



**2004**

**ANNUAL  
URBAN  
DEVELOPMENT  
REPORT**



**City of Little Rock Planning & Development**

## **Board of Directors - 2004**

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

## **Board of Adjustment – 2004**

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Andrew Francis – Vice Chair  
Terry Burruss  
Debra Harris  
David Wilbourn

## **City Beautiful Commission - 2004**

Tim Heipe – Chairperson  
Sharon Tallach Vogelpohl – Vice Chair  
John Beneke  
Cita Cobb  
Jan Barlett Hicks  
Amy Ivey  
Troy Laha  
Lynn Mittelstaedt Warren  
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Craig Berry – Vice Chair  
Alicia Cooper  
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## **Planning Commission - 2004**

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Norm Floyd  
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## **River Market Design Review Committee - 2004**

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Millie Ward  
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## **Construction Board of Adjustment and Appeal -2004**

Joe Hilliard – Chairperson  
Danny Bennett  
Doug Bown  
Robert Merriott  
James Mitchell  
Issac Ross  
Clyde Smith



## City of Little Rock

### Department of Planning and Development

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

### Planning Zoning and Subdivision

February 1, 2005

Dear Citizen,

Much of the 2004 work program was completed within the year. The Department's efforts are guided by the desire to preserve the quality of life that initially attracted each of our neighbors, the existing businesses, to the community that we continue to call home and us. We strive to bring the City services closer to the people of the community in hopes of better understanding and involvement.

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

The Planning Division continues to work with neighborhoods to define a common direction, based on a shared vision, which is articulated in concise statements by the residents of the neighborhoods involved. Presently there are twenty-two Neighborhood Plans completed. Much of the division's efforts are aimed at developing data and analyses for others to make better decisions.

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 a number of ordinances and staff several boards and commissions. Activity within the division has remained steady.

Contained in this Annual Report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2005.

Sincerely,

Tony Bozynski, Director  
Planning & Development

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## **Zoning and Subdivision Division**

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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.

### **2004 Sign Code Statistics**

During 2004, the Division worked to process sign renewals (5 year interval for all signs). Sign permits (including renewals) brought in \$47,835 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

791 Sign Permits Issued  
389 Sign Permit Renewals  
7100 Sign Inspections and Re-inspections

In 2005, the Division will continue to monitor and enforce the Sign Ordinance. The staff anticipates no significant changes in the coming year.

### **Commercial Plan Review**

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

## **Zoning and Subdivision Division**

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### **2004 Plans Review for Zoning, Subdivision and Landscape Requirements**

207 Commercial Plans/New or Additions

456 Commercial Landscape Plans

### **2004 Other Activities**

15 Franchise Request

747 Site Inspections

110 Certificates of Occupancy

18 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. Over 3,000 inspections and re-inspections were performed.

### **2004 Plan Reviews for Permits**

880 Residential Plans – New or Additions

### **2004 Privileges Licenses**

1025 Retail, Commercial, Office, Industrial and Home Occupation Reviews

### **2004 Information Inquiries**

5,100 Request for Sign, Zoning, Enforcement or Licenses

### **2004 Court Cases**

87 Cases – All Types

### **2004 Citations Issued**

13 Cases – All Types

### **Wireless Communication Facilities**

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2004, 6 locations were approved administratively. Staff shall continue to encourage collocation of WCF facilities.

### **Zoning Site Plan**

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2004, the Division and the Planning Commission reviewed 10 zoning site plans, all of which were approved by the Planning Commission.

## **Zoning and Subdivision Division**

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### **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 2004, the Division and the Planning Commission reviewed 13 Subdivision Site Plans, with 11 of the plans being approved by the Planning Commission.

### **Conditional Use Permits**

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2004, the Commission reviewed 61 Conditional Use Permit applications. Of these, the Commission approved 43 applications.

### **Board of Zoning Adjustment**

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2004, the Board heard a total of 128 cases: 125 variance requests, 2 time extensions and 1 appeal. Of the 125 variance requests, 107 were approved.

### **City Beautiful Commission**

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This nine member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard three such appeal cases in 2004.

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

Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2004, the Planning Commission reviewed 34 rezoning requests, 22 special use permit requests and 4 proposed right-of-way abandonment requests.

### **Preliminary and Final Plats**

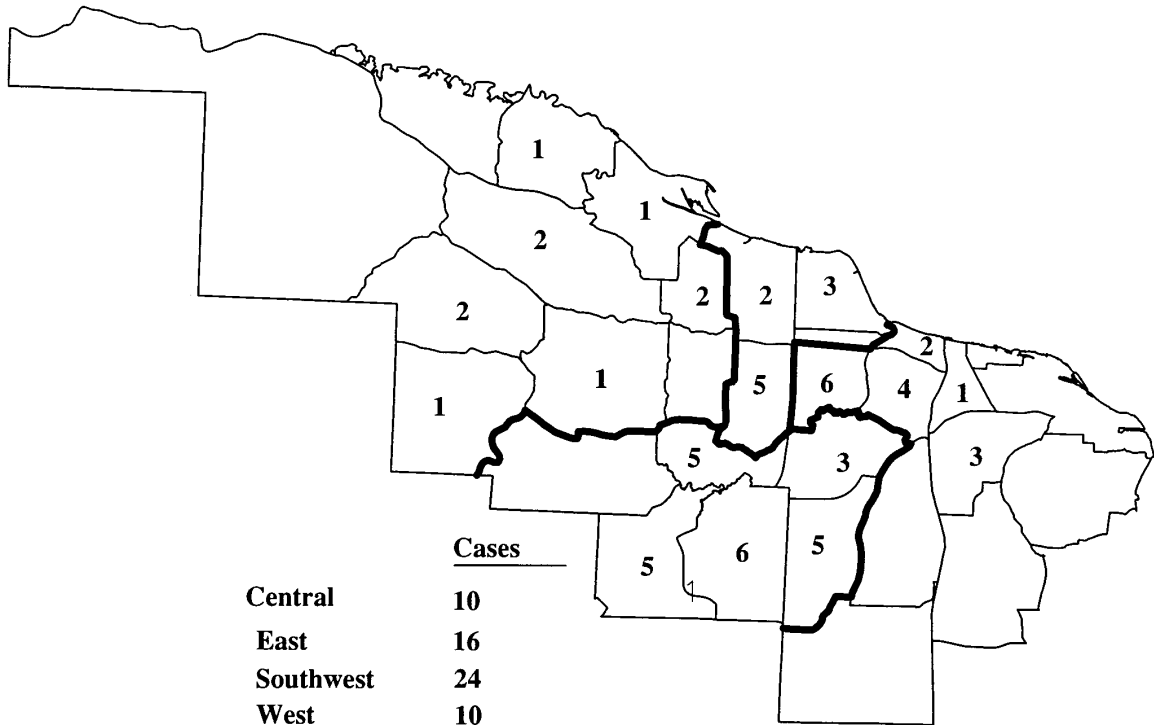
Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2004, Staff reviewed 62 preliminary plats and 87 final plats.

## Zoning and Subdivision Division

### Planned Zoning District

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2004, 88 Planned Zoning District applications were reviewed.

### Conditional Use Permits





## Building Codes Division

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

### Code Compliance

<b>Building</b>				
	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>
<b>Permits Issued</b>	5,032	4,432	4,561	4,384
<b>Inspections</b>	5,969	5,462	5,572	5,500
<b>Violations</b>	1,473	1,083	1,005	1,175
<b>Fees</b>	\$1,098,920	\$1,034,294	\$1,044,848	\$747,698
<b>Plumbing</b>				
	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>
<b>Permits Issued</b>	3,767	3,692	3,443	3,058
<b>Inspections</b>	6,528	6,322	5,823	5,072
<b>Violations</b>	862	930	867	681
<b>Fees</b>	\$415,008	\$358,360	\$307,173	\$240,635
<b>Electrical</b>				
	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>
<b>Permits Issued</b>	3,189	2,972	2,834	3,067
<b>Inspections</b>	7,770	6,851	6,147	7,185
<b>Violations</b>	1,540	1,211	1,044	861
<b>Fees</b>	\$382,012	\$389,049	\$315,153	\$276,910
<b>Mechanical</b>				
	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>
<b>Permits Issued</b>	1,789	1,690	1,534	1,419
<b>Inspections</b>	3,825	3,460	2,997	3,547
<b>Violations</b>	636	536	501	515
<b>Fees</b>	\$346,653	\$347,904	\$266,909	\$186,173

### **Building Inspection**

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

## **Building Codes Division**

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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**

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 work and check electrical contractors’ licenses and update the city electrical codes.

### **Plumbing and Gas Inspection**

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and 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**

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 proposes 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, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

### **Permit Section**

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section 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 Division**

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### **Building Codes Highlights**

During 2004 the Building Codes Division collected over \$2,600,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

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

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

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

The Division was very instrumental with regard to inspections and consultation in conjunction with the Clinton Presidential Library grand opening in November 2004.

The 2003 AR Mechanical Code and 2003 AR Plumbing Code were adopted. The Division also participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues.

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

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

	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>	<b>2000</b>	<b>1999</b>
<b>Building Plans Reviewed</b>	1495	1366	1533	1536	1773	1661
<b>Construction B.O.A.</b>	0	0	1	1	1	1
<b>Electrical Exams</b>	12	21	54	11	21	7
<b>Franchise Permits</b>	31	34	22	26	28	20

## **Building Codes Division**

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### **Major Jobs Reviewed, Permitted or Inspected in 2004**

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

#### **Churches**

Arkansas District Assembly of God  
Calvary Church of Nazarene  
Good Shepard  
Church at Rock Creek  
Pleasant Valley Church of Christ

#### **Restaurants**

Sonic  
McDonalds  
Popeyes  
Catfish City  
Applebees

#### **Residential**

Madison Heights  
Highland Pointe  
Reserve at Chenal  
Valley Heights Otter Creek  
Law School Residential  
Wimbledon Green  
Stonewood  
Rainwater Flats

#### **Business**

Blue Cross  
Landers Auto Group  
Acxiom  
Crain Infiniti  
Luxury Limousine  
Lavender & Wyatt Office  
Little Rock Waste Water Office  
Pulaski Bank  
Bank of Ozarks  
Bank of Little Rock  
Twin City Bank  
National Bank of Arkansas  
Metropolitan National Bank (2)  
Simmons National Bank

#### **Mercantile**

Centre at Plaza 10  
Lock N Load  
Bella Rosa  
Chenonceau Retail Center  
Hanks Furniture  
Dogwood Crossing  
Home Depot  
Bird and Bear

#### **Factory-Storage**

AA Storage at Fair Park  
Sol Alman  
Trane Facility

#### **Institutional**

Arkansas Children's Hospital  
Arkansas Historical Aviation  
Little Rock Airport

## **Planning Division**

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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 of the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission, the division staff may work on special studies. A few of the major work efforts from 2004 are described below.

### **Neighborhood Plans**

The Planning Division has continued the Neighborhood Plan process with the completion of the update for the South End Neighborhood Plan. Initial efforts to start the update (review) of the Downtown Neighborhoods Plan were undertaken.

### **Special Planning Efforts**

The Division Planners worked on several special efforts. The Granite Mountain Overlay was developed with a citizen-based committee. This overlay addressed design issues along Confederate and Springer Avenue related to a proposed redevelopment of the Booker Homes site to a nature facility run by Audubon Arkansas. The effort included reviews of the Master Street Plan and Land Use Plan in the area. The Little Rock Board of Directors approved the overlay in the fall of 2004.

Staff began a Land Use review of the Highway 10 corridor from Panky west to Highway 300. Several mailings to organizations in the area as well as residents was complete, with recommending changes developed for presentation to the Little Rock Planning Commission in early 2005. A second Land Use review was started in the Central High area since the Plan had not been reviewed in the area for over a decade.

### **Boards and Commissions Supported**

The Planning Division provides staff and meeting support for the Midtown Redevelopment District Advisory Board and the River Market Design Review Committee as well as the Little Rock Planning Commission. In late 2004, staff began the process of assuming responsibilities for the Little Rock Historic District Commission. Each of these Boards or Commissions meet on a monthly basis.

As part of the River Market Design Review Committee support, Staff reviewed 13 requests.

### **GIS & Graphics Activities**

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Maintenance of

## **Planning Division**

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data related to future land use, zoning and structure changes (addition or removal) continues. Efforts to create a parcel layer were started in 2004. GIS has become a support function of the division for both graphics and statistical reports with use of ArcMap software.

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

### **Review of Land Use Plan Issues**

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 29 requests for Plan changes in 2004. Of these, the Planning Commission forwarded eleven to the Board of Directors.

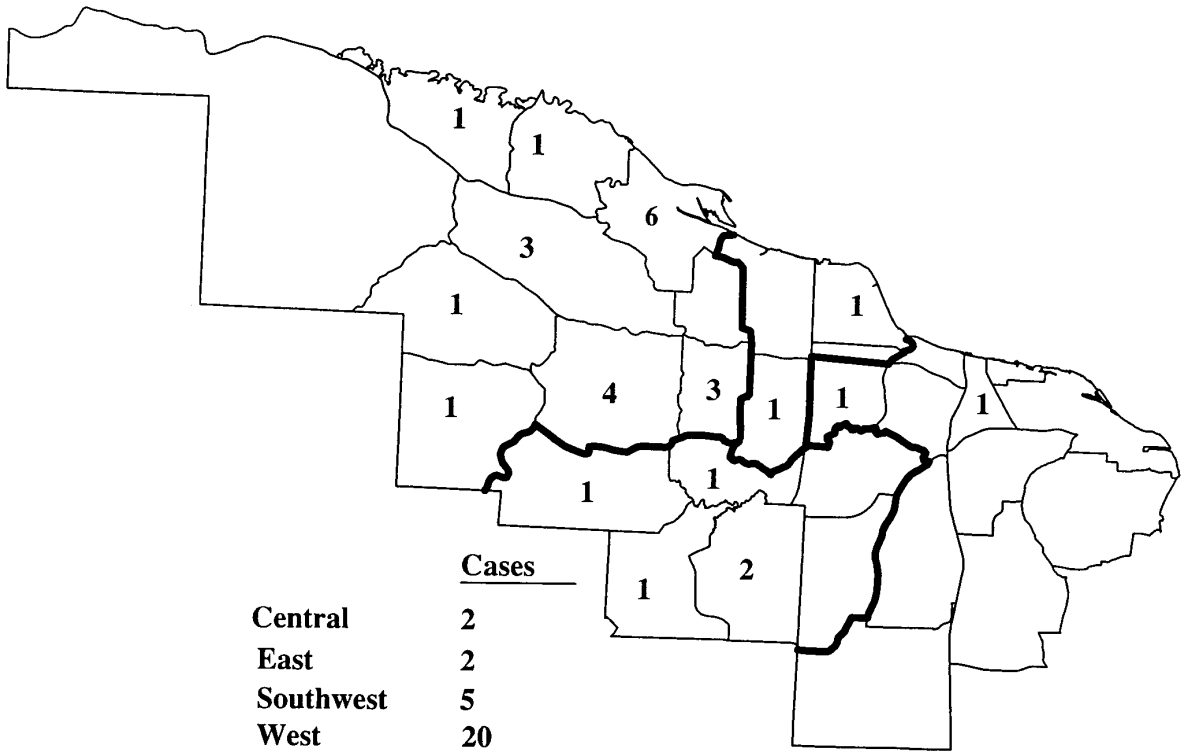
### **Other Major Activities**

Staff provided assistance on the Mayor's efforts for the 12<sup>th</sup> Street Corridor redevelopment and beautification effort with area churches sponsored by the Cultural and Diversity Commission.

Staff reviewed seven requests for Master Street Plan Amendments during 2004 with three forwarded by the Planning Commission to the Little Rock Board of Directors.

# Planning Division

## Future Land Use Plan Amendments



**2004**

**Urban  
Development  
Report  
Data**



## Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock during the 2004 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 2004.

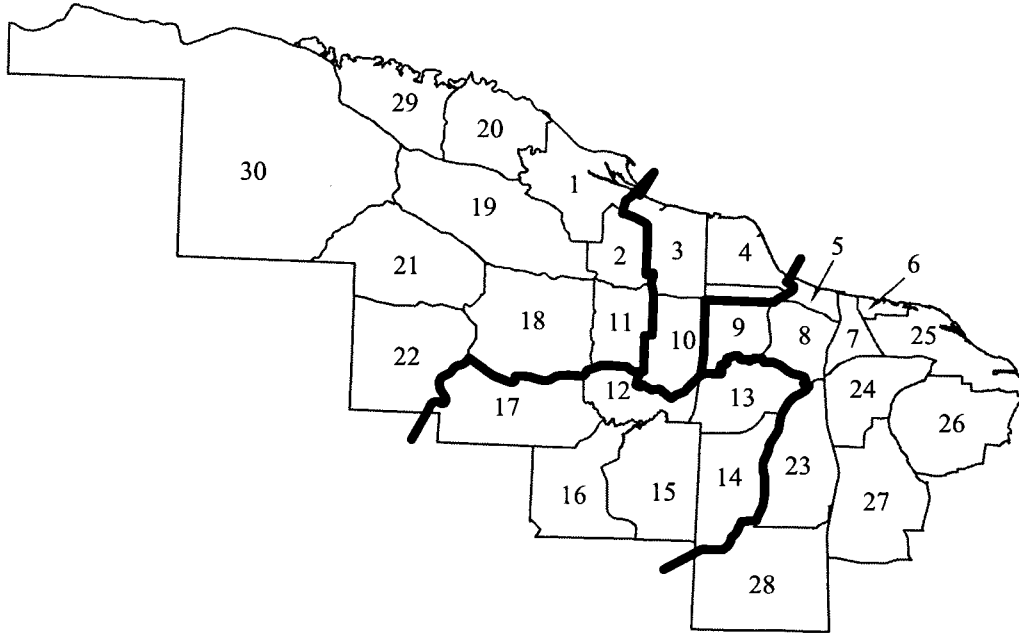
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and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

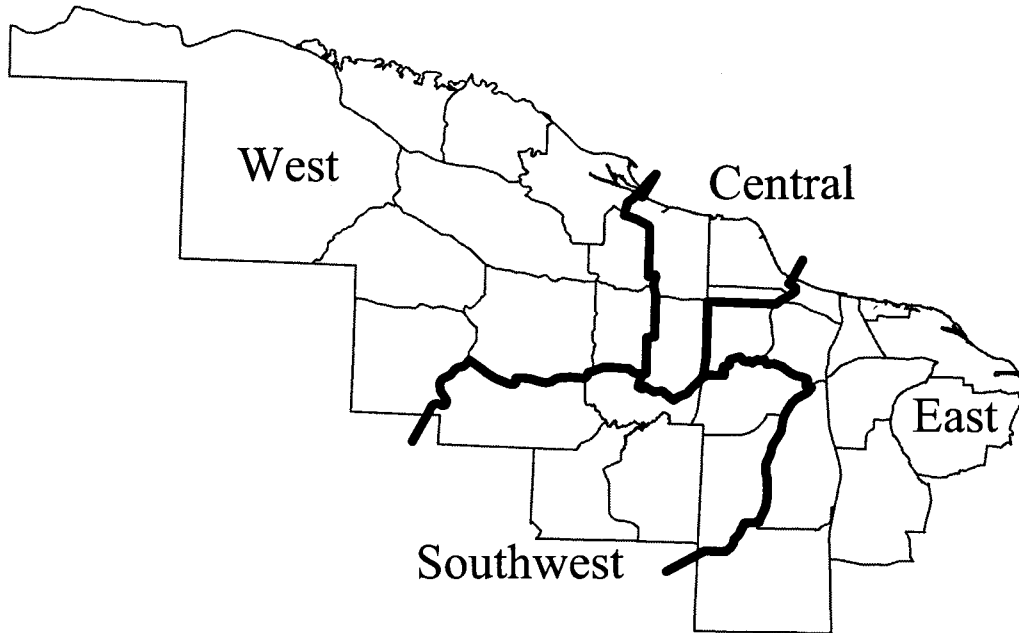
	<b>Planning District</b>	<b>Sub - Area</b>
<b>1</b>	River Mountain	West
<b>2</b>	Rodney Parham	West
<b>3</b>	West Little Rock	Central
<b>4</b>	Height/Hillcrest	Central
<b>5</b>	Downtown	East
<b>6</b>	East Little Rock	East
<b>7</b>	I-30	East
<b>8</b>	Central City	East
<b>9</b>	I-630	East/Central
<b>10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

# Urban Development Report

## Planning Districts



## Sub - Areas



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## Development Activity Summary

### Population Estimate

187,748 persons 2004 population estimate

### New Construction

949 permits; up 15.4% from 821 in 2003

### Single-Family Housing

797 units; up 9.3% from 729 units in 2003  
\$261,633 avg.; up 8% from \$242,125 in 2003

### Multi-Family Housing

1100 units; up 152.3% from 436 units in 2003

### Residential Renovations/Additions

1036 permits; up 12.8% from 918 in 2003  
\$31,830,790 construction dollars; up 47.7% from \$25,640,178 in 2003

### Demolitions

103 residential units; up 7.3% from 96 in 2003

### Office

271,496 square feet; down 29.5% from 384,965 in 2003  
\$45,341,699 construction dollars; up 26.9% from \$35,711,284 in 2003

### Commercial

529,251 square feet; down 45% from 962,519 in 2003  
\$34,259,001 construction dollars; down 3.6% from \$35,555,179 in 2003

### Industrial

113,142 square feet; down 18.2% from 138,255 in 2003  
\$2,642,000 construction dollars; down 75.2% from \$10,650,090 in 2003

### Annexations

Three annexations for 377.24 acres, compared to one annexation totaling 2.77 acres in 2003

### Preliminary Plats

803 residential lots; down 32.1 % from 1183 lots in 2003  
621.09 total acres; down 0.5 % from 624.18 acres in 2003

### Final Plats

91 cases; up 5.8% from 86 cases in 2003  
635.71 acres; up 48.6% from 427.73 acres in 2003

### Rezoning

29 cases; up 7 % from 27 cases in 2003  
226.99 acres; down 33.8 % from 343.14 acres in 2003

### PZD's

71 cases; up 1.43 % from 70 cases in 2003  
460.57 acres; up 48.6 % from 309.98 acres in 2003

## **Population Growth and Projections**

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

<b>Little Rock Population</b>		
<b>Year</b>	<b>Population</b>	<b>Annual % change</b>
<b>1900</b>	38,307	-
<b>1910</b>	45,941	19.93%
<b>1920</b>	65,142	41.79%
<b>1930</b>	81,679	25.39%
<b>1940</b>	88,039	7.79%
<b>1950</b>	102,213	16.10%
<b>1960</b>	107,813	5.48%
<b>1970</b>	132,483	22.88%
<b>1980</b>	159,024	20.03%
<b>1990</b>	175,795	10.55%
<b>2000</b>	183,133	4.17%
<b>2001</b>	183,923	0.43%
<b>2002</b>	184,354	0.23%
<b>2003</b>	185,835	0.80%
<b>2004</b>	187,748	1.03%

Little Rock continues to experience a slow growth rate. Most of the growth has been in the west and southwest parts of the City. The east, central and southwest sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. There were even small areas of loss in the high growth areas. The trend for the first decade of the twenty-first century is a growth rate, which would result in approximately 5% growth by 2010.

## Construction Activity

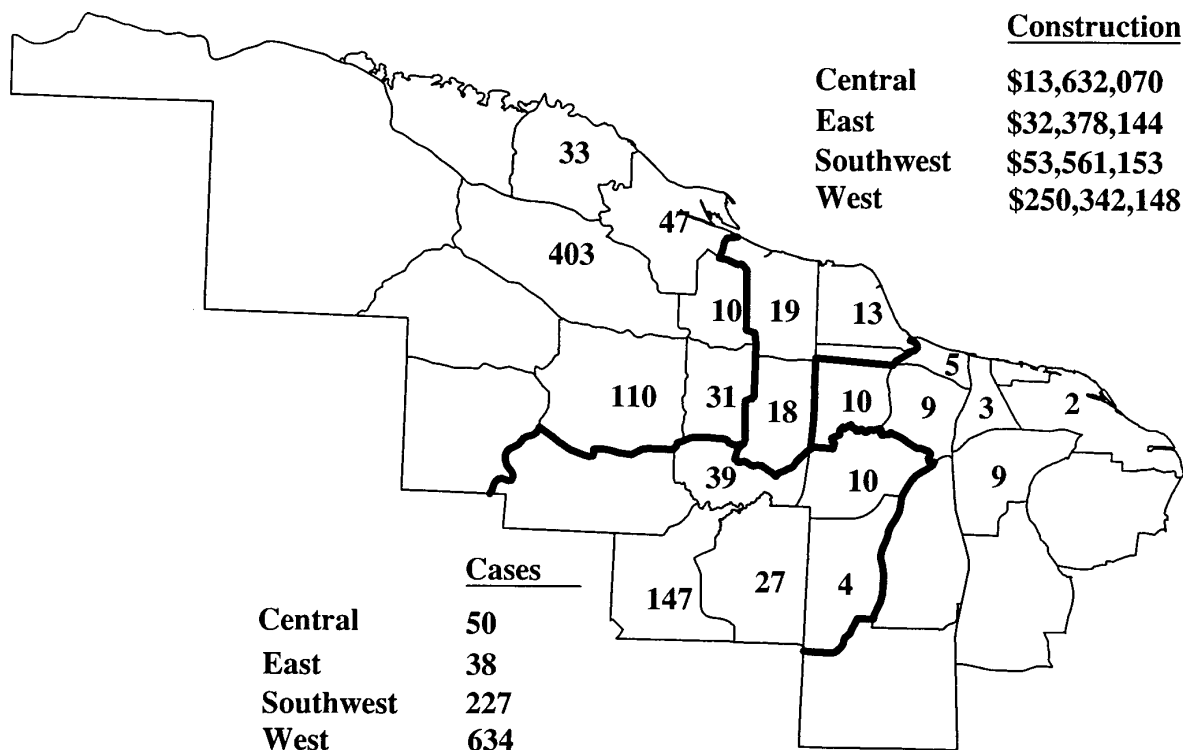
During 2004 the total number of new construction permits issued increased by 126 (15.4%) over the number of permits issued in 2003. In 2004 there were 949 permits issued for a total of \$349,913,515 construction dollars. While the number of industrial permits increased 25 percent, the amount of area added dropped 18.2 percent. There were 8 permits issued for a total of 113,142 square feet. The office activity had the largest increase 38 percent, 29 permits, however the area added fell 35.9 percent to 246,523 square feet. The number of commercial permits increased 14.8 percent with a drop of 45.2 percent in the added area, with only 527,124 square feet added.

New single-family unit construction increased by 9.3% (68 units) from 2003 construction permits issued. The total number added during 2004 was 797 units with an average construction cost of \$261,633. This is a 8% increase over 2003 average construction value. During 2003 there were 729 permits issued for an average construction cost of \$242,125. For 2004 over 68% of the new housing starts were in the west sub-area. Three hundred seventy-one permits (46.5%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 127 permits or 15.9%.

Permits for Multifamily increased significantly more than tripling to 77 permits from 25 in 2003. Likewise the number of units added almost tripled to 1100 units from 436 units, with most located in five complexes.

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

### New Construction Activity



## Construction Activity

### Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	21	\$248,714	17	208	229
2	5	\$271,556	0	0	5
3	15	\$344,236	2	4	19
4	12	\$315,147	1	2	14
5	0	\$0	2	104	104
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	8	\$141,570	0	0	8
9	5	\$80,160	0	0	5
10	14	\$99,903	0	0	14
11	25	\$107,751	0	0	25
12	34	\$148,065	0	0	34
13	10	\$111,215	0	0	10
14	0	\$0	0	0	0
15	23	\$112,178	0	0	23
16	127	\$145,796	12	94	221
17	0	\$0	0	0	0
18	109	\$227,962	0	0	109
19.1	233	\$396,891	0	0	233
19.2	138	\$267,720	25	376	514
20	16	\$345,478	13	260	276
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	2	\$93,500	5	52	54
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	<b>797</b>	<b>\$261,633</b>	<b>77</b>	<b>1100</b>	<b>1897</b>

## Construction Activity

### Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	5	143,012	4	92,547	0	0	0
2	1	9,142	4	19,050	0	0	0
3	1	2,127	2	7,862	0	0	0
4	0	0	0	0	0	0	0
5	0	0	2	7,550	0	0	1
6	0	0	0	0	0	0	0
7	0	0	1	6,749	2	39,125	0
8	0	0	0	0	0	0	0
9	3	56,668	0	0	1	24,000	0
10	4	10,729	0	0	0	0	0
11	1	3150	3	24,973	1	5,000	1
12	3	148,932	2	28,521	0	0	0
13	0	0	0	0	0	0	0
14	3	12,252	0	0	0	0	1
15	3	23,577	0	0	1	5,000	0
16	4	99,700	3	20,710	1	11,817	0
17	0	0	0	0	0	0	0
18	0	0	0	0	0	0	1
19	3	18,243	4	43,233	0	0	0
20	1	1,719	3	18,101	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	1	2,200	1	1,200	0
25	0	0	0	0	1	27,000	1
26	0	0	0	0	0	0	0
	<b>32</b>	<b>529,251</b>	<b>29</b>	<b>271,496</b>	<b>8</b>	<b>113,142</b>	<b>5</b>

## Residential Activity

The number of single-family units permitted reached its highest level in over a decade with a 68 unit increase during 2004. There were 797 units permitted for a 9.3% increase in the number of single-family units added over 2003. Single-family unit construction continued its robust growth from 2003. It should be noted that the fourth quarter of 2004 while good did not perform at the levels seen in the earlier months.

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 2003, 46.5% of the permits issued were located in this area. Of the permits issued in the Chenal Planning District, 233 units were located west of Rahling Road (over 29%), and 138 units were permitted for the area east of Rahling Road.

The next most active planning district is the Otter Creek Planning District (15.9 percent), an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek, Wedgewood Creek and Westfield Subdivision continue to account for almost all the activity in this planning district. All three subdivisions are south of Baseline Road and west of Stagecoach Road.

Approximately seven percent of the new single-family construction permits were issued in the central and east sub-areas. The number of permits issued during 2004 decreased by one from 57 to 56 units.

New multi-family unit construction was at high rate during 2004. The number of units permitted increased during 2004 from 436 units in 2003 to 1100 units. These 1100 units were the result of 77 permits. The dollar value of the permits more than doubled, while the number of units increased over 1150 % or 664 units. Most of the permits were for one of the six apartment complexes and one private dorm started in 2004.

### Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
1994	579	\$100,658,783	\$173,849
1995	477	\$77,990,869	\$163,503
1996	482	\$78,089,899	\$162,012
1997	448	\$71,510,751	\$159,622
1998	495	\$89,757,916	\$181,329
1999	555	\$102,062,168	\$183,896
2000	468	\$92,378,933	\$197,391
2001	483	\$105,179,005	\$217,762
2002	581	\$136,231,640	\$234,075
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633

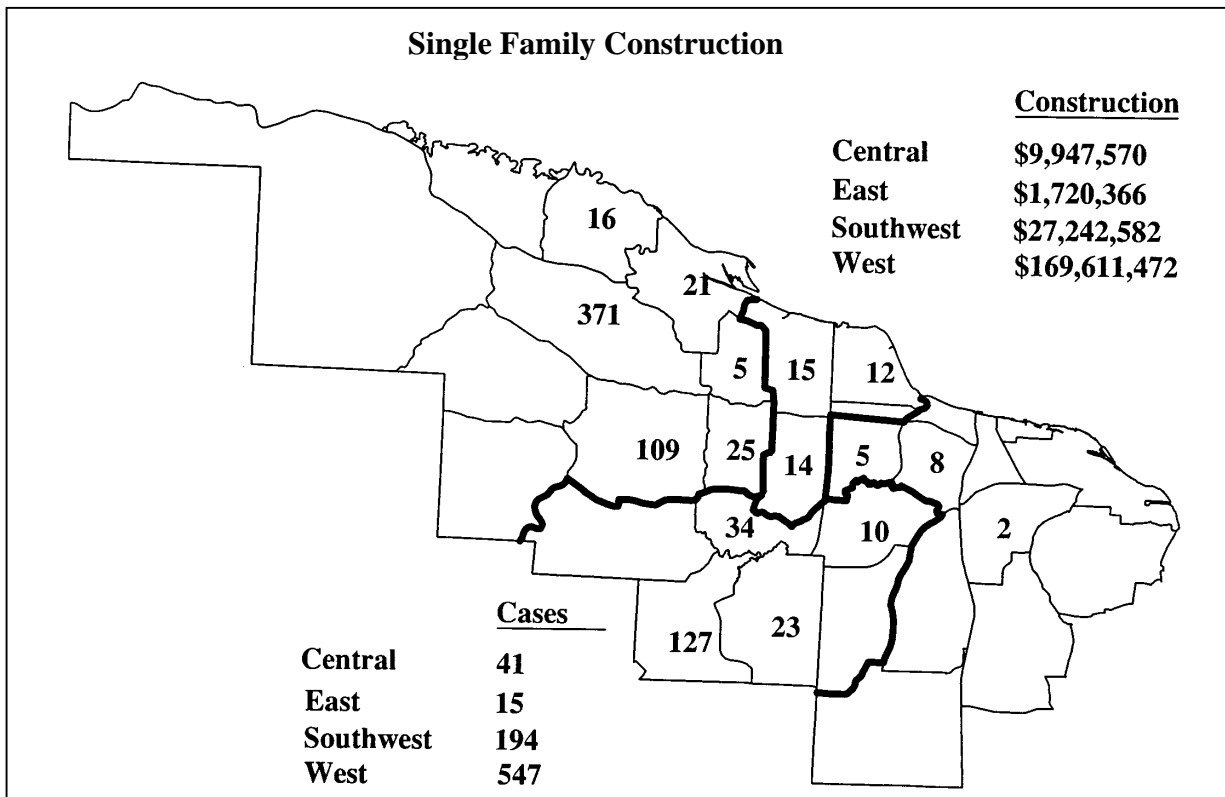
Multi-family			
Year	Permit	Units	Cost
1994	11	26	\$2,155,001
1995	7	240	\$7,842,000
1996	7	191	\$7,031,180
1997	11	1240	\$41,462,210
1998	6	790	\$19,635,381
1999	44	537	\$20,309,000
2000	56	236	\$12,084,472
2001	36	95	\$13,081,744
2002	26	238	\$12,158,550
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845



## Residential Activity

### Single Family Units

	Sub-area			
	East	Central	S-west	West
<b>2004 Permits</b>	15	41	194	547
<b>2003 Permits</b>	16	41	209	463
<b>2002 Permits</b>	24	32	156	369
<b>2001 Permits</b>	13	31	89	350
<b>2000 Permits</b>	13	31	78	346
<b>1999 Permits</b>	26	36	103	390
	East	Central	S-west	West
<b>2004 %</b>	1.9%	5.1%	24.3%	68.6%
<b>2003 %</b>	2.2%	5.6%	28.7%	63.5%
<b>2002 %</b>	4.1%	5.5%	26.8%	63.6%
<b>2001 %</b>	2.7%	6.4%	18.4%	72.5%
<b>2000 %</b>	2.8%	6.6%	16.7%	73.9%
<b>1999 %</b>	5.0%	6.0%	19.0%	70.0%



## Housing Construction Values

The average construction cost of a new single-family home increased by 8% or \$19,508 over 2003. The average unit value in 2004 was \$261,633 compared with \$242,125 in 2003. Interest rates have continued at historic lows, which is making housing more affordable in real terms.

Housing values are represented below in five distribution categories: less than \$100,000, less than \$200,000, less than \$400,000, less than \$600,000 and \$600,000 and above. There were 35 units constructed below \$100,000, 284 units constructed in the range of \$100,000 to \$199,999, 362 units constructed in the range of \$200,000 to \$399,999, 91 units constructed in the range of \$400,000 to \$599,999 and 25 units above \$600,000.

During 2004, 60% of the single-family units constructed cost \$200,000 or more. The majority of these homes (88% or 422 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$71,190 to \$2,700,000. The central sub-area, next highest, had a significantly lower construction cost range from \$70,000 to \$1,000,000. The east sub-area construction cost ranges from \$60,000 to \$235,000, and the southwest sub-area construction cost range from \$60,000 to \$250,000. Of the total dollars expended on construction of single-family units the west sub-area accounted for 81% (\$169,611,472) of the construction dollars and the southwest sub-area accounted for 13% (\$27,242,582) of all construction dollars expended. The central sub-area, 4.8% (\$9,947,570) and the east sub-area, 0.8% (\$1,720,366) completes the construction dollars expended for single-family construction for 2004.

Of the single-family units added citywide, 45% were valued between \$200,000 and \$400,000, 35.6% were valued between \$100,000 and \$200,000, 11.4% were valued between \$400,000 to \$600,000, 3.1% were valued above \$600,000 and 4.4% were valued below \$100,000. High-end construction for the most part is taking place in the Chenal (Chenal Ridge and Chenal Valley), Ellis Mountain, and Pinnacle Planning Districts. Of the units valued over \$400,000, 90.5% or 105 units, were permitted in one of these districts. While in these same districts, 0% or 0 units of the less than \$100,000 value units can be found.

All sub-areas experienced increases, with the central and east showing the largest advance (\$56,910 and \$24,532 respectively). Each of these sub-areas experienced value increases of around 30 percent, while the west and southwest sub-areas experienced increases in the neighborhood of three percent (\$8,950 and \$9,502 respectively). The west sub-area had the smallest percentage and actual increase of any sub-area. However, the average constructive value for single-family housing in the West sub-area is more than double that in the southwest and east sub-areas and almost 28% greater than that in the central sub-area.

<b>Sub-area</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
<b>West</b>	\$199,519	\$203,664	\$216,225	\$243,844	\$285,620	\$301,125	\$310,075
<b>Central</b>	\$212,912	\$278,351	\$211,875	\$266,315	\$265,331	\$185,713	\$242,623
<b>Southwest</b>	\$109,361	\$107,852	\$107,394	\$121,220	\$130,317	\$134,121	\$140,425
<b>East</b>	\$25,632	\$73,606	\$99,405	\$80,352	\$83,953	\$90,159	\$114,691

## Housing Construction Values

### Construction Cost Single Family Homes

<b>Planning District</b>	<b>\$600,000 &amp; Greater</b>	<b>\$400,000 - \$599,999</b>	<b>\$200,000 - \$399,999</b>	<b>\$100,000- \$199,999</b>	<b>Below \$100,000</b>	<b>Total</b>
<b>1</b>	0	2	10	9	0	<b>21</b>
<b>2</b>	0	1	2	2	0	<b>5</b>
<b>3</b>	1	4	8	2	0	<b>15</b>
<b>4</b>	1	2	6	3	0	<b>12</b>
<b>5</b>	0	0	0	0	0	<b>0</b>
<b>6</b>	0	0	0	0	0	<b>0</b>
<b>7</b>	0	0	0	0	0	<b>0</b>
<b>8</b>	0	0	3	2	3	<b>8</b>
<b>9</b>	0	0	0	0	5	<b>5</b>
<b>10</b>	0	0	0	10	4	<b>14</b>
<b>11</b>	0	0	0	14	11	<b>25</b>
<b>12</b>	0	0	6	24	4	<b>34</b>
<b>13</b>	0	0	0	10	0	<b>10</b>
<b>14</b>	0	0	0	0	0	<b>0</b>
<b>15</b>	0	0	1	17	5	<b>23</b>
<b>16</b>	0	0	9	117	1	<b>127</b>
<b>17</b>	0	0	0	0	0	<b>0</b>
<b>18</b>	0	0	71	38	0	<b>109</b>
<b>19.1</b>	21	69	135	8	0	<b>233</b>
<b>19.2</b>	1	9	100	28	0	<b>138</b>
<b>20</b>	1	4	11	0	0	<b>16</b>
<b>24</b>	0	0	0	0	2	<b>2</b>
<b>25</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>25</b>	<b>91</b>	<b>362</b>	<b>284</b>	<b>35</b>	<b>797</b>

## **Affordable Housing**

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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 HUD Home Program Rules for Little Rock set a maximum sales price of \$154,896. It should be noted that the City of Little Rock has an additional requirement that the monthly payment for the home be not more than thirty percent of the household income.

Based on NAHB and the City (HUD) assumptions, a unit reported here as \$116,172 would be considered the cap for new construction of a unit that is considered ‘affordable’ housing. Based on this information 13.3% or 106 units constructed during 2004 are potential ‘affordable’. Since 2000 less than 17.5% of the new units built in Little Rock fell in the ‘affordable’ range. The actual number of units has ranged from a low of 91 to a high of 123 units. The number of units as a percentage of those built however has declined from around twenty-two percent to about thirteen percent of the new units. It should be noted that some in the housing community feel that new housing is built at the upper end and older existing housing is the ‘affordable’ units for the more moderate-income households.

### **Affordable Housing**

<b>Year</b>	<b>% units below \$116,200</b>	<b># units below \$116,200</b>	<b>Total Units</b>
<b>2000</b>	21.8%	102	468
<b>2001</b>	10.7%	91	483
<b>2002</b>	19.1%	111	581
<b>2003</b>	13.7%	123	729
<b>2004</b>	13.3%	106	797

## **Residential Renovations/Additions**

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Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2004 reinvestment totaled almost of \$32 million dollars. The central sub-area had the greatest number of permitted projects issued in 2004 with 358 (34.6% of all the projects for 2004).

The central and east sub-areas accounted for 66.5% of the permits were issued. With approximately \$21.5 million of the \$31.8 million dollars (or 67.6%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 55% of all reinvestment occurred in the central sub-area.

The central sub-area accounts for 48.8% of the permits for additions and 55% of the dollars were spent. This indicates a strong desire among residents in this area to keep and improve the housing stock. The other active sub-area (east) was dominated by renovations (92%) rather than additions. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. The 'addition' part of the renovation picture gives the clearest view of the desire to reinvest (since renovation can be to make repairs, maintain value, rather than increase the value for the home). The central sub-area accounted for 77.9% of the addition (dollars) and 34.5% of the renovation (dollars).

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2004, there were almost a dozen of these. They were primarily in the Chenal Planning District (19.1 and 19.2). In the Downtown Planning District permits to 'finish-out' condominiums are included with the multifamily renovation figure for the second year.

### **Multi-Family Renovations**

The area, which experienced the largest number of permitted projects was the southwest sub-area. However, the central sub-area had the most dollars spent -- \$2,076,381 with a quarter of the permits (68 of 240). Just under two million dollars was spent in the east sub-area, \$1.8 million with just over a million dollars spent in the southwest. Permit activity was greatest in the southwest sub-area followed by the central, east and west – respectively. The west sub-area had the least permits and dollars spent (33 and \$174,300).

### **Single-Family Additions**

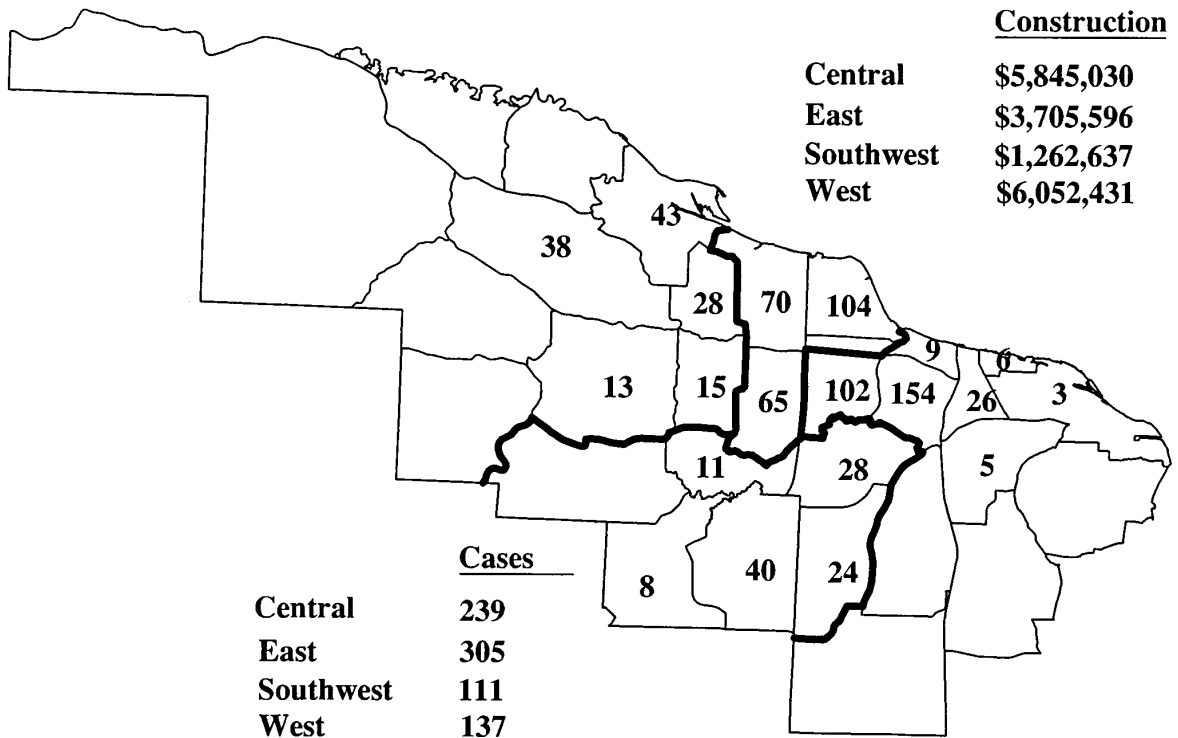
Single-family additions were concentrated in the central sub-area. Citywide 244 permits were issued for a total of \$14,965,091. The central sub-area accounted for 77.8% (\$11,650,283) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (70 permits and \$8,484,727) and the West Little Rock Planning District (41 permits and \$2,894,994). In the west sub-area 76 permits were issued for \$2,642,468. The Chenal and River Mountain Districts accounted for 25 and 17 (respectively) of these permits with \$927,089 and \$952,049 (respectively). The number of permits issued for additions increased from 2003 levels (16.2%). Overall the average value of permits issued for additions increased by 34.1%.

## Residential Renovations/Additions

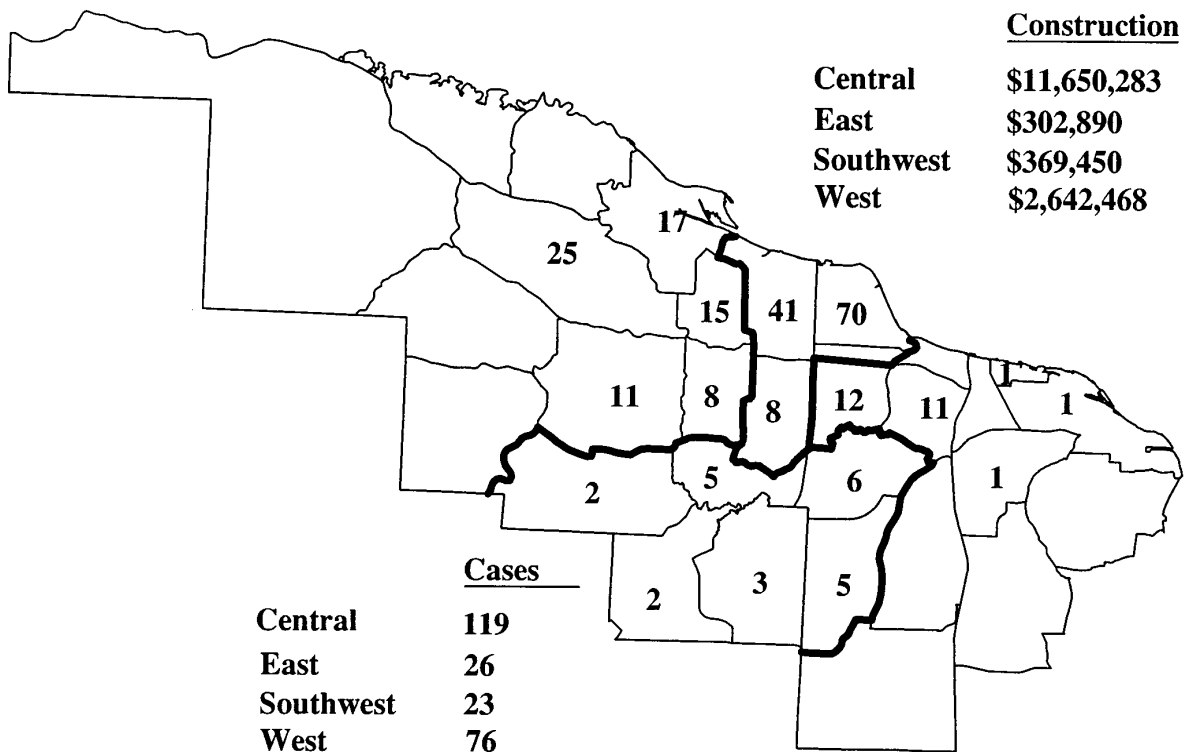
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
<b>1</b>	17	\$56,003	43	\$33,918	0	\$0
<b>2</b>	15	\$30,658	28	\$31,319	6	\$6,317
<b>3</b>	41	\$70,609	70	\$30,120	30	\$54,019
<b>4</b>	70	\$121,210	104	\$29,634	11	\$17,009
<b>5</b>	0	\$0	9	\$19,211	22	\$57,211
<b>6</b>	1	\$2,000	6	\$7,767	0	\$0
<b>7</b>	0	\$0	26	\$7,214	3	\$24,886
<b>8</b>	11	\$13,909	154	\$15,835	19	\$22,531
<b>9</b>	12	\$14,504	102	\$9,508	15	\$2,426
<b>10</b>	8	\$21,237	65	\$8,382	26	\$9,758
<b>11</b>	8	\$17,820	15	\$4,626	19	\$1,126
<b>12</b>	5	\$13,500	11	\$7,018	0	\$0
<b>13</b>	6	\$7,808	28	\$11,257	16	\$4,887
<b>14</b>	5	\$14,520	24	\$6,513	36	\$8,050
<b>15</b>	3	\$9,200	40	\$8,279	29	\$23,034
<b>16</b>	2	\$32,450	8	\$46,632	0	\$0
<b>17</b>	2	\$72,000	0	\$0	0	\$0
<b>18</b>	11	\$13,491	13	\$6,018	1	\$100,000
<b>19.1</b>	9	\$44,909	13	\$121,731	0	\$0
<b>19.2</b>	16	\$32,637	25	\$78,830	7	\$2,143
<b>20</b>	0	\$0	0	\$0	0	\$0
<b>21</b>	0	\$0	0	\$0	0	\$0
<b>22</b>	0	\$0	0	\$0	0	\$0
<b>23</b>	0	\$0	0	\$0	0	\$0
<b>24</b>	1	\$8,000	5	\$3,416	0	\$0
<b>25</b>	1	\$25,000	3	\$2,833	0	\$0
	<b>244</b>	<b>\$61,332</b>	<b>792</b>	<b>\$20,451</b>	<b>240</b>	<b>\$21,069</b>

## Residential Renovations/Additions

### Single Family Renovations



### Single Family Additions



## Demolition Activity

The net change in residential units for 2004 was an increase of 1794 residential units. All the cities sub-areas experienced increases in net units added. Only five of the City's thirty planning districts experienced net losses of residential units during 2004. The Central City and Geyer Springs Districts each went from positive to negative in 2004. The Heights/Hillcrest and Downtown Districts went from negative to positive growth in units. While the I-30 District went from neutral to negative. Only the I-630 District was negative both years.

All the units lost in 2004 were only single-family homes, with the I-630 and Central City Districts experiencing double-digit net loss in the number of housing units (15 and 18 respectively). The gain in the Downtown District is due to a private dorm built for the UALR Law School, otherwise it would have again had a net loss of units.

Most of the loss in the Heights/Hillcrest District was due to a recently approved commercial development, northwest of Markham and University Avenue. (Some might consider this loss not to be negative.) In addition to the dozen homes lost in Heights/Hillcrest, the Central City and I-630 Districts each lost 23 homes. These latter two districts have a history of high unit loss. 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.

**Residential Units Change**

<b>Planning District</b>	<b>Units Added</b>	<b>Units Demo</b>	<b>Net</b>
<b>1 River Mountain</b>	229	3	<b>226</b>
<b>2 Rodney Parham</b>	5	1	<b>4</b>
<b>3 West Little Rock</b>	19	4	<b>15</b>
<b>4 Heights/Hillcrest</b>	14	12	<b>2</b>
<b>5 Downtown</b>	104	2	<b>102</b>
<b>6 East Little Rock</b>	0	8	<b>-8</b>
<b>7 I-30</b>	0	3	<b>-3</b>
<b>8 Central City</b>	8	23	<b>-15</b>
<b>9 I-630</b>	5	23	<b>-18</b>
<b>10 Boyle Park</b>	14	6	<b>8</b>
<b>11 I-430</b>	25	1	<b>24</b>
<b>12 65<sup>th</sup> Street West</b>	34	2	<b>32</b>
<b>13 65<sup>th</sup> Street East</b>	10	1	<b>9</b>
<b>14 Geyer Springs E.</b>	0	4	<b>-4</b>
<b>15 Geyer Springs W.</b>	23	4	<b>19</b>
<b>16 Otter Creek</b>	221	1	<b>220</b>
<b>17 Crystal Valley</b>	0	0	<b>0</b>
<b>18 Ellis Mountain</b>	109	2	<b>107</b>
<b>19.1 Chenal Valley</b>	233	2	<b>231</b>
<b>19.2 Chenal Ridge</b>	514	1	<b>513</b>
<b>20 Pinnacle</b>	276	0	<b>276</b>
<b>21 Burlingame</b>	0	0	<b>0</b>
<b>22 West Fourche</b>	0	0	<b>0</b>
<b>23 Arch Street Pike</b>	0	0	<b>0</b>
<b>24 College Station</b>	54	0	<b>54</b>
<b>25 Port</b>	0	0	<b>0</b>
<b>Total</b>	<b>1897</b>	<b>103</b>	<b>1794</b>

When reviewing the ten-year history of removed homes, two districts stand out – Central City and I-630. These two districts are averaging the annual removal of 48 and 32 units respectively and consistently have had net losses. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 68.9 percent of all units lost (71 of 103 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.



## Demolition Activity

### Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
<b>West</b>	1391	10	1381
<b>Central</b>	47	22	25
<b>Southwest</b>	288	12	276
<b>East</b>	171	59	112

### Single-Family Units Removed

Planning District	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
<b>1</b>	3	1	1	0	2	1	2	1	2	0	3	<b>16</b>
<b>2</b>	0	0	0	3	0	1	0	0	0	0	1	<b>5</b>
<b>3</b>	2	3	0	3	1	2	1	0	0	0	4	<b>16</b>
<b>4</b>	7	2	4	12	8	11	10	13	6	20	12	<b>105</b>
<b>5</b>	10	2	4	3	7	20	5	0	1	1	2	<b>55</b>
<b>6</b>	6	7	14	5	5	3	25	21	8	3	8	<b>105</b>
<b>7</b>	3	8	6	6	5	3	17	1	3	0	3	<b>55</b>
<b>8</b>	75	52	49	38	34	62	61	27	33	32	23	<b>486</b>
<b>9</b>	33	27	31	46	28	24	30	29	23	27	23	<b>321</b>
<b>10</b>	4	5	5	1	2	5	8	5	3	3	6	<b>47</b>
<b>11</b>	0	0	8	1	1	0	2	1	2	2	1	<b>18</b>
<b>12</b>	0	4	2	0	0	3	0	3	1	1	2	<b>16</b>
<b>13</b>	1	0	1	2	2	1	2	0	0	0	1	<b>10</b>
<b>14</b>	1	3	2	2	1	1	10	3	2	0	4	<b>29</b>
<b>15</b>	1	11	1	3	1	3	0	2	3	2	4	<b>31</b>
<b>16</b>	2	2	2	1	0	1	0	1	4	1	1	<b>15</b>
<b>17</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>18</b>	0	1	0	1	0	0	0	0	1	1	2	<b>6</b>
<b>19</b>	0	3	0	2	1	0	2	0	0	0	3	<b>11</b>
<b>22</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>23</b>	0	0	0	0	1	0	0	0	0	0	0	<b>1</b>
<b>24</b>	2	1	1	2	0	0	1	2	1	2	0	<b>12</b>
<b>25</b>	0	0	1	3	2	1	2	0	0	1	0	<b>10</b>
<b>Total</b>	<b>150</b>	<b>132</b>	<b>132</b>	<b>134</b>	<b>101</b>	<b>142</b>	<b>178</b>	<b>109</b>	<b>93</b>	<b>96</b>	<b>103</b>	<b>1370</b>

## Office Activity

During 2004, the square footage of new office space added decreased by 29.5% from 2003. The total square footage permitted in 2004 was 271,496. The number of permits issued increased 31.8% (22 permits in 2003, 29 permits in 2004). In 2004, the total construction cost (\$45,341,699) an increase of 26.9% to the highest level seen in many years.

The west sub-area accounted for the majority of office activity with 197,904 square feet or 63.7 percent. The west sub-area had the greatest number of permits with 18 (62%) and greatest value \$25,335,306 (55.9%). The east and southwest sub-areas had the next most activity (4 and 5 cases respectively) and area permitted (16,499 and 49,231 respectively). The east sub-area value was significantly above that of the southwest however (\$13,868,351 compared to \$5,133,542). The central sub-area experienced the least activity by all measures – 2 cases, 7862 square feet added, and just over a million dollars in value.

Three buildings were permitted with over 25,000 square feet, a bank on Cantrell near Chenonceau was the largest at 60,000 square feet. The second largest was a building by Acxiom in the high-tech area southeast of Chenal and Rahlings. The new administrative building for the Little Rock Wastewater off Shackelford south of Colonel Glenn Road was the third largest

### Building Permits – Office

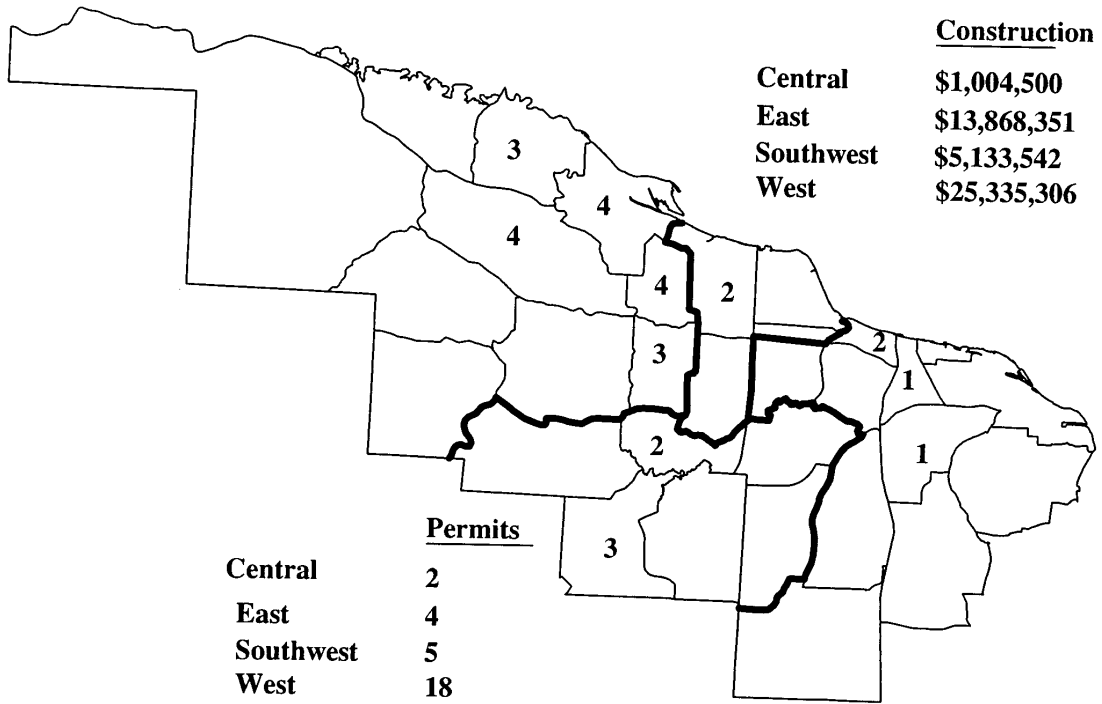
Year	Permits	Sq. Ft.	Cost
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699

### Office Projects Permitted in excess of 25,000 square feet

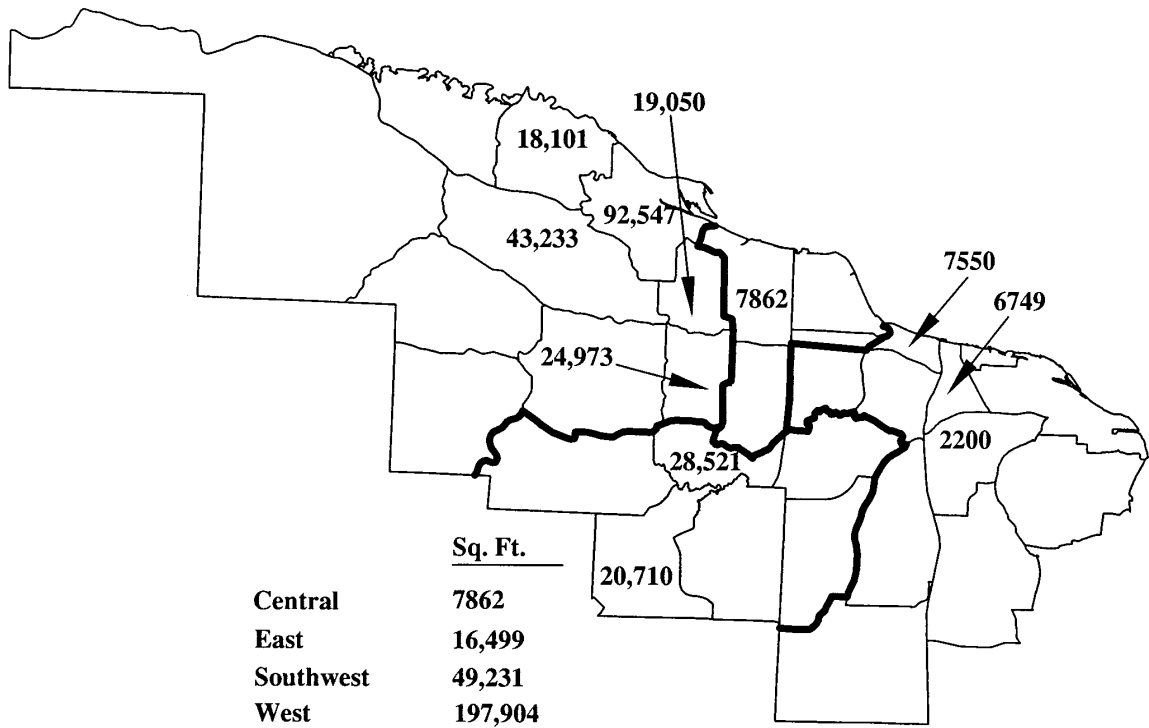
Project	Location	Sub-area	Sq. Ft.
Centre at Ten (bank)	12921 Cantrell Road	west	60,000
Acxiom corporation	15900 Arkansas System Drive	west	26,732
LR Wastewater	11 Clearwater Drive	southwest	25,000

# Office Activity

## New Office Activity



## New Office Activity



## Office Vacancy Rate

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Vacancy Rates are based on 2004 data furnished by *Arkansas Business – 2004 Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2004 Lease Guide* includes listings on 218 office properties within Little Rock. This is a decrease of eighteen from last years report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

*Arkansas Business* found that the metropolitan occupancy rate firmed-up a little in 2004 rising to 84.3% from 83.2%. This is after two years of two-percentage point drops in the occupancy rate for the region. The annualized occupancy rates for the Little Rock sectors (shown below) have experienced varying changes.

**Office Market**

<b>Sub-area</b>	<b>Total Leasable Space</b>	<b>Average Occupancy Rate</b>
<b>East</b>	5,087,865	78%
<b>Central</b>	2,270,284	88.6%
<b>Southwest</b>	502,106	89.9%
<b>West</b>	3,436,882	87.1%

The occupancy rates for the east and west sub-areas were steady, changing less than half a percent. The central sub-area weakened dropping five percentage points to 88.6% occupancy. The southwest sub-area shows a significant increase in the area included in the report and the occupancy rate improved 17 percentage points. All the sub-areas except the east sub-area are showing occupancy rates better than the regional, from 87 to 89.9 percent compared to 84.3 percent. The southwest sub-area with only around 500,000 square feet reporting is the most subject to fluctuations in occupancy rate. In 2003 a drop of 17 percentage points occurred, which totally recovered in 2004.

A few new office projects came on-line in 2004 with several more to be completed over the next year or two. Most of these new office buildings are in the west or east (near Downtown) sub-areas. Some of this new construction has been current lessees building their own building, which resulted in vacant space in existing buildings. At the same time the new building often has additional space, the owner hopes to lease to help increase their income.

## Commercial Activity

The total of new commercial construction added in 2004 amounted to 529,251 square feet of commercial space. This represents a decrease of 45% in square footage added from that in 2003. Construction values fell 3.6% from 2003. In 2003, \$35,555,179 construction dollars were permitted compared to \$34,259,001 in 2004. The number of projects permitted increased 23% from that in 2003 (32 projects versus 26 projects in 2003). These figures indicate projects in 2004 were significantly smaller in size but only slightly lower in valued from that in 2003.

No one project in 2004 was greater than 100,000 square feet. Of the nine projects over 25,000 square feet, five were mini-storage developments. These mini-storage developments occurred in all sub-areas during 2004. The largest non-ministorage project was a Ford Dealership, which plans to relocate from University Avenue to I-430 and Colonel Glenn Road. There were two retail shell centers in the west sub-area. These were the only purely retail commercial developments over 25,000 square feet in 2004. The other remaining non-ministorage project was an office/warehouse showroom development at Colonel Glenn Road and I-430 for a Trane Air-conditioning facility.

### Building Permits – Commercial

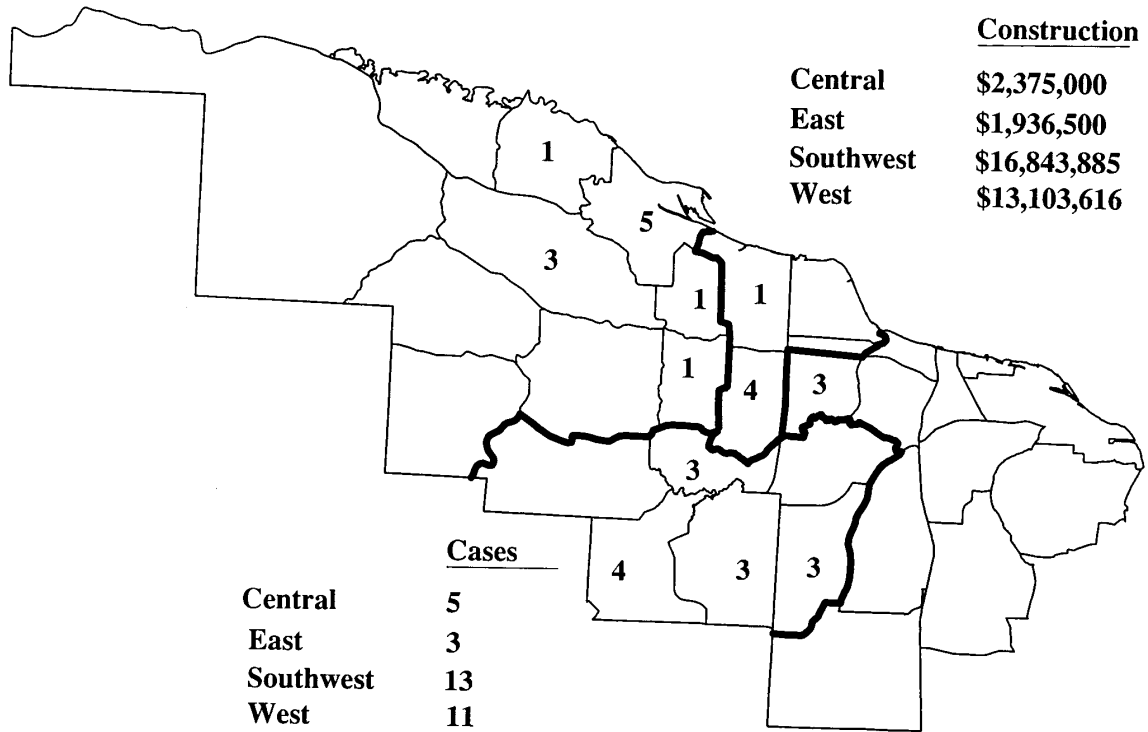
Year	Permits	Sq. Ft.	Cost
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001

### Commercial Projects Permitted in excess of 20,000 square feet

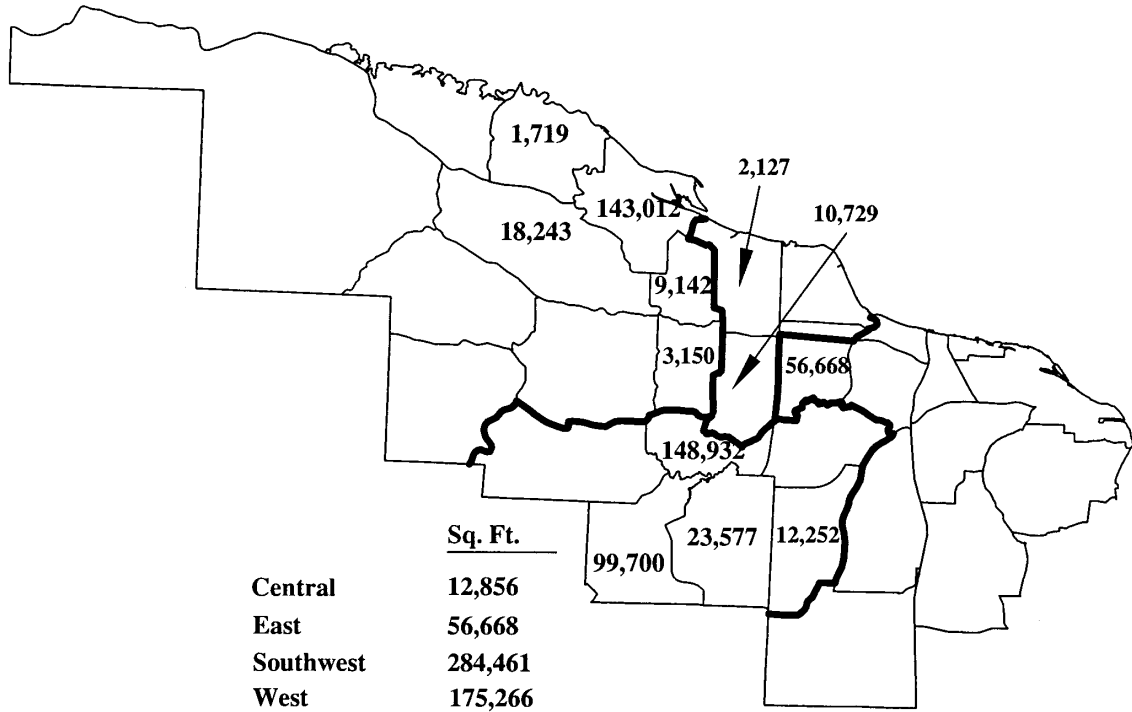
Project	Location	Sub-area	Sq. Ft.
Northgate Mini-storage	2010 S. University	central	89,000
Shell Retail/Mini-storage	16101 Cantrell Road	west	83,790
Landers Ford	10825 Colonel Glenn Road	southwest	73,000
Trane Office/warehouse	19 Colonel Glenn Plaza	southwest	60,000
Lock N Load Mini storage	10902 Stagecoach Road	southwest	57,300
AA Storage	5700 W. 10th	east	53,548
Shell retail/Centre at Ten	12911 Cantrell Road	west	40,000
Dogwood Crossing	5507 Ranch Drive	west	33,000
Stagecoach Mini-storage	8015 Stagecoach Road	southwest	28,000

# Commercial Activity

## New Commercial Activity



## New Commercial Activity



## Commercial Vacancy Rate

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The occupancy rate information provided is based on 2004 data furnished by *Arkansas Business Lease Guide 2004*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. The regional occupancy rate improved to 85.5% in 2004 from 82.6% in 2003. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

### Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	991,800	78.5%
Central	2,163,619	79.9%
Southwest	293,969	57.8%
West	2,706,152	87.6%

The east and central sub-areas showed slight an improvement in occupancy rates (points) in 2004. This was with a 51.3 percent increase in the area reported in the survey for these sub-areas. The west sub-area continues to be the only sub-area at or above the regional occupancy level, 87.6 percent in 2004 to the region's 85.5. The east and central sub-areas have improved at a similar rate to that of the region, but at a current level of 78.5% and 79.9% respectively. The southwest sub-area dropped about 13 percentage points, with an area decline of over 50%. This sub-area is by far the worst performing.

The central and west sub-areas continue to have most of the retail – approximately 79.1 percent. Therefore, the changes in these two sub-areas will guide the numbers for the City as a whole. The most interesting change reported by this year's figures is the continuing increase in reported leasable space in the east sub-area with an improving occupancy rate for this sub-area. With the large swings in both area reporting and occupancy rates it is not possible to determine for sure what is happening in southwest sub-area.

## Industrial Activity

A total of 113,142 square feet of industrial projects was permitted during 2004 in the city. This represents an 18.2% decrease over the square feet permitted during 2003. The total number of projects increased by a third or two projects from 2003 levels. The value of new construction fell 75.2 percent from \$10,650,090 in 2003 to \$2,642,000 in 2004. While the number of projects remained at a moderate level, the square footage and value added remained low. This is in large part due to the fact that the industrial structures added in 2004 were generally accessory uses in larger developments.

During the previous year, the east sub-area permitted the majority of the industrial projects. The east and southwest sub-areas accounted for all but one of the new industrial projects. The east sub-area accounted for 80.7 percent of the area added with the southwest sub-area adding approximately 15 percent of the area in 2004. The east sub-area accounted for most of the value added with \$1,742,000 or 65.9 percent of the total value added. All three of the largest industrial projects permitted were in the east sub-area. They included a new metal warehouse, a warehouse for Sol Alman recycle center on 9<sup>th</sup> Street and a new lumber warehouse for Kaufman Lumber on Asher Avenue.

### Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
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
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000

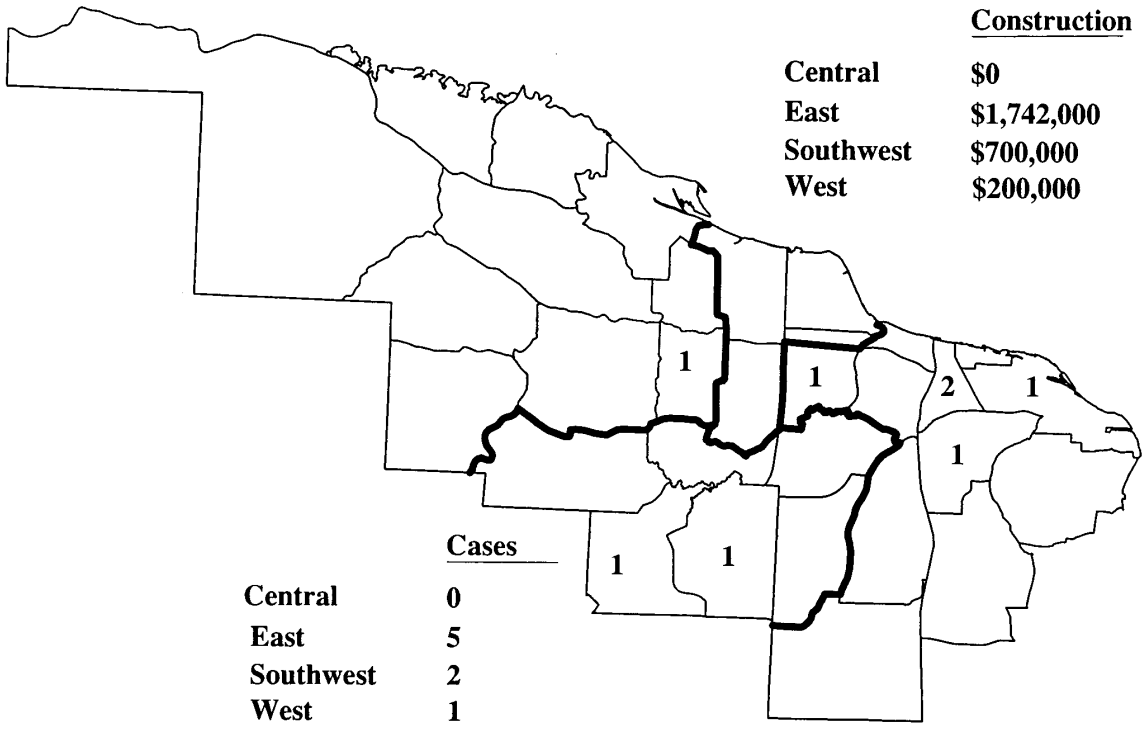
### Industrial Projects Permitted in excess of 15,000 square feet

Project	Location	Sub-area	Sq. Ft.
Metal Warehouse	8914 Fourche Dam Pike	east	27,000
Sol Alman	1300 E. 9 <sup>th</sup> Street	east	26,000
Kaufman Lumber	5100 Asher Avenue	east	24,000

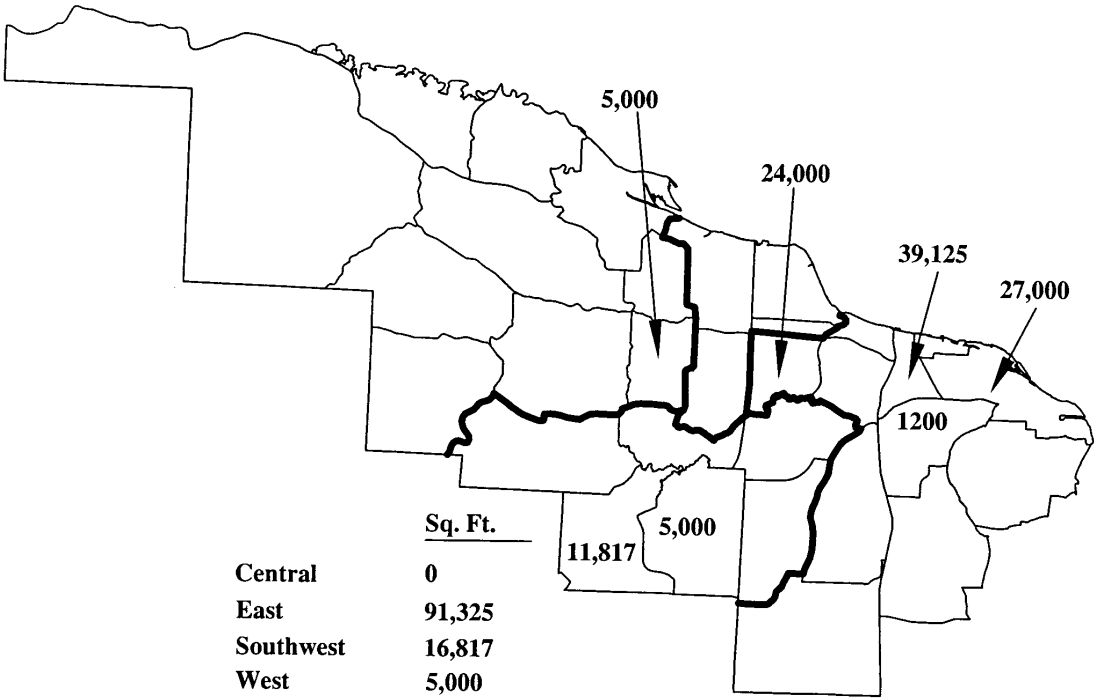


# Industrial Activity

## New Industrial Activity



## New Industrial Activity



## Warehouse Vacancy Rate

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Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2004 *Arkansas Business Lease Guide*, the amount of space reported is approximately the same for the southwest sub-area. However the east sub-area is reporting 33.7 percent less area, the central sub-area reported 38 percent less area, and the west sub-area is reporting 93.6% less area. There has not been building nor demolition activity to account for these changes. It is reasonable to assume that some projects reported in 2003 were not reported in the 2004 *Lease Guide* while others may have been added.

**Warehouse Market**

<b>Sub-area</b>	<b>Total Leasable Space</b>	<b>Average Occupancy Rate</b>
<b>East</b>	990,651	65.1%
<b>Central</b>	340,936	85.1%
<b>Southwest</b>	2,018,834	63.6%
<b>West</b>	370,305	82.9%

As with the area, fluctuation the occupancy rates for 2004 shows significant differences. However due to the changes, not explained by building or demolition activity, the occupancy rate changes from last year have less meaning. The east sub-area experienced little change in occupancy — a one-percentage point weakening, with a drop in area of a third. This sub-area continues to be the second weakest at just under two-thirds occupied. The weakest occupancy is the southwest sub-area falling to 63.6% from 76% and the area included in the survey remained almost constant (0.02% change). The west sub-area showed the most improvement – twenty percentage points, however the area included dropped over 40%. This could explain the occupancy improvement. The central sub-area continues to have the best occupancy rate, though falling to 85% from 91%. But here again the area not included this year is almost a 40% decline.

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 2004 *Lease Guide* includes listings on 47 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

## Annexation Activity

The City accepted three annexations, totaling 377.24 acres in 2004. The largest was the “Dyke Annexation” with over 363 acres. This property requested annexation so that it could be developed into a residential subdivision at an urban density. This annexation brought no people into the City. There has been a proposal for a residential subdivision of some 726 homes on this land. The Dyke annexation is in the southwestern section of Little Rock (Planning District 17 – Crystal Valley) between Crystal Valley and David O’Dodd Roads.

The “Hatcher Annexation” brought in 11.97 acres and was initiated to get fire service for the Hatcher’s home. This annexation increased the City population by 5 people. This land is developed with one home and is located in the northwest section of Little Rock (Planning District 1 – River Mountain) near Pinnacle Valley and Cantrell Roads. The third annexation in 2004 was the “George Island Annexation” which brought in two homes and four people. This 2.11-acre annexation was requested to get City services with the idea of future redevelopment to non-residential uses. The land is in the northwest section of the City of Little Rock (Planning District 20 – Pinnacle) near Chenal Parkway and Cantrell Road.

With the acceptance of these areas, the current city limits of Little Rock expanded to 119.477 square miles. This is an increase of approximately 0.5% from 2003, 1.26% from 2000 and 11.79% from 1990 in total square miles of the City. Areas presented in the table are based on the area generated using legal descriptions for each area.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over. Little Rock’s growth in area during the mid- 1980s and 1990s followed a similar line as that from the mid-1940s to mid-1950s and the early 1960s to the mid-1970s.

Year	Cases	Annexed Acres	City Limits Sq. Miles
1970	3	1291.881	50.933
1971	4	68.495	51.040
1972	7	196.349	51.347
1973	10	456.226	52.060
1974	4	708.133	53.166
1975	10	430.023	53.838
1976	7	67.415	53.943
1977	8	1514.043	56.309
1978	29	2369.991	60.012
1979	41	12526.042	79.584
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477

## **Subdivision Activity**

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A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. This indicates a majority of development activity will likely occur in the west and southwest sub-areas of the city. In the central sub-area had two cases with just over 6 acres involved, while there were five cases in the east sub-area with approximately 70 acres involved.

The most activity was in the west sub-area with 19 cases. The southwest sub-area was next most active with 18 preliminary plat cases approved by the Planning Commission. The west sub-area had half again the activity of the next sub-area with over 302 acres in 19 plats, while the southwest sub-area activity involved 224 acres in 18 cases.

The central and east sub-areas are for the most part developed leaving little opportunity for platting activity. This area has been developing over the past fifty years. The west sub-area (west of I-430) did not begin to develop until the 1960's.

The number of approved preliminary plats increased from 30 in 2003 to 44 in 2004. The total acreage in 2004 was basically the same 624.2 to 621.1 acres. Non-residential activity experienced a significant increase in cases, increasing over 200 percent from 6 to 19 cases. The total non-single family acreage platted went from 51.25 acres to 338.8 acres (a 558 percent increase). All types nonresidential acreage platted increased markedly: commercial acreage increased 133 percent from 33 to 77 acres, with office increasing by 500 percent and industrial increasing 400 percent. However, residential platting activity saw a slight increase from 24 plats to 25 plats, a 4 percent increase. Multi-family stayed at 1 plat with the acreage increasing from 6.3 to 17.1 acres. Single-family acreage fell from 572.7 acres to 282.2 acres. Residential lots fell from 1183 approved in 2003 to 803 residential lots approved in 2004. This is a 32.1 percent decrease in the number of lots platted.

The majority of the single-family residential approved preliminary plat cases were located in the west sub-area (14 cases) and 45.7% of the acreage was located in the west sub-area. The second most active sub-area was the southwest sub-area, experiencing 7 cases however this sub-area accounted for the most area included in the plats at 145.7 acres (52% of the residential acreage). The central sub-area had two cases and 6.4 acres, while the east sub-area accounted for one case and 1.03 acres.

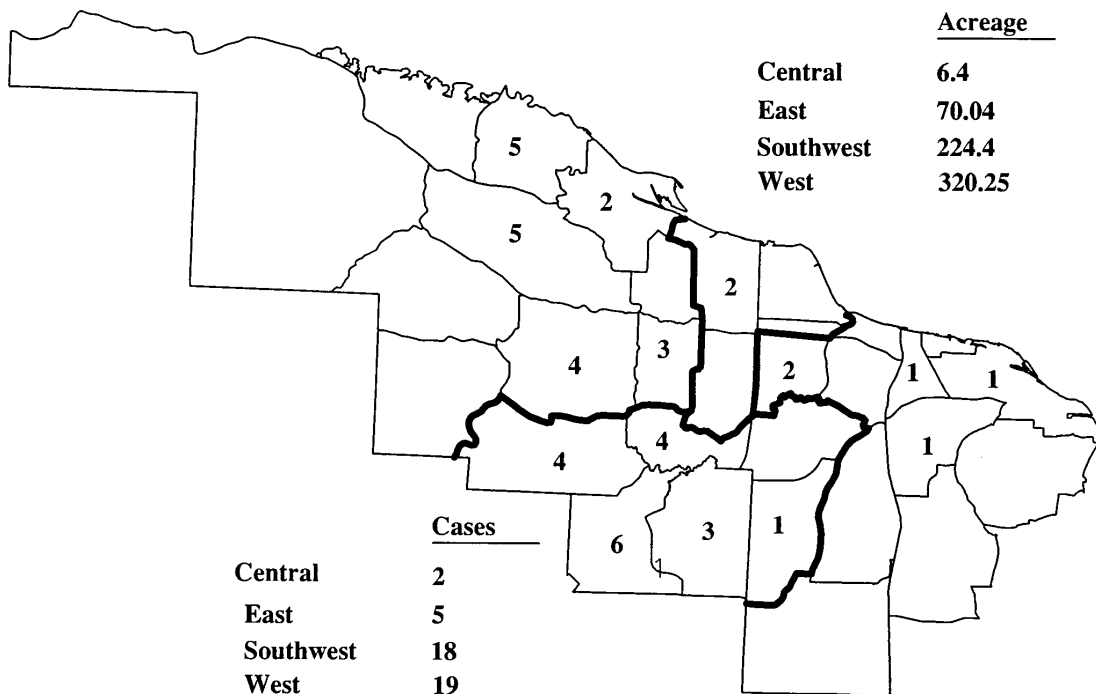
As with single-family plat activity, the west (at 45%) and southwest (at 35%) sub-areas accounted for most of the non-residential plat activity. The breakdown by type of use shows the east-area with three of the four industrial plats. The remaining industrial plat was in the southwest sub-area. Most of the commercial plats, 55 percent (5 cases) and 61 percent of the area (43.4 acres) was in the southwest sub-area with the west sub-area accounting for 3 or a third of the cases. Most of the office activity was in the west sub-area with 5 of the 6 cases and over 145 of the 159 acres. The only multifamily plat was in the west sub-area.

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

## Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									2	12.0	10
3									2	6.4	4
7					1	8.53					
9	1	0.32			1	0.73					
11	1	5.51	1	8.13					1	6.75	28
12	1	13.2	1	12.8					2	72.48	225
14	1	2.03									
15	1	13.53							2	15.9	59
16	2	14.66			1	22.49			3	57.31	180
17									4	61.48	158
18			1	5.56					3	16.64	50
19	1	16.95	1	120					3	13.3	34
20	1	4.95	2	12.91			1	17.13	1	18.94	53
24									1	1.03	2
25					1	59.43					
<b>Total</b>	<b>9</b>	<b>71.15</b>	<b>6</b>	<b>159.4</b>	<b>4</b>	<b>91.18</b>	<b>1</b>	<b>17.13</b>	<b>24</b>	<b>282.23</b>	<b>803</b>

### Approved Preliminary Plats



## Final Plat Activity

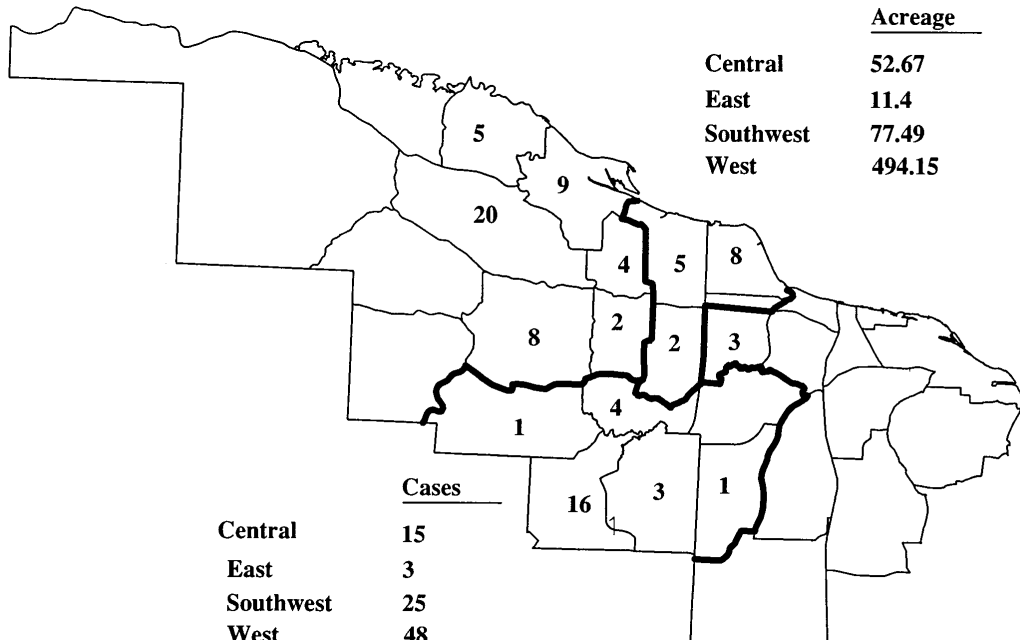
The number of final plats increased during 2004, as did the acreage from the 2003 rates. In 2004, 91 cases for a total of 635.71 acres were final platted. This is compared to 86 cases and 427.73 acres in 2003 representing a 5.8% increase in cases and a 48.6% increase in acreage.

Signed final plat activity has been concentrated in the west sub-area with 48 final plats recorded with 494.15 acres. The central and southwest sub-areas each had 15 and 25 cases, respectively. The acreage platted in the central sub-area was 52.67 acres while 77.49 acres was final platted in the southwest sub-area. The west sub-area represented 52.7% of the cases and 77.7% of the area final platted in 2004. The table and maps indicate more specifically the Planning Districts where the strongest activity is occurring.

Activity in the west sub-area decreased in cases from 58 to 48, but increased 42.4% to 494.15 acres in area. The southwest sub-area likewise doubled in activity to 25 cases and almost doubled in area. The central sub-area went from 13 cases to 15, a drop of 15%. The east sub-area saw no change in the number of cases. But all sub-areas experienced more area involved in final plats.

Plan Dist.	Final Plat	
	cases	acres
1	9	34.85
2	4	6.62
3	5	47.44
4	8	3.2
9	3	11.4
10	2	2.03
11	2	9.05
12	4	9.05
14	1	0.66
15	3	8.09
16	16	54.29
17	1	5.4
18	8	168.74
19	20	258.13
20	5	16.76
<b>Total</b>	<b>91</b>	<b>635.71</b>

### Approved Final Plats



## Zoning Activity

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In 2004 there were 29 cases with a total of 226.99 acres, an increase of seven percent from the 27 cases approved in 2003, while the area affected dropped 33.8% from 343.14 acres. The City saw little change in the number of approved cases increasing two however there was a significant acreage reclassified drop of a third. The west sub-area accounted for most of the area rezoned (62.1 percent) with over 88 percent of the land reclassified also in this sub-area. The remaining three sub-areas each had 3 or 4 cases and the sub-area with the next largest area of reclassification (east) represented only 6% of the area rezoned in 2004.

The majority of the cases (75.78%) and area (72.8%) were reclassifications to either commercial or office. Office represented 41.3 % of the cases (2 more than commercial) but the area was equally divided between the two (36.4% each). The commercial cases were scattered among the districts of the west and southwest sub-areas, with one district having more than one case. However the land area involved was concentrated in one case in the I-430 district. This one case involved 75% of the commercial land and 57.6% of the office acreage in 2004. The residential reclassifications were in the west, central and east sub-areas. The multi-family cases (two) were, one in the west and one in the central sub-area. While the single family cases were distributed two in the east and three in the west.

Planned Zoning District (PZD) activity remained steady during the 2003 and 2004 reporting periods with 70 and 71 approved cases respectively. During 2003, 70 cases were approved as PZD's for a total of 310.3 acres. During 2004 there were 71 cases and 460.6 acres approved. This is an increase of 1.4% in the number of cases and 48.4% in the area involved.

The west sub-area each captured 49% of the approved PZD cases of the City. The central and southwest sub-areas followed with approximately 19.7% and 18.3% of the cases respectively. The east sub-area captured 12.7% of the PZD activity. Acreage distribution by percentage indicates the west sub-area accounted for almost 67.4%, southwest sub-area 11.9%, the central sub-area 13.4% and the east sub-area 7.3%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2004 there was an increase (excluding the two city rezonings) in both cases and area reclassified. Figures show an increase of 3.1 percent in cases from 97 to 100 and a 5.3 percent increase in area reclassified from 653.14 to 687.56 acres.

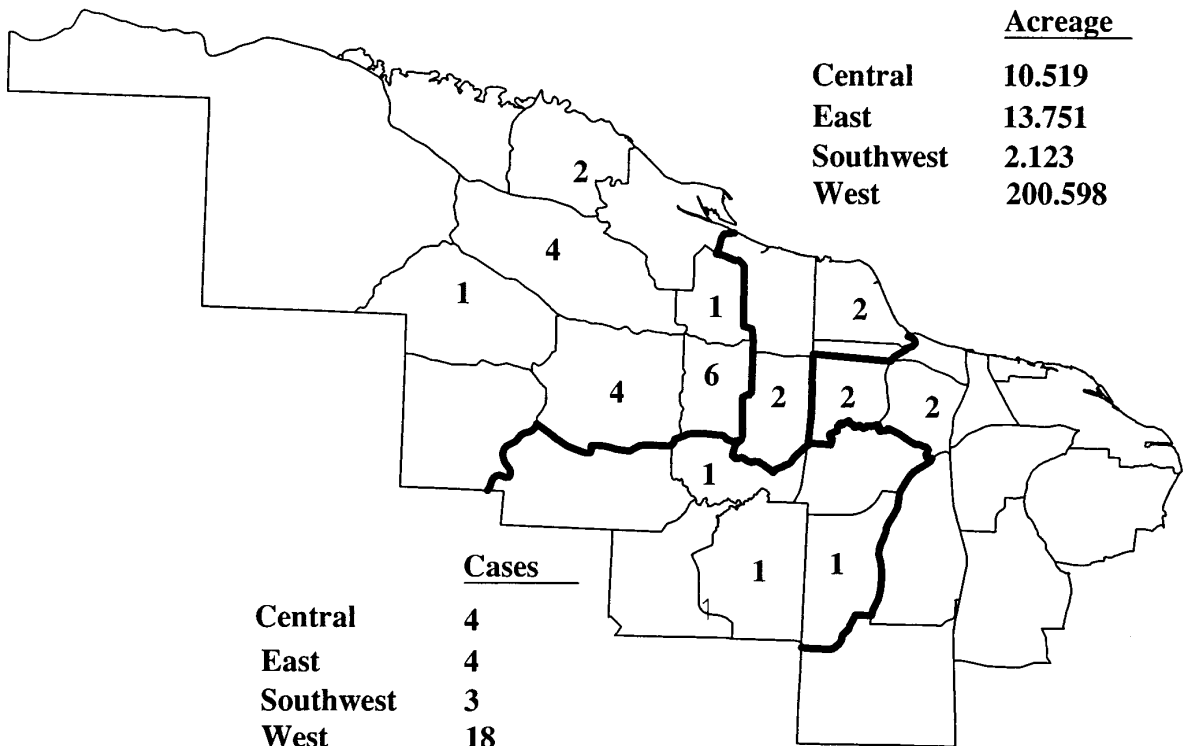
The table and map of rezoning and PZD approved cases show the areas most likely to develop in 2005 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area where 53% of the cases occurred and 74.3% of the area was located in 2004. Based on reclassification activity some future growth or redevelopment is likely in each of the other sub-areas but none close to the intensity of the west sub-area.

## Zoning Activity

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
2	1	2.42								
4	1	0.214			1	0.155				
8			2	13.04						
9							2	0.711		
10			2	10.15						
11	1	62.4	5	47.5						
12	1	1.08								
14	1	0.73								
15	1	0.313								
18	1	5.673	1	1.575			2	5.1		
19	1	5.8	1	8.3	1	26.67	1	29.26		
20	1	1.73	1	1.97						
21	1	2.2								
<b>Total</b>	<b>10</b>	<b>82.56</b>	<b>12</b>	<b>82.535</b>	<b>2</b>	<b>26.825</b>	<b>5</b>	<b>35.071</b>	<b>0</b>	<b>0</b>

### Approved Rezonings



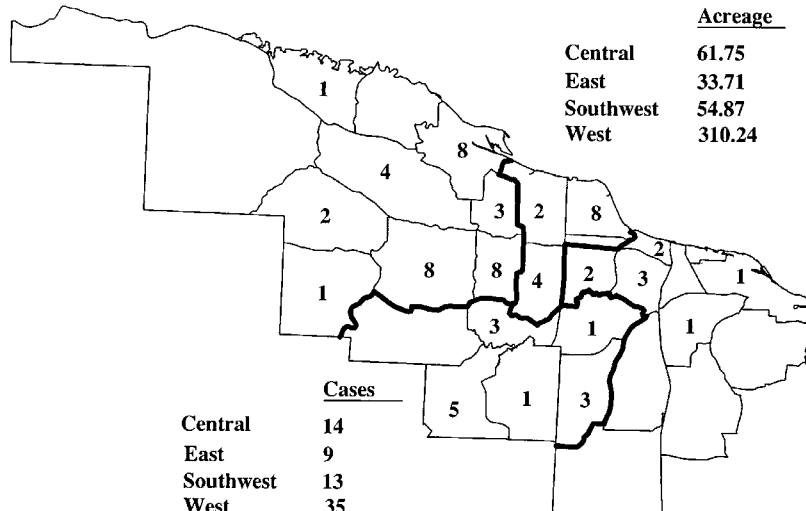


## Zoning Activity

### PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	6	48.87	1	5			1	1.85
2	1	0.43	1	4.5			1	18.47
3			1	14.9			1	0.32
4	2	10.75	2	2.29			4	4.61
5	1	4.26					1	0.16
8	2	1.5					1	0.22
9	1	0.32	1	0.25				
10	2	10.29	1	12.69			1	5.9
11	2	8.74	4	45.35	1	13.16	1	21
12	1	3.63	2	16.53				
13					1	8.86		
14	1	1.3			1	3	1	0.16
15	1	1.17						
16	5	20.22						
18	5	31.75	1	0.65			2	15.19
19	1	1.3	2	3.84			1	72
21	2	6.49						
22			1	5				
24							1	11
25					1	16		
29	1	6.65						
<b>Total</b>	<b>34</b>	<b>157.67</b>	<b>17</b>	<b>111.0</b>	<b>4</b>	<b>41.02</b>	<b>16</b>	<b>150.88</b>

### Approved PZD's



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