

# **2000 Annual Urban Development Report**



**Building Codes  
Planning  
Zoning and Subdivision**

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Don Renshaw

January 19, 2001

Dear Citizen,

2000 proved to be the year. The year was extremely productive for the Department in terms of strategic long-range planning efforts. As with all of our planning endeavors it has been the great support from the Mayor and Board of Directors, Planning Commission and residents that make plans become reality.

Much of our work program established in 1999 was completed within the fiscal year. There is no question Little Rock benefits from economic growth. There is also no question that the fast pace and impacts of growth require planning and intelligent decision making to preserve what we care about – the quality of life that initially attracted us, our neighbors and the existing businesses to the community that we continue to call home. Our continued involvement with the efforts to bring the City operations closer to the people of the community has assisted to bridge the gap between our municipal governing and its citizens.

During the previous year the Department worked with a committee representing City Beautiful Commission, the development community, neighborhood associations and citizens at large to review and propose changes to the city's landscape ordinance. After a mediation process the group did recommend changes to the Board of Directors which were adopted.

The Buildings Codes Division collected over \$1,950,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. All inspectors have been equipped with radios for better service and a quicker response to complaints. The Division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to assist neighborhoods with the development of Neighborhood Action Plans. This planning process allows for neighborhoods to define a common direction, based on the shared vision of the participants and is articulated in concise statements by the residents of the neighborhoods involved. Presently there are sixteen action plans completed with four currently "underway". During 2000 staff worked with the Capital View/Stiff Station Neighborhood Action Plan Committee to complete an update of their action plan.

The Zoning Division 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. The Division continues to administer the scenic corridor provisions for billboards along with sign permits and renewals. During the previous year fee revenue collected for sign permits and sign renewal permits totaled \$33,180.

The Department is working closely with participants of *Vision Little Rock* to develop a change in the long term planning process incorporating innovative land use and policy making opportunities. The future is upon us, and we need to continue to refine our planning to build this great city. The guidance system is in place, and implementation will be a key to success.

Contained in this Annual Report are the accomplishments and achievements from the previous year for the Department. Please review this report and join us in expanding our successes for Little Rock in 2001.

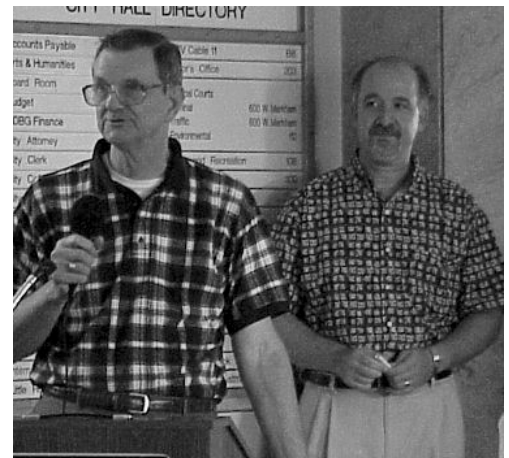
Respectfully,

Jim Lawson  
Director

# DEDICATED NOI



Richard Wood began his 40 year career with the City of Little Rock as an Engineering Aide with the Department of Traffic and Planning on September 21, 1960. He retired on October 13, 2000 as Zoning and Subdivision Manager with the Department of Planning and Development. During his 40 years of service, Richard saw the City grow from 28.49 square miles in 1960 to 122.31 square miles and a population increase from 107,813 to an estimated 181,551 in 2000. Richard is well known for his photographic memory of Little Rock people, places and events and his unmatched knowledge of the City's Zoning and Subdivision Ordinances (most of which, he wrote). This Department joins with the many citizens of Little Rock who had the pleasure of working with Richard in wishing him a healthy, happy and well deserved retirement.



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## **Zoning and Subdivision Summary**

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.

### **Annual Ordinance Review for Amendment**

A primary function of this Division is to assure complete, accurate and up-to-date land development codes for use by the public at all levels of involvement. During 2000 staff worked with the Plans Committee of the Planning Commission on an annual review of proposed changes to the zoning ordinance. There were 12 changes proposed. This process will be completed in early 2001.

Additionally, staff continued to work in an effort to remove expired PUD's from the record. A database containing a master list is updated quarterly.

During 2000, the Division worked to process sign renewals (5 year interval for billboards, 10 year for all others). Sign permits (including renewals) brought in \$33,180 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

### **2000 Sign Code Statistics**

882 Sign Permits Issued  
3,687 Sign Inspections and Re-inspections Performed  
19 Court Cases  
62 Sign Permit Renewals

In 2001, 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.

### **2000 Plans Review for Zoning, Subdivision and Landscape Requirements:**

268 Commercial Plans/New or Additions  
248 Commercial Landscape Plans

## **2000 Other Activities:**

- 33 Franchise Request
- 261 Site Inspections
- 135 Certificates of Occupancy
- 19 Temporary Structure Permits

## **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. 2,697 inspections and re-inspections were performed.

## **2000 Plan Reviews for Permits:**

- 998 Residential Plans – New or Additions

## **2000 Privileges Licenses:**

- 1,192 Retail, Commercial, Office, Industrial and Home Occupation Reviews

## **2000 Information Inquiries:**

- 8,727 Request for Sign, Zoning, Enforcement or Licenses

## **2000 Court Cases**

- 19 Cases – All Types

## **2000 Citations Issued:**

- 9 Cases – All Types

## **WCF –Wireless Communication Facilities**

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2000, 35 locations were approved administratively and four (4) by the Planning Commission. 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 2000, the Division and the Planning Commission reviewed eight 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 2000, the Division and the Planning Commission reviewed nine (9) Subdivision Site Plan, with seven (7) 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 2000, the Commission reviewed 74 Conditional Use Permit applications. Of these, 59 applications were approved by the Commission.

## **Board of Zoning Adjustment**

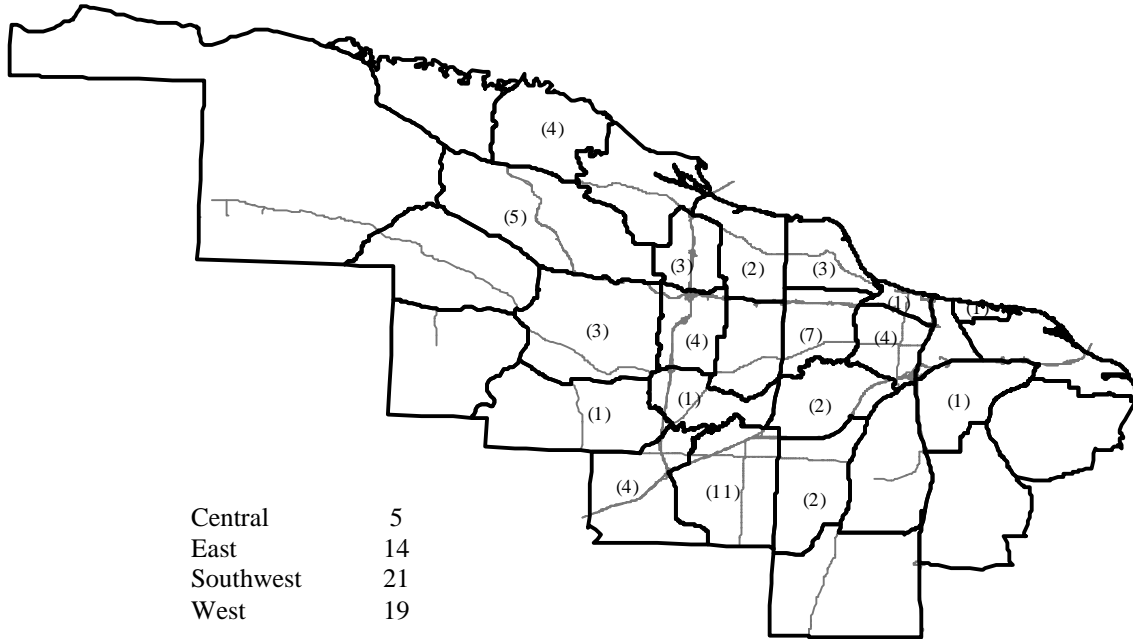
Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment 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



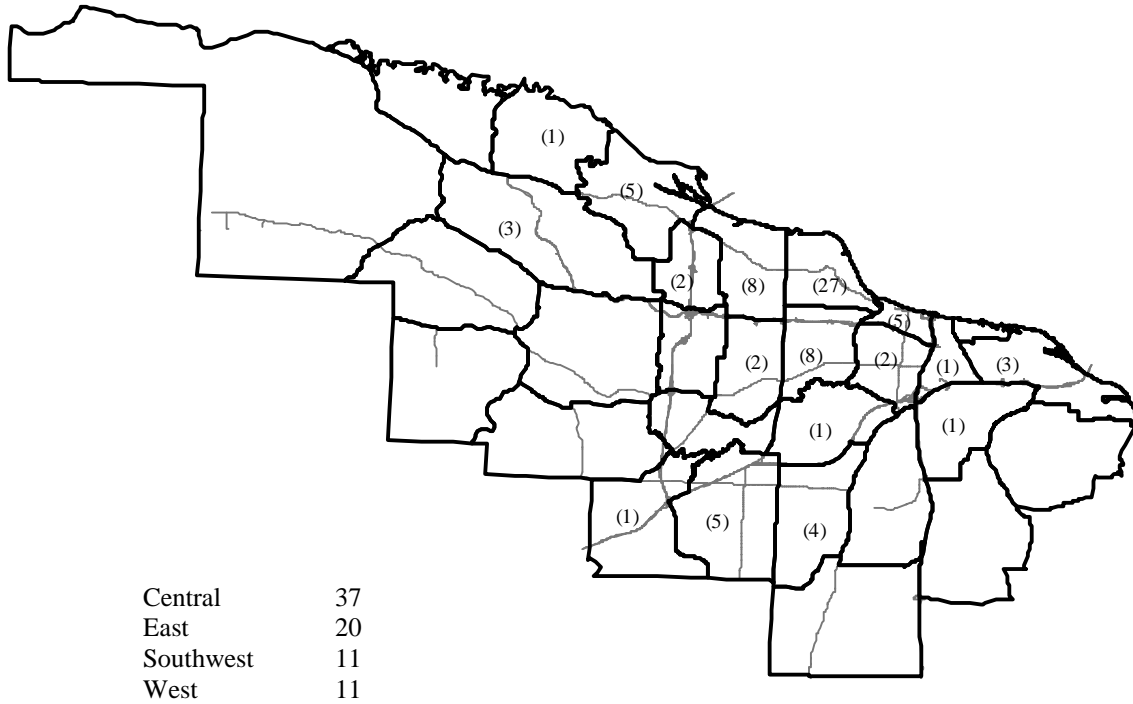
by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month.

In 2000, the Board heard a total of 89 cases; 84 variance requests and 5 appeals. Of the 84 variance requests, 79 were approved.

**(Conditional Use Permits by Planning District)**



**(Board of Adjustment Cases by Planning District)**



## **BUILDING CODES DIVISION SUMMARY**

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 working sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

### **Building Inspection Section**

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. Inspectors in this section also answer complaints involving illegal and unpermitted building projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

### **Electrical Inspection Section**

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews 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 unpermitted works and check electrical contractors’ licenses and update the city electrical codes.

### **Plumbing and Gas Inspection Section**

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 unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

### **Mechanical Inspection Section**

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 unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposed changes and additions 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 and 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, or mechanical work are issued in this section as well as permits for garages, and tents. 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 HIGHLIGHTS

During 2000 the Building Codes Division collected over \$1,950,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Commercial plan reviews increased over last year. 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*.

In December of 2000, the City of Little Rock experienced two ice storms which devastated electrical service. As a result of the ice storm electrical permit fees were waived for residents of the city applying for permits. To “track damage” the Building Codes Division maintained a database of structures which were reported to have sustained storm damage.

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 served on the Board of Directors of the International Association of Electrical Inspectors, Western Section. The city was also awarded host for the 2003 Standard Building Codes Annual Conference and the International Association of Electrical Inspectors Conference in 2001. 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 most significant change for the Division came with the adoption and revision of the Mechanical Codes Program. This program was created in December of 1997 to oversee the proper installation and inspection of heating and air work within the city. This is very vital with regard to protecting the health and safety of citizens. Richard Maddox has been overseeing the enforcement process since June 1998. This program has been a real success story and has resulted in safer and more energy efficient heating and air installations. An additional inspector has also been hired.

During 2000, the 1999 Arkansas Plumbing Code and a Contractor’s Surety Bond Ordinances were approved and implement.

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 for faster service.
- We have 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 9:00a.m.

### Miscellaneous Information

	2000	1999	1998	1997	1996	1995	1994
<b>Building Plans Reviewed</b>	1773	1661	1606	1474	1494	1309	1070
<b>Construction Board of Adjustments</b>	1	1	4	3	3	3	3
<b>Electrical Exams</b>	21	7	11	11	9	9	12
<b>Franchise Permits</b>	28	20	12	21	18	18	15

**MAJOR JOBS REVIEWED-PERMITTED-INSPECTED  
2000**

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

**Churches**

St. Theresa's  
Greek Orthodox

**Educational**

Cathedral School  
Walnut Valley Christian Academy  
Pulaski Academy  
Arkansas Construction Education Foundation

**Business**

Chamber of Commerce  
Little Rock National Airport Terminal  
Little Rock National Airport Parking Deck  
SBC Wireless Call Center  
Riverside Acura & Subaru  
Parker Lexus  
Otter Creek Postal Facility  
Hinson Centre  
Arkansas Farm Bureau  
Arkansas Teacher's Retirement Building  
Arkansas Teacher's Retirement Parking Deck  
Dillard's Office Expansion  
Dillard's Processing Center  
Acxiom  
US Tech Centers  
Bank of the Ozarks  
Bank of America  
Pinnacle Bank  
World Com Building  
Arkansas Urology Associates  
Cottondale Properties

**Residential**

Hampton Inn  
Arbor Place Apartment  
Madison Heights Addition  
The Cottages at Otter Creek  
Eagle Hill Addition

**Mercantile**

Parkwest Commons  
Advanced Auto Parts (3 locations)  
O'Reilly Automotive  
Walgreens

**Institutional**

Children's Hospital- Sturgis Surgery Expansion  
Baptist Health

**Factory-Storage**

Stagecoach Self Storage  
Clinton Presidential Archive  
Choctow Manufacturing  
Drago Supply  
Moon Distributors  
Frito Lay  
Silverwood Products  
AAA Transportation

**(Business Continued)**

Gary Green Law Firm  
McMatch Law Firm  
NAPA Valley Library  
Downtown Library Improvements

**Code Compliance**

	<b>Building</b>			<b>Electrical</b>		
	<b>2000</b>	<b>1999</b>	<b>1998</b>	<b>2000</b>	<b>1999</b>	<b>1998</b>
<b>Permits Issued</b>	4458	4269	2330	3008	2816	2796
<b>Inspections</b>	5930	5734	5571	7489	8183	7516
<b>Violations</b>	1164	1411	1455	736	773	706
<b>Fees</b>	\$956,480	\$723,629	\$716,561	\$307,002	\$299,907	\$269,171
	<b>Plumbing</b>			<b>Mechanical</b>		
	<b>2000</b>	<b>1999</b>	<b>1998*</b>	<b>2000</b>	<b>1999</b>	<b>1998</b>
<b>Permits Issued</b>	2834	2588	3617	1595	1491	N/A
<b>Inspections</b>	4419	4834	5712	2356	2344	N/A
<b>Violations</b>	562	584	783	364	498	N/A
<b>Fees</b>	\$246,758	\$233,455	\$398,256	\$187,049	\$173,515	N/A

\* 1998 Includes Mechanical Permits & Inspections

## **Planning Division Summary**

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. 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 by 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 2000 are described below.

### **Neighborhood Plans**

The Planning Division has continued the Neighborhood Plan process with the completion of the Otter Creek/Crystal Valley, Briarwood, Westwood/Pecan Lake/Stagecoach Dodd, and West Markham Neighborhoods Plans. This brings to sixteen the number of Neighborhood Plans completed. The Geyer Springs/Wakefield Plan was put on hold due to lack of neighborhood interest, though a Land Use Plan review of the area was completed. Most of the neighborhoods south of Markham as well as west of I-430 and the Hillcrest area have completed neighborhood plans.

The Reservoir Plan is ready for a neighborhood 'buy-off' meeting in January. This plan is for the neighborhoods between Reservoir Road and I-430, Cantrell and Rodney Parham Road. The Boyle Park area committee is working toward an early spring completion. The first plan update was also completed this year – the Capital View/Stiff Station Plan. The John Barrow Area Neighborhoods Plan update was started and the Cloverdale/Watson update should start in early 2001.

Hall High/Leawood and Meadowcliff/Ponderosa/Town & Country Committees should begin work just after the

first of the year. The Meadowcliff/Ponderosa/Town & Country area is generally between University Avenue and Fourche Creek, I-30 and 54<sup>th</sup> Street. While the Hall High/Leawood area is between University Avenue and Reservoir Road, Markham and Cantrell Road.

### **GIS & Graphics Activities**

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. 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 Arcview 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.

### **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 affect 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 over 28 requests for Plan changed in 2000. Of these the Planning Commission forwarded thirteen to the Board of Directors.

### **Other Activities**

The division supports the East Markham Design Review Committee. As part of that

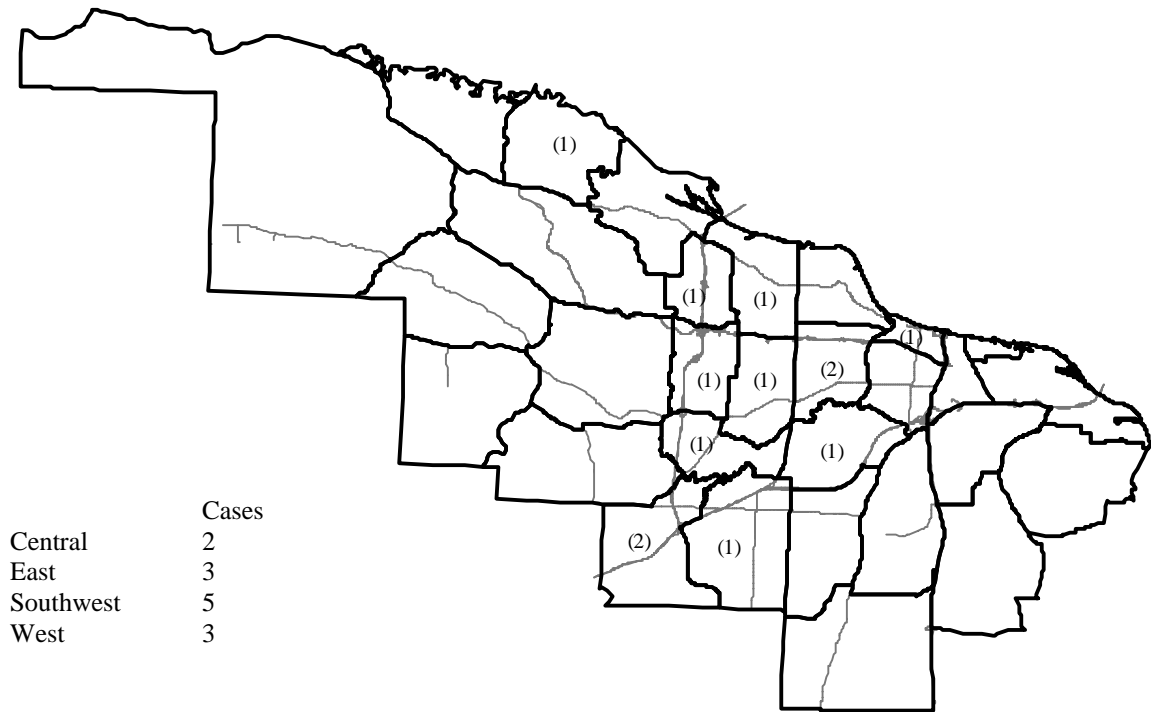
effort 18 requests for reviews by the committee were handle. In addition, a review of the ordinance was started this year.

Divisional Staff has been asked to provide statistical data related to annexation requests as well as other support efforts in conjunction with the overall staff review of annexation requests. Beginning in the year 2001, annexation requests shall be handled by Planning Division staff rather than Zoning & Subdivision staff.

Work continues with interested groups and individuals along the Asher Avenue corridor. A Special report on the development potential and market issues for the corridor was published.

In addition to assisting groups interested in implementing Neighborhood Plans, staff members have been involved assisting various Vision Little Rock work groups.

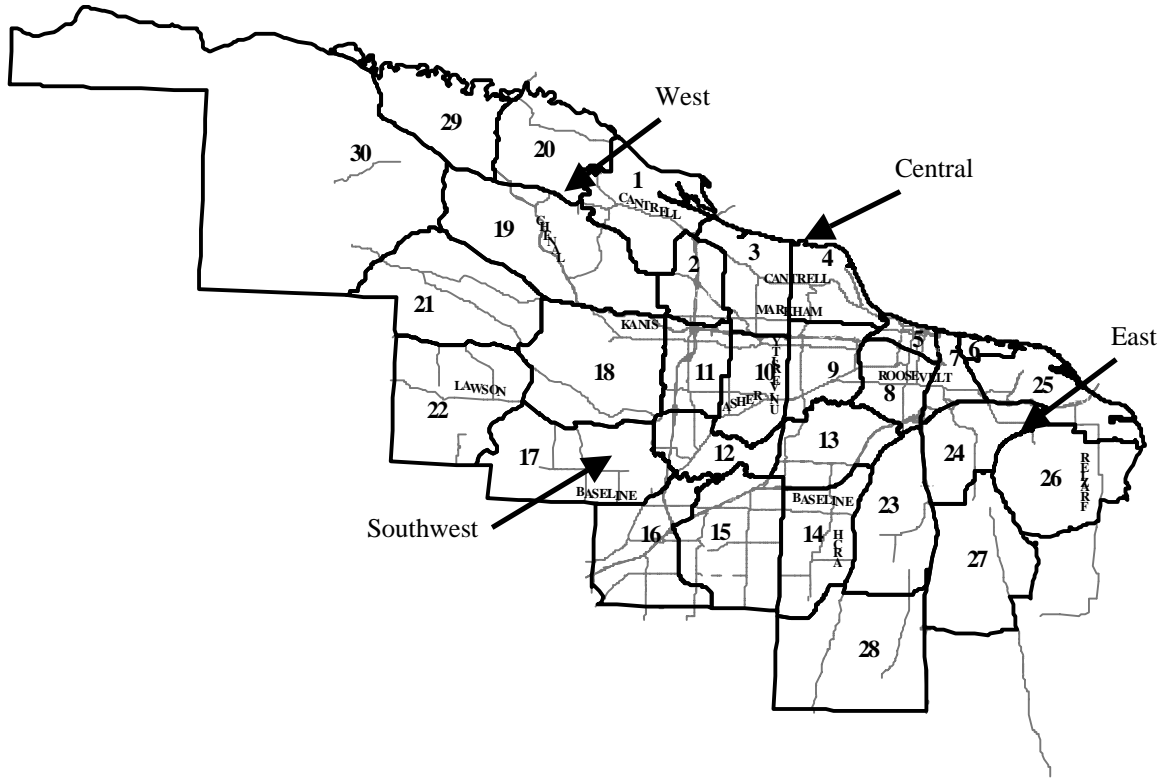
**(Future Land Use Plan Amendments by Planning District)**



**2000**

**Urban  
Development  
Report  
Data**

# Little Rock's Planning Districts, (Incorporated and Unincorporated)





## Introduction

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 the during 2000 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 2000.

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.

	<b>Planning District</b>	<b>Sub-Area</b>
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 <sup>th</sup> Street West	Southwest
13	65 <sup>th</sup> 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	Sweet Home/ 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

181,551 persons 1999 population estimate

## New Construction

662 Permits; down 12.8% from 760 in 1999

## Single-Family Housing

475 units; down 14.6% from 556 units in 1999  
\$195,235 avg.; up 6.2% from \$183,815 in 1999

## Multi-Family Housing

236 units; down 127.5% from 537 units in 1999

## Residential Renovations/Additions

994 permits; down 23% from 1291 in 1999  
\$23,496,530 construction dollars; down 22.8% from \$30,416,467 in 1999

## Demolitions

178 units; up 25.3% from 142 in 1999

## Office

2,610,683 square feet; up 602.9% from 371,382 in 1999  
\$116,819,784 construction dollars; up 45.6% from \$21,483,887 in 1999

## Commercial

215,873 square feet; down 37.9% from 348,112 in 1999  
\$15,983,521 construction dollars; up 25.8% from \$12,695,827 in 1999

## Industrial

382,138 square feet; down 3.3% from 395,022 in 1999  
\$8,714,609 construction dollars; up 14.3% from \$7,622,214 in 1999

## Annexations

Two annexations totaling 321.4 acres, compared to one annexations totaling 1222.08 acres in 1999

## Preliminary Plats

318 lots; up 0.06 % from 300 lots in 1999  
1079.73 acres; up 153.3 % from 426.21 acres in 1999

## Final Plats

50 cases; down 35.1% from 77 cases in 1999  
199.31 acres; down 68.2% from 627.28 acres in 1999

## Rezoning

31 cases; up 19% from 26 cases in 1999  
322.01 acres; up 216% from 101.9 acres in 1999

## PZD's

51 cases; 0% change from 50 cases in 1999  
351.26 acres; up 20.6% from 291.26 acres in 1999

## Population Growth and Projections

The City of Little Rock does not typically prepare population estimates in Census Years. The following table has been included for references indicating historical census year populations and the last population estimate performed by the Planning Department for June 30, 1999. More detailed information concerning the 2000 census and availability is provided at [www.census.gov](http://www.census.gov) and following the links. Information from the Census Home Page has been included in this report as informational. As indicated more specific population data for the City of Little Rock should become available in late March to April of 2001.

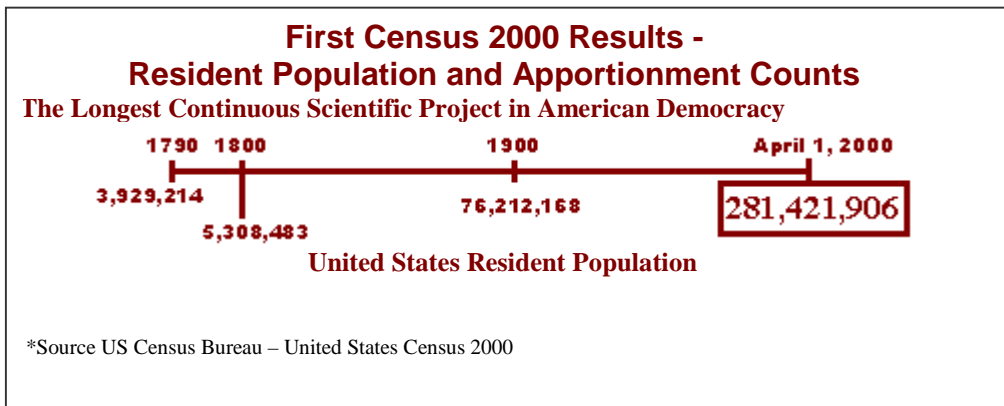
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
1991	176,798	0.57%
1992	177,359	0.32%
1993	177,840	0.27%
1994	178,855	0.57%
1995	179,901	0.58%
1996	181,280	0.77%
1997	181,295	0.01%
1998	182,399	0.61%
1999	181,551	-0.46%
2000*	181,551	

\*No estimate prepared - City of Little Rock, Planning & Development

According to the Census Bureau the nation's resident population on Census Day, April 1, 2000 was 281,421,906, a 13.2 percent increase over the 248,709,873 counted in the 1990 census.

The Arkansas Population has increased during the past decade from 2,350,725 in 1990 to 2,673,400 in 2000. This represent at 14 percent increase in the states population.

Census 2000 results are now available for the resident population of the 50 states, District of Columbia and Puerto Rico; congressional apportionment; and U.S. overseas population, consisting of federal employees (military and civilian) overseas and their dependents living with them. To view this data visit the Census Bureau Web Site at [www.census.gov](http://www.census.gov) and follow the links. The associated tables and maps can be viewed by clicking on the links within the 'Census 2000 Results.' More detailed information from Census 2000 will be available beginning with the release of Public Law 94-171 data (redistricting data summary file) in March 2001 and continuing on a flow basis through 2003.



## Construction Activity

During 2000 the total number of new construction permits issued decreased twelve (12.8%) percent over the number of permits issued in 1999. In 2000 there were 662 permits issued for a total of \$274,501,956 construction dollars. While the total numbers of permits declined, activity increased for office construction. There were 24 permits issued for a total of \$116,819,784 construction dollars and 2,610,683 square feet. Commercial permits issued continues to decline (since 1994) but construction dollars spent increased by 25.8% over 1999. The number of industrial permits issued and square footage declined over 1999 numbers but construction dollars increased by 14.3% over 1999 numbers. During 2000 there were 19 permits issued for a total of 382,138 square feet and \$8,714,609 construction dollars.

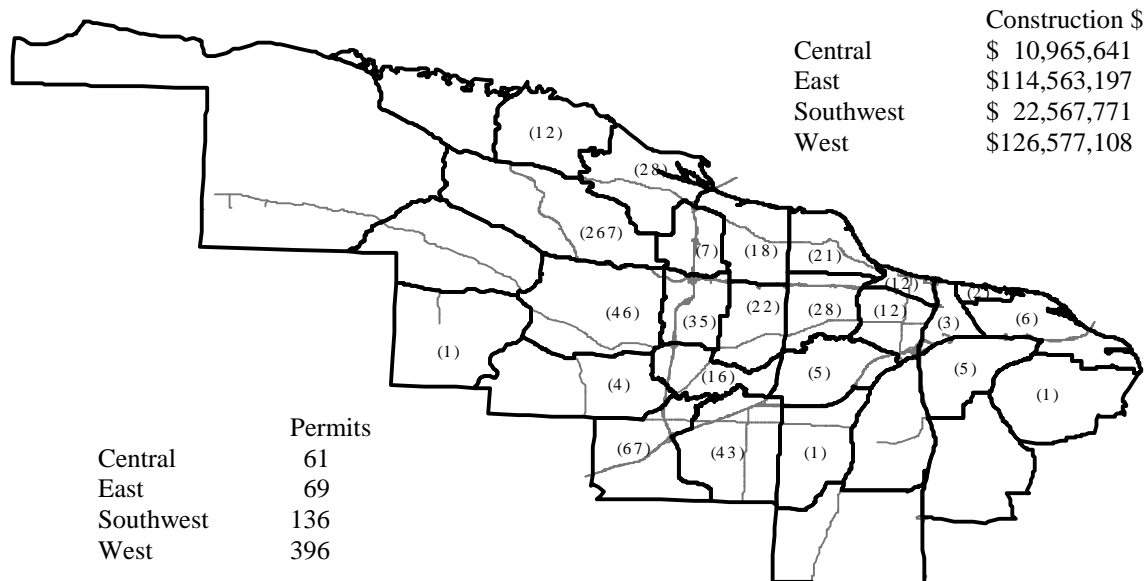
New single family unit construction decreased by 14.6% (81 units) from 1999 construction permits issued. The total number added during 2000 was 475 units with an average construction cost of \$195,235. This is a 6.2% increased over 1999 average construction cost. During 1999 there were 556 permits issued for an average construction cost of \$183,815. For

2000 over 70% of the new housing starts were in the west sub-area. Two hundred forty-nine permits (52.4%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 36 permits or 7.6%.

Multi-family construction has decreased in the total number of units added for the fourth straight year. During 2000, there were 56 permits issued (representing three developments and a scattering of duplexes) for a total of 236 units. In the Crystal Valley Planning District a new development was permitted (96 units) and Eagle Hill (Phase II) permitted an additional 36 units. In the Pinnacle Planning District, Parkway Place, permitted 6 additional duplex units (12 units).

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 the preceding table). In addition, permits are not required for construction outside the city limits.

(New Construction Activity by Planning District Map)



BUILDING PERMIT ACTIVITY by PLANNING DISTRICT													
Planning District		Single-Family		Multi-Family		Total Units	Commercial		Office		Industrial		PQP Permits
		Permits	Avg. Cost	Permits	Units		Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	River Mountain	26	\$180,579	0	0	26	0	0	0	0	0	0	0
2	Rodney Parham	2	\$133,322	0	0	2	1	80,000	3	24,040	0	0	1
3	West Little Rock	10	\$281,435	0	0	10	0	0	0	0	0	0	1
4	Heights/Hillcrest	8	\$333,132	0	0	8	2	5,775	0	0	2	97,540	1
5	Downtown	0	\$0	0	0	0	0	0	7	1,281,456	1	0**	2
6	East Little Rock	1	\$58,512	0	0	1	0	0	0	0	0	0	1
7	I-30	0	\$0	0	0	0	0	0	0	0	3	53,780	0
8	Central City	6	\$108,247	0	0	6	2	34,440	0	0	0	0	0
9	I-630	0	\$0	22	88	88	2	14,650	0	0	1	45,000	1
10	Boyle Park	14	\$78,838	0	0	14	1	7,000	0	0	0	0	0
11	I-430	25	\$105,713	0	0	25	3	55,356	4	214,312	0	0	3
12	65 <sup>th</sup> Street W.	9	\$110,278	0	0	9	0	0	3	11,963	2	3,400	1
13	65 <sup>th</sup> Street E.	2	\$88,640	0	0	2	2	55,000	0	0	1	10,000	0
14	Geyer Springs E.	1	\$103,125	0	0	1	0	0	0	0	0	0	0
15	Geyer Springs W.	28	\$85,773	0	0	28	2	10,490	0	0	3	37,900	4
16	Otter Creek	36	\$127,943	24	96	132	1	0*	1	2,370	1	52,700	1
17	Crystal Valley	1	\$75,000	3	36	37	0	0	0	0	0	0	0
18	Ellis Mountain	43	\$139,080	0	0	43	0	0	2	3,800	0	0	0
19	Chenal	249	\$244,262	6	12	261	3	51,966	3	72,742	1	24,000	0
20	Pinnacle	7	\$254,262	1	4	11	1	1,196	1	1,000,000	0	0	1
22	West Fourche	1	\$97,043	0	0	1	0	0	0	0	0	0	0
24	College Station	4	\$102,966	0	0	4	0	0	0	0	1	33,650	0
25	Port	2	\$172,409	0	0	2	0	0	0	0	2	5,010	2
26	Port South	0	\$0	0	0	0	0	0	0	0	1	19,158	0
Total		475	\$195,235	56	236	711	20	615,873	24	2,610,683	19	382,138	19

\*Foundation and Structure Support Steel

\*\*Parking Deck

No Activity in Planning Districts 21, 23, 27 – 28.

## Residential Activity

2000 saw a decline in single-family units permitted after five straight annual or yearly increase in the number of single family units permitted in the city. There were 475 units permitted for a 14.6% decrease in the number of single family units added over 1999. During 1993 single family unit construction peaked at 718 units permitted.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single family unit permits issued. For 2000 55.4% of the permits issued were located in this area.

Of the permits issued 148 units were located in Chenal Subdivisions, 31 units were located in the Pebble Beach Subdivision and 14 units were located in the Villages of Wellington Subdivision. All three subdivisions lie in the western quadrant of the Chenal Planning District.

The next most active planning district is the Otter Creek Planning District, an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek Development (south of Baseline Road, west of Stagecoach Road) continues to develop with the issuance of 32 permits of the 36 permits issued in the southwest sub-area. The Wedgewood Creek Subdivision was the most active of these subdivisions (17 permits).

Ten percent of the new single-family construction permits were issued in the central and east sub-areas. This is a decrease in the number of permits issued during 1999 from 62 permits to 44 permits. A portion of the earlier activity might be attributed to the tornado in

early 1999 resulting in the sever damage of several units in the area.

### Building Permits Single Family

Year	Permit	Cost	Avg. cost	% change
1993	718	\$112,471,139	\$156,645	-
1994	583	\$101,709,783	\$174,759	11.56%
1995	479	\$76,936,286	\$160,619	-8.09%
1996	481	\$76,696,899	\$159,453	-0.73%
1997	448	\$71,924,751	\$160,546	0.69%
1998	495	\$89,728,916	\$181,271	12.91%
1999	556	\$102,201,168	\$183,815	1.40%
2000	475	\$92,736,473	\$195,235	7.70%

Multi-family starts continue to slow during 2000. The number of units permitted dropped during 2000 from 537 units in 1999 to 236 units in 2000. Fifty-six permits were issued which represent three multi-family projects and a scattering of duplex development. Eagle Hill Community continued Phase II of their multi-phase development in the Crystal Valley Planning District. There were 36 units permitted for this project. Eighty-eight units and 22 buildings were permitted in October for the second phase of Madison Heights located south of W. 12<sup>th</sup> Street. Other activity included a new development located in the Crystal Valley Planning District (96 units). In the Chenal Planning District (Parkway Village) added six duplexes.

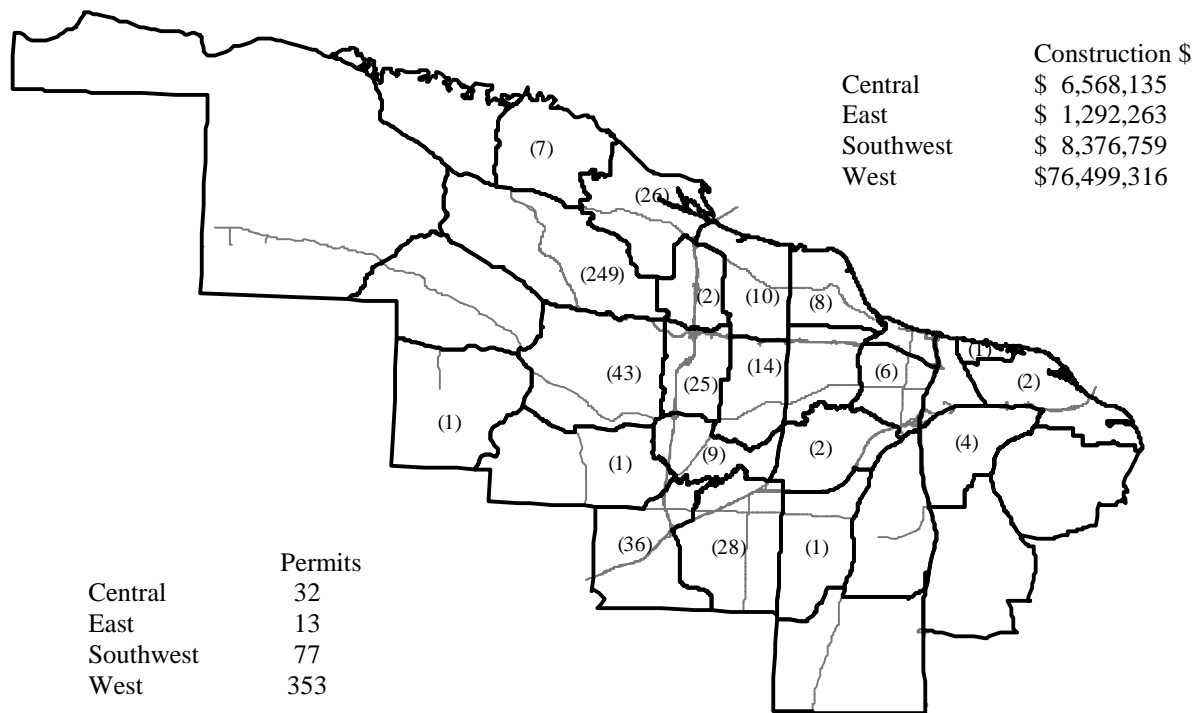
### Building Permits Multi-Family

Year	Permits	Units	Cost
1993	5	77	\$3,197,600
1994	11	26	\$2,155,001
1995	7	240	\$7,842,000
1996	7	191	\$7,031,180
1997	11	1240	\$41,462,210
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472

**(Single-Family Units Constructed 1996 – 2000 by Sub-Area)**

Single-family Units Sub-Area	2000		1999		1998		1997		1996	
	Permits	%	Permits	%	Permits	%	Permits	%	Permits	%
East	13	3.0%	26	5.0%	19	4.0%	17	4.0%	15	3.0%
Central	31	7.0%	36	6.0%	34	7.0%	41	9.0%	46	10.0%
Southwest	78	16.0%	103	19.0%	78	15.0%	91	20.0%	67	14.0%
West	353	74.0%	391	70.0%	364	74.0%	299	67.0%	353	73.0%
	475		556		495		448		481	

**(New Single Family Construction by Planning District Map)**



## Housing Construction Values

The average construction cost of a new single-family home increased by 5.6% or \$11,058.00 over 1999. The average unit value in 1999 was \$183,815 and in 2000 the average value was \$195,235. Although interest rates have “nudged-up” the continued hold on lower interest rates is making housing more affordable in real terms.

Housing values are represented below in five distribution categories. Less than \$50,000, less than \$150,000, less than \$300,000, less than \$500,000 and \$500,000 and above. There were four units constructed below \$50,000, 171 units constructed in the range of \$50,000 to \$149,999, 226 units constructed in the range of \$150,000 to \$299,999, 67 units constructed in the range of \$300,000 to \$499,999 and 7 units above \$500,000.

During 2000 84% of the single-family units constructed cost \$100,000 or more. The majority of these homes (70% or 353 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$15,000 to \$950,000. The central sub-area also has a disburse construction cost range from \$50,000 to \$800,000. The east sub-area construction cost range from \$54,000 to \$209,880 and the southwest sub-area construction cost range from \$10,000 to \$195,000. Of the total dollars expended on construction of single-family units the west sub-area accounted for 83% (\$76,499,316) of the construction dollars and the southwest sub-area accounted for 9% (\$8,376,759) of all construction dollars expended. The central sub-area, 7% (\$6,568,135) and the east sub-area, 1% (\$1,292,263) complete the construction dollars expended for single-family construction for 2000.

Of the single-family units added citywide, 47.5% were valued between \$150,000 and \$300,000, 36% were valued between \$50,000 and \$150,000, 14% were valued between \$300,000 to \$500,000, 1.5% were valued above \$500,000 and 0.8% were valued below \$50,000. High-end construction for the most

part is taking place in the Chenal, Heights/Hillcrest, River Mountain and West Little Rock Planning Districts. Of the single-family constructions 106 units or 22% ranged in construction cost from \$100,000 to \$150,000 with the majority of these being constructed in the four previously mentioned Planning Districts.

The east sub-area experienced a 35% increase in the average value of single-family units constructed over 1999 estimates. The southwest and central sub-areas experience a decline in average construction costs (2.4% and 0.4% respectively) of single-family units. The west sub-area became the highest average construction value for single-family housing.

## Affordable Housing

When determining the ‘affordability’ of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The Housing and Neighborhood Programs Department of the city considers ‘affordable’ housing as having a maximum value of \$68,000. Thus, based on NAHB and the city assumptions, a unit reported here as \$52,000 would be considered the cap for new construction of a unit and still is considered ‘affordable’ housing.

Based on this information 1.1% or 5 units constructed during 2000 could be considered as ‘affordable’ housing. This is a decrease of 0.1% over the previous year but a significant decrease from the early 1990’s units constructed. Until 1998, 3 to 4.5% of the units constructed were within the ‘affordable’ range. For the previous three years little consideration has been given to constructing of units with ‘affordability’ in mind which indicates housing values will continue to rise and the number of newly constructed ‘affordable’ units will continue to decline.



### Affordable Housing

Year	% units below \$51,000	# units below \$51,000	Total Units
1990	15.7%	67	427
1991	9.7%	44	454
1992	6.0%	37	616
1993	4.2%	30	718
1994	2.9%	17	582
1995	4.6%	22	479
1996	3.9%	19	481
1997	4.2%	19	448
1998	1.8%	9	495
1999	1.2%	7	556
2000	1.1%	5	475

### Average Value Single Family Homes

Sub-area	1993	1994	1995	1996	1997	1998	1999	2000
West	\$148,760	\$168,988	\$166,803	\$168,707	\$174,429	\$199,519	\$203,664	\$216,225
Central	181,581	\$211,067	\$152,257	\$168,197	\$211,082	\$212,912	\$278,351	\$211,875
Southwest	58,279	\$68,896	\$92,008	\$98,059	\$111,304	\$109,361	\$107,852	\$107,394
East	40,090	\$40,632	\$46,056	\$45,928	\$58,080	\$25,632	\$73,606	\$99,405

### Permit Construction Cost – Single Family 2000

Planning District	\$500,000 & Greater	\$300,000 - \$499,999	\$150,000 - \$299,999	\$50,000 - \$149,999	Below \$50,000
1	0	2	16	7	1
2	0	0	1	1	0
3	1	3	3	3	0
4	1	4	2	1	0
6	0	0	0	1	0
8	0	0	1	5	0
10	0	0	0	13	1
11	0	0	1	24	0
12	0	0	0	9	0
13	0	0	0	2	0
14	0	0	0	1	0
15	0	0	1	25	2
16	0	0	9	27	0
17	0	0	0	1	0
18	0	1	12	30	0
19	5	56	173	15	0
20	0	1	6	0	0
22	0	0	0	1	0
24	0	0	1	3	0
25	0	0	0	2	0
<b>Total</b>	<b>7</b>	<b>67</b>	<b>226</b>	<b>171</b>	<b>4</b>

No activity in Planning Districts: 13, 21 – 2 and 26 – 30

## Multi-Family Vacancy Rates

Multi-Family vacancy rates have been provided by Metro Plan through *Metrotrends* in the past and this entity has determined this data will no longer be available. Data provided in this section is from the latest edition of *Metrotrends*. This section will not be included in future reports unless an alternative source of information is found.

*“In 1985 booming multi-family housing construction began to saturate the market with too many units. Rents flattened out and occupancy rates plummeted from this over-building. From 1986 to 1995, there was almost no multi-family construction at all. By the early 1990’s strong economic growth and modest population growth caused the demand for apartments to increase once again. Occupancy and rental rates grew strongly, especially from 1992 through 1994, causing waiting lists at many complexes, particularly in the northwest and central areas of Little Rock. By 1993, occupancy had reached 95.72 percent. During 1995, the Pulaski County apartment market entered a cycle of new construction.”* 1999 Pulaski County Apartment Market Survey - *Metrotrends*

The City has permitted over 3300 units during the past eight years. The largest increase was in 1997 with 1240 multi-family units added.

The number of units permitted dropped 56% during 2000 from 537 units in 1999 to 236 units in 2000. Fifty-six permits were issued which represented three significant multi-family residential developments. Eagle Hill Community continued Phase II of their multi-phase development in southwest Little Rock, 86 units were permitted for the second phase of Madison Heights located south of W. 12<sup>th</sup> Street and a new development (the Cottages at Otter Creek) was permitted and will add 96 units also in southwest Little Rock. Parkway Village permitted twelve additional units (six duplex structures) to their existing facility.

Rents in the City of Little Rock have changed by varying percentages throughout the city during the previous five years. In the downtown area rents have decreased by 7.4%

while in the northwest portion of the city rents have increased by 12.0%. In the Otter Creek area rents have increased by 18.1% for the years 1995 - 2000.

*“... The construction surge that began in 1995 has occurred at a more moderate pace than the 1980’s building boom. Although occupancy has sagged a bit, there is no evidence yet of severe over-building. It appears that investment decisions have been made more carefully during the 1990’s avoiding the destructive “boom-bust” cycle of the previous decade. ...”* 1999 Pulaski County Apartment Market Survey - *Metrotrends*

Additional information may be obtained by contacting Metro Plan at (501) 372-3300 or Richard Cheek at Walker Real Estate Company, 1500 Riverfront Drive, Little Rock, AR 72202 (501) 614-7100 or email [richard@walkerrealestate.com](mailto:richard@walkerrealestate.com).

**Multi-Family Vacancy Rates**

Year	Little Rock	Pulaski County
2000	Not Available	Not Available
1999	90.6%	91.9%
1998	90.4%	91.9%
1997	Not Available	91.6%
1996	93.3%	94.5%
1995	94.4%	94.5%
1994	94.8%	95.1%
1993	95.6%	95.7%
1992	94.2%	94.4%
1991	93.2%	93.4%
1990	92.8%	92.4%
1989	92.4%	91.4%
1988	88.1%	87.0%

(1999 rates are based on a survey of 23,387 units for Pulaski County and 16,981 units within the City of Little Rock.)

## **Residential Renovations/Additions**

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2000 renovations totaled in excess of \$13 million dollars. The east sub-area experienced 336 permitted projects and \$3,948,139.

The Central City and the I-630 Planning District's historically represent a large portion of the cities renovation reinvestment activity. During 2000 these two areas combined accounted for 28.3% of the total dollars spent for renovation activity. The Central City (182 permits) and the I-630 (128 permits) Planning Districts were the most active during 2000. Comparing each to 1999, Central City with \$8.7 million and I-630 with \$1.08 million, represents a decrease (\$6.4 million) over 1999 levels for Central City Planning District while I-630 increased by \$394,058 over 1999 levels permitted.

A third area which permitted the largest portion of reinvestment dollars was the Heights/Hillcrest Planning District. During 2000, there were 113 permits issued for a total of \$2,829,224. In the West Little Rock Planning District 69 permits were issued for \$1,549,897.

With this one must also look at the funds expended for additions in the city. Renovation activity is a good indication of where housing stock "lags behind". In a majority of the cases funds expended for renovations are to "bring the house up to code". Funds expended for an addition in living space to the structure indicates a strong commitment to the neighborhood.

## **Multi-Family - Renovations**

The areas which experienced the largest number of permitted projects and funds expended for multi-family renovation activity was the southwest sub-area. There were 25 permits issued for a total of \$4,3543,833. Of the funds permitted \$3,720,300 is indicated to be related one apartment complex location. The west sub-area had nine permits for \$949,662. Included in the west sub-area funds

for renovations is the \$864,000 for the renovation of Chenal Lakes Apartments which were damaged by fire in March of 2000. The east and central sub-areas each experienced reinvestment in the area (\$214,105 and \$283,800 respectively). Two large projects in the central sub-area include Fox Glen and Briarwood each performing interior and exterior alterations to their properties.

## **Single-Family Additions**

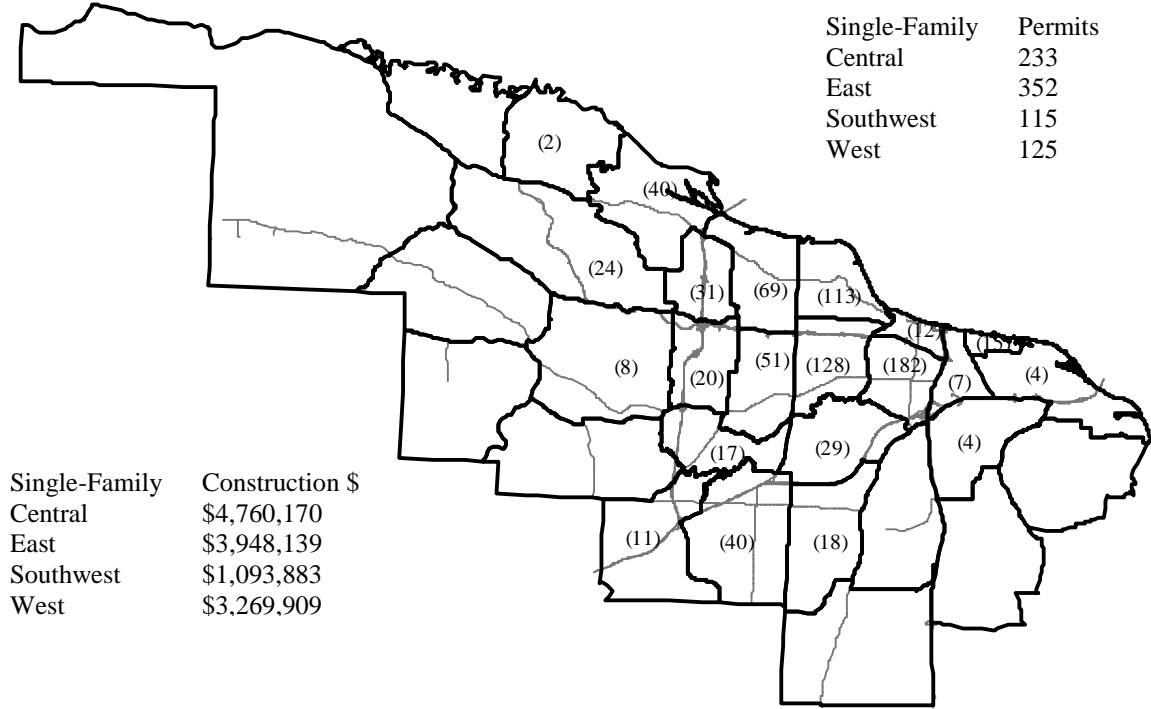
Single-family additions were concentrated in the central sub-area. Citywide 113 permits were issued for a total of \$3,644,898. The central sub-area accounted for 59.7% (\$2,176,008) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (32 permits and \$1,619,608) and the West Little Rock Planning District (14 permits and \$484,800). In the west sub-area 32 permits were issued for \$1,084,071. Two west sub-area planning districts, River Mountain and Chenal, accounted for 5 permits each for \$91,500 and \$429,000 respectively. The number of permits issued and funds expended for additions each decreased from 1999 levels. Overall the average value of permits issued for additions decreased by 49%.



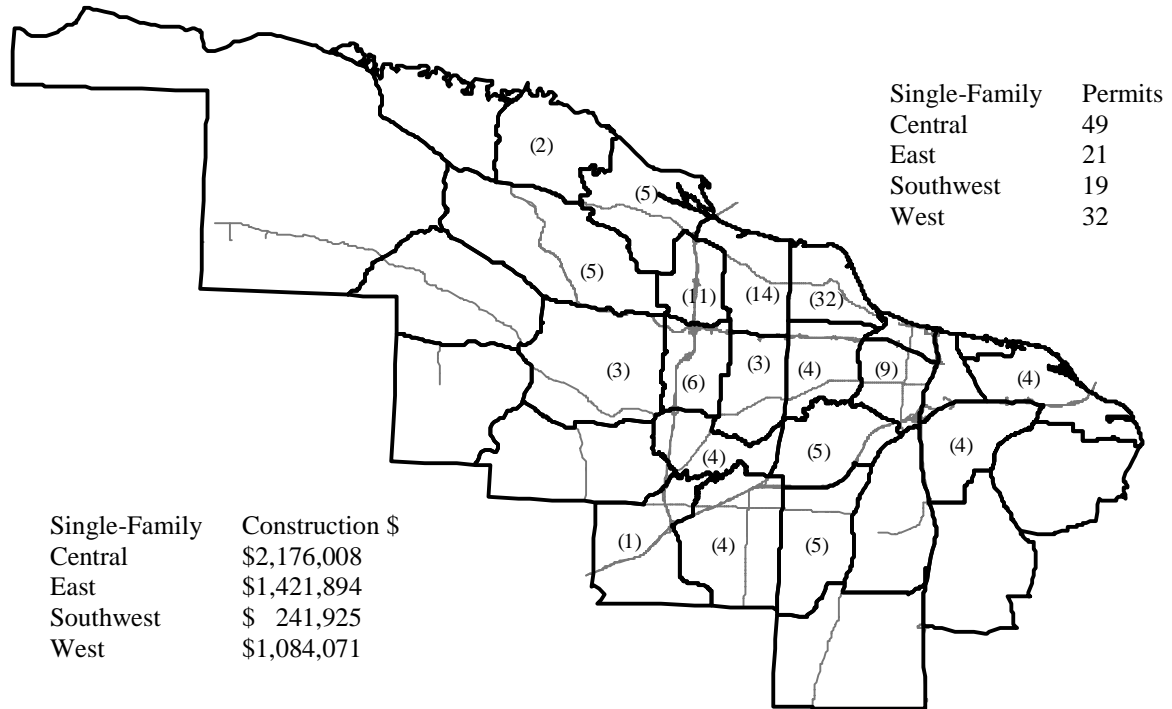
<b>RESIDENTIAL RENOVATION ACTIVITY by PLANNING DISTRICT</b>										
Planning District		Single-Family Additions			Single-Family Renovations			Multi-Family Renovations		
		Permits	Value	Avg. Value	Permits	Value	Avg. Value	Permits	Value	Valuation
1	River Mountain	5	\$91,500	\$18,300	40	\$964,157	\$24,104	1	\$10,000	\$1,065,657
2	Rodney Parham	11	\$308,221	\$28,020	31	\$700,940	\$22,611	5	\$64,644	\$1,073,805
3	West Little Rock	14	\$484,800	\$34,629	69	\$1,549,897	\$22,462	2	\$245,000	\$2,279,697
4	Heights/Hillcrest	32	\$1,619,608	\$50,613	113	\$2,829,224	\$25,037	2	\$28,700	\$4,477,532
5	Downtown	0	\$0	\$0	12	\$258,600	\$21,550	2	\$17,150	\$375,750
6	East Little Rock	0	\$0	\$0	15	\$57,865	\$3,858	0	\$0	\$57,865
7	I-30	0	\$0	\$0	7	\$73,200	\$10,457	0	\$0	\$73,200
8	Central City	9	\$92,394	\$10,266	182	\$2,223,715	\$12,218	5	\$156,155	\$2,472,264
9	I-630	4	\$52,500	\$13,125	128	\$1,476,596	\$11,536	7	\$48,300	\$1,577,396
10	Boyle Park	3	\$55,000	\$18,333	51	\$321,312	\$6,300	1	\$2,600	\$378,912
11	I-430	6	\$61,050	\$10,175	20	\$368,788	\$18,439	1	\$3,000	\$432,838
12	65 <sup>th</sup> Street W.	4	\$41,550	\$10,388	17	\$231,824	\$13,637	0	\$0	\$273,374
13	65 <sup>th</sup> Street E.	5	\$66,575	\$13,315	29	\$206,821	\$7,132	18	\$4,281,500	\$4,554,896
14	Geyer Springs E.	5	\$81,200	\$16,240	18	\$143,833	\$7,991	4	\$223,333	\$448,366
15	Geyer Springs W.	4	\$42,500	\$10,625	40	\$292,339	\$7,308	1	\$1,500	\$336,339
16	Otter Creek	1	\$29,000	\$29,000	11	\$216,566	\$19,688	1	\$30,000	\$275,566
17	Crystal Valley	0	\$0	\$0	0	\$0	\$0	1	\$7,500	\$7,500
18	Ellis Mountain	3	\$64,000	\$21,333	8	\$121,176	\$15,147	0	\$0	\$185,176
19	Chenal	5	\$429,000	\$85,800	24	\$860,998	\$35,875	2	\$872,018	\$2,162,016
20	Pinnacle	2	\$126,000	\$63,000	2	\$47,350	\$23,675	0	\$0	\$173,350
24	College Station	0	\$0	\$0	4	\$81,400	\$20,350	0	\$0	\$81,400
25	Port	0	\$0	\$0	4	\$45,500	\$11,375	0	\$0	\$45,500
Total		113	\$3,644,898		825	\$13,072,101		53	\$5,991,400	\$22,708,399

No activity in Planning Districts 21 – 23, 26 – 30.

**(Single-Family Residential Renovations by Planning District Map)**



**(Single-Family Residential Additions by Planning District Map)**



## Demolition Activity

The net change in residential units for 2000 was an increase of 533 units. This is a 43.9% decrease of the net unit change from 1999. With the exception of the east all the cities sub-areas experienced increases in net units added. Only seven of the City's thirty planning districts experienced net losses of residential units during 2000. Downtown Planning District, which in previous years has experienced a net loss in housing units (and saw an increase in the number of housing units during 1999) was once again on the negative side of units added.

### Single Family Unit Change - 2000

Sub-Area	Units Added	Units Demo	Net
West	369	6	363
Central	31	19	12
Southwest	210	13	197
East	101	140	-39

The two areas which experienced the greatest increase in residential units added are the Chenal and the Ellis Mountain Planning Districts. The Chenal Planning District also experienced the addition of multi-family units in the area. The Crystal Valley Planning District experienced an additional 132 units and the I-630 Planning District Permitted an additional 88 units (all of which are multi-family units).

During 2000, three of the planning districts experienced double digit net loss in the number of housing units. The Central City Planning District lost a net of 55 units, the East Little Rock Planning District a net loss of 24 and the I-30 Planning District lost a net of 17 units.

The Heights/Hillcrest Planning District continues to experience a high number of demolitions. This is an area which is experiencing two units being demolished and one unit constructed on two lots or one unit removed to construct a larger unit on the lot. It appears the trend of two for one (two units demolished one new constructed) is lessening.

### Residential Units Change – 2000

Planning District	Units	Units	Net
	New	Demo	
1 River Mountain	26	2	24
2 Rodney Parham	2	0	2
3 West Little Rock	10	1	9
4 Heights/Hillcrest	8	10	-2
5 Downtown	0	5	-5
6 East Little Rock	1	25	-24
7 I-30	0	17	-17
8 Central City	6	61	-55
9 I-630	88	30	58
10 Boyle Park	14	8	6
11 I-430	25	2	23
12 65 <sup>th</sup> Street West	9	0	9
13 65 <sup>th</sup> Street East	2	2	0
14 Geyer Springs E.	1	10	-9
15 Geyer Springs W.	28	0	28
16 Otter Creek	132	0	132
17 Crystal Valley	37	0	37
18 Ellis Mountain	43	0	43
19 Chenal	261	2	259
20 Pinnacle	11	0	11
22 West Fourche	1	0	1
23 Arch Street Pike	4	0	4
24 College Station	2	1	1
25 Port	0	2	-2
<b>Total</b>	<b>711</b>	<b>178</b>	<b>533</b>

Based on the history of residential demolitions it is evident there has been significant loss in housing stock. The number of units demolished in 2000 was greater than any of the previous four years and a close comparison to 1990 demolitions of 190 units. Although the number of demolitions is less than 50% of the demolitions during 1993 (the peak for demolition activity) the increase in the number of demolitions is not a positive of a sign.

If not for the demolition of apartment buildings in the Geyer Springs West Planning District, all the triple digit losses have been in the core area – east of University Avenue. Further, almost all of the units lost in East Little Rock, Central City, I-30 and I-630 Planning Districts were single-family 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. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

**(Historical Demolition of Housing Units by Planning District)**

Planning District	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total
1 River Mountain	3	7	2	2	3	1	1	0	2	1	2	24
2 Rodney Parham	2	1	1	1	0	0	0	3	0	1	0	9
3 West Little Rock	0	1	0	1	2	3	0	3	1	2	1	14
4 Heights/Hillcrest	7	6	6	2	7	2	4	12	8	11	10	75
5 Downtown	9	3	5	2	10	2	4	3	7	20	5	70
6 East Little Rock	2	11	42	13	6	7	14	5	5	3	25	133
7 I-30	12	19	13	5	3	8	6	6	5	3	17	97
8 Central city	44	127	95	113	75	52	49	38	34	62	61	750
9 I-630	25	75	63	84	33	27	31	46	28	24	30	466
10 Boyle Park	5	3	6	8	4	5	5	1	2	5	8	52
11 I-430	3	2	5	2	0	0	8	1	1	0	2	24
12 65 <sup>th</sup> Street West	3	2	1	0	0	4	2	0	0	3	0	15
13 65 <sup>th</sup> Street East	1	1	0	64	1	0	1	2	2	1	2	75
14 Geyer Springs East	4	3	6	2	1	3	2	2	1	1	10	35
15 Geyer Springs West	67	7	5	1	1	11	1	3	1	3	0	100
16 Otter Creek	2	2	1	0	2	2	2	1	0	1	0	13
17 Crystal Valley	0	0	0	0	0	0	0	0	0	0	0	0
18 Ellis Mountain	0	2	0	1	0	1	0	1	0	0	0	5
19 Chenal	0	2	2	0	0	3	0	2	1	0	2	12
22 West Fourche	1	0	0	0	0	0	0	0	0	0	0	1
23 Arch Street Pike	0	0	0	0	0	0	0	0	1	0	0	1
24 College Station	0	1	1	1	2	1	1	2	0	0	1	10
25 Port	0	0	0	0	0	0	1	3	2	1	2	9
<b>Total</b>	<b>190</b>	<b>275</b>	<b>254</b>	<b>302</b>	<b>150</b>	<b>132</b>	<b>132</b>	<b>134</b>	<b>101</b>	<b>142</b>	<b>178</b>	<b>1990</b>

No Activity in Planning Districts 20 – 21 and 26 – 30.



The previous chart indicates units demolished from 1990 to 2000. The following chart indicates what effect this activity had on each of the Planning Districts. The East Little Rock Planning District was effected more so than the Central City Planning District with the demolition of 133 units vs. 750 units. The percent change in this 10 year period was a negative 13.68% and 8.03% respectively. Other areas of concern with a net loss in the number of housing

units were the I-30 (-8.38%), I-630 (-2.23%), and the Geyer Springs East (-0.70%).

The areas which experienced a high percentage positive change from 1990 – 2000 are the areas to the west, Crystal Valley, Ellis Mountain, Chenal and Pinnacle Planning Districts. These areas are newly developing subdivisions which prior to annexation (starting in the late 1980's) were for the most part timberland.

Planning District	1990 Housing Units	Units Added 1990 - 2000	Units Demo'ed 1990 - 2000	Total Units 2000	% Change 1990 - 2000
1 River Mountain	6078	1006	24	7060	16.16%
2 Rodney Parham	8352	622	9	8965	7.34%
3 West Little Rock	9290	205	17	9478	2.02%
4 Heights Hillcrest	8016	399	75	8340	4.04%
5 Downtown	1465	120	70	1515	3.41%
6 East Little Rock	855	16	133	738	-13.68%
7 I-30	1038	10	97	951	-8.38%
8 Central City	8308	83	750	7641	-8.03%
9 I-630	8654	273	466	8461	-2.23%
10 Boyle Park	4912	90	52	4950	0.77%
11 I-430	3596	378	24	3950	9.84%
12 65 <sup>th</sup> Street West	2577	51	15	2613	1.40%
13 65 <sup>th</sup> Street East	3303	2	75	3230	-2.21%
14 Geyer Springs East	4003	7	35	3975	-0.70%
15 Geyer Springs West	6047	103	100	6050	0.05%
16 Otter Creek	1758	994	13	2739	55.80%
17 Crystal Valley	142	595	0	737	419.01%
18 Ellis Mountain	349	977	5	1321	278.51%
19 Chenal	906	2945	12	3839	323.73%
20 Pinnacle	33	196	0	229	593.94%
21 Burlingame Valley					
22 West Fourche		1	1	0	0%
23 Arch Street Pike					
24 College Station	723	16	10	729	0.83%
25 Port	590	9	9	590	0%
26 Port South					
<b>Total</b>	<b>80995</b>	<b>9098</b>	<b>1992</b>	<b>88101</b>	<b>8.77%</b>

No activity reported in Planning Districts: 21, 26 – 30. Planning Districts 22 and 23 are not within the city limits and housing units in 1990, units added and units demolished are not necessarily a true reflection of activity in the area.





## Office Activity

During 2000, the square footage of new office space added increased by 602.9% over 1999. This level of square footage added has been relatively sporadic over the previous ten years. The total square footage permitted in 2000 was 2,610,683. The square footage added increased while the number of permits issued decreased (26 permits in 1999, 24 permits in 2000). In 2000 the total construction cost (\$116,819,784) increased by 45.6% from 1999.

The west sub-area accounted for 1,314,894 square feet of the office activity. The east Planning District accounted for 1,281,456

square feet, the southwest sub-area accounted for 14,333 square feet and the central sub-area permitted 0 additional square feet.

The Downtown Planning District contains 1,281,456 (Axion, AR Teacher Retirement and the Donaghey Foundation) square feet of the new office activity followed by the Pinnacle (Southwestern Bell) Planning District with 1,000,000 square feet. Projects permitted in the I-430 Planning District (214,312 square feet total) include the new Federal Bankruptcy Building and new medical offices. In the Chenal Planning District, Euronet accounted for 67,360 square feet of the new construction permitted in the area.

### Building Permits – Office

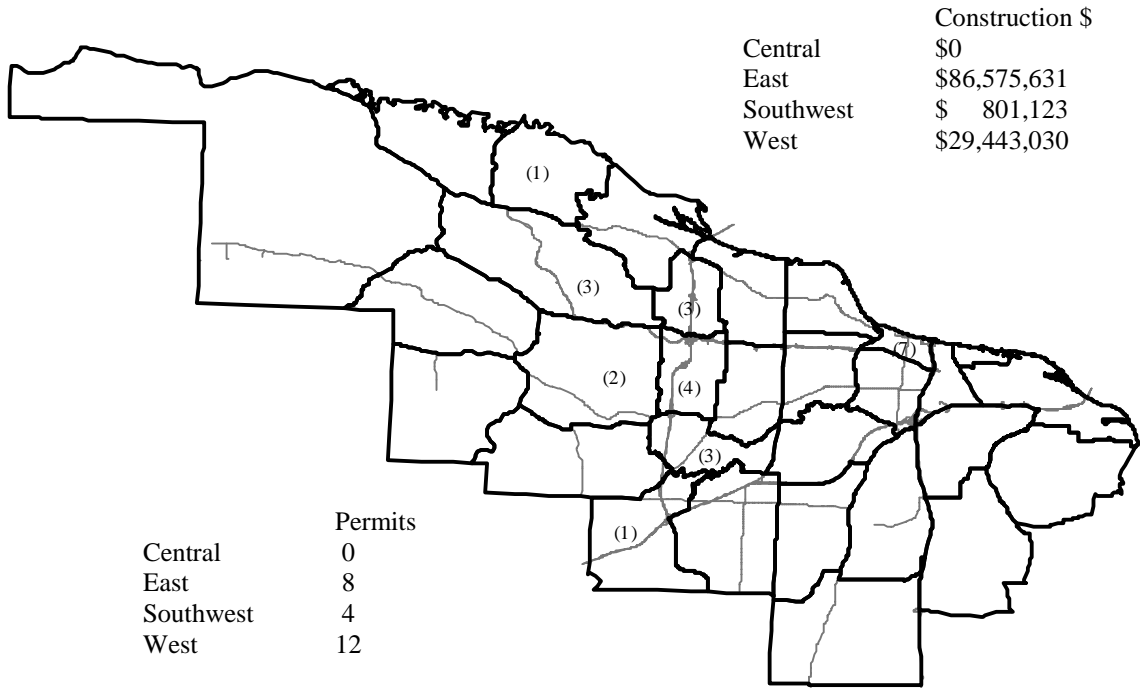
Year	Permits	Sq. Ft.	Cost
1990	9	297,477	\$18,700,000
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	2,610,683	\$116,819,784

The table below list office projects permitted in 2000 with square footage's in excess of 25,000 square feet.

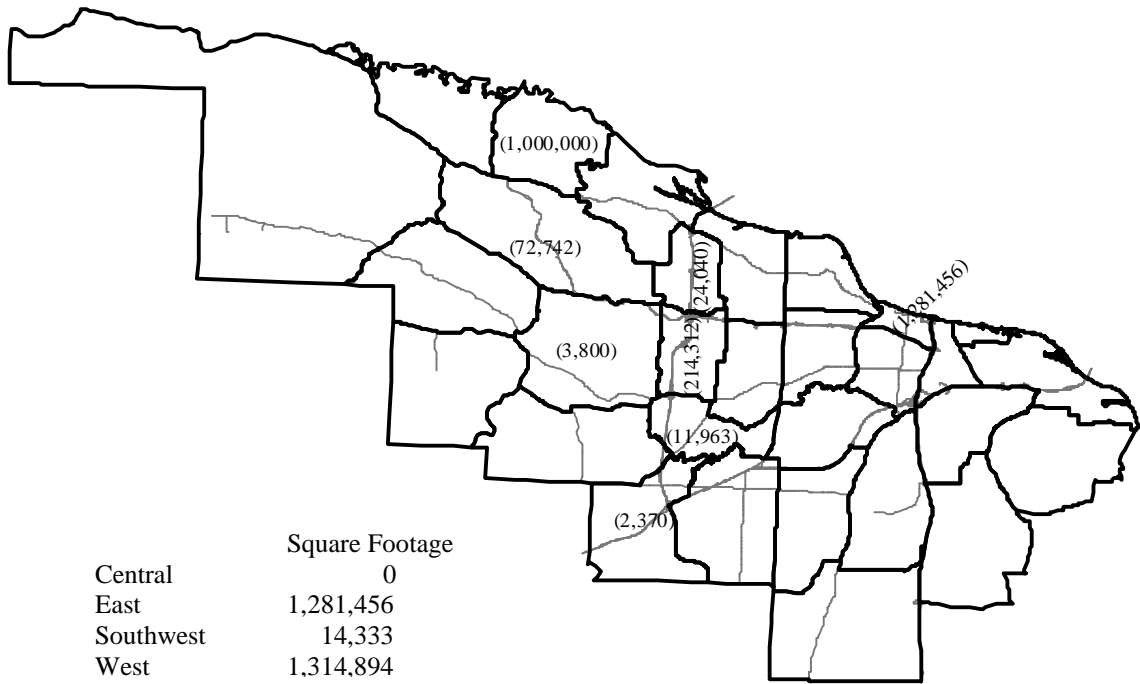
### Office Projects (over 25,000 sq. ft.) - 2000

Project	Location	Sub-area	Sq. Ft.
Southwestern Bell	17000 Cantrell Road	West	1,000,000
Axion	601 E. 3 <sup>rd</sup> Street	East	370,000
AR Teachers Retirement	1401 W. Capitol Avenue	East	338,256
Donaghey Foundation	700 Main Street	East	193,230
Federal Office Building	24 Shackelford Road	West	145,432
Euronet	17300 Chenal Parkway	West	67,360
Medical Offices	13000 Centerview Drive	West	37,000
Dillard's	1310 Cantrell Road	East	30,000
WorldCom	1401 North Street	East	25,181

**(New office activity by Planning District # Permits)**



**(New Office Activity by Planning District Sq. Footage)**



## Office Vacancy Rates:

*“The occupancy rate in the Greater Little Rock office market rebounded from a five-year decline in 2000. The average occupancy of nearly 10.6 million SF surveyed this year was 86 percent. This compares to 85.7 percent and 10.4 million SF surveyed last year. The high-water mark for occupancy since our lease guide’s premier 16 years ago is 90.4 percent in 1994.”(Arkansas Business Lease Guide 2000 Guide to Central Arkansas Commercial Real Estate)*

Based on data provided by the *Arkansas Business* office survey results, occupancy rates were above the eighty percentile range with the exception once again of the southwest sub-area. The southwest sub-area occupancy rate increased slightly (65.7%) from 1999 (62.3%) but remained below 1998 occupancy rate (80.2%). The year of 2000 total square feet surveyed were different from 1998 square feet surveyed. From 1998 to 1999 the southwest sub-area decreased by 105,037 square feet and from 1999 to 2000 increased by 52,955 square feet. Of the 17 properties reporting only 7 were 100% occupied and 5 were 0% occupied.

In downtown Acxiom Corp has obtained a building permit for the placement of a new office building (370,000 square feet). The River Market area continues to redevelop with office and retail uses. Other downtown development includes the construction of the new Chamber of Commerce building (18,789 sq. ft.), office and retail space by the Arkansas Teachers Retirement Association (338,256 sq. ft.) and 193,230 square feet by the Donaghey Foundation.

Dillard’s Corporate offices continue to grow with the expansion of their Cantrell Road campus by adding a 217,573 square foot office building.

Western Little Rock continues to see new office development. An office building on Shackelford Road (Federal Office Building) and the Southwestern Bell building (Cantrell Road) add 1,145,432 square feet to the western market.

Renovations to existing structures appear to be conducive to needs in the area. A law firm renovated a once automotive related building in downtown and the once Balch Motors has become the Presidential Archives storage facility. In the western portion of the city Clear Channel Communications has purchased the former Sam’s Wholesale Club on Col. Glenn Road and has renovating the 105,000 SF building into the new Clear Channel Communications Center, office facilities and an expo hall. This facility will house the corporation’s five radio stations and two television stations formerly scattered around Little Rock and North Little Rock.

Vacancy Rates are based on 2000 data furnished by *Arkansas Business - Office, Retail, Warehouse Lease Guide Greater Little Rock 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 *2000 Lease Guide* includes listings on 277 office properties and 86 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief - Arkansas Business at 501-372-1443.

**Office Market – 2000**

Sub-area	Total Leasable Space	Average Occupancy Rate
East,	4,672,520	84.30%
Central	1,556,764	93.69%
Southwest	403,476	65.65%
West	2,610,143	89.44%

## Commercial Activity

The total construction of new commercial projects in 2000 amounted to 315,873 square feet of commercial space added to the city. This represents a decrease of 37.9% in square footage added from 1999. The number of projects permitted was down from 1999 when 26 projects were permitted, which compares to 20 projects permitted in 2000.

Construction values increased 25.8% from 1999 values. In 2000 \$15,983,521

construction dollars were permitted compared to \$12,695,827 in 1999.

The west sub-area captured the majority of the new commercial development with 188,518 square feet added. A hotel is included in the west sub-area activity for a total of 80,000 square feet and the addition of 127 rooms. The southwest sub-area followed with the addition of 65,490 square feet. One project, Harvest Foods Store, accounted for 30,000 square feet of the east sub-area activity which totaled 49,090 square footage added. Other activity included 12,775 square feet in the central sub-area.

### Building Permits – Commercial

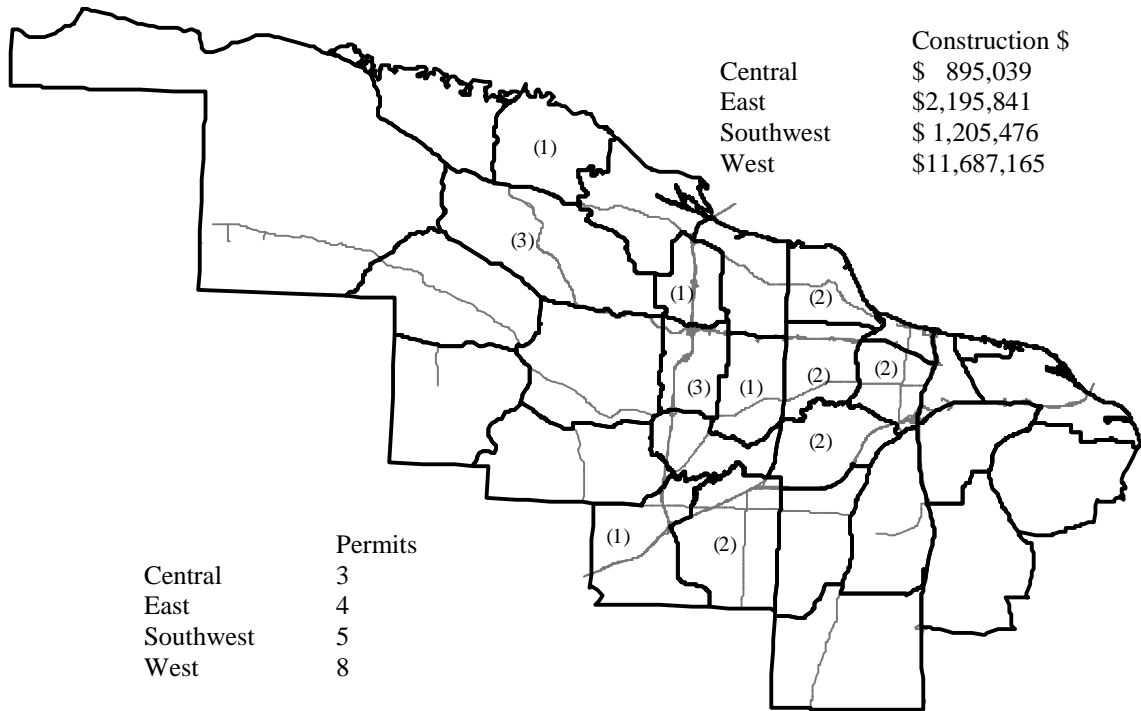
Year	Permits	Sq. Ft.	Cost
1990	41	905,670	\$31,353,969
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521

The table below indicates commercial projects permitted in excess of 20,000 square feet.

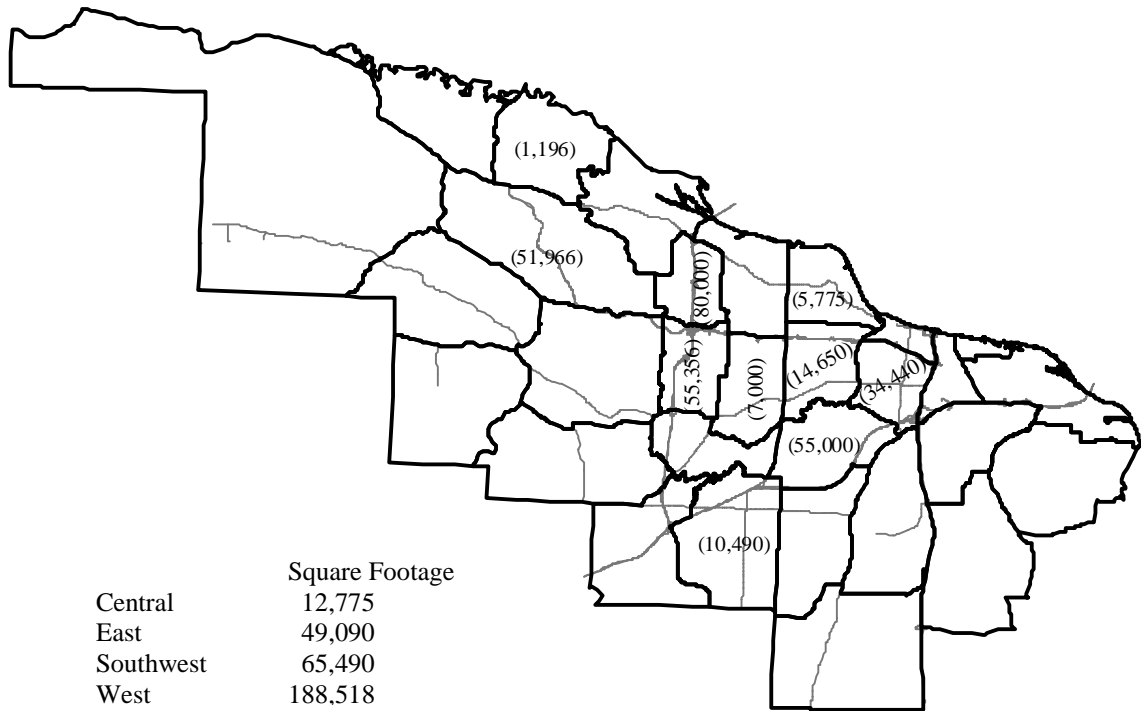
### Commercial Projects (over 20,000 sq. ft.) – 2000

Project	Location	Sub-area	Sq. Ft.
(127 Room Motel)	1301 N Shackelford Road	Southwest	80,000
Southern Marine	3201 W. 65 <sup>th</sup> Street	Southwest	50,000
Parker Lexus (New Dealership)	1 Shackelford W. Blvd.	West	33,056
Harvest Foods	1701 S. Main Street	East	30,000
Shell Building	12800 Chenal Parkway	West	27,966
Shell Building	16100 Chenal Parkway	West	20,000

**(New commercial activity by Planning District # Permits)**



**(New Commercial Activity by Planning District Sq. Footage)**



## Commercial Vacancy Rates:

*“Occupancy in the Greater Little Rock retail market blipped downward after a slight increase in 1998. This year’s occupancy rate among 152 properties declined from 91.7 percent in 1999 to 90.4 percent. Total rentable space in the 2000 retail survey topped 9.4 million SF. Interest in the market hasn’t waned as new projects continue to come on line.” (Arkansas Business Lease Guide 2000 Guide to Central Arkansas Commercial Real Estate)*

Construction was completed on the downtown Harvest Foods which was destroyed by the 1999 tornado. Southern Marine located in southwest Little Rock constructing a 50,000 square foot office/display dealership and Parker Lexus constructed a new dealership in west Little Rock.

The 2000 *Lease Guide* represents 128 properties with 6,054,862 square feet of property located within the city limits. All sub-areas indicated a decrease in the overall occupancy rates and only the west sub-area increased the total leaseable space surveyed. The central sub-area experienced a decrease in the square footage surveyed by 21 percent and the occupancy rate also declined. The east sub-area experienced a 10 percent decline in the square footage surveyed and an 8 percent decrease in occupancy rates. The southwest sub-area remained relatively constant in both square footage surveyed and occupancy rates. The west sub-area increased total leaseable space surveyed by 41 percent but the average occupancy rate declined by four percent.

Vacancy Rates are based on 2000 data furnished by *Arkansas Business - Office, Retail, Warehouse Lease Guide Greater Little Rock 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. *Arkansas Business* made

no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

**Commercial Market – 2000**

Sub-Area	Total Leasable Space	Average Occupancy Rate
East	240,044	64.55%
Central	2,175,951	87.81%
Southwest	662,682	81.68%
West	2,603,789	89.41%

When reviewing data published by *Arkansas Business* for the previous three years the Department of Planning “looked at” the establishments which had consistently reported data for this time period. Properties which reported one or two years but not the third were not included in this analysis. The properties which were not consistently reported were not verified to determine if there was space available or if the properties were no longer on the market. Data from 1998 was compared to data reported in 2000. The percent change over this time period was as follows: the central sub-area a 24.03% decrease in square feet available, the east sub-area 63.64% decrease, the southwest sub-area a 8.79% increase and west sub-area 11.62% increase. The east decrease is in part due to the leasing of a large percentage of the available space of the LaHarpes Landing Building the central sub-area decrease in available space is partly attributed to the leasing of space in the Town and County Shopping Center and the leasing of space in the Village Center Shopping Center.

Overall occupancy rates for these sub-areas varied. Data reported in 1998 was compared to data reported in 2000, when data was available for each of these years. The west sub-areas remained relatively the same with a 0.50% increase in the occupancy rates, the central experienced a 4.03% increase in occupancy rates, the east “jumped” the most significantly by 36.60% increase in the occupancy rates. The southwest sub-area saw a decrease in occupancy rates of 7.79%.

## Industrial Activity

A total of 382,138 square feet of industrial projects was permitted during 2000 in the city. This represents a 3.3% decrease over the square feet permitted during 1999. The total number of projects increased over 1999 levels in which eighteen projects were permitted for a total of 395,022 square feet (2000 - 19 projects 382,138 square feet). The value of new construction increased from \$7,622,214 in 1999 to \$8,714,609 in 2000.

Industrial activity over the past nine years has shown no particular pattern. 1993 was the all time low with one project of 56,400 square feet and \$750,000 permitted.

During the previous year, the central sub-area permitted the majority of the industrial square footage (142,540). Two mini storage projects accounted for 126,540 of this total square footage. The east sub-area accounted for 111,598 square feet, the southwest sub-area accounted for 104,000 square feet and the west

sub-area accounted for 24,000 square feet (a mini warehouse). A parking deck was permitted in the east sub-area which did not add additional square footage but the construction dollars and the issuance of a permits is reflected in the tables.

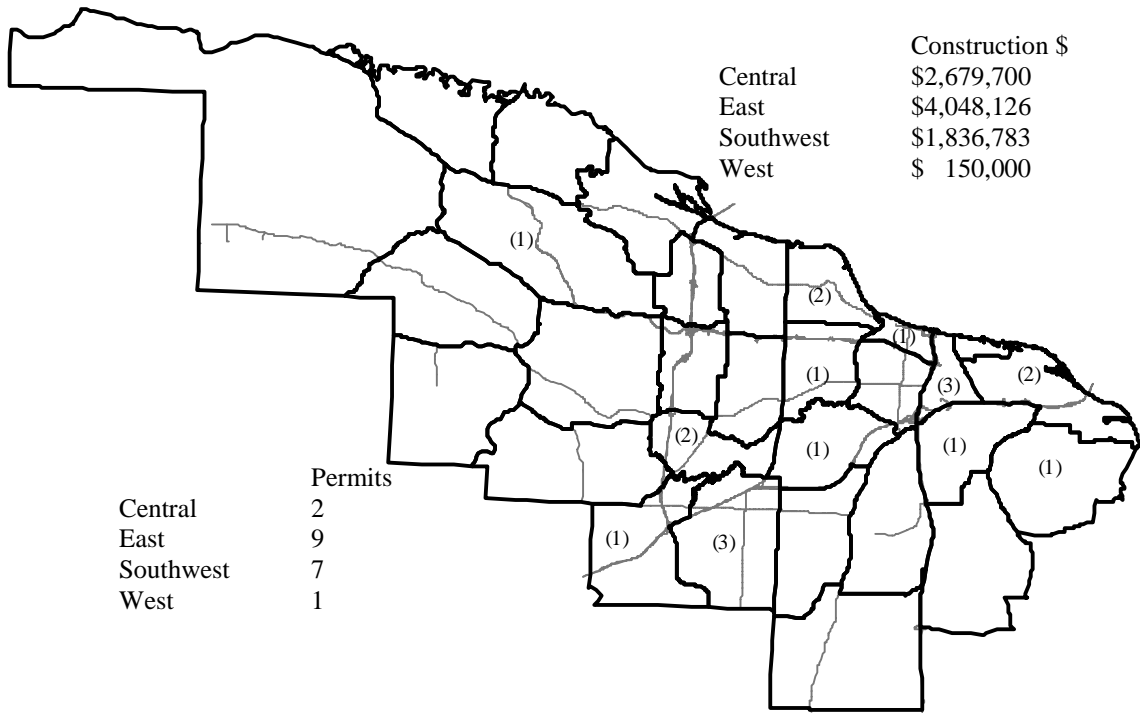
### Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1990	5	175,202	\$2,279,000
1991	9	542,246	\$14,377,500
1992	6	584,127	\$18,596,851
1993	1	56,400	\$750,000
1994	6	91,288	\$2,042,624
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

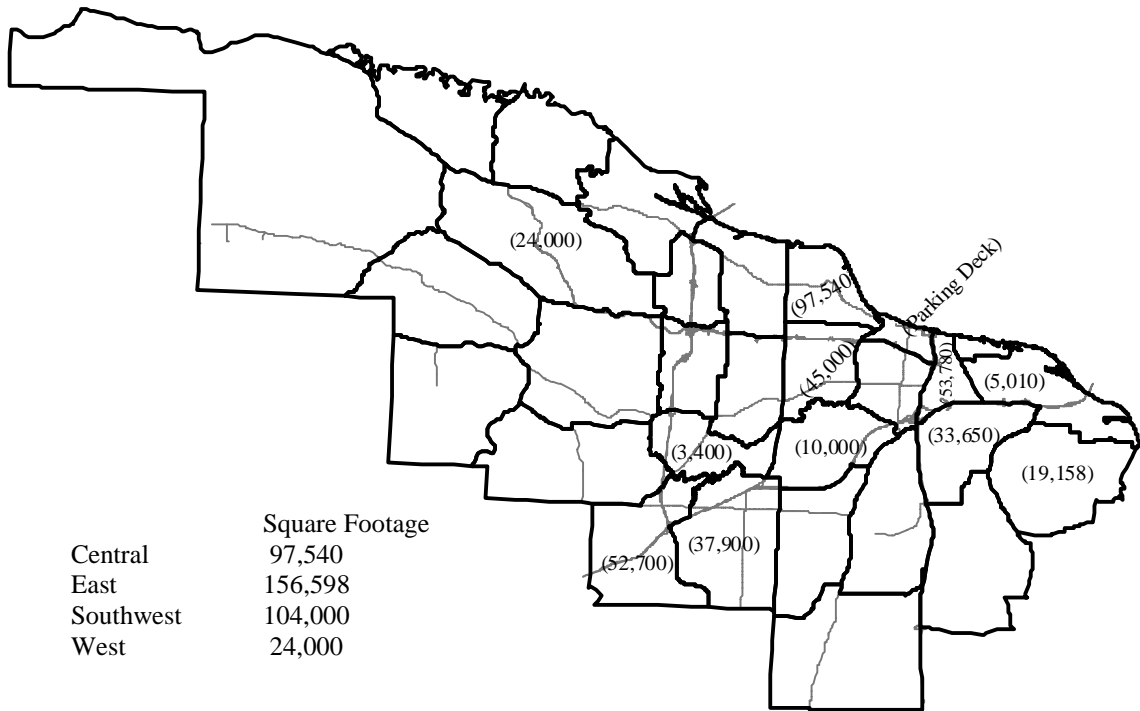
### Industrial Projects (over 15,000 sq. ft.) - 2000

Project	Location	Sub-area	Sq. Ft.
Mini Storage	1800 W. 2 <sup>nd</sup> Street	East	81,540
Storage Building	8001 Stagecoach Road	Southwest	52,700
Mini Storage	18 Freeway Drive	Central	45,000
Drago Distribution Center	5900 Lindsey Road	East	33,650
Silverwood Products Warehouse	6301 Forbing Road	Southwest	30,400
Choctaw	1300 Bond Avenue	East	25,000
Mini Storage	24300 Chenal Parkway	West	24,000
AAA Coer Transmission Distribution Facility	4500 Thilbault Road	East	19,158
Steel Building	2226 Cottondale Lane	Central	16,000

**(New industrial activity by Planning District # Permits)**



**(New industrial Activity by Planning District Sq. Footage)**





## Warehouse Vacancy Rates:

“Occupancy in the warehouse market made a dramatic one-year increase from 55.8 percent last year to 76.3 percent in 2000. Improved data gathering is the major cause for the big change.” (Arkansas Business Lease Guide 2000 Guide to Central Arkansas Commercial Real Estate)

Arkansas Business reported the overall occupancy rates for warehouse activity in Little Rock increased to 76.92% comparable to the Greater Little Rock occupancy rate of 76.3%. There were 74 properties surveyed in Little Rock for a total of 5.4 million square feet of warehouse space. Of the properties surveyed 1.2 million square feet were available for leasing. The east sub-area showed the most significant increase in reported square feet surveyed and the southwest sub-area showed the most significant decrease in surveyed square feet. The central and west sub-areas remained relatively the same.

Building permits were issued during 2000 for three new mini-storage facilities. Two permits were issued for storage buildings. AAA Cooper Transmission Distribution Facility, Drago Distribution Facility, Choctaw and Silverwood Products all were issued permits in 2000 for new facilities or for additions to existing facilities. These nine projects represent a total of 327,448 square feet.

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 2000 Lease Guide includes listings on 277 office properties and 86 warehouse properties. Arkansas Business made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief - Arkansas Business at 501-372-1443.

**Warehouse Market - 2000**

Sub-Area	Total Leasable Space	Average Occupancy Rate
East	2,075,279	94.28%
Central	545,503	94.28%
Southwest	1,904,764	78.08%
West	513,920	90.06%



## Annexation Activity

The City accepted two annexation, totaling 321.4 acres in 2000. The annexation were titled Pfeifer Annexation (312.75 acres) and Sullivan Properties Annexation (8.65 acres).

The Pfeifer Annexation includes five property owners. The Pfeifer ownership was 277.1 acres which will be developed as a residential subdivision (less 65 acres he has committed not to develop until sewer is available). The remainder of the property is owned by four property owners, a church, a private school and two separate private utilities.

The annexation adjoins previous annexations of the Northwest Territory subdivision and F.C. Grass Farms. Both of these areas were annexed, April and December of 1998 respectively. Pfeifer anticipates the development of 450 residential lots over a 15 year build-out.

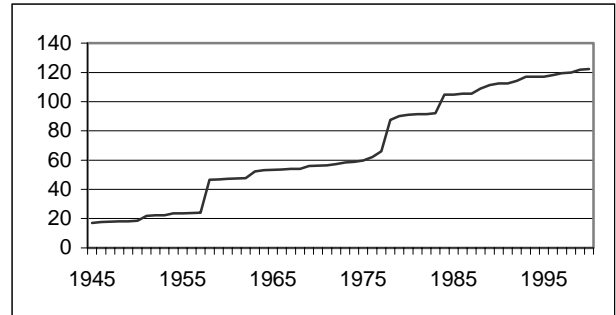
The annexation created two “islands”. One “island” is approximately 2.5 acres and the second “island” is much larger at 182 acres. The 2.5 acres has been created due to the property owners instance to not be included in the annexation. The second island is caused by the configuration of previous annexations and with the Pfeifer Annexation the only remaining open side is now closed.

The second annexation was the result of a property owners request to be included into the corporate limits for the extension of sewer lines into the area. The property owner proposes the subdivision of the property into lots which will be used for office development.

With the acceptance of these two annexations the current city limits of the City of Little Rock is 122.31 square miles. This is an increase of 38% from the total square miles in 1980 and an 11.6% increase over the total square miles in 1990. The 1990’s annexation activity appears to have slowed from the aggressive annexation activity experienced during the 1980’s.

In a historical review the total square miles of the city limits of Little Rock grew by almost 50% from 1959 to 1960 (23.99 to 46.49).

There was a steady increase in the total square miles over the next 19 years, a one to five square mile increase per year. 1979 was an aggressive annexation year when the total square miles increased from 66.12 to 87.58. As previously mentioned the 1980’s were extremely aggressive annexation years and by 1990 the city had a total square mile of 108.92. During the 1990’s once again the city limits grew by the more moderate one to five square mile per year.



City Limits Square miles 1945 - 2000

## Annexation Activity

Year	Cases	Annexed Acres	City Limits Sq. Miles
2000	2	321.4	122.31
1999	1	1220.8	121.80
1998	3	235.26	119.90
1997	2	856.74	118.14
1996	8	669.7	116.80
1995	1	61.78	115.27
1994	3	1861.3	115.18
1993	5	1075.49	112.27
1992	0	0	110.59
1991	1	654.7	110.59
1990	2	1606.5	109.57
1989	1	2180	107.06
1988	0	0	103.65
1987	5	500.95	103.65
1986	1	22.03	102.87
1985	4	8073.58	102.84
1984	10	382.78	90.22
1983	0	0	89.62
1982	7	335.09	89.62
1981	9	569.82	89.10
1980	10	1595.22	88.43

## 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 both Planning Commission approved preliminary plats as well as signed final plats. Each indicates development activity will likely occur in the west and southwest sub-areas of the city. In the east sub-area, 2 cases for a total of 448.59 acres of preliminary plat activity were approved. In the west sub-area 13 cases and in the southwest sub-area 16 cases of preliminary plat activity were approved by the Planning Commission for a total of 247.99 acres in the southwest sub-area and 365.13 acres in the west sub-area.

Activity is occurring in the central sub-areas but at a slower growth rate. This area is for the most part developed leaving little platting activity to occur. The central sub-area is Heights/Hillcrest, West Little Rock, Boyle Park Planning Districts. This area has been developing over the past fifty years. The west sub-area area (west of I-430) did not begin to develop until during the 1960's.

The number of approved preliminary plats increased from 22 in 1999 to 35 in 2000. The total acreage in 2000 was up from 426.21 to 1079.73 in 2000. Commercial (192.15 acres), Industrial (484.38 acres) and Single-Family (358.73 acres) all increased over total acreage approved in 1999. Office (43.25 acres) and Multi-Family (1.23 acres) decreased over the total acreage approved in 1999. Residential lots slightly increased from 300 approved in 1999 to 318 residential lots approved in 2000. These indicate a potential slow down in development activity citywide.

The southwest sub-area approvals included: nine cases for a total acreage of 145.61 of Commercial; one case for 13.91 acres of Office; two cases for a total of 35.79 acres of Industrial; four cases for a total of 46.68 acres of Single-Family and 23 residential lots.

The west sub-area approvals included: two case for a total acreage of 39.46 of Commercial; four case for 27.73 acres of Office; one cases for a total of 1.23 acres of Multi-Family; six cases for a total of 296.74

acres of Single-Family and 291 residential lots.

The preliminary plat activity in the east sub-area was associated with the port area. Two cases, for a total of 448.59 acres of industrial property, were preliminary platted.

The majority of the Single-Family residential approved preliminary plat cases were located in the west sub-area (6 cases) and 82.7% of the acreage was located in the west sub-area. The southwest sub-area contained four case or 13.0% of the acreage approved for Single-Family activity. One case of Multi-Family activity was approved in the west sub-area. There was no new residential preliminary plat activity approved in the east sub-area.

## Final Plat Activity

Both cases and acreage final platted during 2000 decreased from the 1999 rates. In 2000 50 cases for a total of 199.31 acres were final platted. This is compared to 77 cases and 627.28 acres in 1999 representing a 35 percent decrease in cases and a 68 percent decrease in acreage.

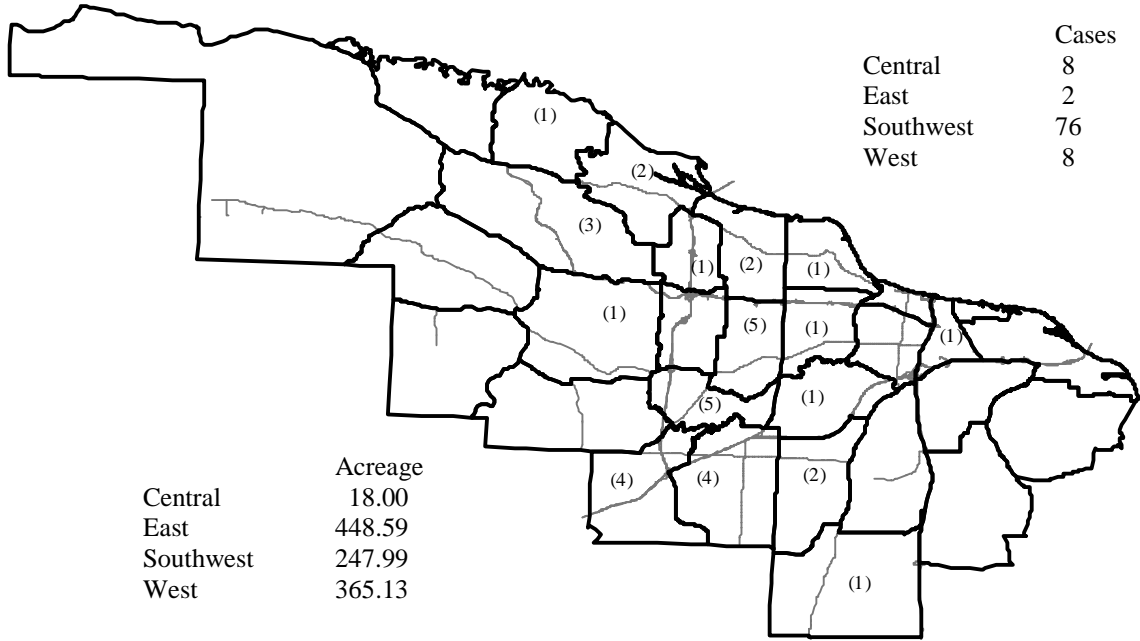
Signed final plat activity has been concentrated in the west, east and southwest areas with 31 final plats recorded with 114.54 acres in the west sub-area, 9 cases with 42.32 acres in the east and 8 cases for a total of 27.73 acres in the southwest sub-area. The table and maps indicated more specifically the Planning District were the strongest activity is occurring.

Activity in the west sub-area declined in the total number of cases final platted. (In 1999 40 cases were final platted and in 2000 only 31 cases were final platted.) The east sub-area is the only sub-area which showed an increase in the number of final plats filed. (In 1999 4 final plats were recorded for the east sub-area and in 2000 9 final plats were recorded.) In the southwest sub-area during 1999 there were 19 cases final platted and in 2000 there were 8 cases final platted. In the central sub-area during 1999 there were 14 cases final platted and during 2000 there were 3 cases final platted.

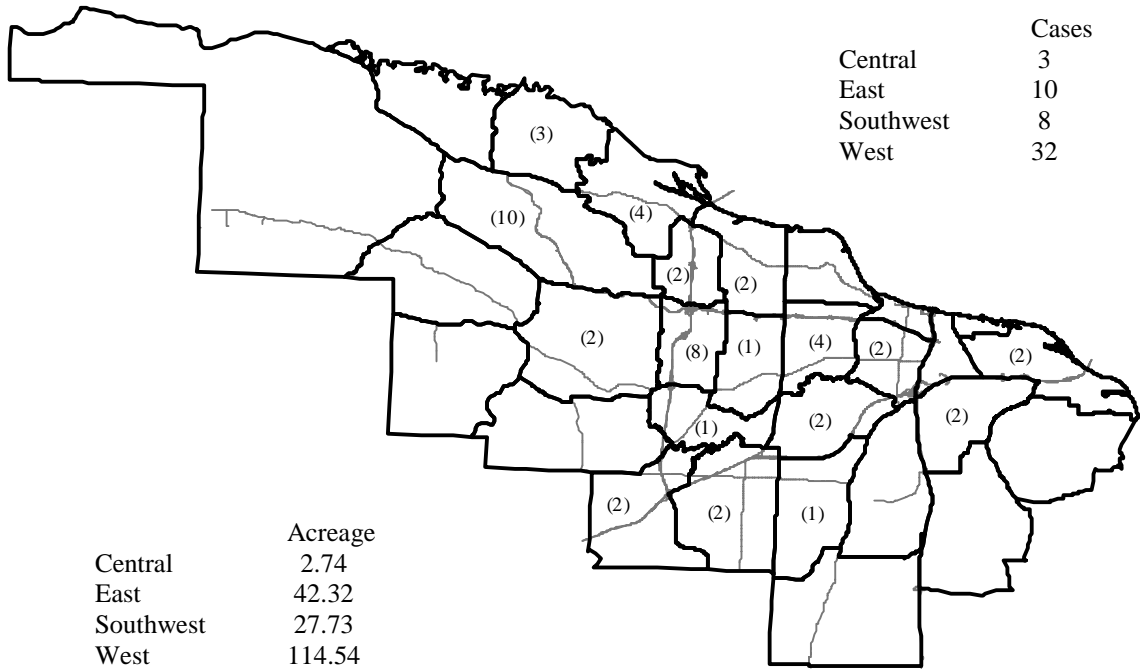
SUBDIVISION ACTIVITY by PLANNING DISTRICT															
		Commercial		Office		Industrial		Multi-Family		Single-Family		Res	Feet of	Final Plat	
		cases	Acres	cases	acres	cases	acres	cases	acres	cases	acres	Lots	Street	cases	acres
1	River Mountain	0	0.00	0	0.00	0	0.00	0	0.00	2	50.10	46	0	4	6.80
2	Rodney Parham	0	00.0	0	0.00	0	0.00	1	1.23	0	0.00	0	0	2	7.74
3	West Little Rock	1	1.08	0	0.00	0	0.00	0	0.00	1	1.63	1	0	2	15.54
4	Heights/Hillcrest	0	0.00	0	0.00	0	0.00	0	0.00	1	13.68	3	525	0	0.00
5	Downtown	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0.00
7	I-30	0	0.00	0	0.00	1	71.59	0	0.00	0	0.00	0	0	0	0.00
8	Central city	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	2	0.54
9	I-630	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	4	24.29
10	Boyle Park	0	0.00	1	1.61	0	0.00	0	0.00	0	0.00	0	0	1	2.21
11	I-430	1	1.46	3	22.17	0	0.00	0	0.00	1	0.64	1	0	8	26.19
12	65 <sup>th</sup> Street W.	2	55.64	1	13.91	1	29.63	0	0.00	1	6.05	12	5700	1	5.30
13	65 <sup>th</sup> Street E.	1	6.60	0	0.00	0	0.00	0	0.00	0	0.00	0	0	2	13.90
14	Geyer Springs E.	1	1.50	0	0.00	0	0.00	0	0.00	1	3.50	1	0	1	4.89
15	Geyer Springs W.	3	67.35	0	0.00	1	6.16	0	0.00	0	0.00	0	0	2	1.30
16	Otter Creek	2	20.52	0	0.00	0	0.00	0	0.00	2	37.13	10	1450	2	2.34
18	Ellis Mountain	0	0.00	1	5.56	0	0.00	0	0.00	0	0.00	0	0	2	5.31
19	Chenal	1	38.00	0	0.00	0	0.00	0	0.00	2	199.00	164	14300	10	59.64
20	Pinnacle	0	0.00	0	0.00	0	0.00	0	0.00	1	47.00	80	5300	3	7.29
24	College Station	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	2	8.03
25	Port	0	0.00	0	0.00	1	377.00	0	0.00	0	0.00	0	6820	2	8.00
Total		12	192.15	6	43.25	4	484.38	1	1.23	12	358.73	318	34,095	50	199.31

No activity in Planning Districts 6, 17, 21 – 23, 26 – 30.

**(Approved Preliminary Plats Map by Planning District)**



**(Approved Final Plats by Planning District Map)**



## Zoning Activity

During the 2000 calendar year the number of approved zoning cases increased from 1999 approvals as did the number of approved acres. During 2000 there were 31 cases approved for a total of 322.01 acres. Single-Family remained about the same as in 1999 in both cases and acreage. Commercial, Office and Industrial each increased significantly in approved acreage from 1999 to 2000. Commercial re-zonings increased from 20.49 acres in 1999 to 88.73 acres in 2000. Office re-zonings were 17.47 acres in 1999 compared to 50.15 acres in 2000 and industrial re-zonings were 0.41 acres in 1999 compared to 39.90 acres in 2000. Multi-Family re-zoning decreased from 42.67 acres in 1999 to 4.98 acres in 2000.

Planned Zoning District (PZD) activity increased slightly during the 2000 reporting period over the 1999 request and acreage. During 1999 50 cases were approved as PZD's for a total of 291.26 acres. During 2000 there were 51 cases and 351.26 acres approved.

When the zoning is viewed with the PZD activity there is still an increase in the number of cases approved and the total acreage approved but the total number of cases approved is not as dramatic of a change.

Combined in 1999 there were 76 cases approved and in 2000 82 cases approved. In acreage there is more of a significant change (392.45 acres in 1999 and 673.27 acres in 2000).

Forty-seven percent of the approved PZD cases were in the west sub-area of the city. The east and southwest sub-areas each captured just over 20% of the PZD activity, the central sub-area captured 10% of the activity. Acreage distribution by percentage indicates the west sub-area accounted for 80%, southwest sub-area 14%, the central sub-area 4.5% and the east sub-area 1.6%.

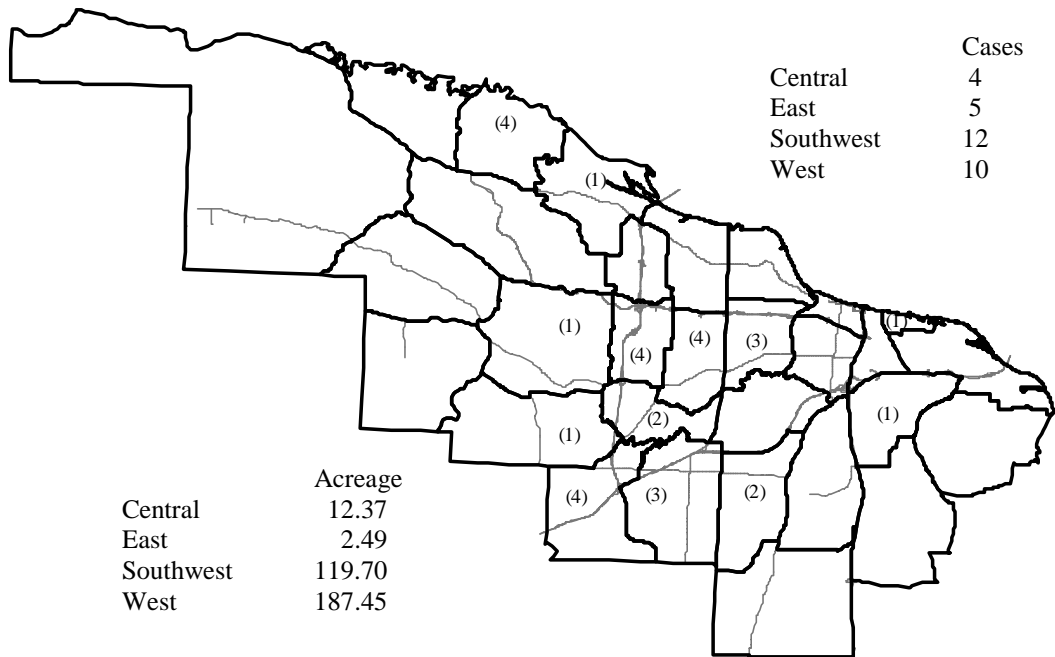
The table and map of re-zoning and PZD approved cases show the areas most likely to develop in 2001 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term. Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area. The southwest sub-area will also experience substantial growth, the east and central sub-areas continue to grow but at a slower rate.

PZD ACTIVITY by PLANNING DISTRICT										
Planning District		Commercial		Office		Industrial		Residential		Feet of Street
		cases	acres	cases	acres	cases	acres	cases	acres	
1	River Mountain	2	11.85	5	14.58	0	0	0	0	0
2	Rodney Parham	0	0	0	0	0	0	1	0.40	0
3	West Little Rock	0	0	2	0.68	0	0	0	0	0
7	I-30	3	2.37	0	0	2	1.48	0	0	360
8	Central city	1	0.72	1	0.16	0	0	0	0	0
9	I-630	2	1.03	0	0	0	0	1	1.15	0
10	Boyle Park	2	2.36	1	12.69	0	0	0	0	0
11	I-430	2	98.30	2	52.50	0	0	0	0	0
12	65 <sup>th</sup> Street W.	1	2.40	1	5.10	0	0	0	0	0
13	65 <sup>th</sup> Street E.	0	0	1	0.90	0	0	0	0	0
15	Geyer Springs	2	2.68	0	0	0	0	0	0	0
16	Otter creek	3	26.34	1	1.70	1	7.50	2	9.54	938
17	Crystal Valley	1	0.90	0	0	0	0	0	0	0
18	Ellis Mountain	4	23.88	3	35.23	0	0	0	0	0
19	Chenal	2	1.61	2	34.21	0	0	0	0	550
Total		25	174.44	19	157.75	3	8.98	4	10.09	1,848

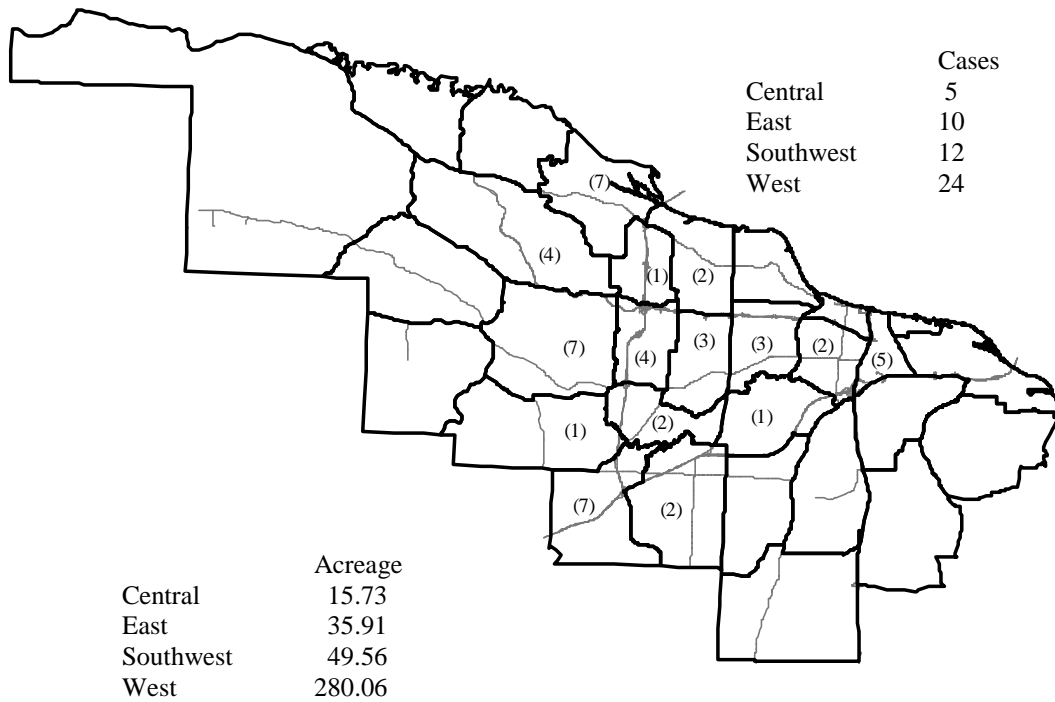
No activity in Planning Districts 4 – 6, 14, 20 – 30.

<b>ZONING ACTIVITY by PLANNING DISTRICT</b>													
Planning District		Commercial		Office		Industrial		Multi-Family		Single-Family		Agriculture	
		cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1	River Mountain	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	133.90
6	East Little Rock	1	0.34	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
9	I-630	3	0.81	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
10	Boyle Park	3	2.43	1	9.94	0	0.00	0	0.00	0	0.00	0	0.00
11	I-430	0	0.00	4	7.91	0	0.00	0	0.00	0	0.00	0	0.00
12	65 <sup>th</sup> Street W.	1	35.80	1	23.66	0	0.00	0	0.00	0	0.00	0	0.00
14	Geyer Springs E.	2	2.92	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
15	Geyer Springs W.	1	5.23	0	0.00	1	20.00	0	0.00	1	1.60	0	0.00
16	Otter Creek	2	4.20	0	0.00	1	19.90	1	4.98	0	0.00	0	0.00
17	Crystal Valley	0	0.00	0	0.00	0	0.00	0	0.00	1	1.41	0	0.00
18	Ellis Mountain	1	1.70	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
20	Pinnacle	3	35.30	1	8.64	0	0.00	0	0.00	0	0.00	0	0.00
24	College Station	0	0.00	0	0.00	0	0.00	0	0.00	1	1.34	0	0.00
Total		17	88.73	7	50.15	2	39.90	1	4.98	3	4.35	1	133.90

**(Approved Rezoning By Planning District Map)**



**(Approved PZD Activity by Planning District Map)**





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