (49), but the new construction only lost slightly more than were added. The only other district (I-630) with double-digit loss of units with 23 experienced a net increase of 121 units with the addition of an apartment complex.

When reviewing the ten-year history of removed homes, two districts stand out – Central City and I-630. These two districts are averaging the annual removal of 42 and 32 units respectively and consistently have had net losses. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 88.4 percent of all units lost (252 of 285 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	23	2	21
2 Rodney Parham	1	0	1
3 West Little Rock	85	5	80
4 Heights/Hillcrest	15	51	-36
5 Downtown	160	3	157
6 East Little Rock	0	123	-123
7 I-30	1	3	-2
8 Central City	45	49	-4
9 I-630	144	23	121
10 Boyle Park	30	8	22
11 I-430	39	0	39
12 65th Street West	29	0	29
13 65th Street East	2	2	0
14 Geyer Springs E.	1	3	-2
15 Geyer Springs W.	62	6	56
16 Otter Creek	60	4	56
17 Crystal Valley	48	0	48
18 Ellis Mountain	142	1	141
19.1 Chenal Valley	338	1	337
19.2 Chenal Ridge	39	0	39
20 Pinnacle	5	0	5
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	3	0	3
25 Port	0	1	-1
Total	1272	285	987

Office Activity

During 2007, the square footage of new office space added increased by 67.6% from 2006. The total square footage permitted in 2007 was 266,666. The number of permits issued increased 35.3% (17 permits in 2006, 23 permits in 2007). In 2007, the total construction cost was \$39,685,437, an increase of 67.3 percent.

The west sub-area accounted for most of office area added with 237,688 square feet or 89.1 percent. The west sub-area had the greatest number of permits with 16 (70%) and the highest value \$35,273,625. The central sub-area had the least activity with one permit with a construction value of \$1.5 million and 2600 square feet of area. Both the east and southwest sub-areas had 3 permits (13% of the activity). The southwest sub-area had the second largest area added 16,160 square feet (6.1%) and second highest added value \$1.6 million. The east sub-area added 10,226 square feet with a permit value of just under \$1.3 million.

Only one building was permitted with over 25,000 square feet. This building is the new headquarters building for Ozark Bank and is located at the northwest corner of Chenal Parkway and Rahling Road. At 112,379 square feet this one building accounts for 42.1% of all the space added in 2007. The next largest building was some 22,400 square feet for a medical office building on Aldersgate Road.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Bank of Ozarks	17901 Chenal Parkway	west	112,379

Office Activity

Vacancy Rates are based on 2007 data furnished by *Arkansas Business – 2007 Office, Retail, Warehouse Leasing Guide*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2007 Lease Guide* includes listings on 219 office properties within Little Rock. This is a decrease of seven from last year's report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

It should be noted that many small buildings only report when their vacancy rate is high, i.e. are not included in the survey when fully occupied or mostly occupied. The survey is used partially to advertise availability of properties by management companies.

Office Market

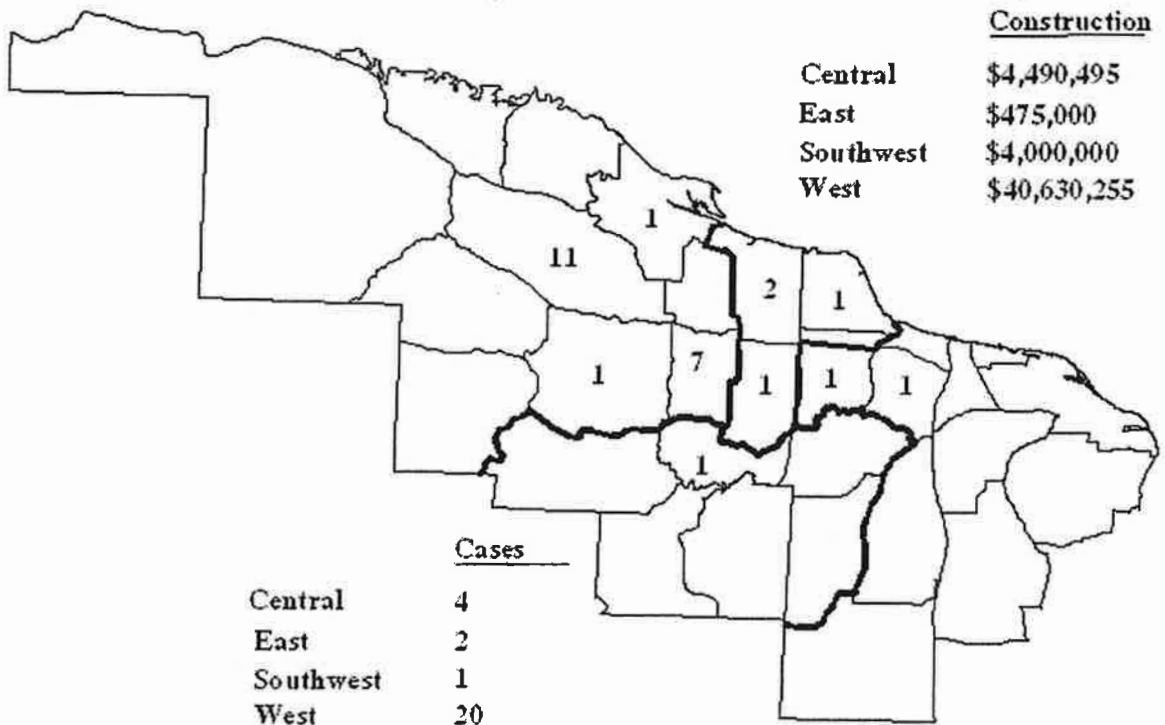
Sub-area	Total Leasable Space	Average Occupancy Rate
East	4,430,510	82.9%
Central	1,533,272	88%
Southwest	316,069	78.2%
West	3,019,947	83%

The central sub-area continues to show the best occupancy for 2007 with a slight improvement in occupancy rate from 86.5 to 88 percent. The reported square-footage for this sub-area declined by approximately 70,000 square-feet or 4.4 percent. The west and east sub-area each had occupancy rates around 83 percent. This is a slight improvement for the east sub-area (dominated by downtown) and a slight weakening for the west sub-area. These two sub-areas represent over eighty percent of the reporting area for Little Rock. The east sub-area represents 47.6 % of the area reporting and continues to be the largest reporting area, though declining 15.7% in area or 824,557 square feet. The west sub-area with 32.5% of the reporting area declined by 11.3 % in area or 385,425 square feet. The southwest sub-area continues to be the smallest part of the reporting market at 3.4 percent. The 316,069 square-feet reported is a decline of 1.3 percent from that reporting in 2006. The occupancy rate increased to 78.2 percent by far the worst of the sub-areas but up from 72.3 in 2006.

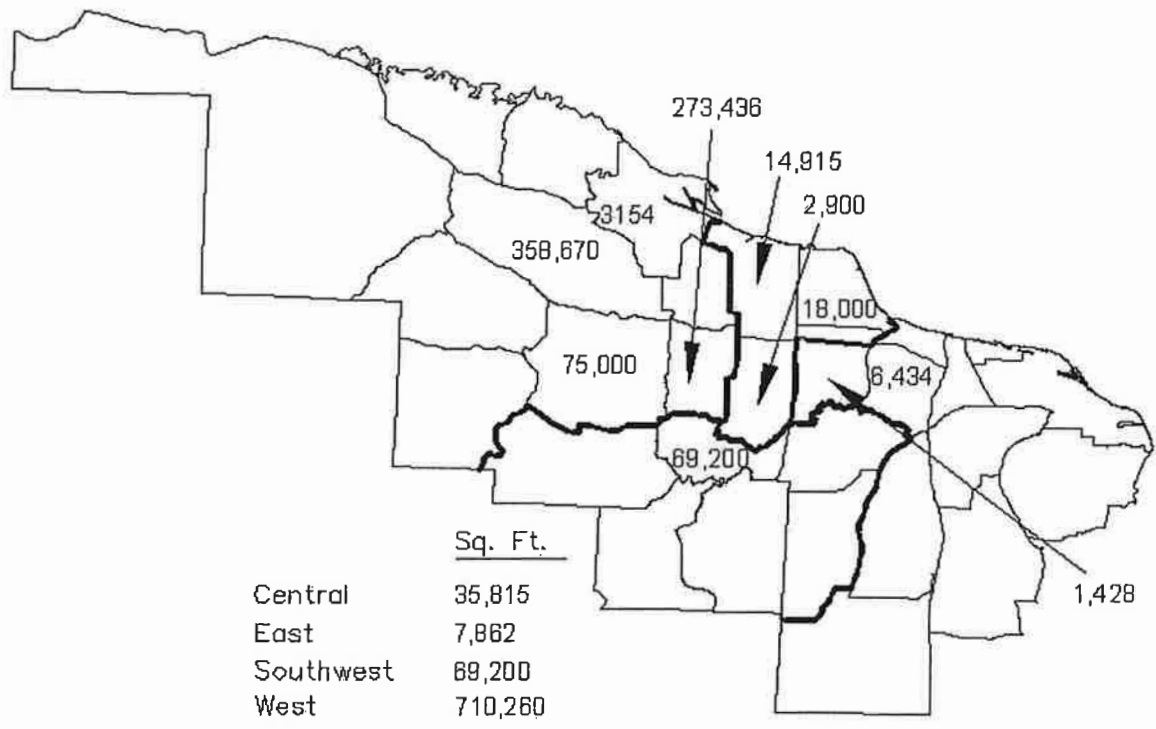
A few new office projects came on-line in 2007 in the 20,000 to 30,000 square-foot size. Most of these new office buildings are in the west or central (in the Heights/Hillcrest area) sub-areas. Some of this new construction has been current lessees building their own building, which resulted in vacant space in existing buildings. At the same time the new building often has additional space, the owner hopes to lease to help increase their income.

Commercial Activity

New Commercial Activity



New Commercial Activity



Industrial Activity

A total of 211,184 square feet of industrial projects was permitted during 2007 in the city. This represents a 82.2% increase over the square feet permitted during 2006. The value of new construction increased 182% from \$7,591,799 in 2006 to \$21,380,347 in 2007. While the number of projects remained at a moderate level, the square footage added remained low, around 200,000 square feet. This is in large part due to the fact that the industrial structures added in 2007 were generally accessory uses in larger developments.

For 2007, the permitted projects were again split between the east and southwest sub-areas. The number of projects in the southwest sub-area dropped 50% to two. One was a warehouse (this project had greatest area of any permitted in 2007). The second was a mini-warehouse. In the east sub-area, the number of projects increased by one to four. Of these, two were Dassault Falcon Jet projects that were production hangers to finish jets.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Rogers Warehouse	11205 Otter Creek South Rd	southwest	100,000
Dassault Falcon Jet	3801 East 10 th Street	east	66,050

Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2007 *Arkansas Business Lease Guide*, the amount of space reported was similar for the east and central sub-areas but the west and southwest sub-areas reported more square footage (both up over 90 percent). As in previous years construction of new structures really does not relate to the changes reported here.

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	998,475	53.1%
Central	823,674	89.5%
Southwest	3,348,393	39%
West	775,069	64%

Fifty-six percent of the area reporting was in the southwest sub-area. The other three sub-areas reported areas from 775,069 to 998,475 square-feet. The southwest sub-area reported 3.3 million square feet. The occupancy rate of this (reporting area) was only 39 percent, an over 50 percent drop from the figure reported in 2006. Thus the area reporting is almost double as well as the vacancy rate for this sub-area. The west sub-area reported an almost double amount of area, from 403,258 square-feet to 775,069 square-feet. Even with this increase, the west sub-area reported the least square-footage. The occupancy rate for this reporting area did decline one percentage point to 64%.

The east sub-area also reported more area, a 21% increase, to 998,475 square-feet. The occupancy rate for the reporting area declined as well, dropping 13.7% to 53.1%. The central sub-area is the only area to report less area, a 10 percent decline. This sub-area is also the only area to report an improved occupancy rate, rising from 80.8 to 89.5 percent.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The 2007 *Lease Guide* includes listings on 66 warehouse properties the same as that in the 2006 guide. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief-*Arkansas Business* at (501)-372-1443.

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. Seventy-two percent of the cases were in either the west or southwest sub-areas, with ten and 8 cases approved respectively in 2007. The west sub-area accounted for a majority of the land involved in a preliminary plat at 51.2 %.

The southwest sub-area had slightly more cases and area involved than that of the west sub-area. Forty percent of the area involved in preliminary plats was located in the southwest sub-area, while the west sub-area represented 32% of the area. Approximately 254 acres in the west sub-area, with 286 acres in the southwest, this is 97 percent of all the area subdivided in 2007. The west sub-area has been and continues to be the growth area of Little Rock. The 2007 data shows the renewed interest in development in the southwest sub-area continuing.

Most of the central and east sub-areas were developed and platted more than four decades ago. Thus the small amount of activity in the east sub-area should not be a surprise. Only two cases and two and a half acres was subdivided in 2007 within the east sub-area. A little over 15 acres in five cases was approved in the central sub-area.

The number of approved preliminary plats decreased from 43 in 2006 to 25 in 2007. The total acreage in 2007 decreased 44 percent from 995.84 acres to 557.28 acres. Non-residential activity as measured by cases dropped to 9 cases. The total non-single family acreage platted went from 192.77 acres to 226.7 acres (a 17.6 percent increase). Commercial acreage remained steady with a forty percent increase, from 140.1 to 195.9 acres. Residential platting activity dropped from 30 plats to 16 plats, a 47 percent decrease. There were no multifamily subdivisions for the third year. Single-family acreage fell 58.8 percent from 803.07 acres to 330.58 acres. Residential lots likewise fell 51.2 percent from 1327 residential lots in 2006 to 647 residential lots in 2007.

The majority of the single-family residential approved preliminary plats in both area and number of lots were located in the west sub-area. 64.9 percent of the acreage (214 acres) and 59.8 percent of the lots (387 lots) were located in the west sub-area. The southwest sub-area had the most, 6 cases approved in 2007. The acreage involved in these plats was 98.86 acres and accounted for 29.9 percent of the area involved in plats for 2007 with 32 percent of the lots (207). The central sub-area had the second highest number of cases, five with 15.22 acres (4.6%) and 49 lots (7.6%). The east sub-area had only one case with two acres and four lots.

As with single-family plat activity, the west and southwest sub-areas accounted for most of the non-residential plat activity, with 4 cases each. The southwest sub-area was the most active area with 82.2 percent or 176.4 acres. The west sub-area had only 39.79 acres or 17.6 percent of the area.

This plat activity shows continued interest in the west and southwest sub-areas for developable areas.

Final Plat Activity

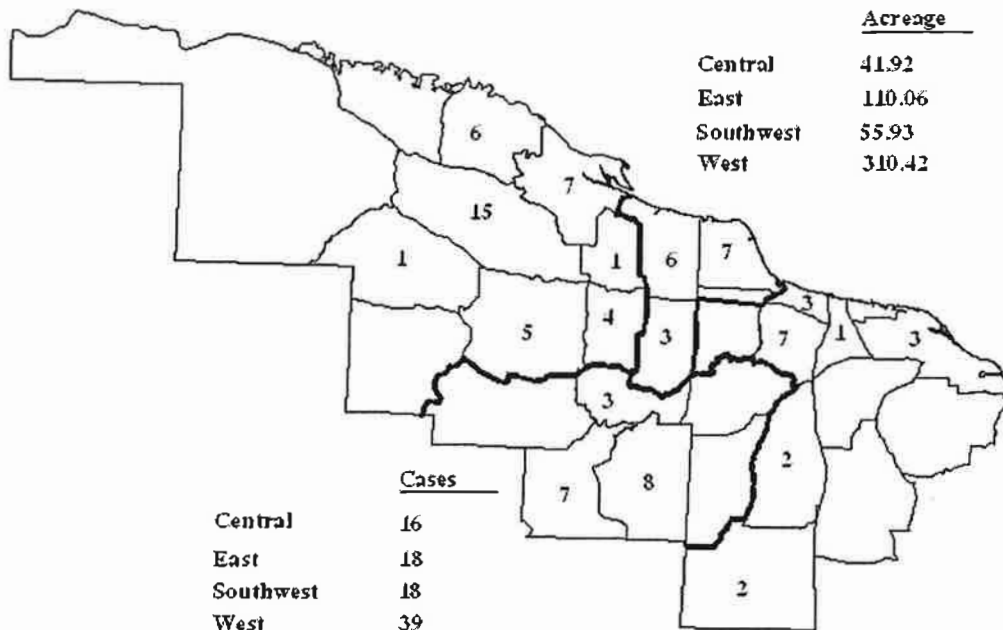
During 2007, there were 91 final plats, this is the same number as for 2006. The acreage involved in 2007 was 518.33, up 10.3% from that is 2006. The final plat activity does not show a significant change from that in 2006.

The area within signed final plats has been concentrated in the west sub-area with 310.42 acres (59.9%). The east and southwest sub-areas each had 18 cases, (19.8%). The acreage platted in the east sub-area was 110.06 (21.2%), twice that final platted in the southwest sub-area (55.93 Ac). The west sub-area represented 42.8% of the cases and 59.9% of the area final platted in 2007. The table and maps indicate more specifically the Planning Districts where the strongest activity is occurring.

Activity in the west sub-area decreased in cases from 50 to 39, but increased 13.8% to 310.42 acres in area. This sub-area experienced the greatest decline in cases. The east sub-area experienced the greatest increase in both the number of cases (10) or 125% and area increase 413% or 107.46 acres.

Plan Dist.	Final Plat	
	cases	acres
1	7	6.75
2	1	0.25
3	6	11.19
4	7	6.45
5	3	3.19
7	1	7.35
8	7	7.99
10	3	24.28
11	4	112.11
12	3	15.35
15	8	24.5
16	7	16.08
18	5	28.4
19	15	81.64
20	6	30.19
21	1	51.08
23	2	14.33
25	3	73.49
28	2	3.71
Total	91	518.33

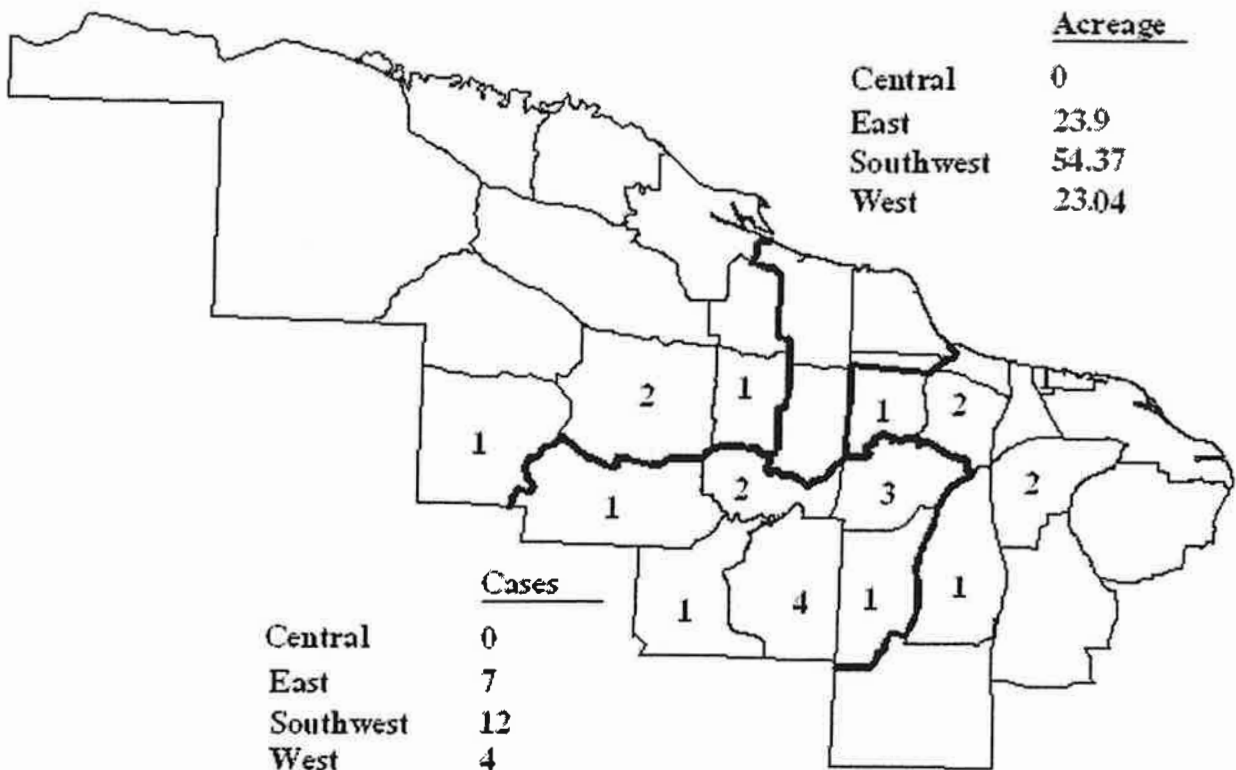
Approved Final Plats



Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
6									1	6.43
8			2	1.75						
9							1	0.3		
11			1	0.88						
12	1	1.58							1	10
13	3	2.34								
14	1	2.04								
15	2	3.95							2	27.37
16									1	2.84
17	1	4.25								
18	1	13.09								7.69
22							1	1.38		
23									1	15
24							2	0.42		
Total	9	27.25	3	2.63	0	0	4	2.1	7	69.33

Approved Rezoning



Planning and Development Staff - 2007

Tony Bozynski, Director

Venita Young, Administrative Assistant

Planning Division

Walter Malone – Mgr.
Alice Anderson
Eve Gieringer
Brian Minyard
Dennis Webb
Tom Wiles

Zoning and Subdivision Division

Dana Carney – Mgr.
Alice Chalk
Jan Giggar
Donna James
Kenneth Jones
Janet Lampkin
Christy Marvel
Monte Moore
Bob Muehlhausen
Kenny Scott
David Stowe
Alice Taylor

Building Codes Division

Chuck Givens – Mgr.
Ronnie Campbell
Arnold Coleman
Kyron Doucette
Charles Fulmer
Dennis Johnson
Rex Lyons
Richard Maddox
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Jerry Nash
Ronyha O’Neal-Champ
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Britt Palmer
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Jerry Spence
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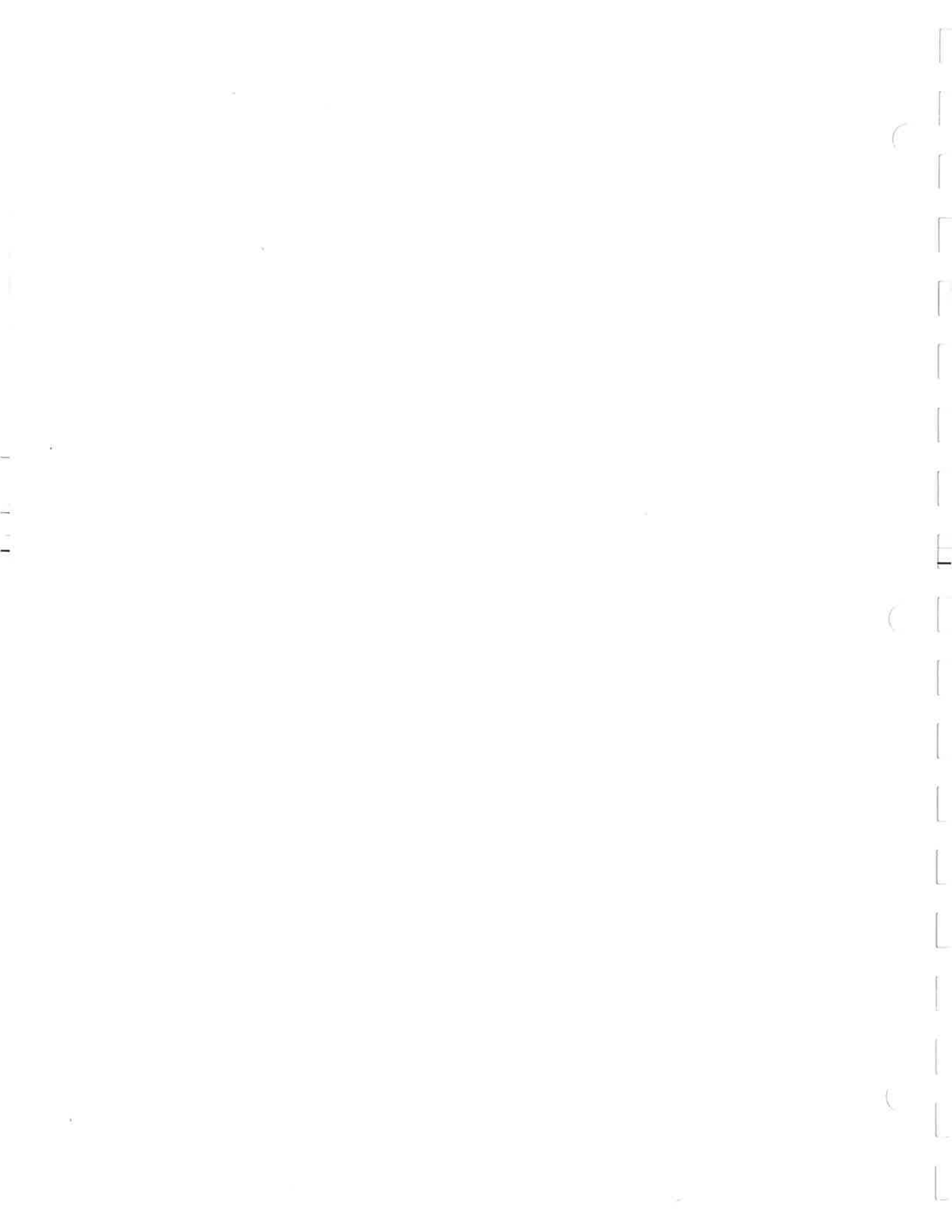
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2008 Urban Development Report

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





City of Little Rock

Department of Planning and Development

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

**Planning
Zoning and
Subdivision**

February 2, 2009

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 \$2,440,000 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 neighborhood action plans and design overlay districts. 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.

Contained in this annual report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2009.

Sincerely,

Tony Bozynski, Director
Planning and Development



Board of Directors - 2008

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

Planning Commission - 2008

Chauncey Taylor – Chairperson
Jeff Yates – Vice Chair
Pam Adcock
Lucas Hargraves
Troy Laha
Jerry Meyer
Darrin Williams
J.T. Ferstl
Obroy Nunnley, Jr.
Valerie Pruitt
Bill Rector

Board of Adjustment – 2008

Terry Burruss – Chairman
David Wilbourn – Vice Chair
Scott Smith
James VanDover
Robert Winchester

River Market Design

Review Committee - 2008

Tim Heiple -Chairman
Jim Jackson
Shannon Jeffery-Light
Frank Porbeck
Ann Wait

City Beautiful Commission - 2008

Lynn Mittelstaedt Warren – Chairperson
Jannie Cole
Steve Homeyer
Benjamin Jackson
Walter Jennings
Lee Anne Overall
Debra Redding
Kay Tatum
William Wiedower

Construction Board of

Adjustment and Appeal -2008

Danny Bennett
H. James Engstrom
Robert Merriott
Edward Peek
Isaac Ross
Rob Seay
Clyde Smith

Midtown Advisory Board - 2008

Craig Berry – Chairperson
Elizabeth Donovan
John Kincaid
Baker Kurrus
Brock Martin
Melinda Martin
Scott Mosley
Robert Stebbins

Historic District Commission - 2008

Marshall Peters – Chairperson
Randy Ripley
Wesley Walls
Julie Wiedower
Robert H Wood, Jr.

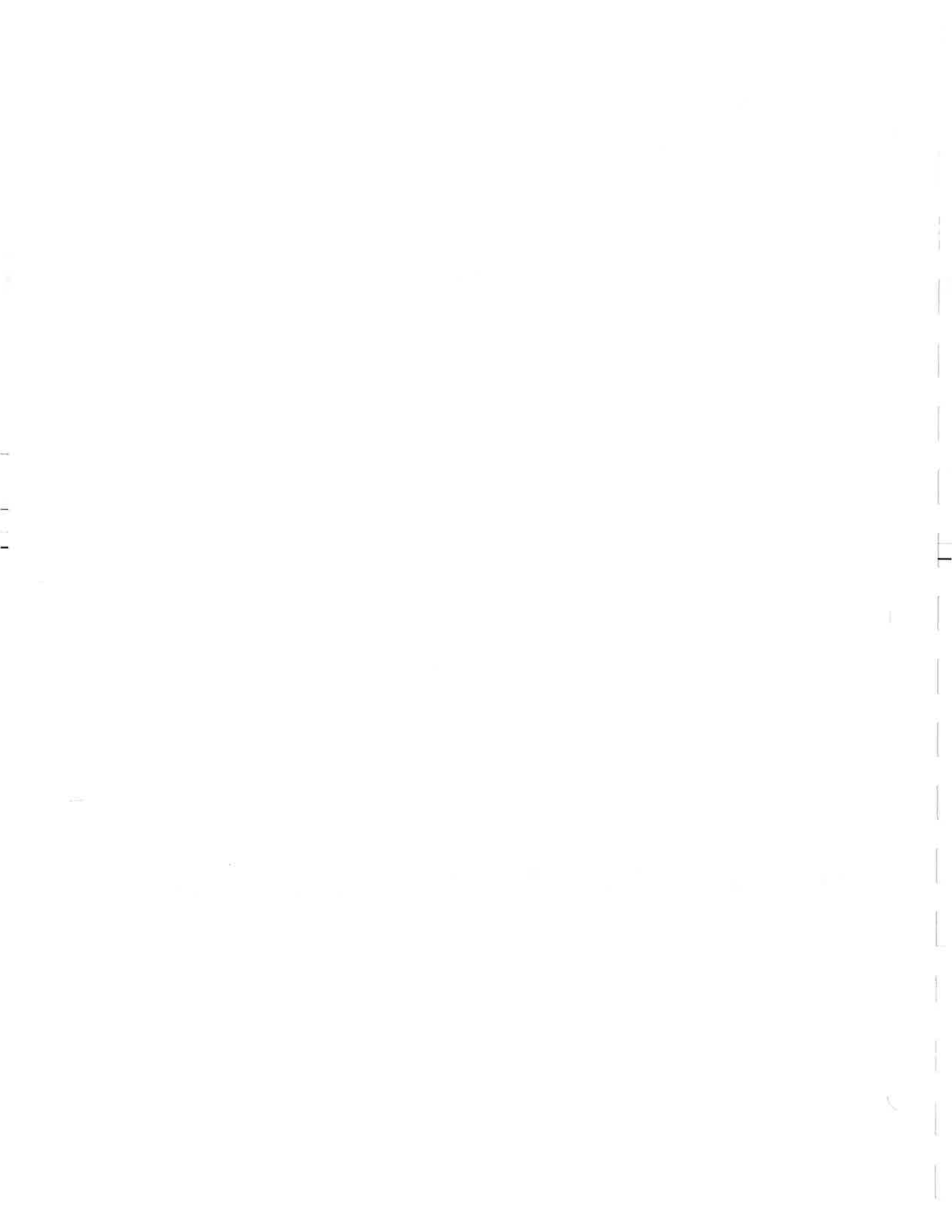


Table of Contents

Building Codes Division Summary	1
Zoning and Subdivision Summary	5
Planning Division Summary	9
Urban Development Data	
Development Activity Summary	14
Population Estimates	15
Construction Activity	16
Residential Activity	19
Housing Construction Values	21
Residential Additions and Renovation Activity	23
Demolition Activity	26
Office Activity	28
Commercial Activity	31
Industrial Activity	34
Annexation Activity	37
Subdivision Activity	38
Zoning Activity	41



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2008	2007	2006	2005
Permits Issued	3,971	4,868	4,694	5,330
Inspections	4,023	4,965	5,611	6,481
Violations	860	1,078	1,410	1,408
Fees	\$1,055,332	\$1,593,003	\$1,316,342	\$1,263,750
Plumbing				
	2008	2007	2006	2005
Permits Issued	2,770	3,542	3,874	4,137
Inspections	5,017	6,349	6,943	7,202
Violations	689	801	826	804
Fees	\$329,238	\$423,448	\$460,336	\$465,530
Electrical				
	2008	2007	2006	2005
Permits Issued	2,603	3,304	3,386	3,993
Inspections	6,967	7,388	8,356	9,547
Violations	1,293	1,168	1,588	2,006
Fees	\$335,572	\$469,614	\$478,744	\$570,173
Mechanical				
	2008	2007	2006	2005
Permits Issued	1,506	1,803	2,048	2,258
Inspections	3,328	3,975	3,896	4,179
Violations	1087	856	757	795
Fees	\$340,913	\$409,479	\$395,436	\$393,981

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section. Utility reconnection releases for natural gas, water and electrical are handled in this section. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2008 the Building Codes Division collected over \$2,448,770 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

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

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

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

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 implemented 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.

	2008	2007	2006	2005	2004	2003	2002	2001
Building Plans Reviewed	810	901	1147	1368	1495	1366	1533	1536
Construction B.O.A.	0	0	1	0	0	0	1	1
Electrical Exams	0	1	12	6	12	21	54	11
Franchise Permits	36	26	28	26	31	34	22	26

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2008

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

Residential

Eagle Hill
Aurora Arms
Residency
Easter Seals
Coleman Place
Capitol Hill
CSK Hotel
Comfort Suites
Homewood Suites

Mercantile

Shane Smith
Walgreens
Wal-mart
Race Track
Summerwood Property
Cracker Box

Educational

Pulaski Academy
Episcopal College
Mount St. Mary's
Arkansas Baptist School
Anthony School
Brenda Brown
Little Rock Christian
The Allen School
Arkansas Baptist

Restaurants

Texas Road House
Burger King
Market Place Grill
Golden Coral
Cheddar's Cafe
Taco Bell

Churches

Trinity Presbyterian
Huda Academy

Business

Lexicon
Greg King
Arvest Bank
Heifer International
Higher Ground
Van Tassel Proctor Office
Arkansas Realtors
Commercial Reality
Baldwin Shell Office
Bale Honda
Riverside
Burk Halters
Jonesboro Car Wash
Audubon Arkansas
Comcast Cable
AP &L Energy Inc
Arkansas Baptist

Factory/Storage

J.A. Riggs
Super Marine
Verizon Wireless
Riviera Parking Deck
Little Rock Waste Water
Children's Hospital
SageV Foods
Triple S. Alarm
Arkansas Light House
Freeze Drapery
Purvis Industries
Jim Osborne Warehouse
Ryerson & Sons

Assembly

Little Rock Racquet Club
Little Rock Bridge Club
Little Rock Zoo
Shooters Sports Bar

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.

2008 Sign Code Statistics

Sign permits brought in \$72,170 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

749 Sign Permits Issued
3667 Sign Inspections and Re-inspections

In 2009, 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.

2008 Plans Review for Zoning, Subdivision and Landscape Requirements

124 Commercial Plans/New or Additions
288 Commercial Landscape Plans

2008 Other Activities

68 Franchise Request
221 Site Inspections
83 Certificates of Occupancy
88 Grading Permits Reviewed

Zoning and Subdivision Division

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 2,500 inspections and re-inspections were performed.

2008 Plan Reviews for Permits

483 Residential Plans – New or Additions

2008 Privileges Licenses

1071 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2008 Information Inquiries

4800 Request for Sign, Zoning, Enforcement or Licenses

2008 Court Cases

37 Cases – All Types

2008 Citations Issued

12 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 2008, 4 locations were approved administratively. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2008, the Division and the Planning Commission reviewed 7 zoning site plans, all of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2008, the Division and the Planning Commission reviewed 10 Subdivision Site Plans, with 5 of the plans being approved by the Planning Commission.

Zoning and Subdivision Division

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2008, the Commission reviewed 45 Conditional Use Permit applications. Of these, the Commission approved 39 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2008, the Board heard a total of 80 cases. Of the 80 requests, 68 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine (9) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard six such appeal cases in 2008. The Commission began a comprehensive review of the City's Landscape ordinance that will continue into 2009.

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 2008, the Planning Commission reviewed 24 rezoning requests, 4 special use permit requests, 27 proposed right-of-way abandonment requests, and 5 street name changes.

Preliminary and Final Plats

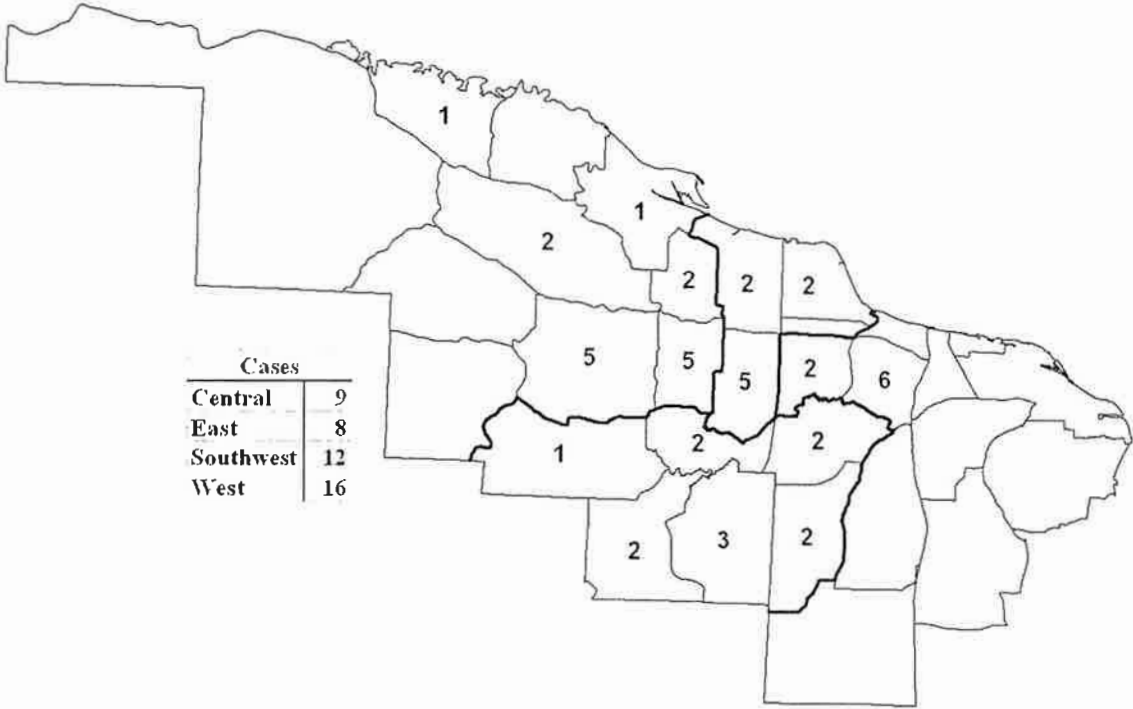
Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2008, Staff reviewed 29 preliminary plats and 70 final plats.

Planned Zoning District

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2008, 57 Planned Zoning District applications were reviewed.

Zoning and Subdivision Division

Filed Conditional Use Permits



Cases	
Central	9
East	8
Southwest	12
West	16

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division staff reviews reclassification requests, certificates of appropriateness, and development of staff reports for Land Use Plan amendments requested by various groups. The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. 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 2008 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 any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 23 requests for Plan changes in 2008. Of these, the Planning Commission forwarded twelve to the Board of Directors.

Special Planning Efforts

The Division Planners participated in the LUCA (Local Update of Census Addresses). This entailed the review of the Census Bureau and determining the accuracy of the address database. This work produced numerous addresses incorrectly entered or not in the database at all. The City has submitted tables requesting that these addresses be added or corrected for the 2010 Census.

Staff completed the work on updating the Oak Forest Neighborhood Plan with the neighborhood. In addition, Staff has been working with citizens to update the 'Framework for the Future Plan' (for downtown Little Rock). Division Staff worked with the Central High Neighborhood to develop a design overlay district for the area around Central High School. The public participation process for this effort will be conducted in 2009.

Boards and Commissions Supported

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

In 2008, the Historic Commission reviewed 21 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications the Historic Commission approved eight requests for COAs within the McArthur Park Historic District. The work to develop a citywide 'historic' plan commenced with an expected completion date in mid-2009.

The Midtown Redevelopment Advisory Board has been and continues to monitor the progress on the 'University Mall' site and the University Avenue street widening project.

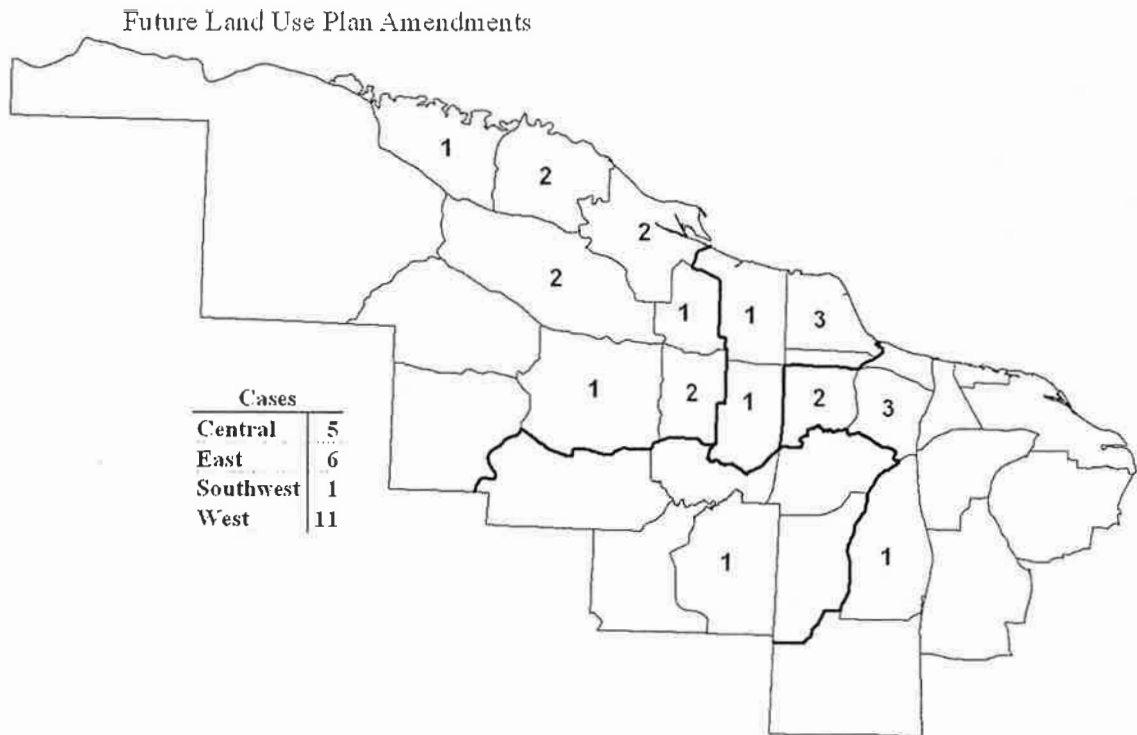
Planning Division

The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District. Staff and the Committee reviewed a total of six requests.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues. GIS has become a support function of the division for both graphics and statistical reports with use of ArcMap software.

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.



2008

**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 2008 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. 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 2008.

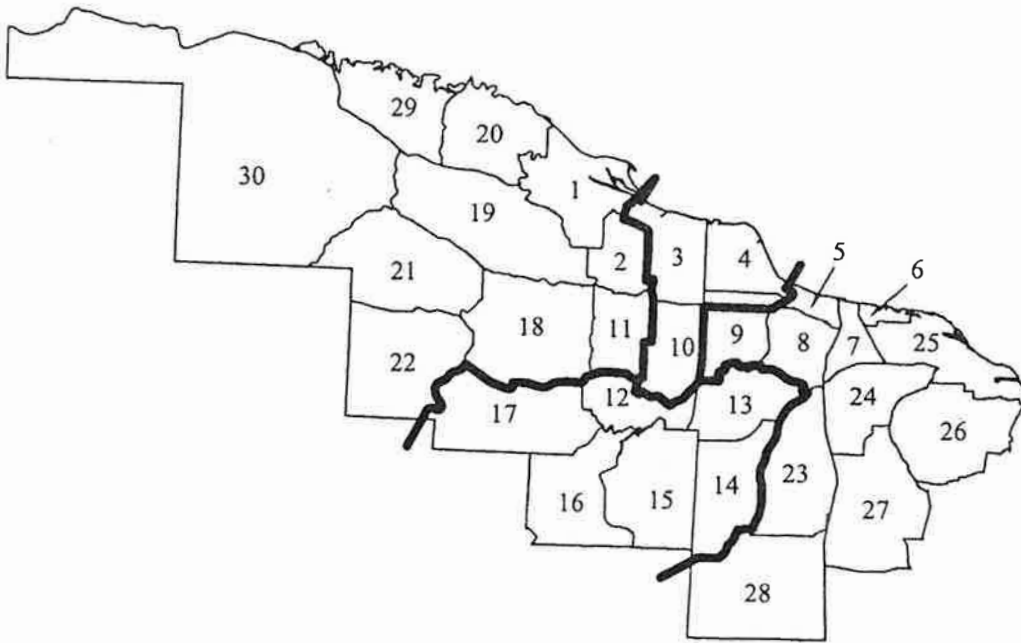
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and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

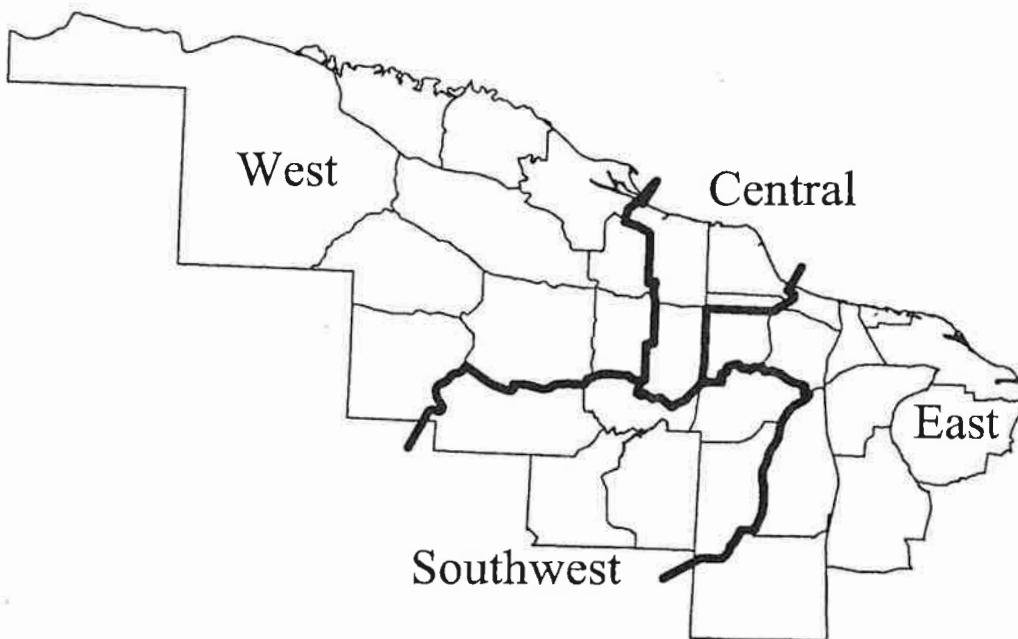
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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

194,755 persons 2008 population estimate

New Construction

442 permits; down 44.6% from 798 in 2007

Single-Family Housing

360 units; down 49.1% from 708 units in 2007
\$239,029 avg.; up 3.4% from \$231,212 in 2007

Multi-Family Housing

280 units; down 50.4% from 564 units in 2007

Residential Renovations/Additions

989 permits; down 10.4% from 1104 in 2007
\$37,755,542 construction dollars; down 27.1% from \$51,758,079 in 2007

Demolitions

165 residential units; down 42.1% from 285 in 2007

Office

152,822 square feet; down 42.7% from 266,666 in 2007
\$18,191,428 construction dollars; down 54.2% from \$39,685,437 in 2007

Commercial

268,887 square feet; down 67.3% from 823,137 in 2007
\$28,758,181 construction dollars; down 42% from \$49,595,750 in 2007

Industrial

940,598 square feet; up 345% from 211,184 in 2007
\$60,727,710 construction dollars; up 184% from \$21,380,347 in 2007

Annexations

Six annexations for 1109.16 acres, compared to one annexation totaling 137.94 acres in 2007

Preliminary Plats

692 residential lots; up 7.0 % from 647 lots in 2007
714.27 total acres; up 28.2 % from 557.28 acres in 2007

Final Plats

70 cases; down 23.1% from 91 cases in 2007
464.75 acres; down 10.3% from 518.33 acres in 2007

Rezoning

23 cases; no change from 23 cases in 2007
304.29 acres; up 200 % from 101.31 acres in 2007

PZD's

55 cases; down 21.4% from 70 cases in 2007
366.61 acres; down 36.6% from 577.82 acres in 2007

Population Growth and Projections

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 is an over representation of the actual urban growth.

Little Rock continues to experience a slow to moderate growth rate. Most of the growth has been in the west and southwest parts of the City. The east and central sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

It should be noted that the Bureau of the Census' estimate for the City of Little Rock is not as 'rosy' as the City's. The Bureau for the 1990s likewise had estimated a lower growth rate than the City's estimate, though the 2000 Census results were closer to that of the City. The City does not go back and change previous estimates as some organizations, so any error in one year will continue through the decade. It should be noted that the estimates for the 2003 to 2006 period may be overstated, this was a period of building permit activity at historic levels. For this reason, it is recommended to use the estimate in this report as the high end of a range with the recommended low-end of the range as 190,000.

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%
2001	183,923	0.43%
2002	184,354	0.23%
2003	185,835	0.80%
2004	187,748	1.03%
2005	189,220	0.78%
2006	192,530	1.75%
2007	193,275	0.39%
2008	194,755	0.76%

For those who will be using the Bureau's new estimates that replace the Long Form – the ACS (American Community Survey), care should be used since the numbers are based on an estimate, which has proven to not always be accurate. ACS numbers should be compared to other ACS numbers to see trends and changes in the area's profile (if any), and not compared to actual count years.

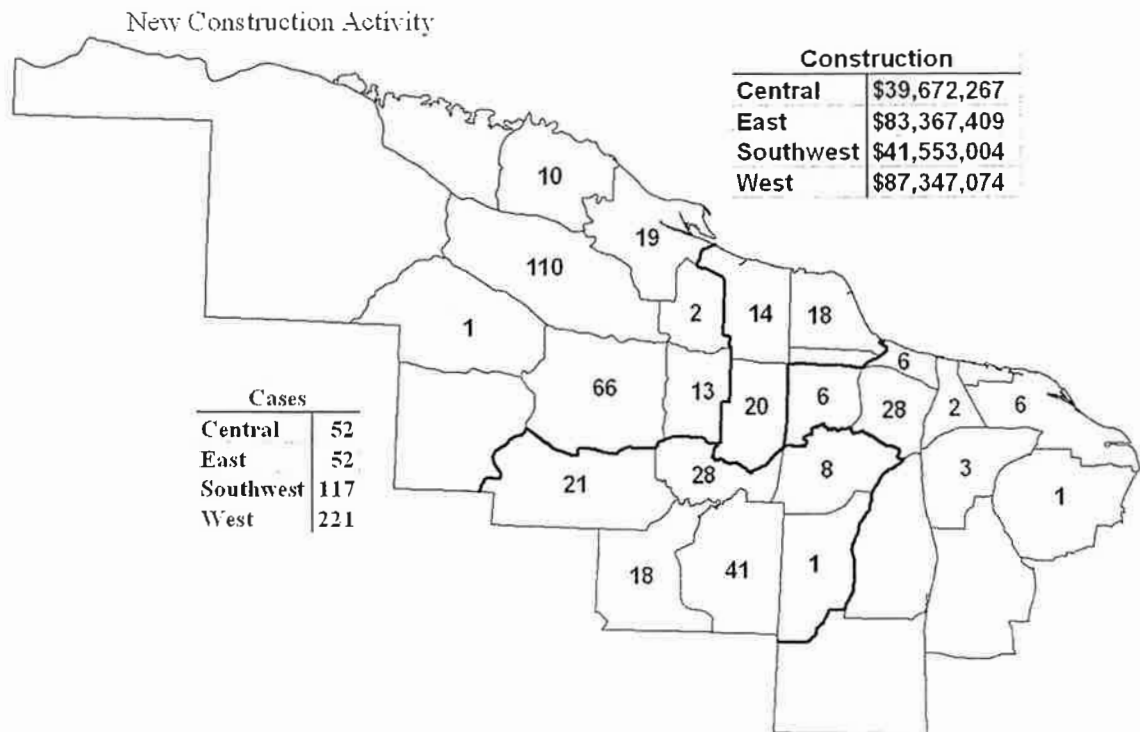
Construction Activity

During 2008 the total number of new construction permits issued fell by 44.6% over the number of permits issued in 2007. In 2008 there were 442 permits issued for a total of \$251,939,754 construction dollars. Permits for non-residential projects declined 30.6 percent to 50 from 72 permits. The number of commercial permits dropped almost in half to 14 permits with the area added dropped 67.3 percent to 268,887 square feet. Office permits decreased 39.1 percent with an area of 152,822 square feet or 42.7 percent less area added in 2008 than in 2007. For industrial, there was a increase of two permits to 8, but a more than triple increase in area added (940,598 square feet). There was a 17.6 percent decrease in the number of Public/quasi-public projects permitted declining to 14 projects.

New single-family unit construction decreased by 49.1% (348 units) from 2007 construction permits issued. 360 units were added in 2008 with an average construction cost of \$239,029. The west sub-area continued to dominate the market with 55.3 percent of the new units. The Chenal District leads the way with 109 units or 30.3 percent of all new homes. The southwest sub-area did decrease its share of the new home market, falling to 27.8 percent of all new homes.

Permits for Multifamily increased in 2008 with 32 permits but only 280 units added. This is a one-year increase of 60 percent in permits but a decline of 50.4 percent increase in units. There were four apartment complexes or condominium developments, all replaced complexes removed in previous years. In addition, there were several smaller 5 to 8 unit permits issued in west and southwest Little Rock.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected). In addition, permits are not required for construction outside the city limits.



Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	16	\$255,298	0	0	16
2	2	\$98,550	0	0	2
3	13	\$403,000	0	0	13
4	15	\$393,783	2	124	139
5	5	\$202,500	0	0	5
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	3	\$117,333	23	122	125
9	6	\$93,242	0	0	6
10	14	\$121,228	4	16	30
11	8	\$123,375	0	0	8
12 /	21	\$149,805	0	0	21
13 /	8	\$97,462	0	0	8
14 /	1	\$108,000	0	0	1
15 /	35	\$101,328	0	0	35
16 /	15	\$144,817	1	8	23
17 /	21	\$172,601	0	0	21
18	63	\$214,144	2	10	73
19.1	80	\$352,523	0	0	80
19.2	29	\$348,436	0	0	29
20	1	\$400,000	0	0	1
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	3	\$96,667	0	0	3
25	1	\$150,000	0	0	1
26	0	\$0	0	0	0
	360	\$239,029	32	280	640

Note: in 2008 there were two single-family units added by moving a structure on to the site. This occurred as follows: one house in District 9 (I-630), and one mobile home in District 15 (Geyer Springs West).

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	2	25,300	1	4000	0	0	0
2	0	0	0	0	0	0	0
3	0	0	0	0	0	0	1
4	0	0	0	0	0	0	1
5	0	0	1	23,192	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	1	19,200	1
8	0	0	2	4070	0	0	0
9	0	0	0	0	0	0	0
10	2	9557	0	0	0	0	0
11	3	89,457	2	20,545	0	0	0
12	2	104,011	5	77,247	0	0	0
13	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0
15	3	30,217	0	0	2	19,800	1
16	1	4957	1	1056	0	0	0
17	0	0	0	0	0	0	0
18	1	5388	0	0	0	0	0
19.1	0	0	0	0	0	0	0
19.2	0	0	1	20,212	0	0	0
20	0	0	0	0	0	0	9
21	0	0	0	0	0	0	1
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	1	2500	4	811,466	0
26	0	0	0	0	1	90,132	0
	14	268,887	14	152,822	8	940,598	14

In Planning District 6 a commercial permit was issued for a parking lot.

Residential Activity

The national decline in new single-family construction arrived in Central Arkansas in 2008. The number of new homes built in 2008 fell almost 50 percent from that in 2007. In the housing downturn of the early 1980s is the last time, this few homes were permitted in Little Rock. The second half of the year was the weakest, with an average monthly permit level of 26 units, while the average in the first way of the year was 34 units per month.

The peak year for new single-family in Little Rock was in 2005. This was close to the normal high peak for the historic housing cycle in the City. However it was heightened to historic levels. When looking at the units by sector, 2005 was the peak year for both the west and southwest sub-areas, which are the growing (less developed) areas of Little Rock. However, 2006 was the peak year for the Central sub-area and 2007, the peak year for the east sub-area. These two sub-areas tend to be in-fill or ‘teardown – rebuild’ locations.

It is interesting to note the 2008 number of units added is at normal ‘historic’ levels for all but the west sub-area. For the east sub-area, 18 units is good if one does not look at the years 2005-2007. These units tend to be infill on vacant lots where homes once stood and to be at the lower end of the value range. The central sub-area at 42 units is good, again if 2005-2007 is not included in the review. The central sub-area tends to be the ‘teardown-rebuild’ house (larger, newer, grander), or an infill house. The southwest sub-area historically has been middle class, working neighborhoods, which had seen development slow in the early 1980s due in part to school desegregation, and only becoming robust again in 2002. The 101 new units added in 2008 is consistent with levels seen in the 1990s and 80s. The west sub-area at 199 units is well below normal levels. In the 1990s through to 2002, this sub-area ranged from 300 to 400 units.

Three new larger multi-family complexes were permitted in 2008. All three replaced complexes that had been removed in the last couple of years. One due to fire and two were former ‘public housing’ projects now rebuilt as mixed income complexes. In addition, there were a couple of 5 to 8 unit structures built in west and southwest Little Rock as either condo type developments or small complexes.

Residential Activity

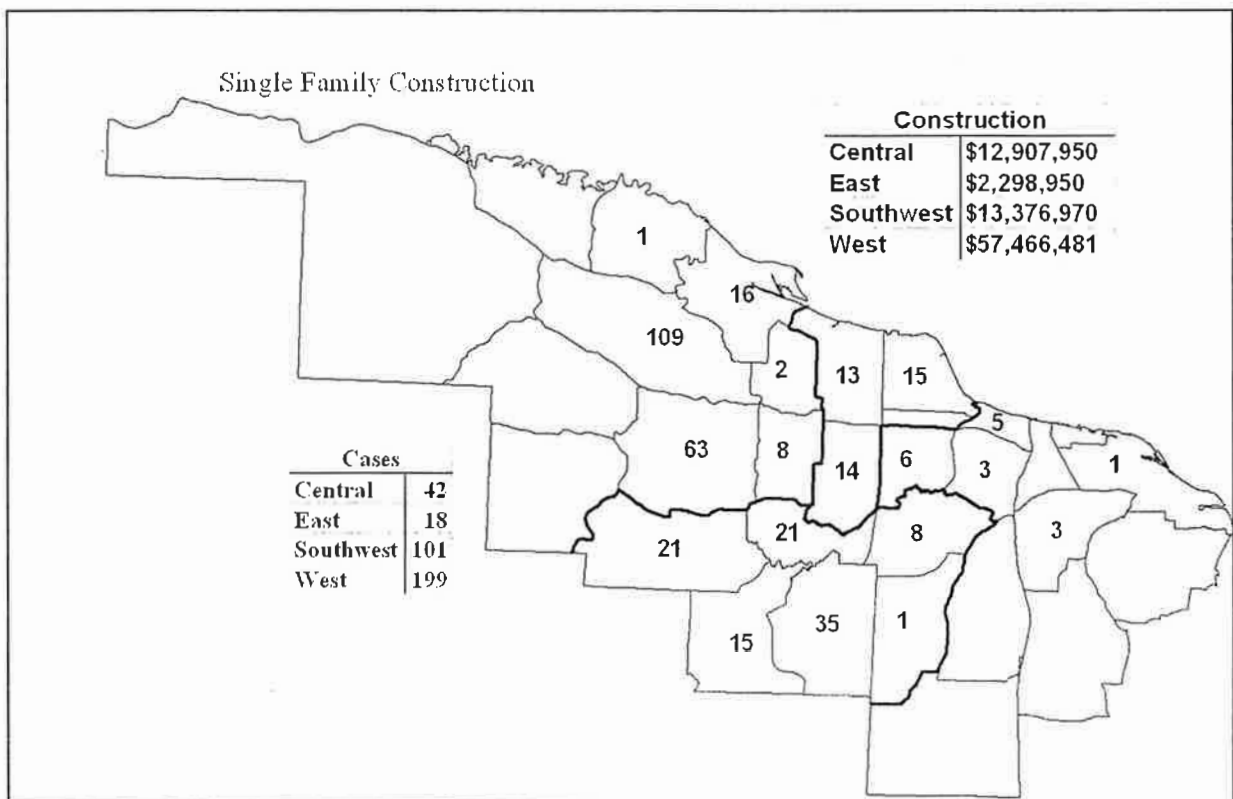
Single Family			
Year	Permit	Cost	Avg. Cost
1998	495	\$89,757,916	\$181,329
1999	555	\$102,062,168	\$183,896
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029

Multi-family			
Year	Permit	Units	Cost
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
	East	Central	S-west	West
2008%	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%



Housing Construction Values

The average construction cost of a new single-family home increased 3.4% or \$7817 from that in 2007. The average unit value in 2008 was \$239,029 compared with \$231,212 in 2007. Interest rates have continued at relatively low levels, which is making housing more affordable in real terms. The national mortgage problems and resulting national recession have caused a reduced demand and increased level of economic uncertainty.

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 40 units constructed below \$100,000, 150 units constructed in the range of \$100,000 to \$199,999, 123 units constructed in the range of \$200,000 to \$399,999, 35 units constructed in the range of \$400,000 to \$599,999 and 12 units above \$600,000.

All the construction value groups experienced drops in activity in 2008. The construction range, \$100,000 to \$200,000 remained the dominant grouping with 41.7% of the housing, an additional 34.2% was in the \$200,000 to \$400,000 range. It should be noted that the \$100,000 to \$200,000 range had the second largest drop in homes built in the range, falling to 150 homes or a 58.6% drop. Only the highest end (over \$600,000) had a greater percentage drop for 2008, of 63.6% to 12 houses. The 58.6 percent drop was 212 fewer homes built in 2008.

The \$400,000 to \$600,000 construction value range had the least decrease in 2008, 4 fewer units or 10.2% decline to 35 units. The Chenal Planning District continues to have the most of the higher end homes built, 63.8 percent (30 units) of all the structures permitted over \$400,000 and none of the units permitted at a value under \$100,000. The central sub-area accounted for 21.2% (10 units) for those structure with a value over \$400,000. But only just over a third of the units in the central sub-area were in this range.

Sub-area	2002	2003	2004	2005	2006	2007	2008
West	\$285,620	\$301,125	\$310,075	\$310,861	\$313,368	\$284,130	\$288,776
Central	\$265,331	\$185,713	\$242,623	\$265,938	\$247,901	\$350,603	\$307,332
Southwest	\$130,317	\$134,121	\$140,425	\$140,532	\$135,558	\$133,735	\$133,770
East	\$83,953	\$90,159	\$114,691	\$115,069	\$113,480	\$117,198	\$127,719

Fifty-two percent of the units valued at under \$100,000 were permitted in the southwest sub-area. Nine of the lower end homes were in the central sub-area with eight in the east sub-area and three in the west sub-area. The Geyer Springs West District accounted for 42.5% or 17 of the units built with a value less than \$100,000.

While the average construction value increased 3.4 percent for the City. The only sub-area with a lesser average value in 2008 was the central sub-area with a 40.9 percent decrease to \$307,332. This was a decrease of \$43,271. The east sub-area had the greatest increased average value by 9% or \$10,521. The east sub-area is the lowest value at \$127,719. This sub-area has been experiencing increases over the last ten years. The southwest sub-area showed almost no change at 0.03% or \$35, increasing to \$133,770. The west sub-area had the second highest average value as well as increasing the second greatest amount in percentage and number (1.6% and \$4646 respectively).

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	2	10	4	0	16
2	0	0	0	1	1	2
3	1	3	4	4	1	13
4	2	4	7	1	1	15
5	0	1	0	4	0	5
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	2	1	3
9	0	0	0	1	5	6
10	0	0	2	5	7	14
11	0	0	0	7	1	8
12	0	0	2	19	0	21
13	0	0	0	4	4	8
14	0	0	0	1	0	1
15	0	0	0	18	17	35
16	0	0	1	14	0	15
17	0	0	7	14	0	21
18	0	3	26	34	0	63
19.1	7	16	45	12	0	80
19.2	2	5	19	3	0	29
20	0	1	0	0	0	1
24	0	0	0	1	2	3
25	0	0	0	1	0	1
Total	12	35	123	150	40	360

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2008 single-family reinvestment totaled over \$29.5 million dollars. The east sub-area had the greatest number of single-family permits issued in 2008 with 308 (36.8% of all the projects for 2008).

The central and east sub-areas accounted for 67.7% of the single-family permits issued. With approximately \$19.1 million of the \$29.5 million dollars (or 65%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 48.5% of all reinvestment dollars were spent in the central sub-area.

The east sub-area accounts for 47% of the permits for renovations and 27.1% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 25.4%, however this sub-area had the greatest number of dollars spent (29.8% or \$4.8 million). The west sub-area had the highest amount of dollars 35.9% or \$5.7 million, with 17.2% of the permits (105). The southwest sub-area had the least dollars (7.1%) or \$1.1 million and the least permits with 64 or 10.5%.

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2008, there were about two dozen of these. Permits to 'finish-out' condominiums are included with the multifamily renovation figure for the West Little Rock, Heights/Hillcrest and Downtown Planning Districts.

Multi-Family Renovations

The permits were distributed between the sub-areas with both the west and central sub-areas having 47 permits each (31.3%). The least permits were in the southwest sub-area with 28 or 18.3%. The southwest sub-area also had the least dollars expended with just under \$1.1 million. The sub-area with the greatest amount of dollars expended was the central sub-area with just under \$2.7 million (32.6%).

Single-Family Additions

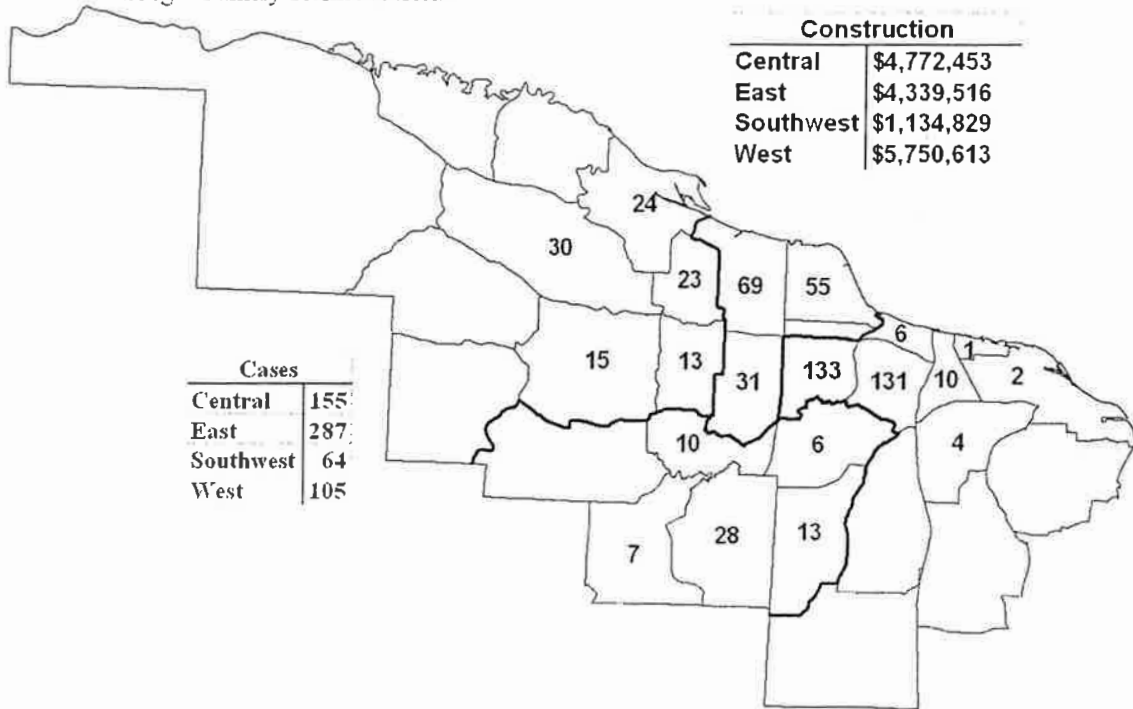
Single-family additions were concentrated in the central sub-area. Citywide 225 permits were issued for a total of \$13,535,416. The central sub-area accounted for 71% (\$9,604,224) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (57 permits and \$6.8 million). The second highest number of permits was in the West Little Rock Planning District with 34 and over \$2.4 million. In the west sub-area 76 permits were issued for \$3,139,442. The Chenal Districts accounted for 29 with the River Mountain and Rodney Parham Districts accounting for 17 and 15 respectively. The permit value was \$1.7 million in the Chenal District. Overall the average value of permits issued for additions increased by 15 percent or \$7870.

Residential Renovations/Additions

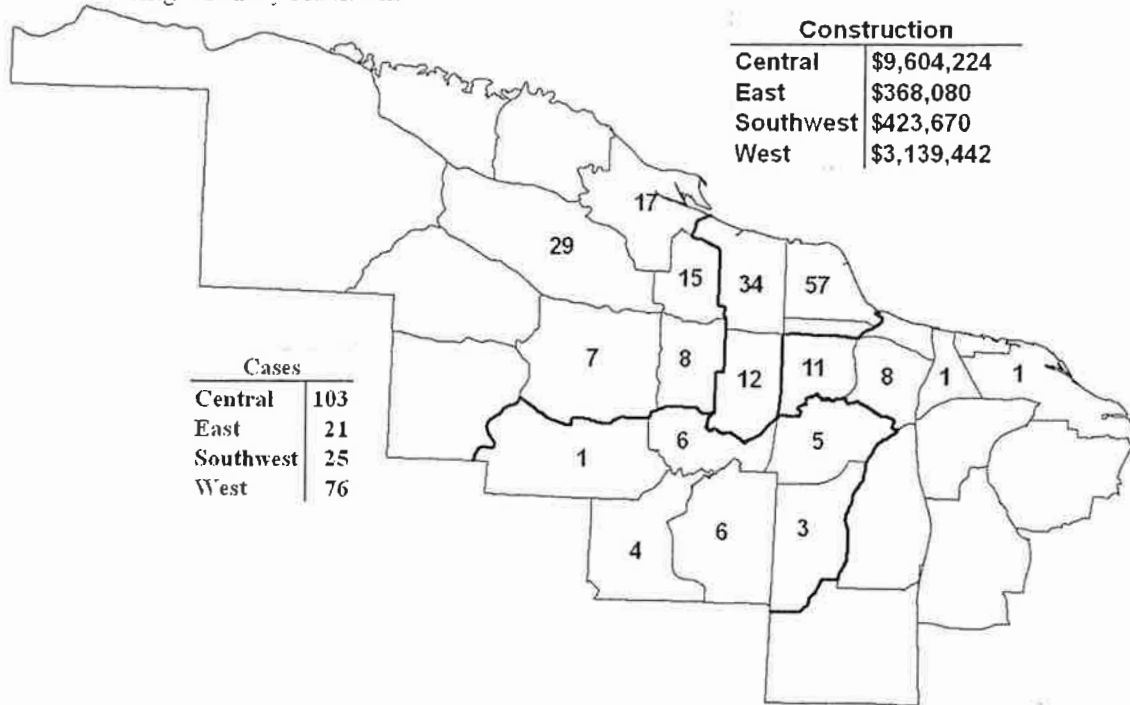
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	17	\$41,224	24	\$36,224	0	\$0
2	15	\$37,926	23	\$20,824	5	\$214,410
3	34	\$72,272	69	\$30,805	32	\$97,625
4	57	\$119,481	55	\$34,230	33	\$64,649
5	0	\$0	6	\$3612	14	\$114,516
6	0	\$0	1	\$23,000	0	\$0
7	1	\$10,000	10	\$16,250	0	\$0
8	8	\$36,598	131	\$18,794	26	\$28,494
9	11	\$23,564	133	\$14,236	5	\$49,600
10	12	\$10,723	31	\$15,622	0	\$0
11	8	\$20,644	13	\$19,035	1	\$61,715
12	6	\$22,651	10	\$12,912	1	\$20,000
13	5	\$16,092	6	\$19,562	0	\$0
14	3	\$15,492	13	\$21,888	19	\$41,050
15	6	\$14,440	28	\$19,802	8	\$36,891
16	4	\$18,047	7	\$9043	0	\$0
17	1	\$2,000	0	\$0	0	\$0
18	7	\$3309	15	\$110,891	0	\$0
19.1	14	\$98,643	14	\$117,223	7	\$20,000
19.2	15	\$20,029	16	\$52,272	2	\$408,000
20	0	\$0	0	\$0	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	0	\$0	4	\$10,794	0	\$0
25	1	\$14,000	2	\$6800	0	\$0
	225	\$60,158	611	\$26,182	153	\$53,743

Residential Renovations/Additions

Single Family Rennovations



Single Family Additions



Demolition Activity

The net change in residential units for 2008 was an increase of 475 residential units. None of the sub-areas had a net loss of residential units. However, the east sub-area did have a net loss of single-family houses (95). Three of the City's thirty planning districts experienced net losses of residential units during 2008. The East Little Rock, I-30, and I-630 Planning Districts went from positive to negative in 2008. The Heights/Hillcrest, Central City, Port, and Geyer Springs East Districts went from negative to positive growth in units. The East Little Rock and I-30 Districts were negative both years.

Both the I-630 and East Little Rock Districts experienced double-digit net loss in the number of housing units (24 and 56 respectively). Five duplexes were removed totaling 10 units, but the other 155 units lost in 2008 were single-family homes. In addition to the three districts mentioned above with net losses; if one looks at only single-family, the Heights/Hillcrest and Central City Districts had net losses for 2008.

The 54 single-family and two duplexes lost in the East Little Rock District were to Airport expansion. The Central City and I-630 districts each lost 26 single-family homes with 28 and 30 total residential units lost respectively. These were all individual demolitions of structures. The Heights/Hillcrest district is the only other in which there was a double-digit removal of units with 17.

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 83.6 percent of all units lost (138 of 165 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	16	1	15
2 Rodney Parham	2	0	2
3 West Little Rock	13	7	6
4 Heights/Hillcrest	139	17	122
5 Downtown	5	0	5
6 East Little Rock	0	56	-56
7 I-30	0	7	-7
8 Central City	125	28	97
9 I-630	6	30	-24
10 Boyle Park	30	4	26
11 I-430	8	1	7
12 65th Street West	21	0	21
13 65th Street East	8	0	8
14 Geyer Springs E.	1	1	0
15 Geyer Springs W.	35	3	32
16 Otter Creek	23	1	22
17 Crystal Valley	21	0	21
18 Ellis Mountain	73	0	73
19.1 Chenal Valley	80	6	74
19.2 Chenal Ridge	29	0	29
20 Pinnacle	1	0	1
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	3	2	1
25 Port	1	1	0
Total	640	165	475

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	199	6	193
Central	42	28	14
Southwest	100	5	95
East	18	113	-95

Single-Family Units Removed

Planning District	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
1	2	1	2	1	2	0	3	13	1	2	1	28
2	0	1	0	0	0	0	1	0	0	0	0	2
3	1	2	1	0	0	0	4	5	13	5	7	38
4	8	11	10	13	6	20	12	12	19	15	17	143
5	7	20	5	0	1	1	2	1	1	3	0	41
6	5	3	25	21	8	3	8	3	26	123	51	276
7	5	3	17	1	3	0	3	14	3	3	7	59
8	34	62	61	27	33	32	23	33	31	49	26	411
9	28	24	30	29	23	27	23	27	40	23	26	300
10	2	5	8	5	3	3	6	3	7	8	4	54
11	1	0	2	1	2	2	1	4	1	0	1	15
12	0	3	0	3	1	1	2	1	5	0	0	16
13	2	1	2	0	0	0	1	3	1	2	0	12
14	1	1	10	3	2	0	4	2	2	3	1	29
15	1	3	0	2	3	2	4	4	6	6	3	34
16	0	1	0	1	4	1	1	1	3	4	1	17
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	1	1	2	5	1	1	0	11
19	1	0	2	0	0	0	3	2	5	1	4	18
22	0	0	0	0	0	0	0	0	0	0	0	0
23	1	0	0	0	0	0	0	0	0	0	0	1
24	0	0	1	2	1	2	0	1	0	0	2	9
25	2	1	2	0	0	1	0	1	0	1	1	9
Total	101	142	178	109	93	96	103	135	165	249	152	1523

Office Activity

During 2008, the square footage of new office space added decreased by 42.7% from 2007. The total square footage permitted in 2008 was 152,822. The number of permits issued decreased 39.1% (14 permits in 2008, 23 permits in 2007). In 2008, the total construction cost was \$18,191,428, a decrease of 54.2 percent.

The southwest sub-area accounted for most of the office area added with 78,303 square feet or 51.2 percent. The southwest sub-area had the greatest number of permits with 6 (50%) and the highest value \$10,081,590. The central sub-area had no activity. The east sub-area had the second most permits with four, the largest area added 29,762 square feet (16.2%) and permit value just under \$3.4 million. The west sub-area had two permits adding 24,545 square feet with the second highest permit value of just over \$4.7 million.

Only one building was permitted with over 25,000 square feet. This building is the new headquarters building for the Arkansas Baptist State Convention and is located southeast of the Colonel Glenn/I-430 interchange at 10 Remington Drive. At 44,664 square feet this one building accounts for 29.2% of all the space added in 2008. The next largest building was some 23,192 square feet for the headquarters of Baldwin and Shell at the northwest corner of Capital Avenue and Chester in downtown.

Building Permits – Office

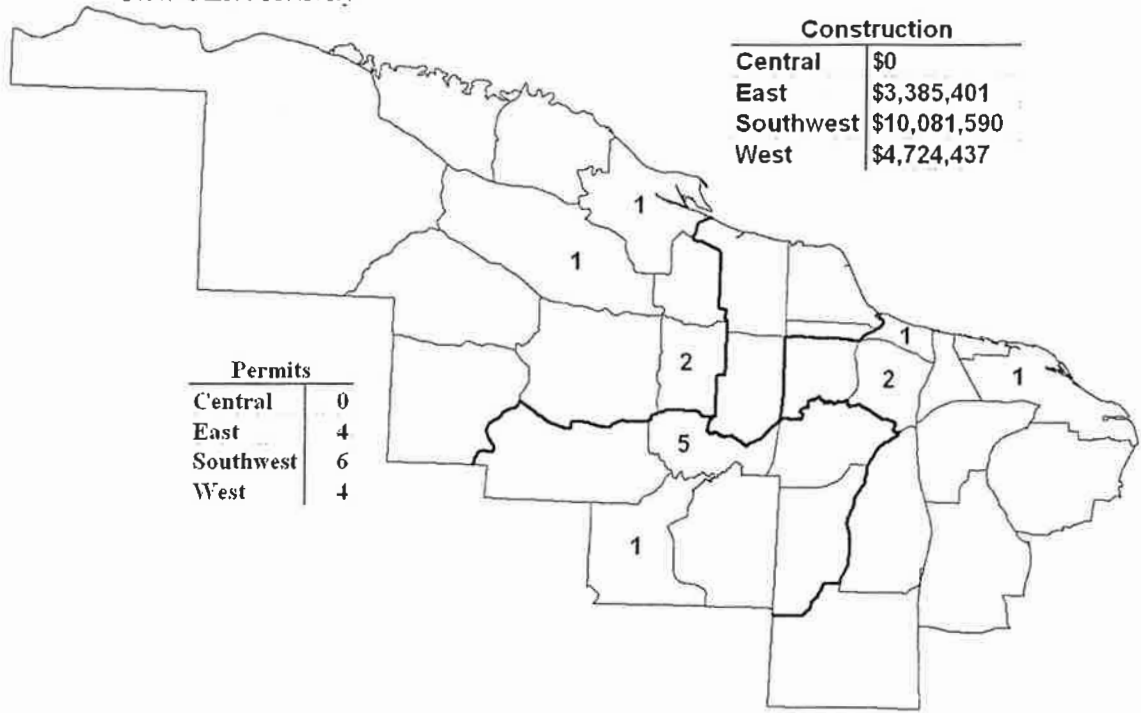
Year	Permits	Sq. Ft.	Cost
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Arkansas Baptist State Convention	10 Remington Drive	southwest	44,664

Office Activity

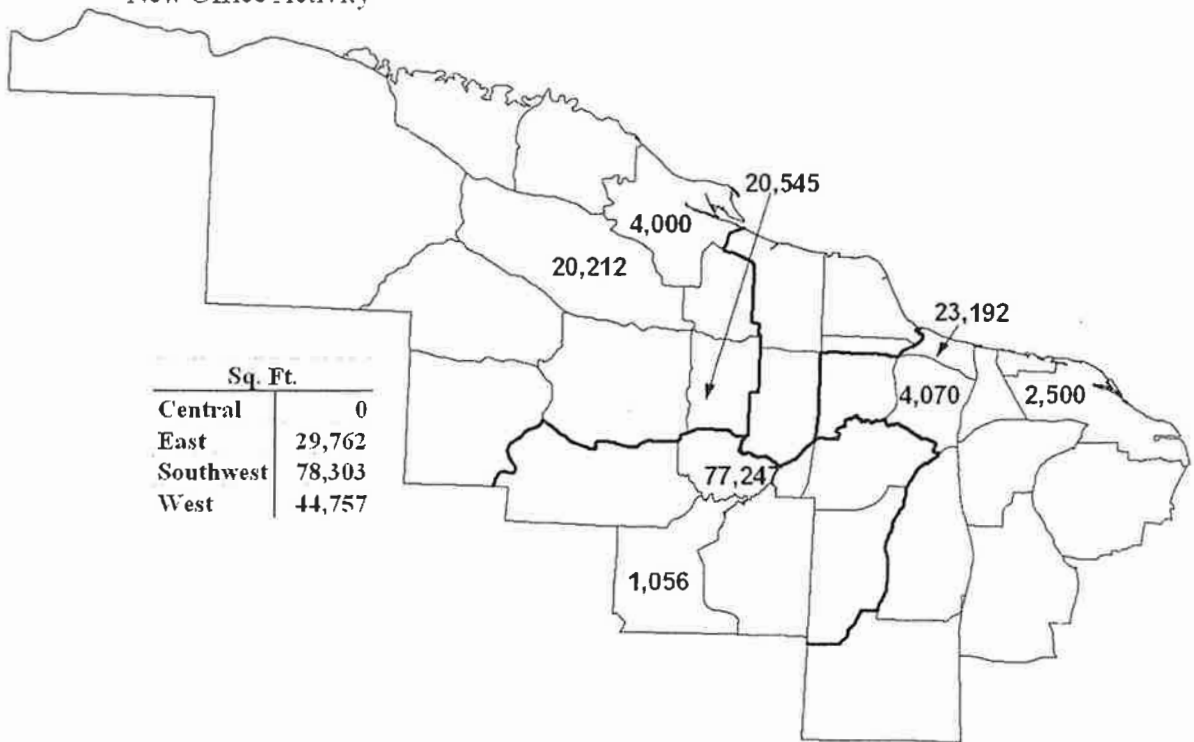
New Office Activity



Construction

Central	\$0
East	\$3,385,401
Southwest	\$10,081,590
West	\$4,724,437

New Office Activity



Office Vacancy Rate

Vacancy Rates are based on 2008 data furnished by *Arkansas Business – 2008 Office, Retail, Warehouse Leasing Guide*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2008 Lease Guide* includes listings on 256 office properties within Little Rock. This is a decrease of seven from last year's report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

It should be noted that many small buildings only report when their vacancy rate is high, i.e. are not included in the survey when fully occupied or mostly occupied. The survey is used partially to advertise availability of properties by management companies.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	4,331,877	84.1%
Central	1,557,017	94.6%
Southwest	134,735	63.1%
West	2,923,332	83.8%

All the sub-areas reported more area in 2008 except for the southwest sub-area, which reported a decline of more than half to 134,735 square feet. The southwest sub-area also reported the lowest occupancy rate at 63.1 percent. This is a drop from 78 percent in 2007, which was the lowest reported for 2007. The southwest sub-area represents 1.5 percent of all the area reported in 2008. The reported average occupancy rates for the remaining sub-areas all improved, ranging from 83.8 to 94.6 percent. The area reported in 2008 for these three sub-areas declined only slightly – two percent.

The east sub-area continues to report the most area – 48.4 percent of the area reported for 2008. The occupancy rate reported for 2008 improved one percentage point. The west sub-area continues as the second largest reported area at 2,923,332 square feet or 32.7 percent of the reported area for 2008. The average occupancy rate for the sub-area was reported at less than a percentage point improvement from 2007. Both these sub-areas combined account for 81 percent of the reported area and have an average occupancy rate in the low to middle eighties (for the reporting area). The Central sub-area with 17.4 percent of the area reported the best improvement in average occupancy, six percentage points to 94.6 percent.

Commercial Activity

The total of new commercial construction added in 2008 amounted to 268,887 square feet of commercial space. This represents a decrease of 67.3% in square footage added from that in 2007. The total construction value of new commercial decreased by 42% from that reported in 2007. In 2007, \$49,595,750 construction dollars were permitted compared to \$28,758,181 in 2008. This includes a \$640,000 surface parking lot for Dassault-Falcon Jet in the Port area (which is not reported in the graphics on the accompanying page since there was no 'structure'). The number of structures permitted dropped 48 percent to 14 projects in 2008.

The new activity was split between the west and southwest sub-areas, with 42.9 percent or six projects each. These two sub-areas account for 98.4 percent of the added value, \$17,823,000 or 64.3% of which is in the southwest sub-area. There was no activity in the east sub-area and only two projects in the central sub-area. These two were a carwash and a detail shop.

Five projects exceeded 20,000 square feet in area, each in one of these two sub-areas. Two of the three largest projects were auto dealerships. Each of these dealerships exist and are relocating to the Colonel Glenn/I-430 interchange area. They are Bale Honda and Riverside Motors. Both are locating into the southwest sub-area. The remaining three 'large' projects are in the west sub-area. Two are located with the Shackelford Crossing Center, constructed in 2007 and only partial occupied. They are a hotel and the relocation of Haverty's Furniture to this center. The final 'large' commercial development of 2008 was WB Sports, located along Cantrell Road (Highway 10) near Sam Peck Road.

Building Permits – Commercial

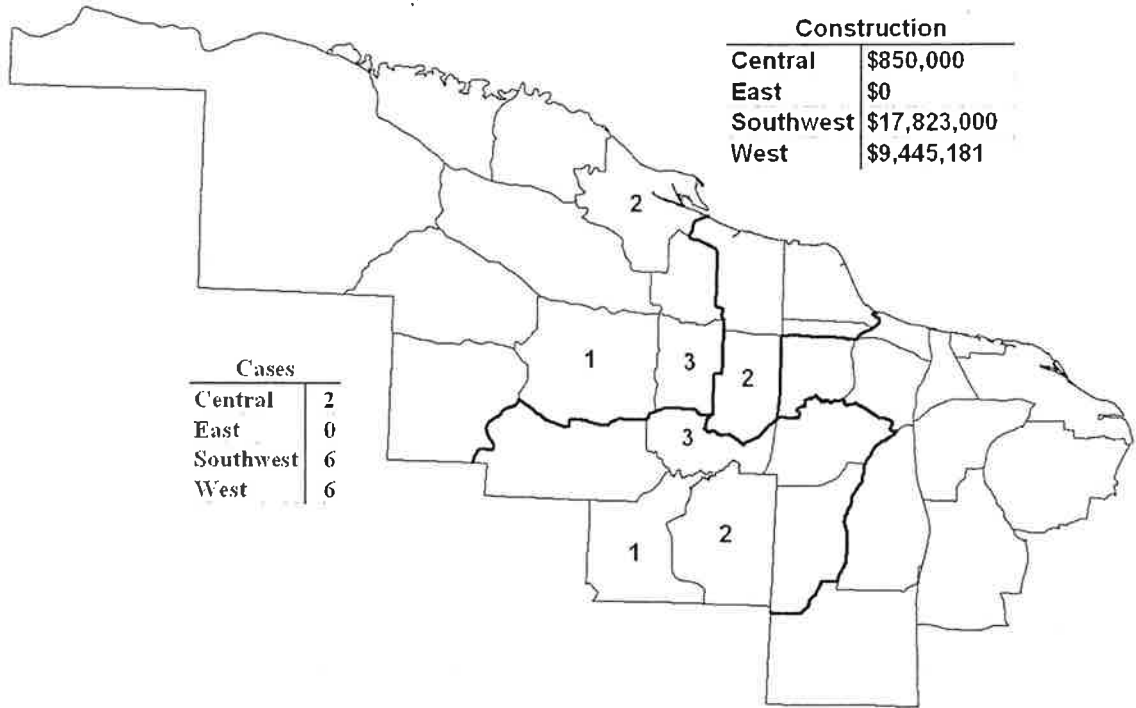
Year	Permits	Sq. Ft.	Cost
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181

Commercial Projects Permitted in excess of 20,000 square feet

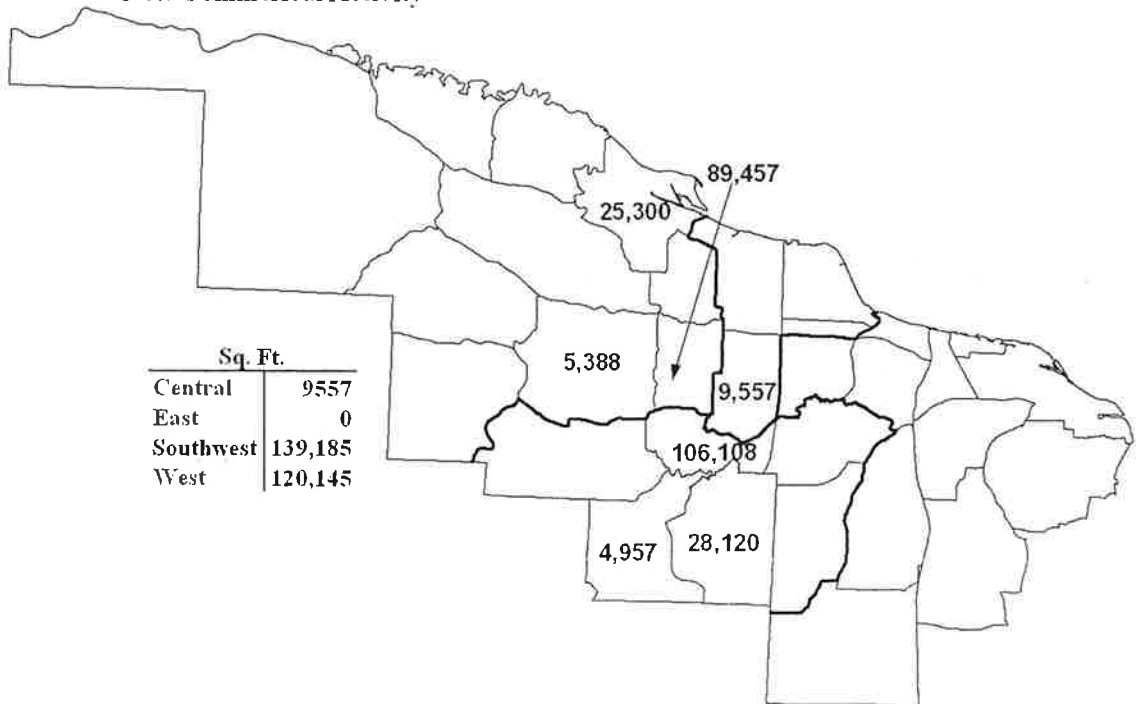
Project	Location	Sub-area	Sq. Ft.
Bale Honda	10 Colonel Glenn Court	southwest	69,011
Towne Place Hotel	12 Crossing Court	west	49,505
Riverside Motors	8 Colonel Glenn Plaza Dr	southwest	35,000
Haverty's	2616 Shackelford Road #B	west	30,027
WB Sports LLC	10 Viewpointe Cove	west	22,500

Commercial Activity

New Commerical Activity



New Commerical Activity



Commercial Vacancy Rate

The occupancy rate information provided is based on 2008 data furnished by *Arkansas Business Lease Guide 2008*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	640,903	69.5%
Central	1,459,782	82%
Southwest	157,703	29.7%
West	3,605,200	87.4%

As in last years report, the areas reported for each sub-area are significantly different from that reported in the previous year. Most of the area reported does continue to be in either the central or west sub-areas. In the past these two sub-areas reported similar areas. In 2008, the central sub-area decreased and the west increased such that the west sub-area reported 61 percent of the reported area in 2008. This is a million more square feet to 3,605,200 with an average occupancy rate down to 87.4 from 90.3 percent. The central sub-area is reporting approximately half the area reported in 2007. For 2008, 1,459,782 square feet is reported with an average occupancy rate of 82 percent. In addition to the large drop in area, the average occupancy rate dropped 7.5 percentage points.

The east sub-area is also reporting more area for 2008, a 23 percent increase. The average occupancy level for the 640,903 square feet reported is 69.5 percent. The average occupancy rate is down approximately one percentage point from that reported in 2007. The southwest sub-area has reported the least area again and that amount declined by 60 percent. In 2008 only 157,703 square feet reported for the survey with an average occupancy rate around 30 percent. This occupancy is less than half that reported in the 2007 report.

As noted previously the vast majority of space is in the central and west sub-areas. These two areas give the best picture of how the City of Little Rock is doing in the retail sector. It should be noted that two major shopping developments "Life Style Centers" were completed in 2007 in the west sub-area and one mall in the central sub-area was removed. The owner of this site does propose to replace the mall with a 'Life Style Center' in the near future.

Industrial Activity

A total of 940,598 square feet of industrial projects were permitted during 2008 in the city. This represents a 345% increase over the square feet permitted during 2007. The value of new construction increased 184% to \$60,727,710 in 2008 from \$21,380,347 in 2007. While the number of projects remained at a moderate level, the value of the new construction was well above typical levels for Little Rock.

For 2008, the permitted projects were again split between the east and southwest sub-areas. The number of projects in the southwest sub-area remained at two. The east sub-area accounted for 75% of the projects (6) and all of the major projects. Five of the projects in the east sub-area were greater than 25,000. The largest by far was LM Glasfiber at 700,000 square feet and \$24.4 million. This plant is the permanent location for a manufacturer of windmill blades in the Little Rock Port. Sage Foods also constructed a 90,132 square foot building in the Port area. The next three (major projects) are new hangers at the Little Rock Airport for a second general aviation service – Supermarine. This includes three hangers from 32,800 to 42,000 square feet in area, to support the private aviation industry at Little Rock National Airport.

Building Permits – Industrial

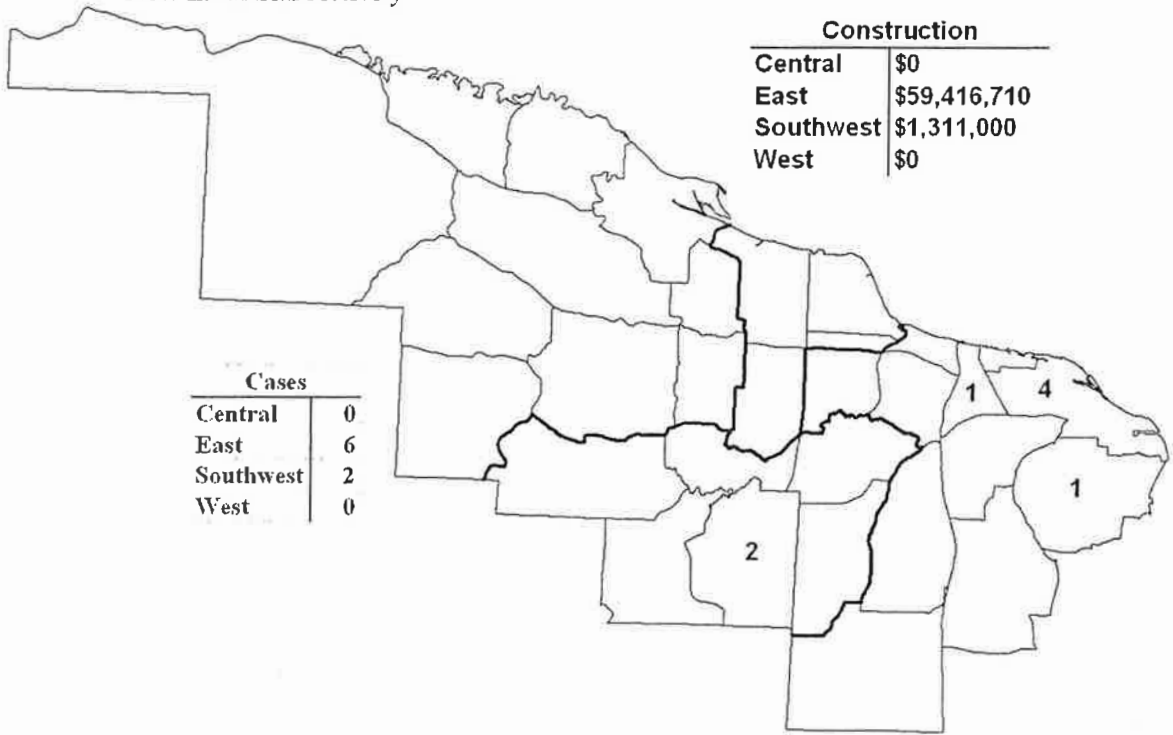
Year	Permits	Sq. Ft.	Cost
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710

Industrial Projects Permitted in excess of 25,000 square feet

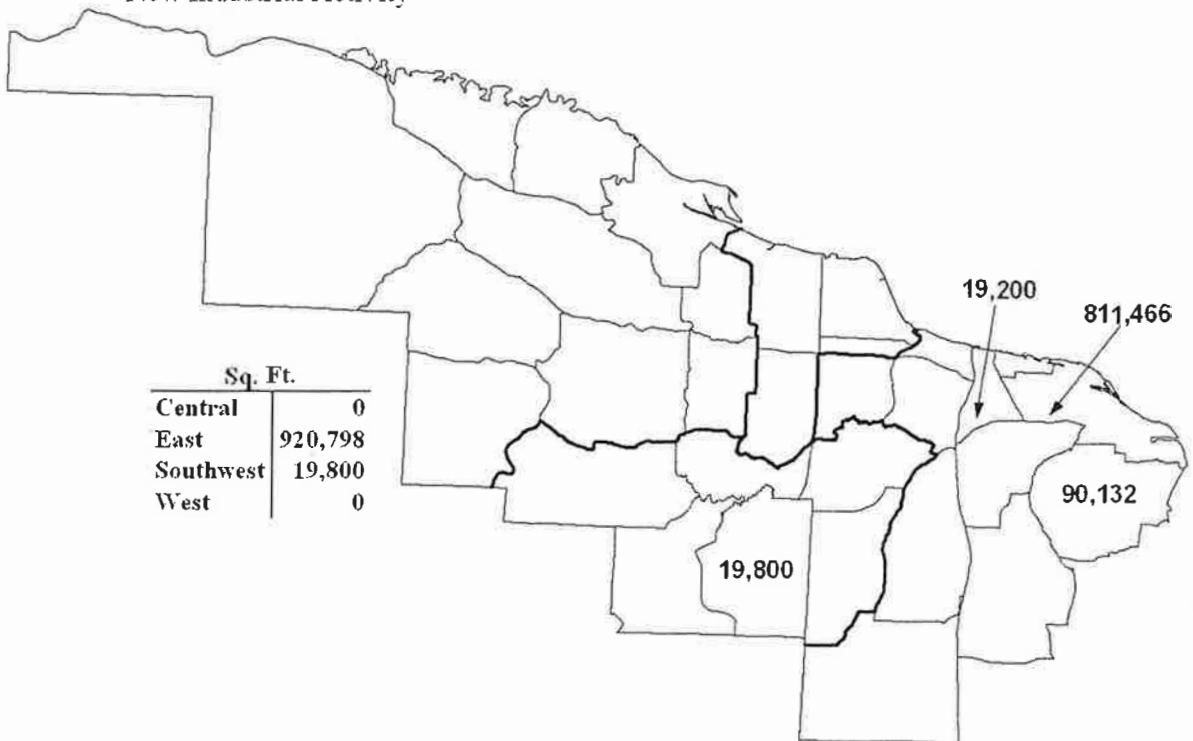
Project	Location	Sub-area	Sq. Ft.
LM Glasfiber	7901 Lindsey Road	east	700,000
Sage Foods	5901 Sloane	east	90,132
Supermarine - Hanger	2111 Bond	east	42,000
Supermarine - Hanger	2101 Bond	east	36,666
Supermarine - Hanger	2201 Bond	east	32,800

Industrial Activity

New Industrial Activity



New Industrial Activity



Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2008 *Arkansas Business Lease Guide*, the amount of space reported declined in all sub-areas, except the east sub-area. As in previous years construction of new structures really does not relate to the changes reported here.

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	1,365,143	25.3%
Central	707,354	83.3%
Southwest	2,697,458	53.2%
West	334,632	78.5%

In the east sub-area, the leasable square-footage reported increased 37 percent to over 1.3 million square feet. However, the reported average occupancy fell by half to 25 percent. This is by far the lowest occupancy rate of the sub-areas reported in 2008. The southwest sub-area continues to report the majority of the area, 52.8 percent of that reported in 2008. The area reporting in 2008 is 21 percent less than that in 2007 with an average occupancy rate improvement of 14.2 percentage points to 53 plus percent. Almost 80 percent of the area reported in 2008 is in either the east or southwest sub-areas, however these sub-areas also have the worst average occupancy reported rates, 25.3 and 53.2 respectively. Since industrial/warehouse uses often occupy an entire structure and may be owned by the business, one might expect self-reporting to over report vacancy. This could be a toll to advertise available properties not to report on the general condition of the industrial/warehouse segment of the economy.

The central sub-area continues to report the highest average occupancy level, though less than last year, at 83.3 percent. The available space reported is down from last year by 14.6 percent to 707,354 square feet. The west sub-area reported the least square footage again. In addition the amount of area reported in 2008 fell 56.8 percent to 334,632 square feet. However the average occupancy rate of the reporting area improved to 78.5 percent

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The *2008 Lease Guide* includes listings on 43 warehouse properties down 23 properties from that in the 2007 guide. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted six annexations, totaling 1109.16 acres in 2008. Four of the annexations were to the western part of Little Rock. All four are undeveloped, though one did at one time have a single-family home on it. Two of the annexation areas will be developed residentially – a total of 245 acres. The other two will be commercially developed in the future (15.6 acres). One of these commercial sites is the northwest corner of Kanis and Kirby Roads where a Crackerbox convenience store is proposed. The other commercial area is the northeast and northwest corners of the Kanis and Rahling Roads intersection. Note all these annexations to the western part of Little Rock were for future development of the land.

An annexation of 47 acres along Arch Street Pike in the southwestern portion of Little Rock was done to allow for sewer service to an existing industrial plant and its future expansion. The largest annexation was for over 801 acres, south of the Little Rock Port. This one annexation accounted for 72 percent of the area added to the City in 2008. The site is a developing industrial plant. Both of these industrial annexations were requested to receive city services for future expansions.

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.18 square miles. This is an increase of just over 2% from 2007, 3.55% from 2000 and 14.3% from 1990 in total square miles of the City. Areas presented in the table are based on the area generated using legal descriptions for each area.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a third surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over. Since the middle 1980s, except for ‘island annexations’, all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. Almost 82 percent of the cases were in either the west or southwest sub-areas, with eleven and seven cases approved respectively in 2008. The west sub-area accounted for a majority of the cases involved in a preliminary plat at 50 percent, with 53 percent of the area involved in the southwest sub-area.

The southwest sub-area had slightly fewer cases but more area involved than that of the west sub-area. Thirty-five plus percent of the area involved in preliminary plats was located in the west sub-area, while the southwest sub-area represented 53% of the area. Approximately 256 acres in the west sub-area, with 378 acres in the southwest, this is 88.8 percent of all the area subdivided in 2008. The west sub-area has been and continues to be the growth area of Little Rock. The 2008 data continues to show the renewed interest in development in the southwest sub-area continuing.

Most of the central and east sub-areas were developed and platted more than four decades ago. Thus the small amount of activity in the central and east sub-areas should not be a surprise. A little less than 4 acres in one case was approved in the central sub-area. Only three cases and 76 plus acres were subdivided in 2008 within the east sub-area.

The number of approved preliminary plats decreased from 25 in 2007 to 22 in 2008. The total acreage in 2008 increased 7 percent to 714.27 acres from 557.28 acres. Non-residential activity as measured by cases remained at low levels dropping one to eight cases. The total non-single family acreage platted increased to 281.18 acres from 226.7 acres (a 24 percent increase). Commercial acreage remained steady, dropping slightly to 190.5 from 195.9 acres. Residential platting activity dropped slightly (2 plats) 14 plats, a 12.5 percent decrease. There were no multifamily subdivisions for the fourth year. Single-family acreage increased 31 percent to 433.09 acres from 330.58 acres. Residential lots likewise increased 7 percent to 692 residential lots in 2008 from 647 residential lots in 2007.

The majority of the single-family residential approved preliminary plats in area were located in the west sub-area. 53.4 percent of the acreage (231.3 acres) but only 11.1 percent of the lots (77 lots) were located in the west sub-area. The southwest sub-area had the most cases and lots approved in 2008. The acreage involved in these plats was 197.89 acres and accounted for 45.7 percent of the area involved in plats for 2008 with 88.6 percent of the lots (613). The central sub-area had one case of 3.89 acres, two lots. The east sub-area had no residential activity.

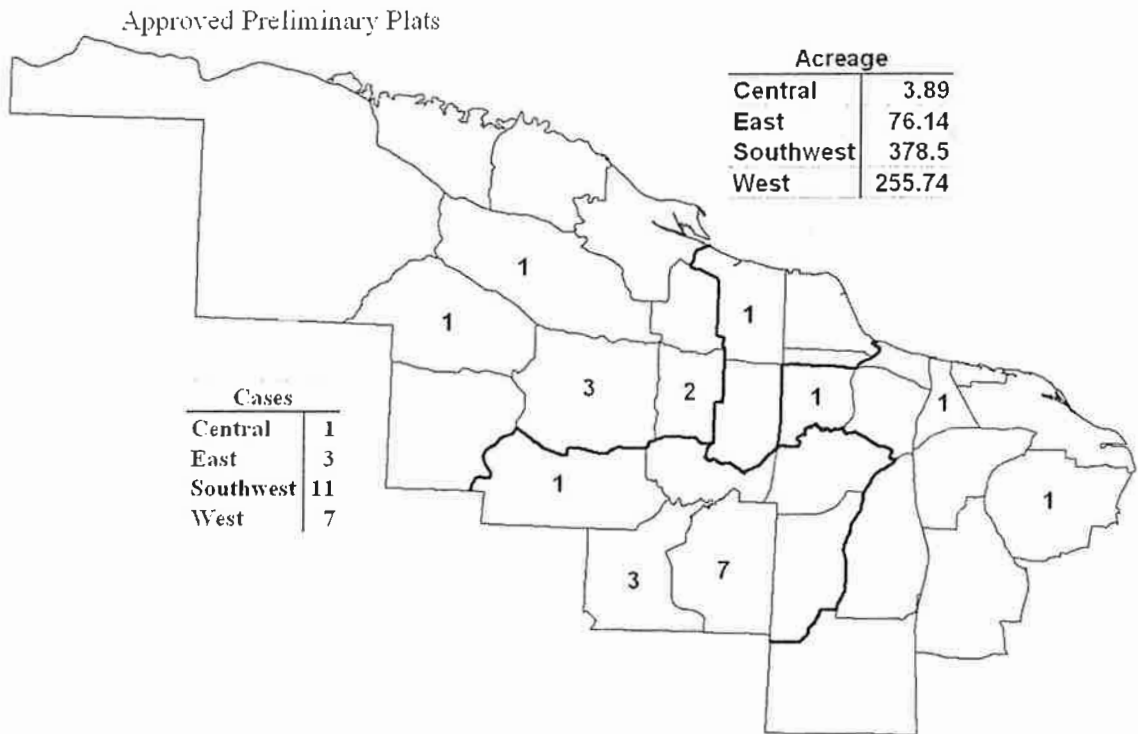
The non-single-family plat activity was somewhat different with three cases each for the west and east sub-areas. The southwest sub-area was the most active area by area involved in preliminary (non-SF) plats with 71.9 percent or 180.6 acres in two cases. The west sub-area had the least area with 24.44 acres or 9.7 percent of the area.

This plat activity shows continued interest in the west and southwest sub-areas for developable areas.

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
3									1	3.89	2
7					1	13.85					
9					1	2.41					
11			2	14.49							
15	1	4.2							6	127.7	399
16	1	176.4							2	65.19	212
17									1	5.01	2
18									3	19.3	33
19	1	9.95									
21									1	212	44
26					1	59.88					
Total	3	190.55	2	14.49	3	76.14	0	0	14	433.09	692

*Revocation of single-family subdivision plat in Planning District 20



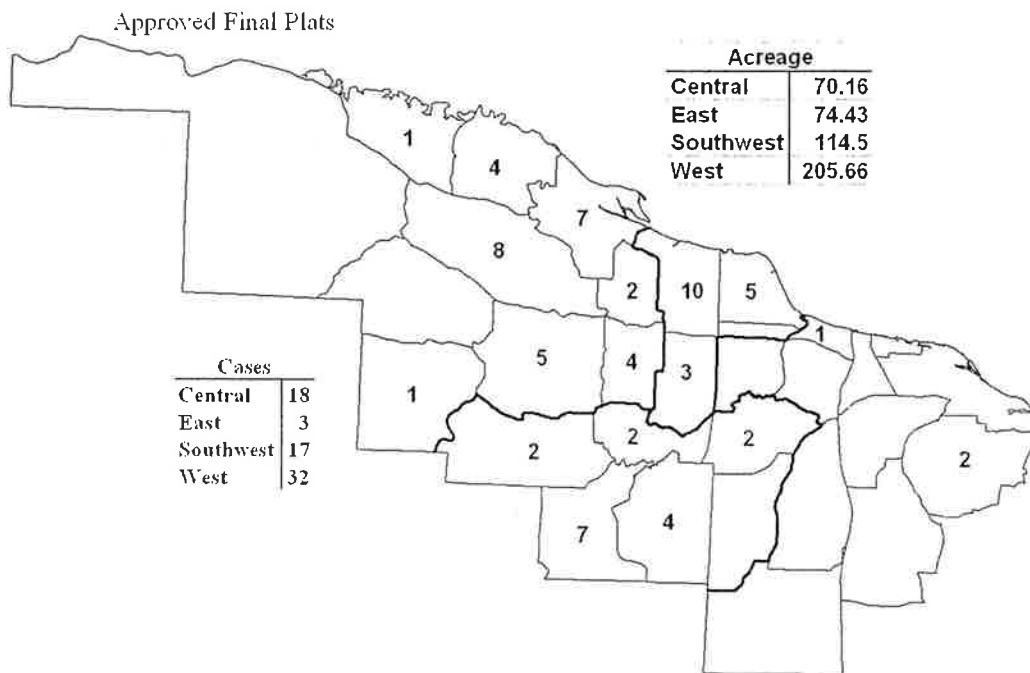
Final Plat Activity

During 2008, there were 70 final plats, this is a 23.1% decline from 2007. The acreage involved in 2008 was 464.75, down 10.3% from that in 2007. The final plat activity shows a slight slowing from that in 2007.

The area within signed final plats has been concentrated in the west sub-area with 205.66 acres (44.25%). The central sub-area had the second most activity with 18 cases (25.7%), but the least area at 70.16 acres or 15.1%. The southwest sub-area had the second most area final platted with 114.5 acres or 24.6%. The west sub-area represented 45.76% of the cases and 44.25% of the area final platted in 2008. The table and maps indicate more specifically the Planning Districts where the strongest activity is occurring.

Only the central sub-area increased in the number of cases from 2007, by two resulting in 18 for 2008. Both the central and southwest sub-areas experienced increases in the area final platted. The southwest sub-area increased 104% to 114.5 acres, while the central increased 67.4% to 70.16 acres. The east sub-area had the greatest drop in cases 83.3% to three final plats with a 32.4% decline in area final platted to 74.43 acres. Activity in the west sub-area decreased in cases from 39 to 32, and decreased 33.7% to 205.66 acres in area.

Plan Dist.	Final Plat	
	cases	acres
1	7	10.04
2	2	3.43
3	10	41.49
4	5	23.16
5	1	0.51
10	3	5.51
11	4	61.77
12	2	10.75
13	2	7.15
15	4	37.35
16	7	49.61
17	2	9.64
18	5	35.35
19	8	74.7
20	4	10.9
22	1	4.47
26	2	73.92
29	1	5
Total	70	464.75



Zoning Activity

In 2008, there were twenty-three approved reclassifications again. While the number of cases remained the same, the amount of land reclassified increased 200 percent – from 101.31 acres in 2007 to over 300 acres in 2008. Both the southwest and west sub-areas had nine cases, this is over 78 percent of the cases and 90 percent of that area was within these two sub-areas.

The largest request for reclassification was for 68.9 acres in the Chenal District. This one case was for five different zoning classifications. The largest area to one classification was in the Geyer Springs East District. This one case of 47 acres was the initial zoning of land annexed to the City of Little Rock and was classified to 'I-1', Industrial Park. The next largest reclassification was 31.5 acres to Agricultural/Forestry in the Crystal Valley Planning District.

Most of the cases in 2008 involved requests for commercial zoning (12 cases or 52 percent). Only one case involved a request to single-family and it was part of a package of reclassifications to commercial, office, open-space, multifamily and single-family from multifamily and single-family. Two cases involved reclassifications to open-space and three involved reclassifications to multifamily.

Planned Zoning District (PZD) activity remained more active than 'straight' reclassifications, however there was a drop of 21.4 percent in the number of cases (70 to 55 cases). During 2008, 55 cases were approved as PZD's for a total of 366.61 acres. This is a decrease of 21.4 percent in the number of cases and a decrease of 36.6% in the area involved.

The west sub-area continues to have the most activity with 43 percent of cases (24) and 42.7 percent of the area involved (246.64 acres). The second most cases were in the east sub-area with 18 cases or 32.7 percent, however this area represented only 10.3 acres or 1.8 percent of the area involved in Planned Developments. These two areas represent the two primary reasons Planned Districts are used – in new areas to maximize design review and assure high quality development or in older areas, where infill development needs to be carefully reviewed for compatibility with established or transitional neighborhoods.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2008 the number of cases decreased fifteen or 16 percent from 2007. The area involved in reclassifications decreased 1.2% from 679.03 acres to 670.9 acres. The table and map of rezoning and PZD approved cases show the areas most likely to develop in 2009 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

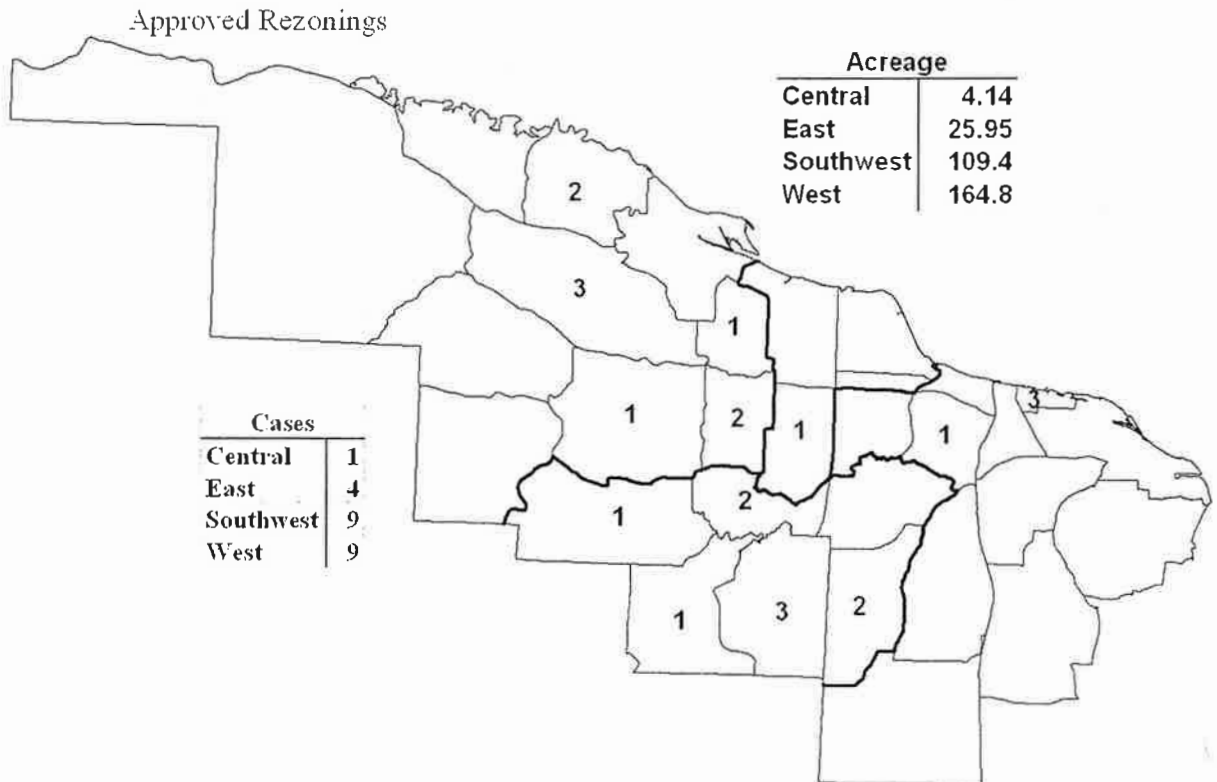
Overall the zoning activity both 'straight' and 'Planned District' was concentrated most in the west and southwest sub-areas, with 87.5% of the area reclassified and 42.3% of the approved cases. Some of this activity is to make existing developments 'legal', but much represents potential new development or redevelopment in areas.

Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
2			1	3.44						
6									3	15.24
8			1	10.71						
10	1	4.14								
11	1	3.78	1	0.64						
12	2	17.7								
14	1	0.5							1	47
15	3	10.18								
16	1	2.52								
17*										
18*			1	9.38	1	6.37				
19*	2	41.41	1	5.17	1	34.21	1	3		
20			1	3.88	1	39.9				
Total	11	80.23	6	33.22	3	80.48	1	3	4	62.24

*PD 17 AF-1 case/31.5A; PD 18 OS-1 case/7.01A; PD 19 OS-1 case/6.61A

PD 18: MF/OS/O3 all in one case; PD19: R2/OS/MF/O/C all in one case

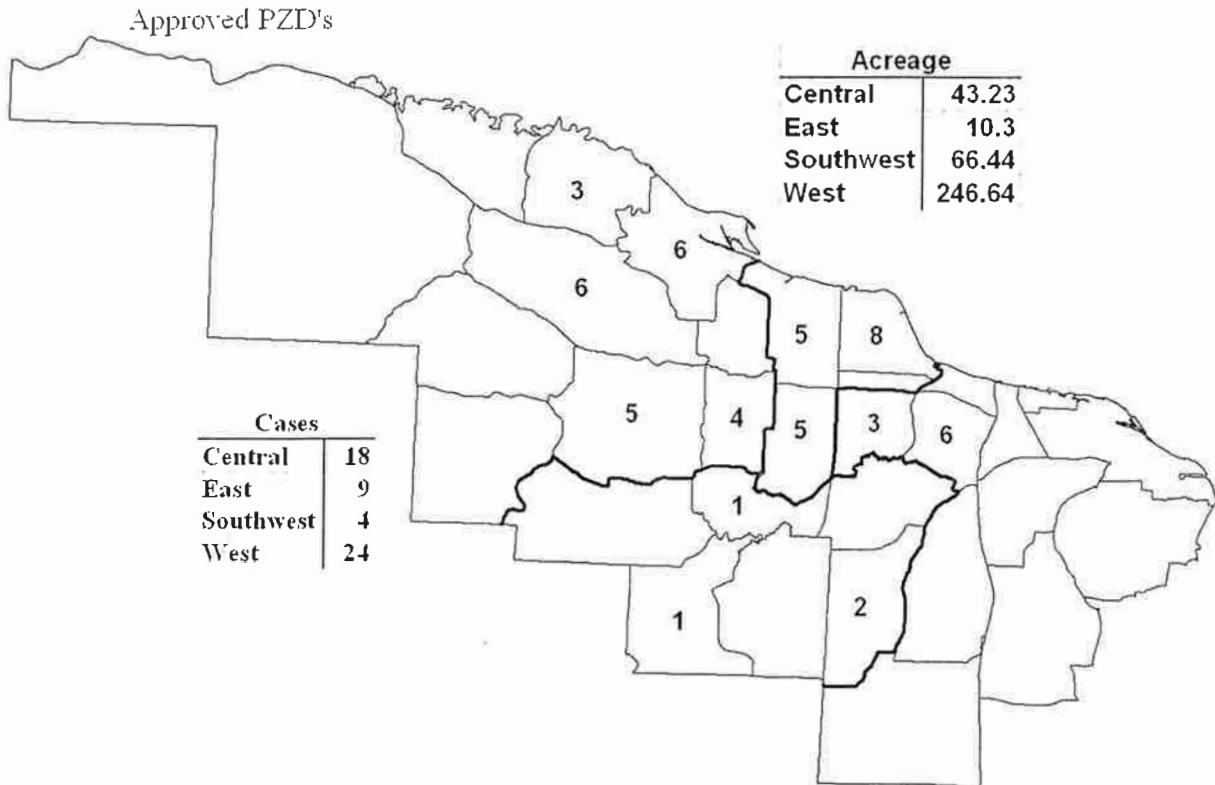


Zoning Activity

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	15.33	4	7.94				
3	3	30.17	1	0.64			1	2.39
4	1	0.52	2	1.24			5	3.05
8	2	2.85	3	2.92			1	0.17
9	1	1.91	1	1.65	1	0.8		
10	4	3.23	1	1.99				
11	4	30						
12	1	12.7						
14	1	1.15	1	0.59				
16					1	52		
18	3	37.5	1	16.4			1	0.93
19	2	3.76	1	67.9			3	8.78
20	2	6	1	52.1				
Total	26	145.12	16	153.37	2	52.8	11	15.32

*Residential: two cases returned the land to 'R2' zoning from Planned Zoning Districts



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Building Codes Division

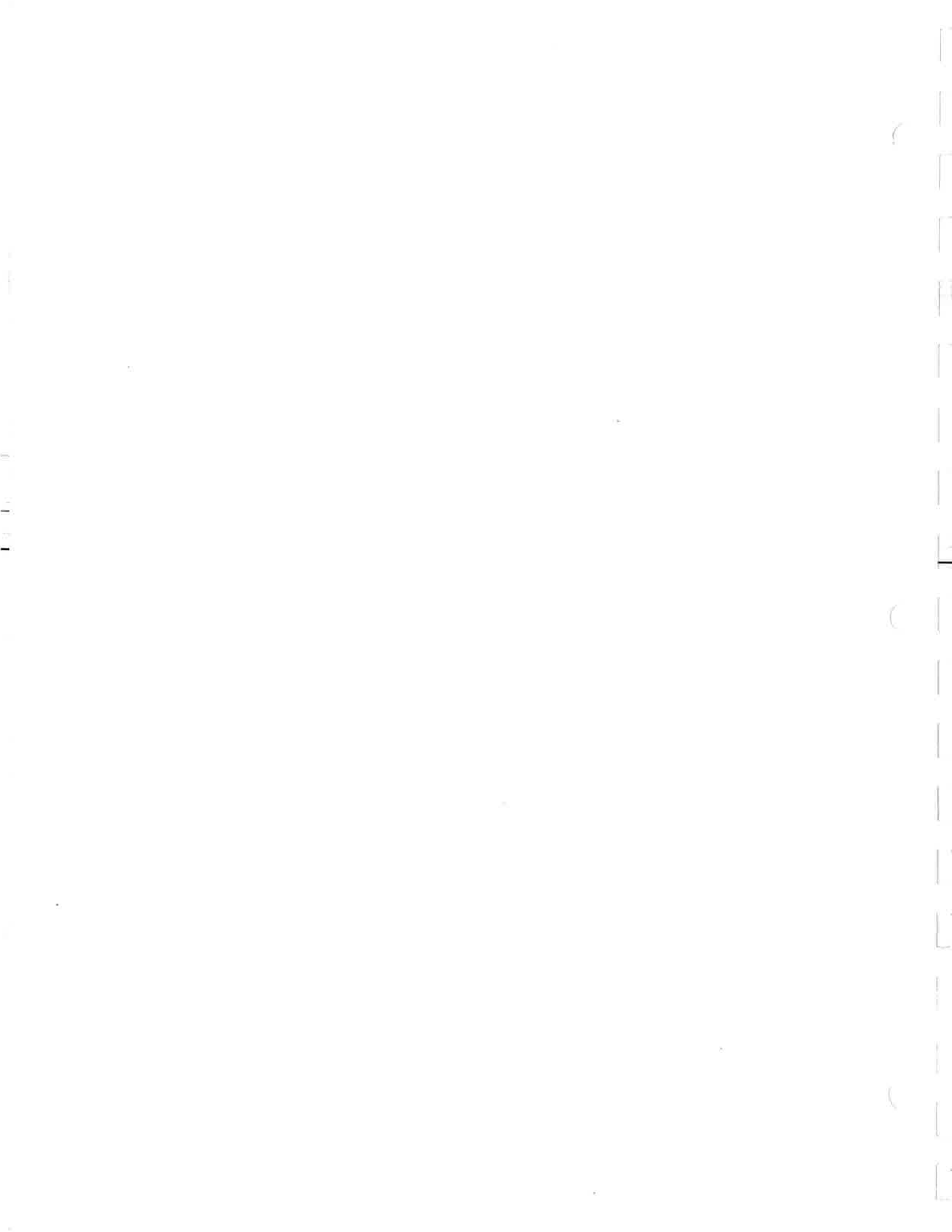
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Ronyha O'Neal-Champ
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Ward Reese
Wayne Shaw
Jerry Spence
Gerard Walsh

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2009 Urban Development Report

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

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

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Candice Smith

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Robert Winchester – Vice Chair
Leslie Greenwood
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James Van Dover

River Market Design

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Larry Jacimore
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Open position

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Lynn Mittelstaedt Warren – Chairperson
Linda Bell
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Steve Homeyer
Walter Jennings
Betsy Luten
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Construction Board of

Adjustment and Appeal -2009

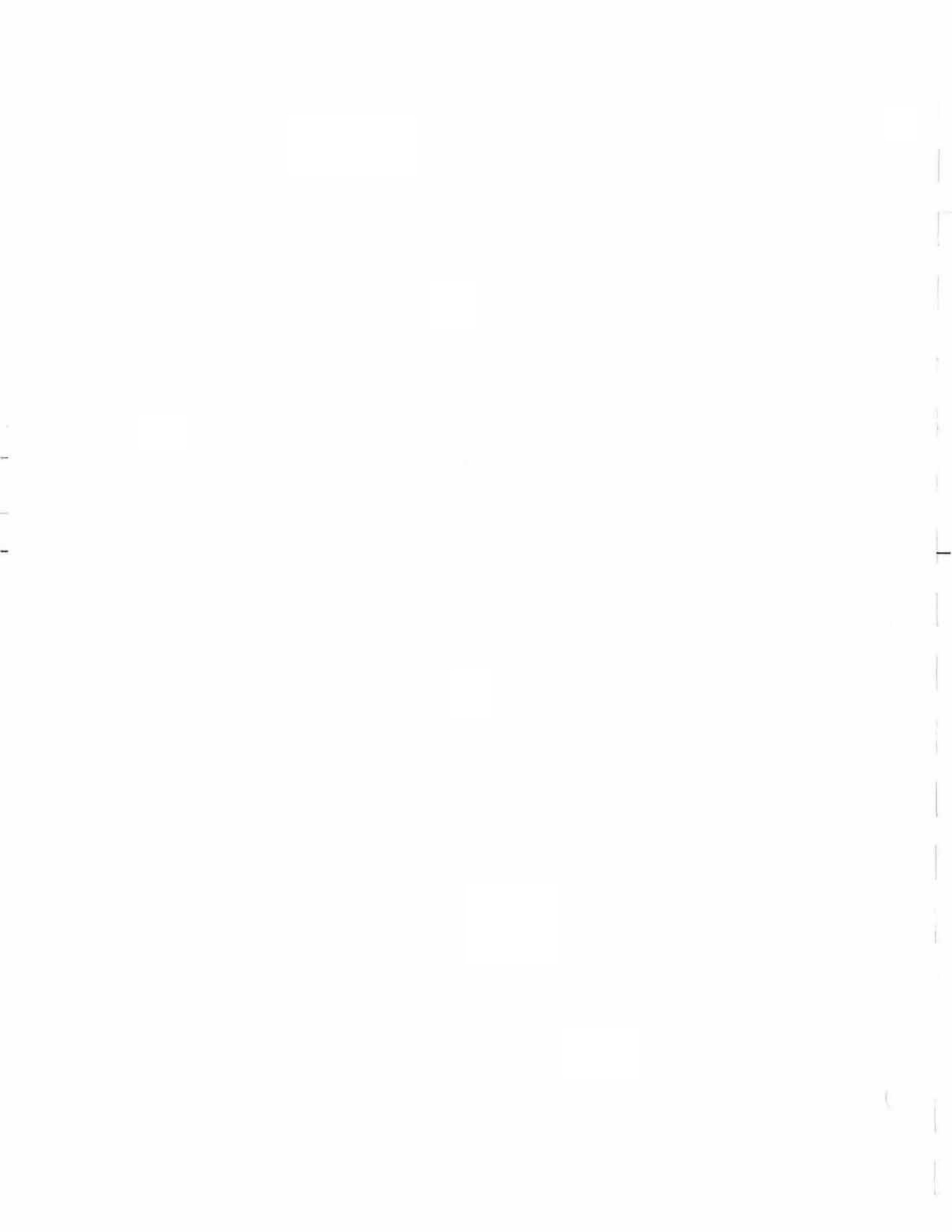
Danny Bennett
H. James Engstrom
Robert Merriott
Edward Peek
Isaac Ross
Rob Seay
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Midtown Advisory Board - 2009

Baker Kurrus – Chairperson
Craig Berry
Elizabeth Donovan
Brock Martin
Melinda Martin
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Marshall Peters – Chairperson
Loretta Hendrix
Randy Ripley
Julie Wiedower
Robert H Wood, Jr.





City of Little Rock

Department of Planning and Development

723 West Markham Street

Little Rock, Arkansas 72201-1334

Phone: (501) 371-4790 Fax: (501) 399-3435 or 371-6863

Planning Zoning and Subdivision

February 12, 2010

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 \$2,177,000 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. A comprehensive review of the City's Landscape ordinance was completed and adopted by the City Board in October 2009. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts. In 2009, the first citywide Preservation Plan was adopted.

In 2009, the American Planning Association's Great Places in America program recognized President Clinton Avenue as a 'Great Street'. Little Rock was one of only 10 cities around the country to receive this honor, in part due to the continuing redevelopment efforts of the City and private property owners in the area. Contained in this annual report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2010.

Sincerely,

Tony Bozynski, Director
Planning and Development



Table of Contents

Building Codes Division Summary	1
Zoning and Subdivision Summary	5
Planning Division Summary	8
Urban Development Data	
Development Activity Summary	13
Population Estimates	14
Construction Activity	15
Residential Activity	18
Housing Construction Values	20
Residential Additions and Renovation Activity	22
Demolition Activity	24
Office Activity	26
Commercial Activity	28
Industrial Activity	30
Annexation Activity	32
Subdivision Activity	33
Zoning Activity	36



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2009	2008	2007	2006
Permits Issued	3,690	3,971	4,868	4,694
Inspections	3,049	4,023	4,965	5,611
Violations	718	860	1,078	1,410
Fees	\$967,576	\$1,055,332	\$1,593,003	\$1,316,342
Plumbing				
	2009	2008	2007	2006
Permits Issued	2,166	2,770	3,542	3,874
Inspections	5,073	5,017	6,349	6,943
Violations	479	689	801	826
Fees	\$251,896	\$329,238	\$423,448	\$460,336
Electrical				
	2009	2008	2007	2006
Permits Issued	2,065	2,603	3,304	3,386
Inspections	6,383	6,967	7,388	8,356
Violations	1,462	1,293	1,168	1,588
Fees	\$298,225	\$335,572	\$469,614	\$478,744
Mechanical				
	2009	2008	2007	2006
Permits Issued	1,599	1,506	1,803	2,048
Inspections	2,837	3,328	3,975	3,896
Violations	1030	1087	856	757
Fees	\$292,940	\$340,913	\$409,479	395,436

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section. Utility reconnection releases for natural gas, water and electrical are handled in this section. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2009 the Building Codes Division collected over \$2,177,205 in fees including permits, licenses and other miscellaneous charges and performed 17,342 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

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

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

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

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

The Division also implemented 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.

	2009	2008	2007	2006	2005	2004	2003	2002
Building Plans Reviewed	536	810	901	1147	1368	1495	1366	1533
Construction B.O.A.	0	0	0	1	0	0	0	1
Franchise Permits	19	36	26	28	26	31	34	22

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2009

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

Residential

Frisco Health (nursing home)
Comfort Suites
Pinnacle Pointe Hospital
Bob Shell Alzheimer Center

Mercantile

Walgreen's (Markham)
Kroger (Rodney Parham)
Kroger (Markham)
Kroger (Chenal Parkway)
Race Track Petroleum
American Eagle Outfitters
Tractor Supply
Gordmans

Educational

E-STEM
Central AR Library (Otter Creek)
Anthony School
Sylvan Learning Center
Taylor Loop Elementary
Islamic Center
Heritage College
Arkansas Baptist
Strayer University
University of Phoenix

Restaurants

Genghis Restaurant
Texas Road House
Whole Hog Cafe
Taco Bell
Bravo Brio

Business

Tipton Hurst
Arvest Bank
Nabholz Office
Hearnes Art Gallery
Arkansas Urology
Arkansas Children's Hospital
Deer Eye Clinic
Capitol Avenue (Old Dillards)
Arkansas Lighthouse for the Blind
101 Morgan Keegan Office
Social Security Office
Verizon Wireless
Diocese of Little Rock

Factory/Storage

SageV Foods
Little Rock Wastewater (Chenal)
Little Rock Wastewater (Arch St)
Boyd Metals
Central Arkansas Water
Little Rock Zoo

Churches

Little Rock 1st Baptist
Little Rock Bible Chapel
Winfield Methodist

Assembly

Arkansas Rep

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.

2009 Sign Code Statistics

Sign permits brought in \$74,300 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

660 Sign Permits Issued
5000 Sign Inspections and Re-inspections

In 2010, 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.

2009 Plans Review for Zoning, Subdivision and Landscape Requirements

71 Commercial Plans/New or Additions
184 Commercial Landscape Plans and Revised Plans

2009 Other Activities

39 Franchise Request
255 Site Inspections
129 Certificates of Occupancy
41 Grading Permits Reviewed

Zoning and Subdivision Division

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 2,500 inspections and re-inspections were performed.

2009 Plan Reviews for Permits

1026 Residential Plans – New or Additions

2009 Privileges Licenses

1300 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2009 Information Inquiries

4900 Request for Sign, Zoning, Enforcement or Licenses

2009 Court Cases

75 Cases – All Types

2009 Citations Issued

31 Cases – All Types

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2009, 2 locations were approved administratively. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2009, 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 2009, the Division and the Planning Commission reviewed 7 Subdivision Site Plans, with 6 of the plans being approved by the Planning Commission.

Zoning and Subdivision Division

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2009, the Commission reviewed 31 Conditional Use Permit applications. Of these, the Commission approved 27 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2009, the Board heard a total of 54 cases. Of the 54 requests, 47 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This ten (10) 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 one such appeal cases in 2009. The Commission completed a comprehensive review of the City's Landscape ordinance that was adopted by the City Board in October 2009.

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 2009, the Planning Commission reviewed 12 rezoning requests, 8 special use permit requests, 7 proposed right-of-way abandonment requests, and 4 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 2009, Staff reviewed 17 preliminary plats and 45 final plats.

Planned Zoning District

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2009, 68 Planned Zoning District applications were reviewed.

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division staff reviews reclassification requests, certificates of appropriateness, and development of staff reports for Land Use Plan amendments requested by various groups. The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. 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 2009 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 any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 12 requests for Plan changes in 2009. Of these, the Planning Commission forwarded eight to the Board of Directors.

Special Planning Efforts

The division worked with the Central High Neighborhood to complete a Design Overlay District for the area and to get it approved by the Planning Commission and Board of Directors. Staff continued working with the 12th Street Corridor group to develop a Plan for the corridor that was presented to the Planning Commission in December 2009. Staff provided support and assistance to the 'Majors Institute on Design' effort for Main Street and the acknowledgement by the American Planning Association of President Clinton Avenue as a 'Great Street' for 2009.

Boards and Commissions Supported

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

In 2009, the Historic Commission reviewed 19 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications the Historic Commission approved five requests for COAs within the McArthur Park Historic District. The citywide 'historic' plan was completed and presented to the Historic Commission, Planning Commission and Board of Directors.

The Midtown Redevelopment Advisory Board has been and continues to monitor the progress on the 'University Mall' site and the University Avenue street widening project.

The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District. Staff and the Committee reviewed a total of four requests.

Planning Division

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents. GIS has become a support function of the division for both graphics and statistical reports with use of ArcMap software.

2009

**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 2009 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. 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 2009.

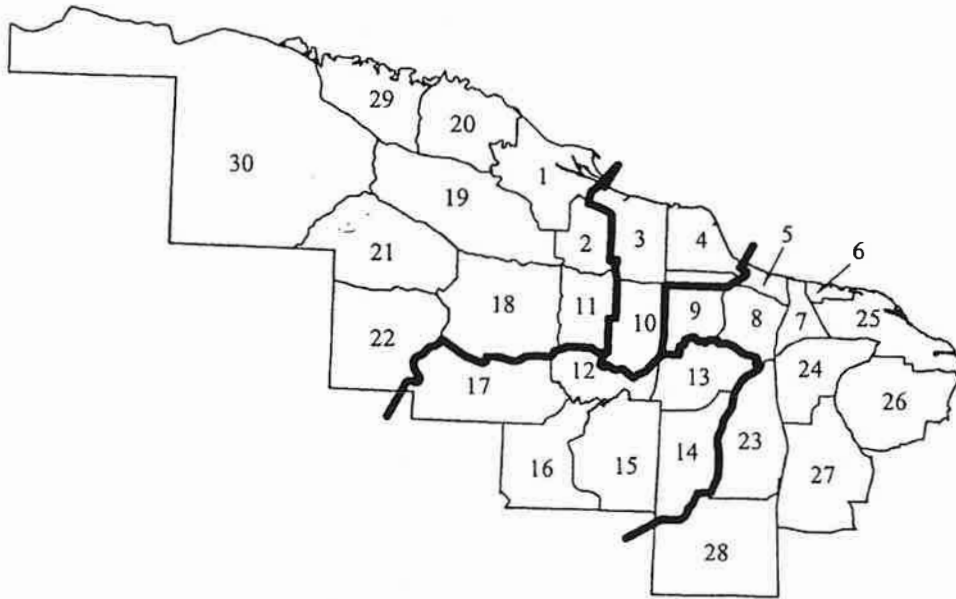
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and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

194,835 persons 2009 population estimate

New Construction

387 permits; down 12.4% from 442 in 2008

Single-Family Housing

322 units; down 10.6% from 360 units in 2008
\$229,516 avg.; down 4% from \$239,029 in 2008

Multi-Family Housing

330 units; up 17.9% from 280 units in 2008

Residential Renovations/Additions

919 permits; down 7.1% from 989 in 2008
\$28,205,832 construction dollars; down 25.3% from \$37,755,542 in 2008

Demolitions

459 residential units; up 178.2% from 165 in 2008

Office

60,692 square feet; down 50.4% from 152,822 in 2008
\$7,752,100 construction dollars; down 57.4% from \$18,191,428 in 2008

Commercial

331,778 square feet; up 23.4% from 268,887 in 2008
\$30,170,698 construction dollars up 4.9% from \$28,758,181 in 2008

Industrial

52,147 square feet; down 94.4% from 940,598 in 2008
\$1,925,000 construction dollars; down 96.8% from \$60,727,710 in 2008

Annexations

Two annexations for 29.6 acres, compared to 6 annexations totaling 1109.16 acres in 2008

Preliminary Plats

284 residential lots; down 58.9 % from 692 lots in 2008
250.61 total acres; down 64.9 % from 714.27 acres in 2008

Final Plats

45 cases; down 35.7% from 70 cases in 2008
196.11 acres; down 57.8% from 464.75 acres in 2008

Rezoning

14 cases; down 39.1% from 23 cases in 2008
178.99 acres; down 41.1 % from 304.29 acres in 2008

PZD's

53 cases; down 3.6 % from 55 cases in 2008
400.27 acres; up 9.2 % from 366.61 acres in 2008

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 is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth has been in the west and southwest parts of the City. The east and central sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

It should be noted that the Bureau of the Census' estimate for the City of Little Rock is not as 'rosy' as the City's. The Bureau for the 1990s likewise had estimated a lower growth rate than the City's estimate, though the 2000 Census results were closer to that of the City. The City does not go back and change previous estimates as some organizations, so any error in one year will continue through the decade. It should be noted that the estimates for the 2003 to 2006 period may be overstated, this was a period of building permit activity at historic levels. For this reason, it is recommended to use the estimate in this report as the high end of a range with the recommended low-end of the range as 190,000.

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%
2001	183,923	0.43%
2002	184,354	0.23%
2003	185,835	0.80%
2004	187,748	1.03%
2005	189,220	0.78%
2006	192,530	1.75%
2007	193,275	0.39%
2008	194,755	0.76%
2009	194,835	0.04%

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

Construction Activity

During 2009 the total number of new construction permits issued fell by 12.4% over the number of permits issued in 2008. In 2009 there were 387 permits issued for a total of \$123,907,681 construction dollars. Permits for non-residential projects declined 30 percent to 35 from 50 permits. The number of commercial permits increased by one to 15 permits with the area added increased 23.4 percent to 331,778 square feet. Office permits decreased 42.9 percent with an area of 60,692 square feet or 50.4 percent less area added in 2009 than in 2008. For industrial, there was a drop of 75% in the number of permits to 2, and an area drop of 94.4% to 52,147 square feet. There was a 28.6 percent decrease in the number of Public/quasi-public projects permitted declining to 10 projects.

New single-family unit construction decreased by 10.6% (38 units) from 2008 construction permits issued. Three hundred twenty-two (322) units were added in 2009 with an average construction cost of \$229,516. The west sub-area continued to dominate the market with 55.9 percent of the new units. The Ellis Mountain District leads the way with 69 units or 21.4 percent of all new homes. The southwest sub-area did increase its share of the new home market, rising to 33.5 percent of all new homes.

Permits for Multifamily decreased in 2009 with 30 permits but increased the number of units added to 330. This is a one-year decrease of 6 percent in permits but a increase of 17.9 percent increase in units. There was one apartment complex and three duplexes permitted in 2009. The complex was in the Crystal Valley District and completed the Eagle Hill golf-apartment development.

Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	21	\$234,857	0	0	21
2	1	\$133,600	0	0	1
3	3	\$1,011,667	0	0	3
4	13	\$450,107	0	0	13
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	3	\$109,667	0	0	3
9	4	\$86,425	0	0	4
10	10	\$124,875	3	6	16
11	26	\$127,369	0	0	26
12	35	\$134,346	0	0	35
13	1	\$110,000	0	0	1
14	2	\$102,500	0	0	2
15	39	\$104,115	0	0	39
16	18	\$150,094	0	0	18
17	13	\$199,633	27	324	337
18	69	\$221,347	0	0	69
19.1	56	\$405,681	0	0	56
19.2	7	\$321,571	0	0	7
20	0	\$0	0	0	0
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	1	\$99,050	0	0	1
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	322	\$229,516	30	330	652

Note: in 2009 there was one single-family unit added by moving a structure on to the site. This occurred as follows in District 15 (Geyer Springs West).

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	1	4287	1	5850	0	0	0
2	0	0	0	0	0	0	1
3	0	0	0	0	0	0	2
4	0	0	2	23,750	0	0	0
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	1
8	0	0	1	5780	1	6000	1
9	1	13,650	0	0	0	0	0
10	2	7025	0	0	0	0	0
11	2	68,930	2	18,195	0	0	0
12	1	18,948	0	0	0	0	0
13	1	2443	0	0	0	0	0
14	0	0	0	0	0	0	0
15	1	9147	0	0	0	0	1
16	2	11,333	0	0	0	0	1
17	0	0	1	4617	0	0	2
18	2	124,805	1	2500	0	0	0
19.1	0	0	0	0	0	0	1
19.2	1	29,600	0	0	0	0	0
20	1	41,610	0	0	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	1	46,147	0
26	0	0	0	0	0	0	0
	15	331,778	8	60,692	2	52,147	10

In Planning District 9 a commercial permit was issued for a parking lot.

Residential Activity

The housing 'crash' that occurred in 2008 continued into 2009 and may have found a bottom. The first quarter of 2009 saw the worst level of activity with an average of 15 units per month permitted. This is well below even the minimum number of permits for each of these months dating back over a decade. However, for the remaining months of 2009, the number of permits issued was closer to the lows for each month, when reviewed against historic monthly permit activity. The best quarter was the second with a monthly average of 36 units. The average monthly activity level (minus the first quarter) was 31 units per month

The southwest sub-area maintained its level of activity in 2009, actually permitting seven more homes than in 2008. The west sub-area (the other, of the two new growth sub-areas) experienced a decline of 9.5% to 180 units in 2009. For 2009, there was a decline of 43.3% in the infill or 'tear down – rebuild' activity from 60 units to 34 units. This comprises the east and central sub-areas. Both these sub-areas experienced large percentage drops in 2009 after large declines in 2008. The east sub-area declined 55.6% and the central sub-area declined 38.1% in 2009.

Normal levels would be 10 to 20 units for the east sub-area, which had eight units in 2009. The central sub-area would range from 30 to 40 units, while in 2009 only 26 units were permitted. The southwest sub-area would range from 80 to 120 units, with 108 units permitted in 2009. The west sub-area would range from 330 to 380 units, with 180 units permitted in 2009. The City of Little Rock normally adds 450 to 550 single-family units. For 2009 only 322 single-family units were added. In 2009, it appears we hit the bottom of this downturn in the first quarter, however to date the market has not recovered or started to increase.

One larger multi-family complex was permitted in 2009. This is the final phase of the Eagle Hill development. The units do have an independent location and access on the Crystal Valley Road and are separated from the other units by the golf course. In addition, there were three duplexes built in the John Barrow neighborhood (Boyle Park District).

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
1999	555	\$102,062,168	\$183,896
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516

Multi-family			
Year	Permit	Units	Cost
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
	East	Central	S-west	West
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%

Housing Construction Values

The average construction cost of a new single-family home decreased 4% or \$9513 from that in 2008. The average unit value in 2009 was \$229,516 compared with \$239,029 in 2008. Interest rates have continued at relatively low levels along with federal new home owner programs, make housing more affordable in real terms. The national mortgage problems and resulting national recession have caused a reduced demand and increased level of economic uncertainty.

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 37 units constructed below \$100,000, 153 units constructed in the range of \$100,000 to \$199,999, 107 units constructed in the range of \$200,000 to \$399,999, 14 units constructed in the range of \$400,000 to \$599,999 and 11 units above \$600,000.

The \$100,000 to \$200,000 construction value range is the only one to see an increase (three units) in 2009. This range remained the dominant grouping with 47.5% of the housing, an additional 33.2% was in the \$200,000 to \$400,000 range. It should be noted that the \$200,000 to \$400,000 range had the largest drop in homes built in the range, falling to 107 homes or a 13% drop. The highest end (over \$600,000) declined one house to 11 (8.3%), while the lowest end (below \$100,000) declined three houses to 37 (7.5%).

The \$400,000 to \$600,000 construction value range had the largest decrease in 2009, 21 fewer units or 60% decline to 14 units. The Chenal Planning District continues to have the most of the higher end homes built, 68 percent (17 units) of all the structures permitted over \$400,000 and none of the units permitted at a value under \$100,000. The central sub-area accounted for 24% (6 units) for those structure with a value over \$400,000. But only just under a quarter of the units in the central sub-area were in this range.

Sub-area	2003	2004	2005	2006	2007	2008	2009
West	\$301,125	\$310,075	\$310,861	\$313,368	\$284,130	\$288,776	\$279,274
Central	\$185,713	\$242,623	\$265,938	\$247,901	\$350,603	\$307,332	\$389,813
Southwest	\$134,121	\$140,425	\$140,532	\$135,558	\$133,735	\$133,770	\$131,014
East	\$90,159	\$114,691	\$115,069	\$113,480	\$117,198	\$127,719	\$121,094

Just under forty-nine percent of the units valued at under \$100,000 were permitted in the southwest sub-area. Nine of the lower end homes were in the central sub-area with six in the east sub-area and three in the west sub-area. The Geyer Springs West District accounted for 40.5% or 15 of the units built with a value less than \$100,000.

While the average construction value decreased 4 percent for the City, the central sub-area increased \$82,481 (26.82%) to \$389,813. The other three sub-areas declined in value. The east sub-area had the greatest decline in average value by 5.2% or \$6625. The east sub-area is the lowest value at \$121,094. The southwest sub-area experienced the least drop with 2.1% or \$2756, decreasing to \$131,014. The west sub-area had the second highest average value as well as the greatest loss in value in percentage and number (3.3% and \$9,502 respectively).

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	1	13	7	0	21
2	0	0	0	1	0	1
3	2	0	1	0	0	3
4	4	0	7	0	2	13
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	2	1	3
9	0	0	0	0	4	4
10	0	0	1	2	7	10
11	0	0	0	22	4	26
12	0	0	4	29	2	35
13	0	0	0	1	0	1
14	0	0	0	1	1	2
15	0	0	0	24	15	39
16	0	0	1	17	0	18
17	0	0	7	6	0	13
18	0	1	39	29	0	69
19.1	5	11	29	11	0	56
19.2	0	1	5	1	0	7
20	0	0	0	0	0	0
24	0	0	0	0	1	1
25	0	0	0	0	0	0
Total	11	14	107	153	37	322

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2009 single-family reinvestment totaled over \$28.2 million dollars. The central sub-area had the greatest number of single-family permits issued in 2009 with 270 (35.4% of all the projects for 2009).

The central and east sub-areas accounted for 66.2% of the single-family permits issued. With approximately \$16.3 million of the \$24.8 million dollars (or 65.7%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 50.4% of all reinvestment dollars were spent in the central sub-area.

The east sub-area accounts for 39.2% of the permits for renovations and 25.1% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 30.6%, however this sub-area had the greatest number of dollars spent (36.1% or \$5.2 million). The west sub-area had the second highest amount of dollars 31.7% or \$4.5 million, with 17.1% of the permits (93). The southwest sub-area had the least dollars (7.1%) or \$1 million and the least permits with 71 or 13.1%.

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2009, there were about sixteen of these. Approximately 70 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Heights/Hillcrest and Downtown Planning Districts.

Multi-Family Renovations

The east sub-area accounted for 50.6% of the permits (79). The least permits were in the central sub-area with 22 or 14.1%. The west sub-area had 24 permits or 15.4% of the activity, 24 permits.

Single-Family Additions

Single-family additions were concentrated in the central sub-area. Citywide 220 permits were issued for a total of \$10,432,246. The central sub-area accounted for 70.2% (\$7,320,549) 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 \$5.4 million). The second highest number of permits was in the West Little Rock Planning District with 34 and over \$1.4 million. In the west sub-area 67 permits were issued for \$2,596,494. The Chenal Districts accounted for 22 with the River Mountain and Rodney Parham Districts accounting for 17 and 14 respectively. The permit value was \$0.57 million in the Chenal District. Overall the average value of permits issued for additions decreased by 21.2 percent or \$12,739.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	17	\$97,171	21	\$25,614	0	\$0
2	14	\$12,485	15	\$12,661	23	\$29,813
3	34	\$42,516	45	\$34,270	10	\$77,561
4	60	\$90,737	76	\$33,652	10	\$39,543
5	2	\$16,000	2	\$11,250	63	\$5914
6	0	\$0	1	\$20,000	0	\$0
7	0	\$0	2	\$8500	1	\$70,000
8	8	\$9438	96	\$20,743	10	\$14,730
9	10	\$29,270	109	\$17,526	5	\$23,600
10	10	\$20,180	45	\$15,085	2	\$12,500
11	7	\$8986	16	\$26,443	1	\$120,000
12	10	\$8110	9	\$4889	0	\$0
13	2	\$4000	11	\$12,558	0	\$0
14	5	\$6600	20	\$11,367	23	\$7543
15	6	\$23,833	24	\$13,167	7	\$74,571
16	3	\$11,500	5	\$52,850	0	\$0
17	1	\$19,999	2	\$7500	1	\$150,000
18	6	\$20,767	7	\$151,286	0	\$0
19.1	15	\$28,720	18	\$108,343	0	\$0
19.2	7	\$20,430	16	\$24,180	0	\$0
20	1	\$8500	0	\$0	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	1	\$19700	2	\$16,038	0	\$0
25	1	\$4700	1	\$20,000	0	\$0
	220	\$47,419	543	\$26,434	156	\$21,924

Demolition Activity

The net change in residential units for 2009 was an increase of 193 residential units. The east sub-area had a net loss of 135 single-family units. The central sub-area increased a net of one single-family unit. The west sub-area had the largest net increase of 174 residences. The southwest sub-area added a net 83 single-family homes. Eight of the City's thirty planning districts experienced net losses of residential units during 2009. The Rodney Parham, Heights/Hillcrest, Central City and 65th Street East Planning Districts went from positive to negative in 2009. The Springs East District went from neutral to negative growth in units. The East Little Rock, I-30, and I-630 Districts were negative both years.

The Heights/Hillcrest, Central City and I-630 Districts experienced double-digit net loss in the number of housing units (11, 46 and 89 respectively). The East Little Rock District lost 252 units. Two complexes (three buildings) with a total of 24 units were removed, one in the Heights/Hillcrest and one in the I-630 District. Hollingsworth Courts (public housing) complex was removed with 228 units in East Little Rock Planning District. Four duplexes were also removed, three in the I-630 District and one in the Central City District.

The 252 residential units lost in the East Little Rock District were due to Airport expansion. This is 54.9% of all the units lost in 2009. The I-630 District each lost 93 residential units and Central City District lost 49. Though both these districts added a few units resulting in net losses of 89 and 46 respectively. The Heights/Hillcrest District is the only other district in which there was a double-digit removal of units with 24 units. This is in part due to a new bank replacing a complex of 12 units.

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 85.8 percent of all units lost (394 of 459 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	21	1	20
2 Rodney Parham	1	3	-2
3 West Little Rock	3	3	0
4 Heights/Hillcrest	13	24	-11
5 Downtown	0	0	0
6 East Little Rock	0	252	-252
7 I-30	0	2	-2
8 Central City	3	49	-46
9 I-630	4	93	-89
10 Boyle Park	16	5	11
11 I-430	26	2	24
12 65th Street West	35	5	30
13 65th Street East	1	7	-6
14 Geyer Springs E.	2	3	-1
15 Geyer Springs W.	39	10	29
16 Otter Creek	18	0	18
17 Crystal Valley	337	0	337
18 Ellis Mountain	69	0	69
19.1 Chenal Valley	56	0	56
19.2 Chenal Ridge	7	0	7
20 Pinnacle	0	0	0
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	1	0	1
25 Port	0	0	0
Total	652	459	193

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	180	6	174
Central	26	25	1
Southwest	108	25	83
East	9	144	-135

Single-Family Units Removed

Planning District	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
1	1	2	1	2	0	3	13	1	2	1	1	27
2	1	0	0	0	0	1	0	0	0	0	3	5
3	2	1	0	0	0	4	5	13	5	7	3	40
4	11	10	13	6	20	12	12	19	15	17	12	147
5	20	5	0	1	1	2	1	1	3	0	0	34
6	3	25	21	8	3	8	3	26	123	51	24	295
7	3	17	1	3	0	3	14	3	3	7	2	56
8	62	61	27	33	32	23	33	31	49	26	48	425
9	24	30	29	23	27	23	27	40	23	26	75	347
10	5	8	5	3	3	6	3	7	8	4	5	57
11	0	2	1	2	2	1	4	1	0	1	2	16
12	3	0	3	1	1	2	1	5	0	0	5	21
13	1	2	0	0	0	1	3	1	2	0	7	17
14	1	10	3	2	0	4	2	2	3	1	3	31
15	3	0	2	3	2	4	4	6	6	3	10	43
16	1	0	1	4	1	1	1	3	4	1	0	17
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	1	1	2	5	1	1	0	0	11
19	0	2	0	0	0	3	2	5	1	4	0	17
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	1	2	1	2	0	1	0	0	2	0	9
25	1	2	0	0	1	0	1	0	1	1	0	7
Total	142	178	109	93	96	103	135	165	249	152	200	1622

Office Activity

During 2009, the square footage of new office space added decreased by 50.4% from 2008. The total square footage permitted in 2009 was 60,692. The number of permits issued decreased 42.8% (14 permits in 2008, 8 permits in 2009). In 2009, the total construction cost was \$7,752,100, a decrease of 57.4 percent.

The west sub-area accounted for most of the office area added with 26,545 square feet or 43.7 percent. The west sub-area had the greatest number of permits with 4 (50%) and the second highest value \$3,196,000. The east and southwest sub-areas each had one permit, with 5780 square feet and 4617 square feet respectively. The central sub-area had two permits adding 23,750 square feet with the highest permit value of \$3,590,000.

No building was permitted with over 25,000 square feet. The largest building was the MSI Lodging building with 18,500 square feet in the Heights/Hillcrest District.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
NONE			

Office Vacancy Rate

Vacancy Rates are based on 2009 data furnished by *Arkansas Business – 2009 Office, Retail, Warehouse Leasing Guide*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2009 Lease Guide* includes listings on 193 office properties within Little Rock. This is a decrease of seven from last year's report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

It should be noted that many small buildings only report when their vacancy rate is high, i.e. are not included in the survey when fully occupied or mostly occupied. The survey is used partially to advertise availability of properties by management companies.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,427,813	83.7%
Central	1,465,898	92.9%
Southwest	142,965	66.7%
West	2,869,246	83.7%

The east sub-area reported over a million more square feet, while the central sub-area reported 100,000 less square feet. The other two sub-areas reported similar areas as those in 2008. The southwest sub-area reported the lowest occupancy rate at 66.7 percent and the least area 142,965 square feet. This is a three-percentage point improvement over that reported in 2008. The southwest sub-area represents 1.5 percent of all the area reported in 2009. The east and west sub-areas had fractionally lower occupancy rates (0.4 and 0.1 percentage points respectively). The central sub-area reported a loss in area (90,000 SF) and the largest decline in occupancy rate to 92.9 %. Though this is still the highest occupancy rate reported for a sub-area.

The east sub-area continues to report the most area – 55.6 percent of the area reported for 2009. The occupancy rate reported for 2009 softened about half a percentage point. The west sub-area continues as the second largest reported area at 2,869,246 square feet or 29.4 percent of the reported area for 2009. The average occupancy rate for the sub-area was reported basically the same level for the second straight year (this year 83.8% to 83.7%). Both these sub-areas combined account for 85 percent of the reported area and have an average occupancy rate of 83.7% for both. The central sub-area with 15 percent of the area reported the best occupancy rate, with 92.9 occupancy rate. This is a slight softening from 2008 (94.6% to 92.9%).

Commercial Activity

The total of new commercial construction added in 2009 amounted to 331,778 square feet of commercial space. This represents a increase of 23.4% in square footage added from that in 2008. The total construction value of new commercial decreased by 57.4% from that reported in 2008. In 2009, \$30,170,698 construction dollars were permitted compared to \$28,758,181 in 2008. In addition, there was a \$700,000 surface parking lot for St. Marks Baptist Church permitted in the I-630 District – it was not reported in the tabular figures since it is not a structure. The number of structures permitted increased by one to 15 projects in 2009.

Most of the new activity was split between the west and southwest sub-areas again this year, with seven and five projects respectively. These two sub-areas account for 91.4 percent of the added value. \$24,298,222 or 80.5% of the added value was located in the west sub-area. There was no activity in the east sub-area and only three projects in the central sub-area. Two of the projects were re-builds (a Taco Bell and a convenience store with gas pumps both on Colonel Glenn Road). The third was a new Walgreen's store on Markham.

Four projects exceeded 20,000 square feet in area, all in the west sub-area. Two were health care facilities. One a 124-bed rehabilitation center (nursing home) in the Pinnacle District, out Highway 10. The other project is an additional facility a Parkway Village (on Chenal Parkway) for an Alzheimer's care facility. The largest commercial structure is a new Kroger, replacing an existing store on Chenal Parkway near Kanis Road in the Ellis Mountain District. The final project is a hotel. This is the second hotel to be built as part of the Shackleford Crossing Center, off Shackleford Road near 36th Street in the I-430 District.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Kroger	16105 Chenal Parkway	west	118,127
Hotel	11 Crossing Court	west	61,795
Frisco Health – nursing home	6411 Valley Ranch Drive	west	41,610
Parkway Village – Alzheimer's center	14330 Chenal Parkway	west	29,600

Commercial Vacancy Rate

The occupancy rate information provided is based on 2009 data furnished by *Arkansas Business Office Retail Warehouse 2009 Lease Guide*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	704,278	87.8%
Central	2,022,040	89.4%
Southwest	769,462	71.9%
West	4,329,831	86.7%

As in last year's report, the areas reported for each sub-area are significantly different from that reported in the previous year. Most of the area reported does continue to be in either the central or west sub-areas (81% of all the area). The west sub-area represents 55.3% of all the area reported in Little Rock. This sub-area reported seven hundred thousand square feet more to 4,329,831 square feet in 2009, with an average occupancy rate down to 86.7 from 87.4 percent. The central sub-area is reporting six hundred thousand more square feet in 2009 - 2,022,040 square feet is reported with an average occupancy rate of 89.4 percent. This is an increase in both area reporting and overall occupancy rate.

The east sub-area is also reporting more area for 2009, a 9.9 percent increase. The average occupancy level for the 704,278 square feet reported is 87.8 percent. The average occupancy rate was significantly better in 2009 at 87.8% up almost 20 percentage points. The southwest sub-area has reported more area than in the east sub-area, but had the lowest occupancy rate. In 2009 there were 769,462 square feet reported for the survey with an average occupancy rate around 72 percent.

As noted previously the vast majority of space is in the central and west sub-areas. These two areas give the best picture of how the City of Little Rock is doing in the retail sector. In 2009, the three new 'Life Style Centers' (Pleasant Ridge, Promenade at Chenal, Shackleford Crossing) continued to see limited new businesses opening to fill the space constructed a couple of years ago.

Industrial Activity

A total of 52,147 square feet of industrial projects were permitted during 2009 in the city. This represents a 94.4% decrease over the square feet permitted during 2008. The value of new construction decreased 96.8% to \$1,925,000 in 2009 from \$60,727,710 in 2008. The number of projects also dropped by 75% to two projects in 2009.

For 2009, both the permitted projects were in the east sub-area. Only one of these was over 25,000 square feet. This was a new facility for Boyd Metals on Mauney Road in the Little Rock Port at 46,147 square feet. The only other structure was a warehouse facility for 'Higher Grounds' on 16th Street in the Central City District near Central High School.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Boyd Metals	4324 Mauney Road	east	46,147

Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2009 *Arkansas Business Office Retail Warehouse Lease Guide*, the amount of space reported increased in all sub-areas, except the east sub-area.

Sub-area	Total Leasable Space	Average Occupancy Rate
East	1,037,834	26.7%
Central	845,879	73.7%
Southwest	3,015,121	60.4%
West	445,241	67.2%

The southwest sub-area reported the majority of the area (56.4%) in the survey for Little Rock. A total of over three million square feet of area was reported in 2009, with an occupancy rate of 60.4%. This is an increase of over 300,000 square feet reporting, while improving the occupancy rate 7 percentage points. The east sub-area reported 19.4% of the area included in the survey of Little Rock warehouse/industrial users. But the amount of area reporting dropped 300,000 square feet to just over a million square feet. It should be noted that owner occupied warehouse/industrial often is not included in the survey.

The central sub-area had 100,000 square feet more area reporting in 2009, to 845,879 square feet. The occupancy rate did drop 10 points to 73.7% however. The central sub-area represented almost 16% of the area reporting for 2009. The west sub-area continues to have the least area reporting with 445,241 square feet or 8.3% in 2009. As with the central sub-area, the west sub-area had a drop in occupancy rate – 11 points for the west sub-area.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The *2009 Lease Guide* includes listings on 90 warehouse properties up from 43 properties from that in the 2008 guide. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted two annexations, totaling 29.63 acres in 2009. An annexation of 26 plus acres along Arch Street Pike in the southwestern portion of Little Rock was done completing the annexation of an existing industrial plant and its future expansion areas. This annexation was requested for sewer service necessary with the proposed expansions.

The second annexation of approximately three and a quarter acres was in the western part of Little Rock, north of Kanis Road between Rahling Road and Chenal Parkway. This tract was surrounded on three sides by the City, has no direct access to a road, and came under the ownership of the property owner surrounding it on three sides. This owner asked for annexation and plans to include the land with surrounding land they already own within the City for a large office/medical development.

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.23 square miles. This is an increase of just over 0.04% from 2008, 3.6% from 2000 and 14.4% from 1990 in total square miles of the City. Areas presented in the table are based on the area generated using legal descriptions for each area.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a third surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23

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. Almost 77 percent of the cases were in either the west or southwest sub-areas, with four and six cases approved respectively in 2009. The southwest sub-area accounted for most of the preliminary plat cases (6 cases) at 46 percent, with 41.8 percent of the area.

The west sub-area had slightly fewer cases but slightly more area involved than that of the southwest sub-area. Forty-two plus percent of the area involved in preliminary plats was located in the west sub-area, while the southwest sub-area represented 41.8% of the area. Approximately 122 acres in the west sub-area, with 120 acres in the southwest, this is 84.1 percent of all the area subdivided in 2009. The west sub-area has been and continues to be the growth area of Little Rock. The 2009 data continues to show the renewed interest in development in the southwest sub-area continuing. Most of the central and east sub-areas were developed and platted more than four decades ago. Thus the small amount of activity in the central and east sub-areas should not be a surprise. A little less than 9 acres in three cases was involved in the central sub-area. There were no cases in the east sub-area for 2009.

The number of approved preliminary plats decreased from 22 in 2008 to 13 in 2009. The total acreage in 2009 decreased 64.9 percent from 714.27 acres to 250.61 acres. Non-residential activity as measured by cases remained at low levels dropping three to five cases. The total non-single family acreage platted declined to 119.47 acres from 281.18 acres (a 57.5 percent decrease). Commercial acreage remained steady, dropping over 50 percent to 82.84 from 190.5 acres. Residential platting activity dropped by a third (35.7 percent) to 8 plats, a 35.7 percent decrease. There were no multifamily subdivisions for the fifth year. Single-family acreage fell 69.7 percent to 131.14 acres from 433.09 acres. Residential lots likewise fell 58.9 percent to 284 residential lots in 2009 from 692 residential lots in 2008.

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	16.44	30
3									1	1.4	2
10									2	7.58	26
14	1	6									
16	3	76.84			1	36.63			1	0.58	3
19									3	105.14	223
Total	4	82.84	0	0	1	36.63	0	0	8	131.14	284

The majority of the single-family residential approved preliminary plats in area were located in the west sub-area. 92.7 percent of the acreage (121.58 acres) and 87.5 percent of the lots (253 lots) were located in the west sub-area. The central sub-area had the second most cases and lots approved in 2009. The acreage involved in these plats was 9 acres and accounted for 6.9 percent of the area involved in plats for 2009 with 9.7 percent of the lots (28). The southwest sub-area had one case of 0.58 acres, three lots. The east sub-area had no residential activity.

All the non-single-family plat activity, five cases was in the southwest sub-area. This is some 119 acres in five cases. Four cases were commercial and one was industrial.

Final Plat Activity

During 2009, there were 45 final plats, this is a 35.7% decline from 2008. The acreage involved in 2009 was 196.11, down 57.8% from that in 2008. The final plat activity shows a further slowing from the declined levels in 2008.

The area within signed final plats has been concentrated in the west sub-area with 121.95 acres (62.2%). The central and southwest sub-areas had the second most activity with 9 cases each (20%). The central sub-area had the least area at 10.38 acres or 5.3%. The southwest sub-area had the second most area final platted with 47.04 acres or 23.98%. The west sub-area represented 53.33% of the cases and 62.2% of the area final platted in 2009. The table indicates more specifically the Planning Districts where the strongest activity is occurring.

Only the east sub-area did not decline in the number of cases from 2008. It stayed the same with three cases. Both the central and southwest sub-areas declined to nine cases, a 50% drop for the central sub-area and 47% drop for the southwest sub-area. The west sub-area declined 25% in the number of cases to 24.

Plan Dist.	Final Plat	
	cases	acres
1	6	17.2
2	1	0.22
3	3	5.95
4	5	4.1
8	2	14.83
9	1	1.91
10	1	0.33
11	4	49.11
12	2	7.51
14	3	8.43
15	1	0.95
16	1	0.99
17	2	29.16
18	3	21.41
19	8	22.31
20	1	5.44
22	1	6.26
Total	45	196.11

All the sub-area had less area included on approved final plats for 2009. The west sub-area had the largest decline in area, 83.71 acres, but the lowest percentage decline from 2008 level (40.7%). The central sub-area had the least area final platted, 10.38 acres, and the highest percentage drop in area from the 2008 level (85.2%). The southwest sub-area had the second most area platted (47.04 acres) but this was a decline of 58.9% or 67.46 acres from 2008. The east sub-area dropped the least in area 59.78 acres to 16.74 acres, but this was a 77.5% decline from 2008.

Zoning Activity

In 2009, there were fourteen approved reclassifications again. This was a 39 percent decline in the number of cases. The amount of land reclassified also declined at a rate of 41 percent – from approximately 304 acres in 2008 to approximately 179 acres in 2009. The east sub-area had six cases (the highest) followed by the southwest sub-area with five cases.

There were three large re-zoning cases in 2009 by area. Two were to Mining in the Arch Street Pike District. Both were zoned land from single-family to mining, with one including 8.5 acres of Open Space zoning as well. These two combined for approximately 93 acres. The third case was for approximately 66 acres and included commercial, office, multifamily and single-family. This case was in the Chenal District and was approved by the Planning Commission but turned down by the Board of Directors. Most of the cases in 2009 involved requests included some commercial zoning (7 cases or 50 percent). Four cases included some action for office zoning, 28.6 percent of the cases.

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
8			1	0.63						
9	1	0.5	1	7			1	0.14		
11	1	5.94								
13	2	3.8								
15	1	0.23	1	2.41					1	3
19*	2	21.17	1	25.47	1	13.91	1	1.65		
23*										
Total	7	31.64	4	35.51	1	13.91	2	1.79	1	3

*PD 19 One case: OS 5.04 Ac, R2 1.65 Ac, MF18 13.91Ac, O3 25.47 Ac, C3 19.91 Ac
 PD 23: M (mining) 84.64 Ac two cases, OS 8.5Ac one case

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, however there was a drop of 3.6 percent in the number of cases (55 to 53 cases). During 2009, 53 cases were approved as PZD’s for a total of 400.3 acres. This is a decrease of 3.6 percent in the number of cases and an increase of 9.2% in the area involved.

The west sub-area continues to have the most activity with 59.6 percent of cases (31) and 84.6 percent of the area involved (338.67 acres). All the other sub-areas had seven cases each, with the southwest sub-area reclassifying 47.5 acres, the second greatest in area for 2009. The central sub-area had only 2.57 acres with the seven cases. This accounts for less than 1 percent of the area reclassified through the PZD process in 2009.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2009 the number of cases decreased by eleven or 14 percent from 2008. The area involved in reclassifications decreased 13.7% from 670.9 acres to 579.26 acres. The

Zoning Activity

tables of rezoning and PZD approved cases show the areas most likely to develop in 2010 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Overall the zoning activity both 'straight' and 'Planned District' was concentrated most in the west sub-area, with 70.2% of the area reclassified and 51.5% of the approved cases. 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	1	1.68	2	1.53				
2	1	0.42						
3			1	0.64				
4	1	0.51	2	0.9			3	0.52
7	1	0.25						
8	3	3.23					1	0.51
9	2	6.65						
11	2	8.01						
12	1	1.96	1	0.48				
13			1	0.21	1	10		
14					2	34		
16	1	0.82						
18	2	31.99					3	42.4
19	7	56.28	3	47.25			3	101.62
20	5	10.72	1	18.37			1	18.4
24							1	0.95
Total	27	122.52	11	69.38	3	44	12	164.3

Planning and Development Staff - 2009

Tony Bozynski, Director

Venita Young, Administrative Assistant

Planning Division

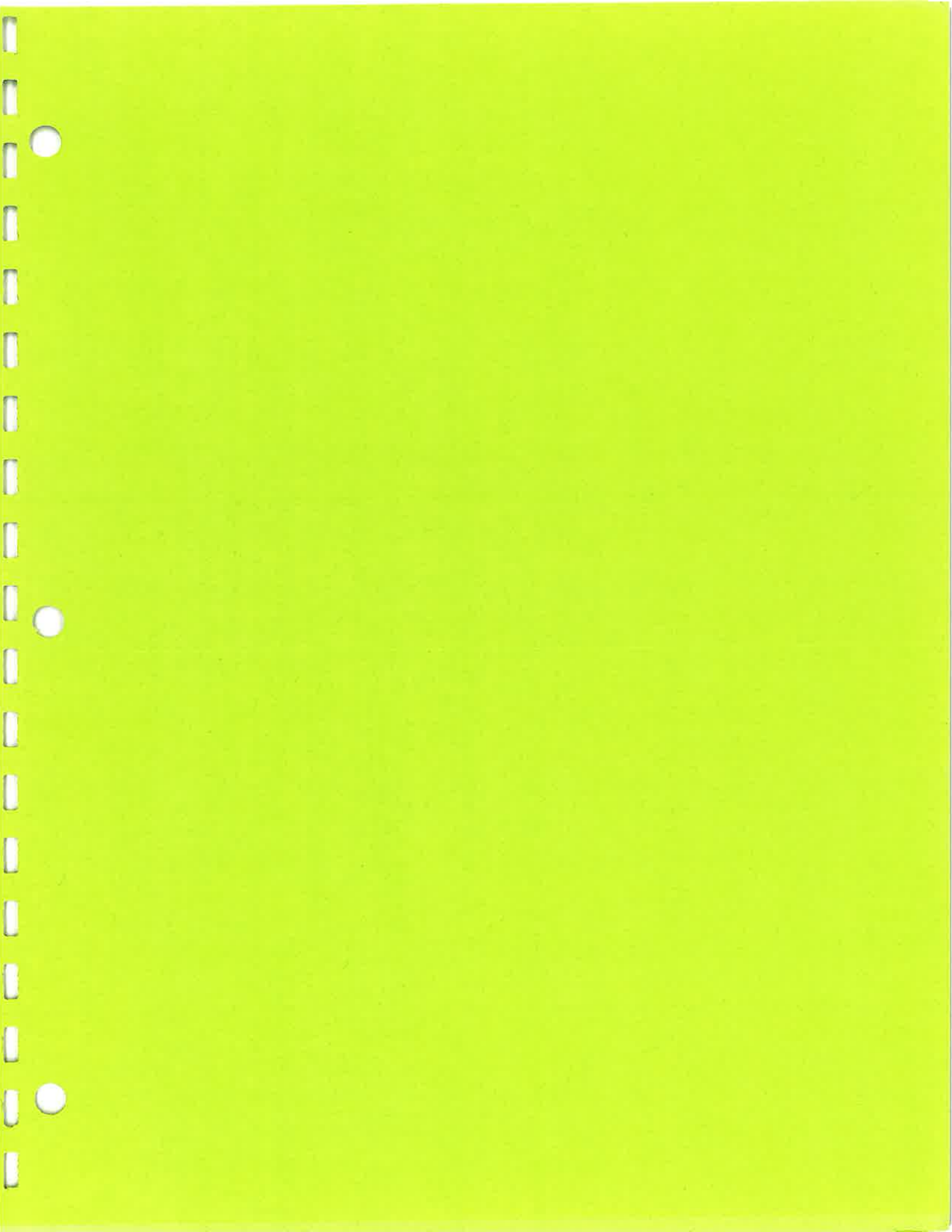
Walter Malone – Mgr.
Alice Anderson
Eve Jorgensen
Brian Minyard
Dennis Webb

Zoning and Subdivision Division

Dana Carney – Mgr.
Alice Chalk
Jan Giggar
Donna James
Janet Lampkin
Christy Marvel
Monte Moore
Bob Muehlhausen
Kenny Scott
Alice Taylor

Building Codes Division

Chuck Givens – Mgr.
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Kyron Doucette
Willie Garmon
Terry Gates
Dennis Johnson
Rex Lyons
Richard Maddox
David McClymont
Ronyha O'Neal-Champ
Britt Palmer
Ward Reese
Wayne Shaw
Jerry Spence
Gerard Walsh



2010 Urban Development Report

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

Board of Directors - 2010

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

Board of Adjustment – 2010

Robert Winchester – Chairman
Scott Smith – Vice Chair
Leslie Greenwood
Rajesh Mehta
James Van Dover
David Wilbourn
Brad Wingfield

City Beautiful Commission - 2010

Steve Homeyer – Chairperson
Linda Bell
Jennie Cole
Herbert Dicker
Ben Jackson
Walter Jennings
Betsy Luten
Lee Anne Overall
Debra Redding
Kay Tatum
William Wiedower
Lynn Mittelstaedt Warren

Construction Board of Adjustment and Appeal -2010

Danny Bennett
H. James Engstrom
Edward Peek
Rob Seay

Planning Commission - 2010

Jeff Yates – Chairperson
J.T. Ferstl – Vice Chair
Tom Brock
W. ‘Goose’ Changose
Marcus Devine
Janet Dillon
Dan Harpool
Troy Laha
Obay Nunnley, Jr.
Bill Rector
Billy Rouse
Candice Smith

River Market Design

Review Committee - 2010

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

Midtown Advisory Board - 2010

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

Historic District Commission - 2010

Marshall Peters – Chairperson
Loretta Hendrix
Randy Ripley
Chris Vanlandingham
Julie Wiedower
Robert H. Wood, Jr.



City of Little Rock

Department of Planning and Development

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

Planning Zoning and Subdivision

February 18, 2011

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.

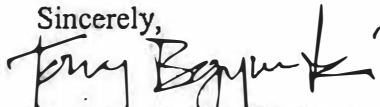
The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$2,022,918 in fees, including permit fees, licenses and other miscellaneous charges.

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

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

In 2010, staff began working on the implementation strategy for the citywide Preservation Plan as well as implementation of two major studies – 12th Street and University District. Contained in this annual report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2011.

Sincerely,



Tony Bozynski, Director
Planning and Development



Table of Contents

Building Codes Division Summary	1
Zoning and Subdivision Summary	5
Planning Division Summary	8
Urban Development Data	
Development Activity Summary	12
Population Estimates	13
Construction Activity	14
Residential Housing Construction Values	16
Residential Additions and Renovation Activity	20
Demolition Activity	22
Office Activity	24
Commercial Activity	25
Industrial Activity	26
Annexation Activity	27
Subdivision Activity	28
Zoning Activity	30

Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2010	2009	2008	2007
Permits Issued	3,832	3,690	3,971	4,868
Inspections	2,972	3,049	4,023	4,965
Violations	740	718	860	1,078
Fees	\$871,856	\$967,576	\$1,055,332	\$1,593,003
Plumbing				
	2010	2009	2008	2007
Permits Issued	1,986	2,166	2,770	3,542
Inspections	3,910	5,073	5,017	6,349
Violations	518	479	689	801
Fees	\$224,398	\$251,896	\$329,238	\$423,448
Electrical				
	2010	2009	2008	2007
Permits Issued	1,925	2,065	2,603	3,304
Inspections	4,730	6,383	6,967	7,388
Violations	800	1,462	1,293	1,168
Fees	\$246,453	\$298,225	\$335,572	\$469,614
Mechanical				
	2010	2009	2008	2007
Permits Issued	1,656	1,599	1,506	1,803
Inspections	2,825	2,837	3,328	3,975
Violations	938	1,030	1,087	856
Fees	\$253,482	\$292,940	\$340,913	\$409,479

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section. Utility reconnection releases for natural gas, water and electrical are handled in this section. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2010 the Building Codes Division collected over \$2,022,918 in fees including permits, licenses and other miscellaneous charges and performed 14,437 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

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

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

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

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

The Division also implemented 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.

	2010	2009	2008	2007	2006	2005	2004	2003
Building Plans Reviewed	543	536	810	901	1147	1368	1495	1366
Construction B.O.A.	0	0	0	0	1	0	0	0
Franchise Permits	13	19	36	26	28	26	31	34

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2010

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

Residential

20th Century Club (Maryland)
Allied Lodging (Hotel Shackelford)
Arkansas Baptist Dorm
Raj Patel (University Avenue)
Little Rock Housing (Hayes Drive)
Philander Smith College Dorm
Jason Chi (Kirby Road)

Business

Gastrenterology (University Ave)
Business Office (Jerry Drive)
Southwest Power Pool (Pride Valley)
St. Vincent Health (University)
Arvest Bank (University)
Crain Auto (I-30)

Mercantile

USA Drugs (Baseline)
USA Drugs (Stagecoach)
USA Drugs (Cantrell)
USA Drugs (Main Street)

Factory/Storage

Central Arkansas Water (Pleasant Valley)
Novus (Sloane Drive)
Arkansas Food Bank (65th Street)
Pittsburg Paints (Vimy Ridge Road)

Educational

Arkansas Baptist (Old Main)

Churches

Kingdom Hall (Colonel Glenn)
Welspun (Frazier Pike)
Allen Temple (Cedar)

Assembly

Country Club of LR (Country Club Blvd)
Arkansas Baptist (MLK Drive)

Zoning and Subdivision Division

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services. Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

2010 Sign Code Statistics

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

573 Sign Permits Issued
2760 Sign Inspections and Re-inspections

In 2011, 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.

2010 Plans Review for Zoning, Subdivision and Landscape Requirements

99 Commercial Plans/New or Additions
186 Commercial Landscape Plans and Revised Plans

2010 Other Activities

176 Site Inspections
83 Certificates of Occupancy
46 Grading Permits Reviewed
111 Miscellaneous Permits and Requests

Zoning and Subdivision Division

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 3,000 inspections and re-inspections were performed.

2010 Plan Reviews for Permits

1025 Residential Plans – New or Additions

2010 Privileges Licenses

1532 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2010 Information Inquiries

4900 Request for Sign, Zoning, Enforcement or Licenses

2010 Court Cases

97 Cases – All Types

2010 Citations Issued

43 Cases – All Types

Parking in Yards Ordinance

On March 2, 2010, the Board of Directors passed Ordinance No. 20,231, which created various procedures and regulations regarding the parking of motor vehicles on residential properties. The ordinance had an effective date of June 1, 2010. Enforcement of the ordinance is a joint effort between the staff of this division and the staff of the Department of Housing and Neighborhood Programs. From June 1, 2010 through the end of the year, staff responded to 765 complaints alleging violation of the new ordinance.

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2010, 6 locations were approved administratively. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2010, the Division and the Planning Commission reviewed 5 zoning site plans, all of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2010, the Division and the Planning Commission reviewed 11 Subdivision Site Plans, with all of the plans being approved by the Planning Commission.

Zoning and Subdivision Division

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2010, the Commission reviewed 40 Conditional Use Permit applications. Of these, the Commission approved 28 applications.

Board of Zoning Adjustment

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2010, the Board heard a total of 66 cases. Of the 66 requests, 62 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This ten (10) 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 two such appeal cases in 2010.

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 2010, the Planning Commission reviewed 16 rezoning requests, 6 special use permit requests, 6 proposed right-of-way abandonment requests, and 3 street name changes.

Preliminary and Final Plats

Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2010, Staff reviewed 14 preliminary plats and 52 final plats.

Planned Zoning District

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2010, 89 Planned Zoning District applications were reviewed, with 74 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 2010 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 the first of a series of area reviews of the City Land Use Plan in the area east of I-30. Planning staff reviewed 9 requests for Plan changes in 2010. Of these, the Planning Commission forwarded eight to the Board of Directors.

Special Planning Efforts

The Division completed the Land Use change packages for the University District and 12th Street Corridor planning efforts. Personnel completed the reviews and revisions of both the River Market and Hillcrest DODs. Staff provided support and assistance to the Bike Friendly Committee (Bike Plan update, etc) and Main Street Implementation committees.

Boards and Commissions Supported

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

In 2010, the Historic Commission approved 5 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic Commission approved five requests for COAs within the McArthur Park Historic District. An implementation committee was formed to address the Historic Plan recommendations.

The Midtown Redevelopment Advisory Board has been and continues to monitor the progress on the Park Avenue site and other projects in the area. The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents.

2010

**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 2010 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. 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 2010.

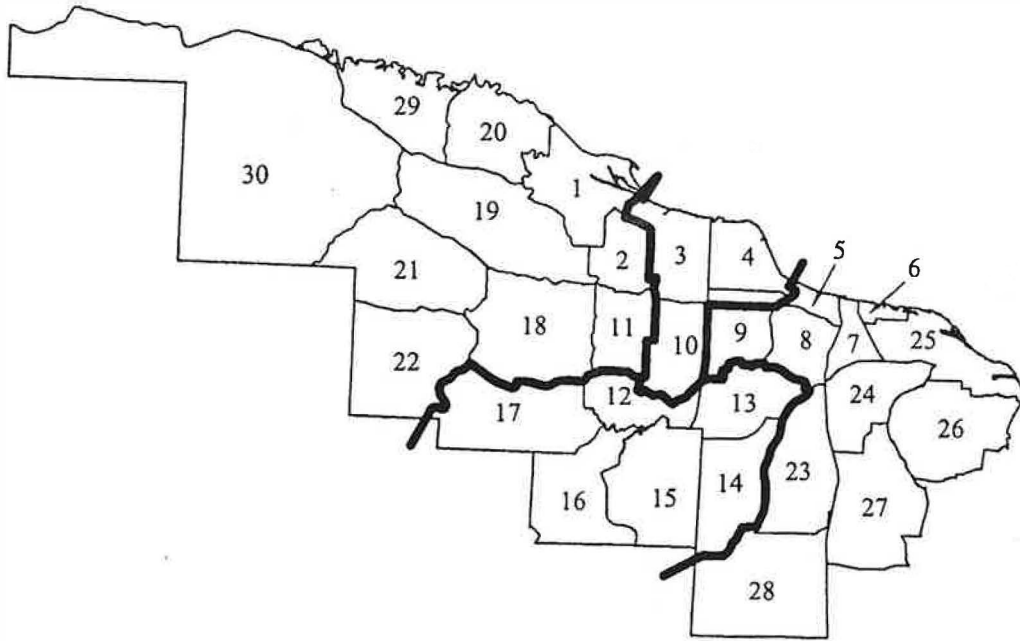
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

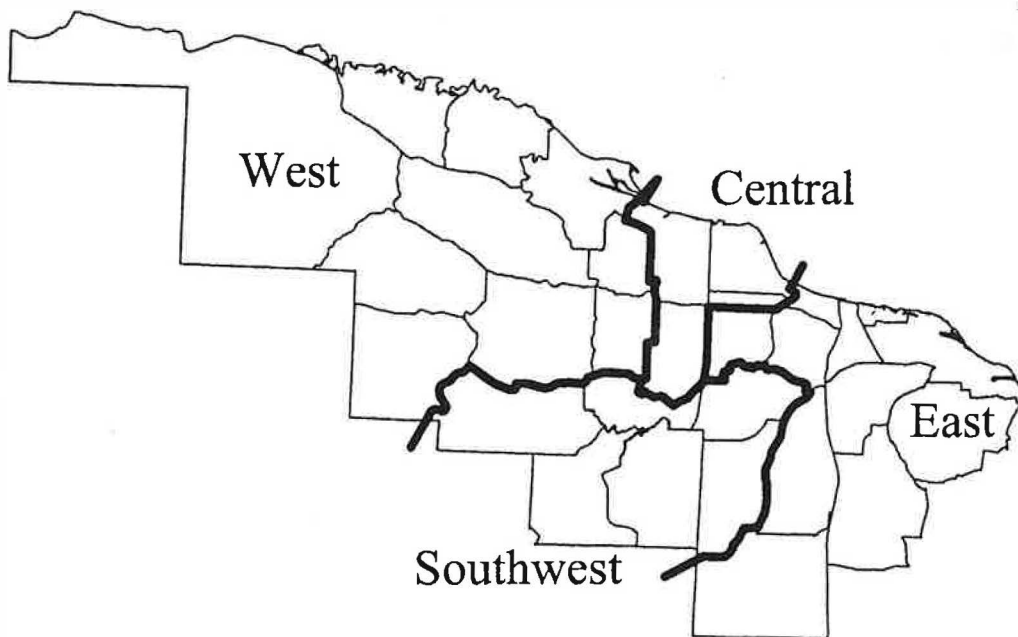
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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

2010 Population Census count – 193,524

New Construction

386 permits; down 0.26% from 387 in 2009

Single-Family Housing

341 units; up 5.9% from 322 units in 2009
\$193,473 avg.; down 15.7% from \$229,516 in 2009

Multi-Family Housing

402 units; up 21.8% from 330 units in 2009

Residential Renovations/Additions

820 permits; down 10.8% from 919 in 2009
\$30,705,875 construction dollars; up 8.9% from \$28,205,832 in 2009

Demolitions

163 residential units; down 64.3% from 459 in 2009

Office

66,224 square feet; up 9.1% from 60,692 in 2009
\$20,572,684 construction dollars; up 165.38% from \$7,752,100 in 2009

Commercial

423,700 square feet; up 27.7% from 331,778 in 2009
\$19,806,111 construction dollars down 34.35% from \$30,170,698 in 2009

Industrial

142,781 square feet; up 173.8% from 52,147 in 2009
\$11,728,357 construction dollars; up 509.2% from \$1,925,000 in 2009

Annexations

One annexation for 80.24 acres, compared to 2 annexations totaling 29.6 acres in 2009

Preliminary Plats

204 residential lots; down 28.2% from 284 lots in 2009
306.73 total acres; up 22.4% from 250.61 acres in 2009

Final Plats

52 cases; up 15.6% from 45 cases in 2009
216.12 acres; up 10.2% from 196.11 acres in 2009

Rezoning

18 cases; up 28.6% from 14 cases in 2009
133 acres; down 25.7% from 178.99 acres in 2009

PZD's

71 cases; up 33.9% from 53 cases in 2009
403.98 acres; up 0.9 % from 400.27 acres in 2009

Population Growth and Estimates

The population change recorded by the Census has consistently been positive. During the latter part of the 1900s, annexations of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s and 1980s (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth has been in the west and southwest parts of the City. The east and central sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

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

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%

Construction Activity

During 2010 the total number of new construction permits issued was 1 less than the number of permits issued in 2009. In 2010 there were 386 permits issued for a total of \$136,161,352 construction dollars. New single-family construction increased by 5.9% (19 units) over that issued in 2009. The average construction cost of single-family homes fell 15.7% to \$193,473.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	12	\$217,500	0	0	12
2	4	\$153,625	0	0	4
3	8	\$246,961	0	0	8
4	13	\$401,123	0	0	13
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	12	\$112,656	5	316*	328
9	1	\$92,000	4	8	9
10	10	\$118,305	1	2	12
11	45	\$129,829	2	6	51
12	34	\$139,927	0	0	34
13	3	\$105,633	0	0	3
14	2	\$80,800	0	0	2
15	10	\$98,860	1	50	60
16	25	\$149,170	0	0	25
17	11	\$179,818	0	0	11
18	64	\$234,150	0	0	64
19.1	60	\$260,817	0	0	60
19.2	11	\$292,591	0	0	11
20	0	\$0	0	0	0
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	16	\$81,575	10	20	36
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	341	\$193,473	23	402	743

*Three dorms were built in Planning District 8 (Central City), two at Philander Smith College and one at Arkansas Baptist College (312 beds).

Note: in 2010 there was one single-family unit added by moving a structure on to the site in Planning District 8 (Central City) and in District 24 (College Station/Sweet Home).

Construction Activity

Permits for non-residential projects declined by one to 34 permits. The number of commercial permits dropped by three to 12 permits with the area added increased 27.7 percent to 423,700 square feet. Office permits fell by two permits to 6, with an area of 66,224 square feet or an increase of 9.1% from 2009. For Industrial, there was twice the permits, rising to 4, and a fivefold area increase to 142,781 square feet. There were two more Public/quasi-public projects permitted in 2010 increasing to 12 projects.

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	0	0	3	16,942	0	0	0
2	0	0	0	0	0	0	1
3	1	137,000	0	0	0	0	0
4	0	0	0	0	0	0	3
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	1	15,000	1	9193	0	0	3
9	0	0	0	0	1	2400	2
10	2	13,506	1	4089	0	0	0
11	1	186,909	0	0	0	0	2
12	1	14,118	0	0	0	0	0
13	1	3942	0	0	2	80,428	0
14	0	0	0	0	0	0	0
15	0	0	0	0	0	0	1
16	1	15,000	0	0	1	59,953	0
17	0	0	0	0	0	0	0
18	0	0	1	36,000	0	0	0
19.1	0	0	0	0	0	0	0
19.2	3	23,554	0	0	0	0	0
20	1	14,671	0	0	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0
	12	423,700	6	66,224	4	142,781	12

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2010. Only one month, April, did not report activity at or below the bottom for that monthly average (over the last two decades). April reported activity that was consistent with an average to good activity month for April. The second quarter saw the best activity with almost 35 units per month permitted. The other quarters all averaged from 26 to 26.6 homes permitted per month. When looking at the activity of the last two years, it would appear that the first quarter of 2009 was the bottom point, but that activity has remained very low through the last seven quarters. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473

Multi-family			
Year	Permit	Units	Cost
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016

Permits for Multifamily decreased in 2010 with 23 permits but increased the number of units added to 402. This is a one-year decrease of 7 percent in permits but an increase of 21.8 percent increase in units. There were three dorm buildings permitted at two colleges in the Central City District for 312 units (beds). One dorm is at Arkansas Baptist College and the other two buildings are at Philander Smith College. In addition 70 of the units were for elder housing. A 50-unit first phase off Mabelvale Pike in southwest Little Rock and a 20-unit first phase in the Granite Mountain section of Little Rock.

Residential Housing Construction Values

The central sub-area activity remains healthy with 31 units primarily 'rebuild or infill' housing. The normal range for this sub-area is 30 to 40-units. About half of the activity in the east sub-area was also 'rebuild or infill' housing with the other half new development in the College Station area. The normal range for this sub-area is 10 to 20-units, while 29 were permitted in 2010. At a combined 60 units, these two sub-areas did add units at a 'normal' level of activity. Both the central and east sub-areas saw increased activity in 2010, with the east sub-area increasing two and a half times (21 units) and the central sub-area increasing 19.2% (5 units).

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The southwest sub-area normally ranges from 80 to 120 units. The 2010 activity fell 24 units or 22% to 84 units but remained at the low end of the normal range. The southwest sub-area was the only sub-area to experience a reduction in the number of units from 2009. The west sub-area continued to dominate the market with 57.8 percent of the new units. The Ellis Mountain District leads the way with 64 units or 18.8 percent of all new homes. The west sub-area would range from 330 to 380 units. In 2010, 197 units were permitted up 17 units or 9.4% from 2009. This is still 150 to 200-units below the 'normal' level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2010, 341 single-family units were added. The level of activity for 2010 remains low, there are no signs yet of a return to 'normal' levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
2001 Permits	13	31	89	350
	East	Central	S-west	West
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%
2001 %	2.7%	6.4%	18.4%	72.5%

Residential Housing Construction Values

The average construction cost of a new single-family home decreased 15.7% or \$36,043 from that in 2009. The average unit value in 2009 was \$229,516 compared with \$193,473 in 2010. Interest rates have continued at relatively low levels along with federal new homeowner programs, make housing more affordable in real terms. The national mortgage problems and resulting national recession have caused a reduced demand and increased level of economic uncertainty.

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 49 units constructed below \$100,000, 171 units constructed in the range of \$100,000 to \$199,999, 103 units constructed in the range of \$200,000 to \$399,999, 14 units constructed in the range of \$400,000 to \$599,999 and 4 units above \$600,000.

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	0	8	4	0	12
2	0	0	0	4	0	4
3	1	1	1	5	0	8
4	1	3	8	0	1	13
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	9	3	12
9	0	0	0	0	1	1
10	0	0	1	4	5	10
11	0	0	0	35	10	45
12	0	0	1	31	2	34
13	0	0	0	3	0	3
14	0	0	0	1	1	2
15	0	0	0	4	6	10
16	0	0	2	20	3	25
17	0	0	4	7	0	11
18	0	2	38	23	1	64
19.1	2	7	31	20	0	60
19.2	0	1	9	1	0	11
20	0	0	0	0	0	0
24	0	0	0	0	16	16
25	0	0	0	0	0	0
Total	4	14	103	171	49	341

The \$100,000 to \$200,000 construction value range remained the dominant grouping with 50.1% of the housing, an additional 30.2% was in the \$200,000 to \$400,000 range. It should be noted that the \$100,000 to \$200,000 range had the largest drop in homes built in the range, falling to 18 homes or a 11.8% drop. The highest end (over \$600,000) declined seven houses to 4, while the lowest end (below \$100,000) increased twelve houses to 49.

Residential Housing Construction Values

The over \$600,000 construction value range had the largest percentage decrease in 2010, 63.9% or seven homes. The Chenal Planning District continues to have the most of the higher end homes built, 55.5 percent (10 units) of all the structures permitted over \$400,000 and none of the units permitted at a value under \$100,000. The central sub-area accounted for 33.3% (6 units) for those structure with a value over \$400,000. But only 19.3% of the units in the central sub-area were in this range.

Just under a quarter of the units valued at under \$100,000 were permitted in the southwest sub-area. The east sub-area accounted for 40.8% (20 units) of the units under \$100,000. Six of the lower end homes were in the central sub-area with eleven in the west sub-area and three in the west sub-area.

Sub-area	2004	2005	2006	2007	2008	2009	2010
West	\$310,075	\$310,861	\$313,368	\$284,130	\$288,776	\$279,274	\$218,883
Central	\$242,623	\$265,938	\$247,901	\$350,603	\$307,332	\$389,813	\$270,172
Southwest	\$140,425	\$140,532	\$135,558	\$133,735	\$133,770	\$131,014	\$139,665
East	\$114,691	\$115,069	\$113,480	\$117,198	\$127,719	\$121,094	\$94,727

While the average construction value decreased 15.7 percent for the City, the southwest sub-area increased \$8651 (6.6%) to \$139,665. The other three sub-areas declined in value. The central sub-area had the greatest decline in average value by 30.7% or \$119,641. However the central sub-area still had the highest average value at \$270,172. The east sub-area is the lowest value at \$94,727. The southwest sub-area even though increasing in value was the next to lowest average value at \$139,665. The west sub-area had the second highest average value (\$218,883) as well as the greatest loss in value \$60,391.

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2010 single-family reinvestment totaled over \$30.7 million dollars. The central sub-area had the greatest number of single-family permits issued in 2010 with 256 (36.4% of all the projects for 2010).

The central and east sub-areas accounted for 65.2% of the single-family permits issued. With approximately \$15.9 million of the \$25 million dollars (or 63.6%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 47.3% of all reinvestment dollars were spent in the central sub-area.

The east sub-area accounts for 36.6% of the permits for renovations and 21.2% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 33.5%, however this sub-area had the greatest number of dollars spent (41.3% or \$6.2 million). The west sub-area had the second highest amount of dollars 27.4% or \$4.1 million, with 16.4% of the permits (85). The southwest sub-area had the least dollars (10%) or \$1 million and the least permits with 70 or 13.5%.

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2010, there were about sixteen of these. Approximately 26 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Chenal Valley and Downtown Planning Districts.

Multi-Family Renovations

The east sub-area accounted for 41.4% of the permits (48). The least permits were in the west sub-area with 14 or 12.1%. The southwest sub-area had the least value (\$459,599), but the second most permits, 37. The central sub-area had 17 permits (14.7%) with a value of \$874,865.

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (82 and 72 respectively). Citywide 185 permits were issued for a total of \$9,945,932. The central sub-area accounted for 56.4% (\$5,611,450) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (45 permits and \$4.6 million). The second highest number of permits was in the West Little Rock Planning District with 27 and over \$0.75 million. In the west sub-area 72 permits were issued for \$3,061,817. The Chenal Districts accounted for 37 with the River Mountain and Rodney Parham Districts accounting for 15 and 13 respectively. The permit value was \$2.2 million in the Chenal District. Overall the average value of permits issued for additions increased by 13.4 percent or \$6343.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	15	\$33,097	13	\$29,583	1	\$30,000
2	13	\$21,394	19	\$17,436	4	\$11,625
3	27	\$27,913	52	\$43,817	11	\$24,365
4	43	\$107,093	78	\$36,249	5	\$116,369
5	1	\$50,000	6	\$7,917	28	\$69,589
6	0	\$0	1	\$20,000	0	\$0
7	0	\$0	6	\$8,900	2	\$10,250
8	9	\$81,833	102	\$20,034	13	\$82,665
9	4	\$37,713	79	\$15,160	5	\$26,800
10	11	\$17,527	35	\$23,319	1	\$25,000
11	3	\$12,733	10	\$11,492	3	\$275,200
12	4	\$53,275	15	\$28,925	1	\$100,000
13	4	\$10,370	6	\$21,900	1	\$25,000
14	1	\$15,000	12	\$15,229	27	\$10,207
15	4	\$8,250	27	\$15,731	7	\$6,286
16	5	\$18,547	9	\$35,784	1	\$15,000
17	0	\$0	0	\$0	0	\$0
18	3	\$7,667	6	\$19,448	0	\$0
19.1	18	\$84,472	24	\$119,491	6	\$47,833
19.2	19	\$35,029	13	\$23,833	0	\$0
20	1	\$40,000	0	\$0	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	0	\$0	5	\$28,435	0	\$0
25	0	\$0	1	\$12,600	0	\$0
	185	\$53,762	519	\$29,015	116	\$49,148

Demolition Activity

The net change in residential units for 2010 was an increase of 580 residential units. The east sub-area had a net loss of 82 single-family units. The central sub-area increased a net of five single-family units. The west sub-area had the largest net increase of 174 residences. The southwest sub-area added a net 75 single-family homes. Six of the City's thirty planning districts experienced net losses of residential units during 2010. The Downtown District went from neutral to negative in 2010. The Heights/Hillcrest, East Little Rock, I-30, I-630, and Geyer Springs East Districts were negative both years.

The Rodney Parham and Central City Districts were from negative to positive in 2010. The East Little Rock and I-630 Districts experienced double-digit net loss in the number of housing units (26 and 37 respectively). Most of the loss in the East Little Rock District was due to the Airport expansion. In the I-630 District several units were lost due to the new 'Children's' Library or the expansion of St. Marks Church.

Four districts account for over three quarters of the units removed in 2010 – I-630, Central City, East Little Rock and Heights/Hillcrest. These districts cover the majority of the area east of University Avenue (pre-1940 Little Rock). I-630 District had the most units lost (46 units) or 28% of all the units removed in 2010. Twenty-three percent (38 units) of the lost units were in the Central City District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	12	4	8
2 Rodney Parham	4	0	4
3 West Little Rock	8	3	5
4 Heights/Hillcrest	13	16	-3
5 Downtown	0	1	-1
6 East Little Rock	0	26	-26
7 I-30	0	7	-7
8 Central City	328	38	290
9 I-630	9	46	-37
10 Boyle Park	12	6	6
11 I-430	51	3	48
12 65th Street West	34	0	34
13 65th Street East	3	2	1
14 Geyer Springs E.	2	6	-4
15 Geyer Springs W.	60	0	60
16 Otter Creek	25	0	25
17 Crystal Valley	11	0	11
18 Ellis Mountain	64	0	64
19.1 Chenal Valley	60	5	55
19.2 Chenal Ridge	11	0	11
20 Pinnacle	0	0	0
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	36	0	36
25 Port	0	0	0
Total	743	163	580

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 71.3 percent of all units lost (116 of 164 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	197	12	185
Central	31	26	5
Southwest	84	9	75
East	29	111	-82

Single-Family Units Removed

Planning District	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
1	2	1	2	0	3	13	1	2	1	1	4	30
2	0	0	0	0	1	0	0	0	0	3	0	4
3	1	0	0	0	4	5	13	5	7	3	3	41
4	10	13	6	20	12	12	19	15	17	12	16	152
5	5	0	1	1	2	1	1	3	0	0	1	15
6	25	21	8	3	8	3	26	123	51	24	26	318
7	17	1	3	0	3	14	3	3	7	2	7	60
8	61	27	33	32	23	33	31	49	26	48	32	395
9	30	29	23	27	23	27	40	23	26	75	46	369
10	8	5	3	3	6	3	7	8	4	5	6	58
11	2	1	2	2	1	4	1	0	1	2	3	19
12	0	3	1	1	2	1	5	0	0	5	0	18
13	2	0	0	0	1	3	1	2	0	7	2	18
14	10	3	2	0	4	2	2	3	1	3	6	36
15	0	2	3	2	4	4	6	6	3	10	0	40
16	0	1	4	1	1	1	3	4	1	0	0	16
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	1	1	2	5	1	1	0	0	0	11
19	2	0	0	0	3	2	5	1	4	0	5	22
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	1	2	1	2	0	1	0	0	2	0	0	9
25	2	0	0	1	0	1	0	1	1	0	0	6
Total	178	109	93	96	103	135	165	249	152	200	157	1637

Office Activity

During 2010, the square footage of new office space added increased by 9.1% from 2009. The total square footage permitted in 2010 was 66,224. The number of permits issued decreased 25% (6 permits in 2010, 8 permits in 2009). In 2010, the total construction cost was \$20,572,684, an increase of 165.4 percent.

The west sub-area accounted for most of the office area added with 52,942 square feet or 79.9 percent. The west sub-area had the greatest number of permits with 4 (66.7%) and the highest value \$16,872,297. The east and central sub-areas each had one permit, with 9180 square feet and 4089 square feet respectively. There were no office projects in the southwest sub-area.

The only building over 10,000 square feet was the Southwest Power Pool building with 36,000 square feet in the Ellis Mountain District.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Southwest Power Pool	16100 Pride Valley Road	west	36,000

Commercial Activity

The total of new commercial construction added in 2010 amounted to 423,700 square feet of commercial space. This represents an increase of 27.7% in square footage added from that in 2009. The total construction value of new commercial decreased by 35.34% from that reported in 2009. In 2010, \$19,806,111 construction dollars were permitted compared to \$30,170,698 in 2009. The number of structures permitted decreased by three to 12 projects in 2010.

The west sub-area had the most projects with five and the largest, a WalMart SuperCenter in the I-430 District. This is 53.1% of the new commercial projects. The WalMart accounted for 44.1% of all the commercial space added in 2010. The central and southwest sub-areas each had three projects. The three in the southwest sub-area were 15,000 to 4000 square feet in area. In the central sub-area, the second largest structure was built, a Target, accounting for 32.3% of all the commercial spaced added in 2010. The east sub-area had one project for 15,000 square feet, a drug store on Main Street.

Two projects exceeded 20,000 square feet in area. The largest commercial structure is a new WalMart SuperCenter on South Shackleford Road in the I-430 District. This is the second of the two 'main anchors' for the Shackleford Crossing shopping center. The second structure was a new Target on South University Avenue in the West Little Rock District. The Target is the 'main anchor' for a new mixed-use development, Park Avenue, that is replacing the demolished University Mall.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
WalMart	2700 South Shackleford Road	west	186,909
Target	420 South University Avenue	central	137,000

Industrial Activity

A total of 142,781 square feet of industrial projects were permitted during 2010 in the city. This represents a 173.8% increase over the square feet permitted during 2009. The value of new construction increased fivefold from \$1,925,000 in 2009 to \$11,728,357 in 2010. The number of projects doubled to four projects in 2010.

For 2010, three of the permitted projects were in the southwest sub-area and one in the east sub-area. Two of these were over 25,000 square feet. The new Arkansas Food Bank facility on West 65th Street in the 65th Street Industrial Park at 72,928 square feet was the largest new warehouse/industrial use. The second largest was a new warehouse on Vimy Ridge Road in the Otter Creek District. These two buildings accounted for 93.1% of all the new warehouse/industrial space added in 2010.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Arkansas Food Bank	4301 West 65 th Street	southwest	72,928
Becknell Development	11901 Vimy Ridge Road	southwest	59,953

Annexation Activity

The City accepted one annexation, totaling 80.24 acres in 2010. This annexation is located generally between Rock Creek and Pride Valley Road, west of Kanis Road. The proposal is to extend Kirk Road south, across Rock Creek, into this property to a traffic circle and construct office developments on the land. On the eastern third of the ownership a new office complex was started just after annexation.

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.35 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added in this decade, while over 10 square miles was added in the previous decade.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a third surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35

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 2010 with twelve approved plats down one from 2009. The total acreage in 2010 increased 22.4 percent from 250.61 acres to 306.73 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	14.44	30
4			1	27.89							
10	1	10.2									
15	2	40									
18									1	177.9	149
19			2	2.06					2	20.1	22
20	1	8.14									
29									1	6	3
Total	4	58.34	3	29.95	0	0	0	0	5	218.44	204

Non-residential activity as measured by cases remained at low levels at seven cases up two from that in 2009. The total non-single family acreage platted declined 26.1 percent to 88.29 acres from 119.47 acres. Residential platting activity dropped over third for the second year (37.5 percent) to 5 plats. There were no multifamily subdivisions for the sixth year. Single-family acreage rose 66.6 percent from 131.14 acres to 218.44 acres. Residential lots fell 28.2 percent from 284 residential lots in 2009 to 204 residential lots in 2010.

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

Final Plat Activity

During 2010, there were 52 final plats, this is a 15.6% increase from 2009. The acreage involved in 2010 was 216.12, up 10.2% from that in 2009. The final plat activity shows only a slight improvement in 2010.

The west sub-area had the most signed plats with 20 (38.5%) and the most area involved with a final plat 128.14 acres (59.3%). The central sub-area had the second greatest number of final plats at 13, but the least area involved with 9.92 acres (4.6%). The east sub-area had the second greatest area involved in final plats at 41.33 acres (19.1%). There were nine signed final plats in the east sub-area, followed by the southwest sub-area with 10 cases. The Ellis Mountain and Chenal districts had the most cases at six and seven respectively and the most area 50.91 acres and 64.55 acres respectively.

Only the west sub-area declined in cases, down four to 20, however the area involved increased 6.2 acres (5.1%) from that in 2009. The east sub-area had the greatest increase in cases, threefold to nine and area, one and a half times to 41.33 acres.

Both the central and southwest sub-areas had less area than in 2009. The central sub-area reduced 0.46 acres (4.4%) while increasing the number of signed plats to 13 or 44.4% increase from 2009. The southwest sub-area declined 10.67 acres (22.7%), while having one more final plat (10) than in 2009.

Plan Dist.	Final Plat	
	cases	acres
1	5	9.5
2	1	2.76
3	4	4.89
4	6	1.90
8	3	15.65
9	2	2.6
10	3	3.13
12	1	0.67
15	4	12.16
16	5	23.90
18	6	50.91
19	7	64.55
20	1	0.42
23	1	4.46
24	1	4.57
26	1	9.76
28	1	4.29
Total	52	216.12

Zoning Activity

In 2010, there were eighteen cases filed for reclassification and all were approved. This was an increase of four cases but with approximately 46 fewer acres involved in the reclassifications than in 2009 (from 179 to 133 acres). Much of the reclassification action was 'clean-up' – non-conforming uses, missed lots and correcting/modifying lines between districts.

There were three re-zoning cases in 2010 of more than five acres. The largest was for some 61.27 acres changing from R-2 Single Family to O-2 Office in the Ellis Mountain Planning District. The land is between Rock Creek and Pride Valley Road, west of Kanis Road. On one-third of this ownership an office development has already began construction. The second largest area was some 34.37 acres reclassified from Single Family (R-2) to Mining (M). This is north of Lawson Road near Crystal Valley Road west of the City Limits and is an expansion of an existing mining operation. (This will complete the existing vein they are mining in that area). The third is an area along the north side of Kanis Road between Chenal Parkway and Rahling Road just west of the City Limits. This changed the western section of the ownership to Commercial and the east to Office as the adjacent properties are already zoned. The central section was zoned to Park (PR) for the floodway of Rock Creek.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1	1	1.32								
4	1	0.135	1	1.42						
7									1	0.83
14	2	1.02								
15	2	5.31							1	6
16	2	5.2							1	1.34
18*			1	61.27						
19*	1	2.8	1	8.3						
20					1	0.345				
22	1	2.18								
24							1	0.16		
Total	10	18.965	3	70.99	1	0.345	1	0.16	3	8.17

*PD 18: M (mining) 34.37 Ac one case

*PD 19 One case, two actions

Planned Zoning District (PZD) activity remained more active than 'straight' reclassifications, representing 80 percent of the re-classification cases and 75 percent of the area re-classified. During 2010, 71 cases were approved with the PZD process with a total of 403.98 acres. Planned Zoning Districts were approved in all areas except east of Bond in the airport and port areas, in both developed and undeveloped areas.

Zoning Activity

As with 'straight' zoning, most of the cases were for small areas, 53 of the 71 cases contained areas of less than 5 acres. There were only eight cases with more than ten acres in area. The largest case contained 84.8 acres on Stagecoach Road north of Brodie Creek for a single house and barn. The second largest was some 43.4 acres with 184 single-family lots between Denny and Kanis Roads near Gordon Road, just west of the City Limits.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2010 the number of cases increased by twenty-two or 32.8 percent from 2009. The area involved in reclassifications decreased 7.3% to 536.95 acres from 579.26 acres. The tables of rezoning and PZD approved cases show the areas most likely to develop in 2010 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

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

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	1	1.47	2	4.26				
2	2	1.23					1	10
3	2	28.79					2	4.85
4			1	0.14	1	5.26	4	0.63
5	1	1.21						
6	1	11.3						
7	1	0.96						
8	1	2.5	1	0.72			2	1.36
9	2	0.55	2	11.16			3	0.98
10							1	84.8
11	2	2.12	2	13.4			1	0.72
12	1	1.38			1	1.38	1	2.25
13	1	1.06						
14	2	7.53						
15					2	14.52	2	5.43
16	1	9.8	1	3.25				
18	6	19.45	2	4.48			1	6.6
19	4	5.5	1	7.9			4	52.3
20	1	1.77						
21							2	59.7
24							1	10.1
29			1	1.17				
Total	29	96.62	13	46.48	4	21.16	25	239.72

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