

2012 Urban Development Report

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



City of Little Rock

Department of Planning and Development

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**Planning
Zoning and
Subdivision**

February 1, 2013

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 \$2,715,326 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 2012, the Department completed work on both current zoning and the future land use plan so that they are both on-line via the City's webpage, www.littlerock.org. The 2011 National Electrical Code and the 2012 International Property Maintenance Code were adopted in 2012. Staff continued to be involved with the various planning efforts for the Main Street Corridor.

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

Sincerely,

Tony Bozynski, Director
Planning and Development

Board of Directors - 2012

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

Board of Adjustment - 2012

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Scott Smith – Vice Chair
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City Beautiful Commission - 2012

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Jennie Cole
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Chris Manor
Edward Peek
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Planning Commission - 2012

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River Market Design

Review Committee - 2012

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Midtown Advisory Board - 2012

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Baker Kurrus
Chris Locke
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Historic District Commission - 2012

Chris Vanlandingham – Chairperson
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B. J. Bowen
Mark Brown
Loretta Hendrix
Toni Johnson
Marshall Peters
Randy Ripley
Julie Wiedower

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Building Codes Division

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

Code Compliance

Building				
	2012	2011	2010	2009
Permits Issued	2,011	3,859	3,832	3,690
Inspections	1,639	2,693	2,972	3,049
Violations	489	551	740	718
Fees	\$1,158,976	\$887,608	\$871,856	\$967,576
Plumbing				
	2012	2011	2010	2009
Permits Issued	2,149	1,990	1,986	2,166
Inspections	2,271	3,839	3,910	5,073
Violations	525	497	518	479
Fees	\$311,193	\$270,351	\$224,398	\$251,896
Electrical				
	2012	2011	2010	2009
Permits Issued	2,059	1,991	1,925	2,065
Inspections	2,034	4,537	4,730	6,383
Violations	478	796	800	1,462
Fees	\$362,765	\$281,367	\$246,453	\$335,572
Mechanical				
	2012	2011	2010	2009
Permits Issued	1,513	1,521	1,656	1,599
Inspections	1,302	3,017	2,825	2,837
Violations	380	932	938	1,030
Fees	\$273,977	\$214,839	\$253,482	\$292,940

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 2012 the Building Codes Division collected over \$2,049,744 in fees including permits, licenses and other miscellaneous charges and performed 14,086 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 was very successful and offered financial incentives for qualifying Green Building Projects. The program was effective December 31, 2009 through December 31, 2012. The program was 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 and increased enforcement and removal of a number of unsafe commercial buildings.

The Division continues to implement the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios and cell phones for faster service.
- We provide quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.
- Computer software updated for office and field inspectors

	2012	2011	2010	2009	2008	2007	2006	2005
Building Plans Reviewed	439	228	543	536	810	901	1147	1368
Construction B.O.A.	0	0	0	0	0	0	1	0
Franchise Permits	14	14	13	19	36	26	28	26

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2012

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

Residential

The Villas Apartment (Villas Circle)
Albert Pike hotel (701 Scott Street)
59-unit apartment 111 (South McKinley Street)
Pointe at Brodie Creek (Bowman Road)
Park Avenue Apartment (308 University Ave)
Residence Inn (219 River Market)
Mann on Main Apt (310 S Main)
Holiday Inn Express (3121 Bankhead)
Independent Hotel (3801 west 8th)
The Manor (1401 Labelle)
Asbury Park Apt (8500 Keller Drive)
Union Rescue Mission (9121 Confederate)

Mercantile

Bass Pro Shop (1 Bass Pro Drive)
Kroger (14000 Cantrell Road)
Wal-mart (700 S Bowman Road)
Kum & Go (6201 Colonel Glenn Road)
Family Dollar (10422 Chicot Road)
Cantrell Drug (7321 Cantrell Road)
Versona (207 N. University Ave)
Fred Meyer Jewelers (1400 Cantrell Road)
Guitar Center (12315 Chenal Parkway)
Soma Intimates (12800 Chenal Parkway)

Educational

Little Rock Catholic (6300 Father Tribou)
Little Rock Monessori (12015 Henson Road)
Parkview Field House (2501 John Barrow Road)
LR Christian Academy (19100 Cantrell)
Arkansas Baptist Library (1600 MLK)
McClellan High School (9417 Geyer Springs Rd)
Arkansas Easter Seals (14901 Cantrell Road)
Arkansas Baptist (MLK Drive)

Business

Mann on Main (322 Main)
Arcade Building (100 River Market)
Clubhaus Fitness (1207 Rebsamen Park)
LRMA Office (6101 St. Vincent Circle)
Arvest Bank (10206 Mablevale)
Exchange Bank (421 Main Street)
RNR Custom Tire (11324 W. Markham)
Dale Tires (7901 Colonel Glenn Road)
Crain Ford (4601 Colonel Glenn Road)
Landers Toyota Service (5000 Commercial)
Landers Jeep Dodge (401 Col Glenn Rd)
Arkansas Kenworth (8001 East Port)
Graham Smith Office (15100 Pride Valley)
Arkansas Poultry Fed. (312 Victory)
Party City (11218 Rodney Parham Road)
Homeland Security (2228 Cottondale)
Chenal Fit & Health (16105 Chenal Pkwy)
Windstream (11001 Executive Center Drive)

Restaurants

Penera Bread (10701 Kanis Road)
Penera Bread (314 S University Ave)
Chuy's (16100 Chenal Parkway)
Cache (425 President Clinton Ave)
Twin Peaks (10 Shackleford Drive)
Packet House Grill (1406 Cantrell Rd)
Oxford American (1304 Main Street)
Mc Donald's (104 South University Ave)
Dunkin Donuts (10721 Kanis Road)
Dunkin Donuts (6805 W. 65th Street)
Dunkin Donuts (Cantrell Road)
Longhorn Steakhouse (2628 S Shackleford)
Sonic Drive-In (8100 Geyer Springs Rd)
Subway (1003 MLK)
B&B Taco Garage (3501 Old Cantrell Road)

Building Codes Division

Churches

Airport Church of Christ (8501 Fourche Dam Pike)
2nd Baptist (1709 John Barrow Road)
Otter Creek Assembly of God (9415 Stagecoach)

Factory/Storage

CAW storage (18625 Two Towers)
CAW storage (50 Chenal Heights Drive)
Ace Sign's (11935 Interstate 30)
Chenal Storage Center (15601 Kanis Road)
LR National Airport (1 Airport)
LR National Airport, fire station (1 Airport)
SE Freight Lines (8606 Mabelvale Pike)
Welspun Tubular (8200 Frazier Pike)
Arkansas Rice Depot (3801 65th Street)
Novus International (7920 Sloan)
JA Riggs Tractor (9125 Interstate 30)

Institutional/Healthcare

Adult Leisure Center (6401 12th Street)
Little Rock National Airport (1 Airport Dr.)
Pediatrics Plus (1900 Aldersgate Road)
Barg Gray Clinic (11415 Executive Ctr Dr)
SMA Medicine (1515 Kanis Road)
Arkansas Psychiatric (4 Executive Ctr Dr)
Executive Ctr Medical (Executive Ctr Dr)
LRFP Clinic (4208 Rodney Parham Rd)
Ark Spine & Pain (5700 W. Markham)
St Vincent Cath Lab (2 St Vincent Way)
St Vincent Sleep Lab (16201 St Vincent)
St Vincent Cardiac Unit (2 St Vincent Way)
Dialysis Center (6 Freeway 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.

2012 Sign Code Statistics

Sign permits brought in \$59,130 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

518 Sign Permits Issued
1478 Sign Inspections and Re-inspections

In 2013, 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.

2012 Plans Review for Zoning, Subdivision and Landscape Requirements

144 Commercial Plans/New, Additions or Remodeling
283 Commercial Landscape Plans and Revised Plans

2012 Other Activities

207 Site Inspections
81 Certificates of Occupancy
47 Grading Permits Reviewed
132 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 2,600 inspections and re-inspections were performed.

2012 Plan Reviews for Permits

1118 Residential Plans – New or Additions

2012 Privileges Licenses

2770 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2012 Information Inquiries

4419 Request for Sign, Zoning, Enforcement or Licenses

2012 Court Cases

110 Cases – All Types

2012 Citations Issued

38 Cases – All Types

Parking in Yards Ordinance

On March 2, 2010 the Board of Directors created various procedures and regulations regarding the parking of motor vehicles on residential properties. In February 2012, the code was amended to allow for the immediate issuance of a citation for violations of the Parking in Yards Ordinance. 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. In 2012, staff responded to 625 complaints alleging violation of the new ordinance and issued 693 citations.

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2012, 20 locations were approved administratively for upgrades to existing sites. Staff shall continue to encourage collocation of WCF facilities. One tower use permit was reviewed and approved by the Planning Commission to allow a tower height increase.

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 2012, the Division and the Planning Commission reviewed 2 zoning site plans, one of which was 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 2012, the Division and the Planning Commission reviewed 6 Subdivision Site Plans, with 4 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 (CUP) applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2012, the Commission reviewed 30 CUP applications. Of these, the Commission approved 29 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 2012, the Board heard a total of 63 cases. Of the 63 requests, 58 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard 4 such appeal cases in 2012, all of which were approved.

Rezoning, Special Use Permits, Right-of-Way Abandonments, and Street Name Changes

Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2012, the Planning Commission reviewed 10 rezoning requests, 5 special use permit requests, 3 proposed right-of-way abandonment requests, and no 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 2012, Staff reviewed 16 preliminary plats and 39 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 2012, 73 Planned Zoning District applications were reviewed, with 62 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 2012 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated. Division staff completed one in the series of area reviews of the City Land Use Plan (south of I-630 between I-430 and University Avenue, plus the 65th Street Industrial area). Planning staff reviewed 2 requests for Land Use Plan changes in 2012 and 6 requests for Master Street Plan changes. Of these, the Planning Commission forwarded both Land Use Plan changes to the Board of Directors and three of the Master Street Plan Amendments, with an additional Master Street Plan amendment appealed to the Board of Directors.

Boards and Commissions Supported

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

In 2012, the Historic Commission approved 13 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic Commission approved all 13 requests for COAs within the McArthur Park Historic District. An additional 12 Certificates of Compliance were given by Staff for maintenance items within the District.

The Midtown Redevelopment Advisory Board has been and continues to monitor activity with the Redevelopment District. 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.

2012

**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 2012 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2012.

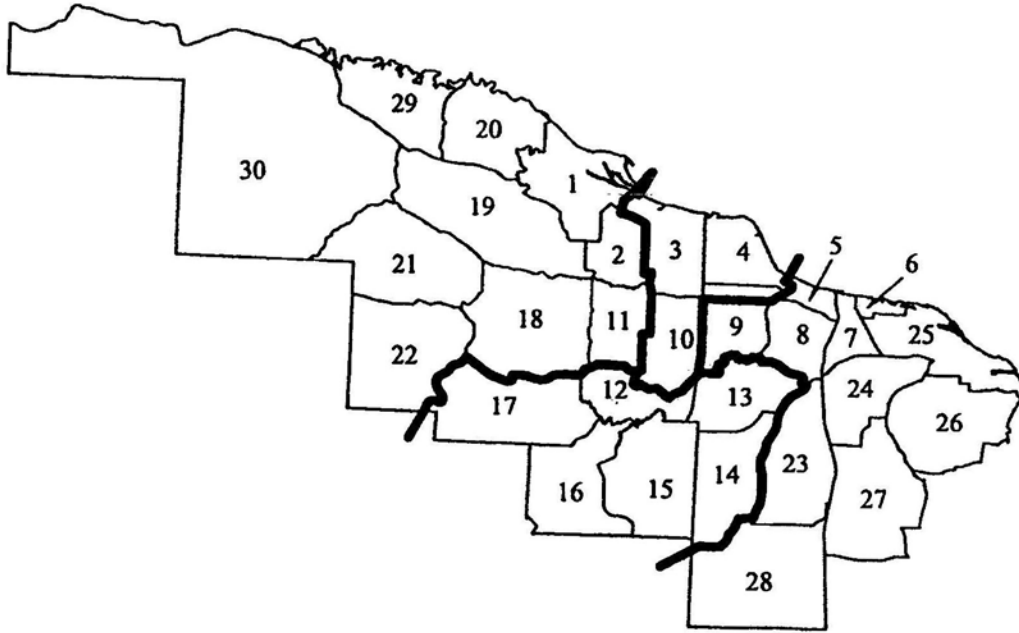
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

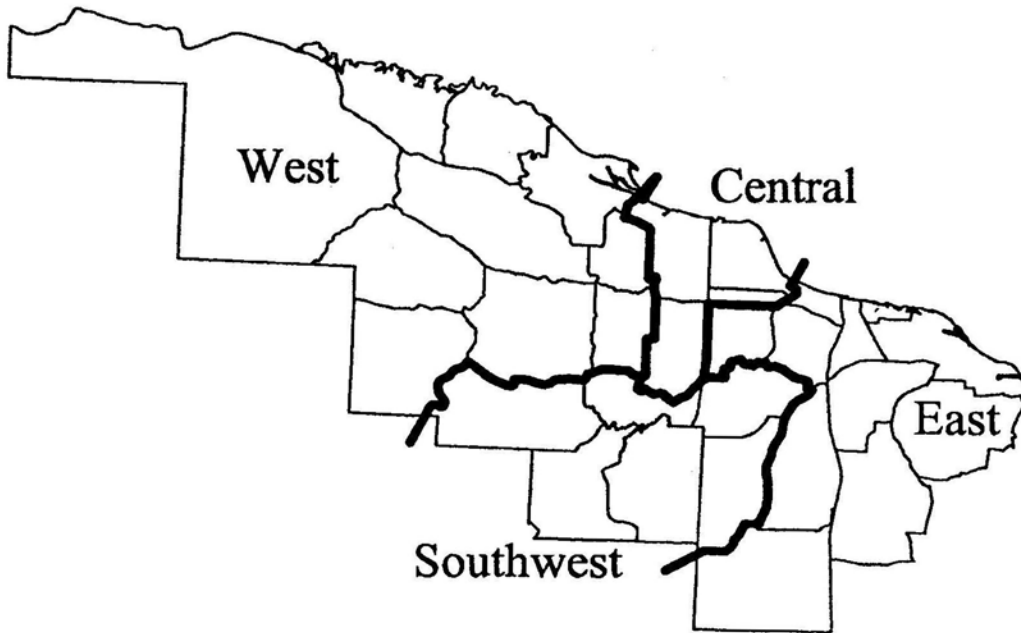
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

2012 Population Census count – 194,000

New Construction

453 permits; down 6.8% from 486 in 2011

Single-Family Housing

395 units; up 20.4% from 328 units in 2011
\$210,996 avg.; up 6.0% from \$198,997 in 2011

Multi-Family Housing

350 units; down 65.8% from 1023 units in 2011

Residential Renovations/Additions

848 permits; up 1.3% from 837 in 2011
\$38,931,445 construction dollars; up 7.8% from \$36,125,008 in 2011

Demolitions

212 residential units; down 9.8% from 235 in 2011

Office

82,482 square feet; down 50.5% from 166,787 in 2011
\$13,285,244 construction dollars; down 28.2% from \$18,512,815 in 2011

Commercial

736,986 square feet; up 344.6% from 165,749 in 2011
\$67,925,739 construction dollars up 246% from \$19,627,293 in 2011

Industrial

0 square feet; down from 27,549 in 2011
\$0 construction dollars; down from \$2,559,707 in 2011

Annexations

One annexation for 212.5 acres, compared to 1 annexation totaling 1.46 acres in 2011

Preliminary Plats

216 residential lots; up 9% from 198 lots in 2011
163.37 total acres; down 24.5% from 216.48 acres in 2011

Final Plats

39 cases; down 27.8% from 54 cases in 2011
270.04 acres; up 27.3% from 212.2 acres in 2011

Rezoning

8 cases; down 42.9% from 14 cases in 2011
147.54 acres; up 49.6% from 98.63 acres in 2011

PZD's

63 cases; up 14.5% from 55 cases in 2011
318.68 acres; up 16.8% from 272.8 acres in 2011

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.

The construction sector continues to be at historic lows, for the fourth year. The City of Little Rock uses the 'small area' method to produce a population estimate for the City. This method produces an estimate of 194,000, which is a slight decline in population for 2012. A change in 870 people or four-tenths of a percent is basically 'no change'. Single Family home development remains weak, but there has been some active for new multifamily development in Little Rock.

Little Rock Population		
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2010	193,524	5.67%
2011	193,130	-0.2%
2012	194,000	0.4%

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).

Construction Activity

During 2012, the total number of new construction permits issued was 33 permits less than that issued in 2011. In 2012 there were 453 permits issued for a total of \$210,612,142 construction dollars. New single-family construction increased by 20.4% (67 units) over that issued in 2011. The average construction cost of single-family homes increased 6% to \$210,996.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	21	\$254,186	0	0	21
2	0	\$0	0	0	0
3	2	\$435,000	6	265	267
4	9	\$380,454	0	0	9
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	7	\$129,286	1	2	9
9	19	\$117,995	1	2	21
10	3	\$109,000	4	81*	84*
11	7	\$117,943	0	0	7
12	44	\$110,109	0	0	44
13	0	\$0	0	0	0
14	2	\$87,500	0	0	2
15	3	\$143,333	0	0	3
16	32	\$126,995	0	0	32
17	4	\$225,500	0	0	4
18	56	\$281,468	0	0	56
19.1	171	\$228,481	0	0	171
19.2	10	\$295,000	0	0	10
20	5	\$200,000	0	0	5
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	0	\$0	0	0	0
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	395	\$210,996	12	350*	745*

Note: Planning District 10, 75-bed assisted living facility

Construction Activity

Permits for non-residential projects decreased by one to 46 permits. The number of commercial permits increased seven to 30 permits with the area added increasing 344.6 percent to 736,986 square feet. Office permits declined 40 percent to 9, with an area of 82,482 square feet or a decrease of 50.5% from 2011. For Industrial, there were no permits, dropping from 2 in 2011. There was the same number of Public/quasi-public projects permitted in 2012 (7 projects).

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	1	122,422	0	0	0	0	0
2	2	14,156	1	15,251	0	0	0
3	2	11,161	0	0	0	0	1
4	1	6756	0	0	0	0	0
5	3	252,741	1	6776	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	2	5652	0	0	0	0	0
9	1	18,782	0	0	0	0	1
10	2	12,158	1	1600	0	0	1
11	3	12,527	4	55,593	0	0	0
12	3	104,883	0	0	0	0	0
13	0	0	0	0	0	0	0
14	0	0	1	500*	0	0	0
15	2	10,291	0	0	0	0	0
16	2	129,200	0	0	0	0	0
17	0	0	0	0	0	0	0
18	5	31,705	1	2762	0	0	0
19.1	1	4552	0	0	0	0	2
19.2	0	0	0	0	0	0	0
20	0	0	0	0	0	0	1
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	0	0	1
26	0	0	0	0	0	0	0
	30	736,986	9	82,482	0	0	7

*Includes Office/club house for Multifamily development

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2012. Only one month, October, did not report activity at or below the bottom for that monthly average (over the last two decades). October activity reported was consistent with high to good activity month for an October. The fourth quarter saw the best activity with almost 41 units per month permitted. The first and third quarters saw averages of 31 and 35 homes permitted per month, respectively. The second quarter reported the lowest monthly activity with only 25 units permitted per month. 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
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
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996

Multi-family			
Year	Permit	Units	Cost
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
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000

Of the 350 multifamily units permitted in 2012, 261 units were permitted in four buildings as part of the Park Avenue development in central Little Rock. This is in the West Little Rock Planning District (the former University Mall site). An additional 75 multifamily units are really a 75-bed assisted living facility on Kanis Road, east of John Barrow Road in the Boyle Park Planning District. The remaining 14 multifamily units were seven duplexes.

Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The southwest sub-area normally ranges from 80 to 120 units. In 2012, 86 units were added in the southwest sub-area, this is similar to that in each of the last two years, remaining at the low end of the normal range. The west sub-area continued to dominate the market with 67.8 percent of the new units (268). The Chenal Valley District leads the way with 171 units or 43.3 percent of all new homes. In 2012, 268 units were permitted, up 86 units or 47.8% from 2011. The west sub-area did increase its dominance (mid sixty percentile) in the new housing market and returned to market share it had enjoyed prior to 2006. For the fifth year this remains well below the 'normal' level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2012, 395 single-family units were added. For the fifth year the level of activity for 2012 remains low, there are no signs yet of a return to 'normal' levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
2012 Permits	26	15	86	268
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
	East	Central	S-west	West
2012 %	6.6%	3.8%	21.8%	67.8%
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 6.0% or \$11,999 from that in 2011. The average unit value in 2011 was \$198,997 compared with \$210,996 in 2012. 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 97 units constructed below \$100,000, 139 units constructed in the range of \$100,000 to \$199,999, 129 units constructed in the range of \$200,000 to \$399,999, 16 units constructed in the range of \$400,000 to \$599,999 and 14 units above \$600,000.

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	1	16	4	0	21
2	0	0	0	0	0	0
3	1	0	1	0	0	2
4	2	0	3	4	0	9
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	5	1	7
9	0	0	0	16	3	19
10	0	0	0	2	1	3
11	0	0	0	6	1	7
12	0	0	1	18	25	44
13	0	0	0	0	0	0
14	0	0	0	1	1	2
15	0	0	0	3	0	3
16	0	0	3	16	13	32
17	0	0	3	1	0	4
18	0	6	34	15	1	56
19.1	11	8	57	44	51	171
19.2	0	0	10	0	0	10
20	0	1	0	4	0	5
24	0	0	0	0	0	0
25	0	0	0	0	0	0
Total	14	16	129	139	97	395

The \$100,000 to \$200,000 construction value range remained the dominant grouping with 35.2% of the housing, an additional 32.7% was in the \$200,000 to \$400,000 range. More homes were permitted in all the value groupings, with the greatest increase as a percentage in the over \$600,000 range (75% increase) and the least in the under \$100,000 range with a 9 percent increase. In absolute numbers the largest increase was in the \$100,000-200,000 range with 27 more units.

The Chenal Planning District continues to have the most of the higher end homes built, 63.3 percent (19 units) of all the structures permitted over \$400,000. The central sub-area had the highest average value at \$329,406. Over half of the units valued at under \$100,000 were

Residential Housing Construction Values

permitted in the west sub-area, 52.5% (51 units). These are attached units (two to four units per building on separate parcels) in a development for elderly persons.

The average construction value increased 6.0 percent for the City. The average value in the higher end sub-areas (west and central) both dropped in 2012 (1.8% west and 9.8% central). The dollar amount of the drop in the central sub-area was \$35,618, however the average value remained the highest at \$329,406 (\$89,000 more than that in the west sub-area). The southwest and east sub-areas had significant average value increases of 12.3% and 25.4% respectively. The east sub-area has the greatest dollar value increase of \$24,486, but remains the lowest average value with \$121,035.

Sub-area	2006	2007	2008	2009	2010	2011	2012
West	\$313,368	\$284,130	\$288,776	\$279,274	\$218,883	\$245,193	\$240,821
Central	\$247,901	\$350,603	\$307,332	\$389,813	\$270,172	\$365,024	\$329,406
Southwest	\$135,558	\$133,735	\$133,770	\$131,014	\$139,665	\$110,934	\$124,598
East	\$113,480	\$117,198	\$127,719	\$121,094	\$94,727	\$96,549	\$121,035

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2012, single-family reinvestment totaled over \$27.4 million dollars. The central sub-area had the greatest number of single-family permits issued in 2012 with 272 (36.9% of all the projects for 2012).

The central and east sub-areas accounted for 63.6% of the single-family permits issued. With approximately \$17.9 million of the \$27.4 million dollars (or 65.4%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market.

The east sub-area accounts for 33.2% of the permits for renovations and 20.2% 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 highest level of permits was in the central sub-area with 33.9%, however this sub-area had the greatest number of dollars spent (40.2% or \$7.78 million). The west sub-area had the second highest amount of dollars 33.9% or \$6.56 million, with 20.9% of the permits (116). The southwest sub-area had the least dollars (5.8%) or \$1.1 million and the least permits with 66 or 11.9%.

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 2012, there were about twelve of these. Approximately 10 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 34.2% of the permits (38) with the second lowest amount spent 26.8% (\$3,056,900). The least permits were in the southwest and west sub-areas with 24 each or 21.6%. The central sub-area had the greatest amount spent (\$4,019,290), but the second most permits, 25 (22.5%).

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (84 and 62 respectively). Citywide 183 permits were issued for a total of \$19,377,140. The central sub-area accounted for 40.2% (\$7,782,306) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (47 permits and almost \$4.3 million). The second highest number of permits was in the West Little Rock Planning District with 27 and 1.3 million dollars. In the west sub-area 62 permits were issued for \$6,562,466. The Chenal Districts accounted for 25 with the Ellis Mountain and Rodney Parham Districts accounting for 10 and 12 respectively. The permit value was over \$860,000 in the Chenal District. Overall the average value of permits issued for additions increased by 6.3 percent or \$2622.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	5	\$25,600	28	\$40,126	2	\$394,500
2	12	\$24,452	19	\$29,003	7	\$200,456
3	27	\$49,114	61	\$44,390	3	\$23,333
4	47	\$91,931	79	\$53,883	4	\$4075
5	0	\$0	3	\$14,947	18	\$107,783
6	0	\$0	2	\$16,000	0	\$0
7	0	\$0	6	\$16,250	2	\$33,500
8	5	\$52,600	94	\$23,171	14	\$64,450
9	10	\$15,807	90	\$19,704	7	\$29,281
10	9	\$19,100	32	\$17,375	15	\$258,368
11	9	\$6985	13	\$27604	8	\$83,486
12	5	\$15,830	8	\$16,188	1	\$135,000
13	2	\$4250	6	\$20,200	2	\$74,780
14	4	\$8425	10	\$11,026	4	\$23,125
15	7	\$12,714	34	\$13,802	16	\$37,918
16	6	\$9880	7	\$10,883	0	\$0
17	0	\$0	1	\$215,000	1	\$90,000
18	10	\$18,495	14	\$18,012	0	\$0
19.1	13	\$28,304	18	\$105,825	6	\$67,417
19.2	12	\$41,104	22	\$67,953	1	\$1000
20	0	\$0	3	\$293,333	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	2	\$7000	0	\$0
25	0	\$0	2	\$13,500	0	\$0
	183	\$43,933	554	\$34,977	111	\$103,734

Demolition Activity

The net change in residential units for 2012 was an increase of 534 residential units. The east sub-area had a net loss of 97 single-family units. The central sub-area increased a net of two single-family units. The west sub-area had the largest net increase of 262 residences. The southwest sub-area added a net 68 single-family homes. Nine of the City's thirty planning districts experienced net losses of residential units during 2012. The Geyer Springs West District went from positive to negative in 2012. The Downtown, East Little Rock, I-30, Central City, I-630, and 65th Street East Districts were negative both years.

The West Little Rock and Boyle Park Districts went from negative to positive in 2012. The Central City, I-630 and Geyer Springs West Districts experienced double-digit net loss in the number of housing units (45, 48 and 31 respectively).

These districts account for three quarters of the units removed in 2012 – Central City, I-630 and Geyer Springs West Districts. I-630 District had the most units lost (69 units) or 32.5% of all the units removed in 2012. Twenty-six percent (56 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.

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 63.7 percent of all units lost (135 of 212 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	0	21
2 Rodney Parham	0	2	-2
3 West Little Rock	267	0	267
4 Heights/Hillcrest	9	6	3
5 Downtown	0	9	-9
6 East Little Rock	0	6	-6
7 I-30	0	4	-4
8 Central City	9	56	-45
9 I-630	21	69	-48
10 Boyle Park	84	6	78
11 I-430	7	5	2
12 65th Street West	44	3	41
13 65th Street East	0	3	-3
14 Geyer Springs E.	2	2	0
15 Geyer Springs W.	3	34	-31
16 Otter Creek	32	1	31
17 Crystal Valley	4	0	4
18 Ellis Mountain	56	0	56
19.1 Chenal Valley	171	1	170
19.2 Chenal Ridge	10	0	10
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	0	0	0
25 Port	0	1	-1
Total	746	212	534

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	268	6	262
Central	15	13	2
Southwest	86	18	68
East	26	123	-97

Single-Family Units Removed

Planning District	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
1	2	0	3	13	1	2	1	1	4	2	0	29
2	0	0	1	0	0	0	0	3	0	0	2	6
3	0	0	4	5	13	5	7	3	3	1	0	41
4	6	20	12	12	19	15	17	12	16	10	6	145
5	1	1	2	1	1	3	0	0	1	0	1	11
6	8	3	8	3	26	123	51	24	26	8	6	286
7	3	0	3	14	3	3	7	2	7	3	4	49
8	33	32	23	33	31	49	26	48	32	43	48	398
9	23	27	23	27	40	23	26	75	46	79	65	454
10	3	3	6	3	7	8	4	5	6	6	6	57
11	2	2	1	4	1	0	1	2	3	4	3	23
12	1	1	2	1	5	0	0	5	0	1	3	19
13	0	0	1	3	1	2	0	7	2	2	1	19
14	2	0	4	2	2	3	1	3	6	7	2	32
15	3	2	4	4	6	6	3	10	0	14	10	62
16	4	1	1	1	3	4	1	0	0	1	1	17
17	0	0	0	0	0	0	0	0	0	1	0	1
18	1	1	2	5	1	1	0	0	0	0	0	11
19	0	0	3	2	5	1	4	0	5	1	1	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	0	1	0	0	2	0	0	2	0	8
25	0	1	0	1	0	1	1	0	0	0	1	5
Total	93	96	103	135	165	249	152	200	157	185	160	1695

Office Activity

During 2012, the square footage of new office space added increased by 50.5% from 2011. The total square footage permitted in 2012 was 82,482. The number of permits issued decreased 50% (9 permits in 2012, 15 permits in 2011). In 2012, the total construction cost was \$13,285,244 a decrease of 28.2 percent.

The west sub-area accounted for most of the office area added with 73,606 square feet or 89.2 percent. The west sub-area had the greatest number of permits with 6 (66.7%) and the highest value \$11,368,000. Each of the other subareas had one permit in 2012. The east subarea had the greatest area added and the greatest value of 2012 permits, 6776 square feet and \$1,696,805.

The only building over 25,000 square feet was the Pediatrics Plus building with 31,872 square feet in the I-430 Planning District. One of the nine permits for office were for apartment and multifamily development office/club houses.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
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
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Pediatrics Plus	1800 Aldersgate	west	31,872

Commercial Activity

The total of new commercial construction added in 2012 amounted to 736,986 square feet of commercial space. This represents an increase of 344.6% in square footage added from that in 2011. The total construction value of new commercial increased by 246% from that reported in 2011. In 2012, \$67,925,739 construction dollars were permitted compared to \$19,627,293 in 2011. The number of structures permitted increased 30.4% to 30 projects in 2012.

The central subarea had the least activity: permits – 4, area added – 22,875 square feet, value of projects - \$5,128,441. The projects were three small retail uses and a convenience store with gas pumps. The east subarea added the most area - 277,175 square foot. This is 37.6% of the new area added. There were two large projects, a hotel and mixed-use (office/retail/public) building, both in the River Market area of eastern downtown. The southwest subarea had the greatest value of added commercial projects with \$30,051,525 or 44.2% of the total value added in 2012. There were several smaller retail uses as well as three auto dealership projects between a million and seven million dollars and between 10,000 and 52,000 square feet in area. But the largest project both in value and area in this subarea was the new Bass Pro Shop. The Bass Pro Shop is located at the Interstate 30/Interstate 430 interchange off of Otter Creek Road in the Otter Creek Planning District. The west subarea had the greatest number of projects 12 (40%) but the next to lowest area added 185,362 square feet and a value added of \$11,990,000. Most of the projects were small retail developments. However the largest area project for 2012 as in this subarea, a new Kroger at 122,422 square feet. This store replaced an existing Kroger on Cantrell Road near Pinnacle Valley Road in the River Mountain Planning District.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
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
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Ace Signs	11935 Interstate 30	southwest	25,200
Landers CDJ	401 Colonel Glenn Plaza Loop	southwest	43,125
Crain Ford	4601 Colonel Glenn Plaza Drive	southwest	51,511
Arcade building	100 River Market Avenue	east	58,710
Hotel (shell retail)	219 River Market Avenue	east	80,584
Bass Pro Shop	1 Bass Pro Drive	southwest	104,000
Kroger	14000 Cantrell Road	west	122,422

Industrial Activity

A total of 0 square feet of industrial projects were permitted during 2012 in the City. There were no new industrial construction projects in 2012.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2011	2	27,549	\$2,559,707
2012	0	0	\$0

Annexation Activity

The City accepted one annexation, totaling 212.54 acres in 2012. This annexation is located along the Arkansas River in the Little Rock Port area. This annexed the City's wastewater treatment plant in the port area in to the City. The plant is south of the Slack Water Harbor and north of the Welspun industrial complex (both within the city limits).

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.69 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, while over 10 square miles was added in the last decade of the twentieth century.

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

Year	Cases	Annexed Acres	City Limits Sq. Miles
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69

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 2012 with thirteen approved plats up two from 2011. The total acreage in 2012 decreased 24.5 percent from 216.48 acres to 163.37 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	
2									1	0.16	1
4			2	44.78					1	1.82	1
12					1	4.99			1	21.65	84
18									4	46.36	64
19									2	24.1	64
29									1	19.31	2
Total	0	0	2	44.78	1	4.99	0	0	10	113.6	216

Non-residential activity as measured by cases remained at low levels at three cases which is the same as that in 2011. The total non-single family acreage platted declined 38.7 percent to 49.77 acres from 81.22 acres. Residential platting activity increased by two plats to 10 plats or twenty-five percent. There were no multifamily subdivisions for the eighth year. Single-family acreage declined 16 percent from 135.26 acres to 113.6 acres. The number of residential lots increased 9.1 percent from 198 residential lots in 2011 to 216 residential lots in 2012.

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 2012, there were 39 final plats, this is a 27.8% decrease from 2011. The acreage involved in 2012 was 270.04 acres, up 5.1% from that in 2011. The final plat activity shows weakness in 2012.

The west sub-area had the most signed plats with 22 (56.4%) and the most area involved with a final plat 115.65 acres (51.9%). The central sub-area had the second greatest number of final plats at 10, but the third largest area involved with 68.74 acres (30.8%). The east sub-area had no activity. The southwest sub-area had the second greatest area with 85.65 acres (38.4%), with seven cases. The Chenal District had the most cases at nine, with the Heights/Hillcrest District having the second greatest at six cases. However, the Otter Creek District had the most area with 72.1 acres (32.3%) followed by the Ellis Mountain District with 64.77 acres (29%). While the total area involved in a final plat increased by five percent to 270.04 acres, the amount of activity fell 27.8% to only 39 cases in 2012.

Plan Dist.	Final Plat	
	cases	acres
1	2	0.97
2	2	0.367
3	4	13.145
4	6	55.596
11	1	3
12	2	7.52
15	1	1.467
16	3	72.1
17	1	4.56
18	5	64.77
19	9	24.25
20	1	0.99
29	2	21.34
Total	39	270.04

Zoning Activity

In 2012, there were ten cases filed for reclassification with two withdrawn. This was a decrease of four cases but with approximately 49 more acres involved in the reclassifications than in 2011 (98.63 acres to 147.54 acres). One case represents sixty percent of the area reclassified. This is east of Rahling Road from single family and multifamily to office, commercial, multifamily, open space and single family.

There were three other re-zoning cases in 2012 of more than five acres. The largest reclassification was from R-2, Single-Family in the Pinnacle Mountain Planning District. In this case 34 acres was zoned to MF-12 (12 units/acre) close to two developed multifamily complexes north of the Cantrell Road/Chenal Parkway intersection. Also in the Pinnacle Mountain Planning District approximately 6.1 acres was reclassified to O-3, General Office from MF-12 Multifamily (12 units/acre) to move the zoning line based on the alignment of Valley Rand Drive. In the Ellis Mountain Planning District approximately 5.5 acres was reclassified from R-2, Single-Family to C-3, General Commercial at the southwest corner of the Kanis Road intersection with Rahling Road/Edswood.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
4							1	4.6		
9			1	0.46						
16	1	2.75								
17	1	4.625								
18	1	5.5								
19	1*	25.29	1*	13.69	1*	20.24	1*	21.5		
20			1	6.097	1	34.51				
Total	4	38.165	3	20.247	2	54.75	2	26.1	0	0

*as part of this zoning there was approximately 8.38 AC zoned to OS

Planned Zoning District (PZD) activity remained more active than 'straight' reclassifications, representing 86 percent of the re-classification cases and 68.3 percent of the area re-classified. During 2012, 63 cases were approved with the PZD process with a total of 318.68 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.

As with 'straight' zoning, most of the cases were for small areas, 48 of the 63 cases contained areas of less than 5 acres. There were only six cases with more than ten acres in area. Only one of the largest cases by area was not just adding a use to the list of permitted uses in a previously approved Planned Zoning District. This one case was a 70-lot, 15 plus acre tract for patio homes in the Pinnacle Mountain Planning District, between Patrick Country Road and Valley Rand Drive north of Cantrell Road.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2012, the number of cases increased by two or 2.9 percent from 2011. The

Zoning Activity

area involved in reclassifications increased 48.1% to 466.22 acres from 371.43 acres. The tables of rezoning and PZD approved cases show the areas most likely to develop in 2012 or soon thereafter. 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 or redevelopment in areas.

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	Cases	acres
1	2	9.61	1	0.35				
2							1	0.35
3	1	7.43						
4	3	7.94	1	0.91			2	0.43
5	3	1.79						
6								
7	1	0.23						
8	4	2.38	2	1.91				
9	1	0.77	1	0.42	2	1.11		
10	2	10.63	1	7.11	1	3.67		
11	6	110.09	1	1.45				
12	1	9.5	1	11.4			1	6.51
13					3	6.37		
14	3	4.84						
15			1	3.02			1	0.21
16	3	1.23						
17								
18	2	33.43					1	0.44
19	4	20.16					2	13.95
20	1	3.97					2	34.2
24							1	0.87
30								
Total	37	224	9	26.57	6	11.15	11	56.96

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