2012 Urban Development Report

Planning and Development Department
City of Little Rock

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Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Lance Hines
Ward 6	Doris Wright
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Gene Fortson
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Chris Vanlandingham
Julie Wiedower
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February 1, 2013

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over $2,715,326 in fees, including permit fees, licenses and other miscellaneous charges.

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

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

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

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

Sincerely,

Tony Bozynski, Director
Planning and Development

Table of Contents

Building Codes Division Summary 1

Zoning and Subdivision Summary 5

Planning Division Summary 8

Urban Development Data

Development Activity Summary 12

Population Estimates 13

Construction Activity 14

Residential Housing Construction Values 16

Residential Additions and Renovation Activity 20

Demolition Activity 22

Office Activity 24

Commercial Activity 25

Industrial Activity 26

Annexation Activity 27

Subdivision Activity 28

Zoning Activity 30

Building Codes Division

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

Code Compliance

Building				
	2011	**2010**	**2009**	**2008**
Permits Issued	3,859	3,832	3,690	3,971
Inspections	2,693	2,972	3,049	4,023
Violations	551	740	718	860
Fees	$887,608	$871,856	$967,576	$1,055,332
Plumbing				
	2011	**2010**	**2009**	**2008**
Permits Issued	1,990	1,986	2,166	2,770
Inspections	3,839	3,910	5,073	5,017
Violations	497	518	479	689
Fees	$270,351	$224,398	$251,896	$329,238
Electrical				
	2011	**2010**	**2009**	**2008**
Permits Issued	1,991	1,925	2,065	2,603
Inspections	4,537	4,730	6,383	6,967
Violations	796	800	1,462	1,293
Fees	$281,367	$246,453	$298,225	$335,572
Mechanical				
	2011	**2010**	**2009**	**2008**
Permits Issued	1,521	1,656	1,599	1,506
Inspections	3,017	2,825	2,837	3,328
Violations	932	938	1,030	1,087
Fees	$214,839	$253,482	$292,940	$340,913

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.

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

Electrical Inspection

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

Plumbing and Gas Inspection

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

Mechanical Inspection

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

Plan Review Section

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

Permit Section

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

Building Codes Highlights

During 2011 the Building Codes Division collected over $2,049,744 in fees including permits, licenses and other miscellaneous charges and performed 14,086 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

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

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

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

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

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

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

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

	2011	2010	2009	2008	2007	2006	2005	2004
Building Plans Reviewed	228	543	536	810	901	1147	1368	1495
Construction B.O.A.	0	0	0	0	0	1	0	0
Franchise Permits	14	13	19	36	26	28	26	31

Major Jobs Reviewed, Permitted or Inspected in 2011

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

Residential
Park Avenue (University Avenue)
Better Community Dev. (12th Street)
Independent Hotel (8th Street)
Pointe at Brodie Creek (Bowman Road)
Orchards of Mabelvale (Richsmith)
The Villas (Villas Circle)
Good Shepard (Aldersgate)
Christopher Homes of LR (Lanehart)
The Ridge at Chenal (Chenonceau)
Valley Estates at Mabelvale (Mabelvale Pike)

Mercantile
Family Dollar (Chicot)
Jared Jewelers (University Avenue)
Wal-mart (Bowman Road)
Dollar General (Lawson Road)
Kroger (Cantrell)
Kum & Go (Baseline)
Mapco (Colonel Glenn Road)
Wal-mart (Cantrell Road)
Ellis Infinity (Colonel Glenn Road)
Dollar General (Roosevelt Road)
AT&T (University Avenue)
Love's Travel Stop (I-30)
Dollar General (Baseline Road)
Dollar General (Brown Street)
Kroger (Rodney Parham Road)

Educational
Horace Mann (Roosevelt Road)
Lisa Academy (Corporate Hill)
Arkansas Baptist (MLK Drive)

Churches
Macedonia Baptist Church (3rd Street)
First Missionary Baptist (Gaines)

Business
St. Vincent Inf. (University Ave)
Practice Plus (Executive Court)
Entergy (Thibault)
Pediatrics Plus (Aldersgate Road)
Mart Dr. LLC (Mart Drive)
FMC Dialysis (12th Street)
Hatcher Agency (3rd Street)
Boomerang Carwash (Shackleford Road)
BWWP Ventures (Remington)
VPC (Remington)
St. Vincent Health (LaGrande Drive)
Dr. Suri (Rahling Road)
Staley Electric (Fourche Road)
New Office Building (Cantrell Road)

Restaurants
Chipolte (Cantrell Road)
Chow (Rodney Parham)
Cheddar's (University Avenue)
McDonald's (Chenal Parkway)

Factory/Storage
Hugg & Hall (Scott Hamilton)
Lift Truck Service (I-30)
Arkansas Mill Supply (60th Street)
CHI Inc, (Lindsey Road)
Chandler (Seven Acres Drive)
LRDC (Lile Drive)
Coleman Dairy (I-30)

Institutional
LR National Airport (Airport Drive)
Children's Library (10th Street)
Pulaski County Jail (Roosevelt Road)
Little Rock Fire Station (Rahling Road)

Zoning and Subdivision Division

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

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

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

2011 Sign Code Statistics

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

632 Sign Permits Issued
1676 Sign Inspections and Re-inspections

In 2012, 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.

2011 Plans Review for Zoning, Subdivision and Landscape Requirements

120 Commercial Plans/New or Additions
234 Commercial Landscape Plans and Revised Plans

2011 Other Activities

191 Site Inspections
84 Certificates of Occupancy
53 Grading Permits Reviewed
92 Miscellaneous Permits and Requests

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 4,000 inspections and re-inspections were performed.

2011 Plan Reviews for Permits
1165 Residential Plans – New or Additions

2011 Privileges Licenses
2223 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2011 Information Inquiries
4534 Request for Sign, Zoning, Enforcement or Licenses

2011 Court Cases
110 Cases – All Types

2011 Citations Issued
38 Cases – All Types

Parking in Yards Ordinance
On March 2, 2010, the Board of Directors passed Ordinance No. 20,231, which created various procedures and regulations regarding the parking of motor vehicles on residential properties. The ordinance had an effective date of June 1, 2010. Enforcement of the ordinance is a joint effort between the staff of this division and the staff of the Department of Housing and Neighborhood Programs. In 2011, staff responded to 710 complaints alleging violation of the new ordinance, resulting in 10 citations.

Wireless Communication Facilities
The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2011, 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 2011, the Division and the Planning Commission reviewed 6 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 2011, the Division and the Planning Commission reviewed 9 Subdivision Site Plans, with 8 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 2011, the Commission reviewed 43 Conditional Use Permit applications. Of these, the Commission approved 36 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 2011, the Board heard a total of 74 cases. Of the 74 requests, 68 were approved.

City Beautiful Commission
The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard six such appeal cases in 2011.

Rezoning, Special Use Permits, Right-of-Way Abandonments, and Street Name Changes
Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2011, the Planning Commission reviewed 14 rezoning requests, 2 special use permit requests, 3 proposed right-of-way abandonment requests, and 3 street name changes.

Preliminary and Final Plats
Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2011, Staff reviewed 13 preliminary plats and 54 final plats.

Planned Zoning District
Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2011, 74 Planned Zoning District applications were reviewed, with 55 being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission, the division staff may work on special studies. A few of the major work efforts from 2011 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated. Division staff completed two in a series of area reviews of the City Land Use Plan (one from Pine/Cedar to I-30 south of I-630, the other north of I-630 between I-430 and downtown). Planning staff reviewed 3 requests for Plan changes in 2011. Of these, the Planning Commission forwarded eight to the Board of Directors.

Special Planning Efforts

Staff provided support and assistance to the Bike Friendly Committee (Bike Plan update, etc) and Main Street Implementation committees. As part of this effort an amendment to the Master Street Plan for a new Bike Plan was presented to the Planning Commission and Board of Directors. Division staff worked with the Manager's Office to develop revisions to the City of Little Rocks Wards as a result of population changes from the 2010 Census.

Boards and Commissions Supported

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

In 2011, the Historic Commission approved 6 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic Commission approved six requests for COAs within the McArthur Park Historic District. An implementation committee continues to work on the Historic Plan recommendations.

The Midtown Redevelopment Advisory Board has been and continues to monitor activity with the Redevelopment District. The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District.

GIS & Graphics Activities

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

2011

Urban Development Report Data

Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock during the 2012 reporting period.

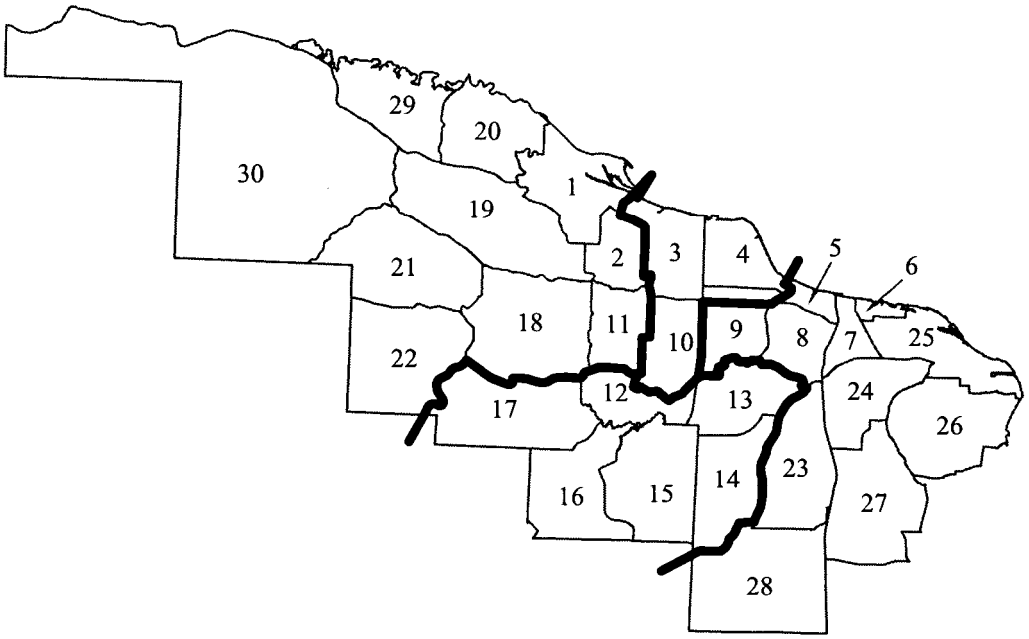
Sources of the data are the official records of the Department of Planning and Development and MetroPlan. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization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

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

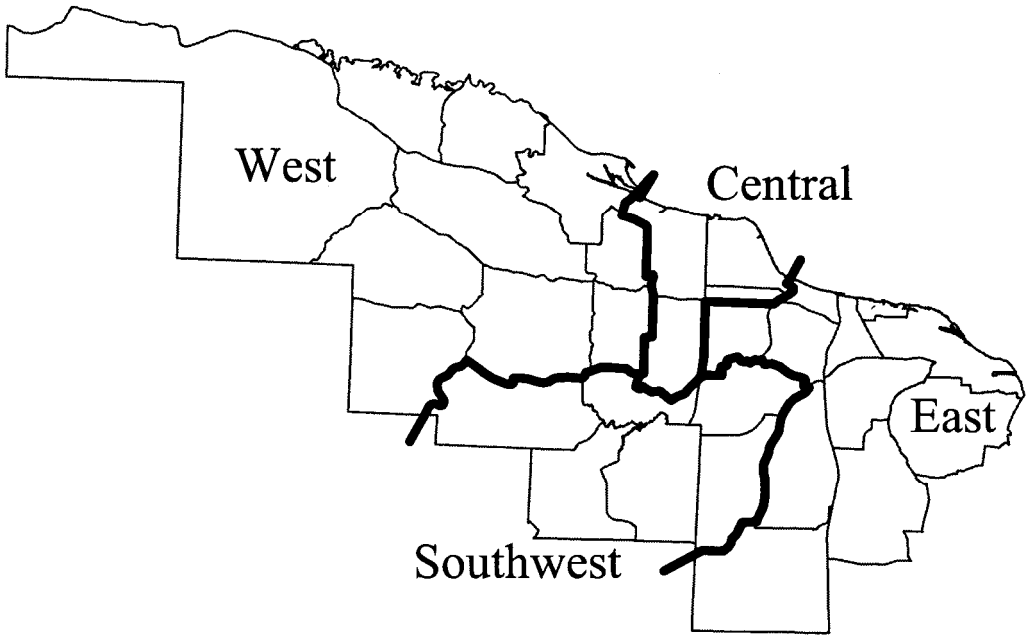
The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

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

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate
2012 Population Census count – 194,000

New Construction
486 permits; up 25.9% from 386 in 2010

Single-Family Housing
328 units; down 3.8% from 341 units in 2010
$198,997 avg.; up 2.8% from $193,473 in 2010

Multi-Family Housing
1023 units; up 154.5% from 402 units in 2010

Residential Renovations/Additions
837 permits; up 2.1% from 820 in 2010
$36,125,008 construction dollars; up 17.6% from $30,705,875 in 2010

Demolitions
235 residential units; up 44.2% from 163 in 2010

Office
166,787 square feet; up 151.9% from 66,224 in 2010
$18,512,815 construction dollars; down 10% from $20,572,684 in 2010

Commercial
165,749 square feet; down 60.9% from 423,700 in 2010
$19,627,293 construction dollars down 0.9% from $19,806,111 in 2010

Industrial
27,549 square feet; down 80.7% from 142,781 in 2010
$2,559,707 construction dollars; down 78.2% from $11,728,357 in 2010

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

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

Final Plats
54 cases; up 3.8% from 52 cases in 2010
212.2 acres; down 1.8% from 216.12 acres in 2010

Rezoning
10 cases; down 28.6% from 13 cases in 2011
147.54 acres; up 49.6% from 98.63 acres in 2011

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

Population Growth and Estimates

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

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

Little Rock Population

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

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

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

Construction Activity

During 2011, the total number of new construction permits issued was 100 permits more than that issued in 2010. In 2011 there were 486 permits issued for a total of $206,577,601 construction dollars. New single-family construction declined by 3.8% (13 units) over that issued in 2010. The average construction cost of single-family homes increased 2.8% to $198,997.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	16	$392,382	0	0	16
2	0	$ 0	0	0	0
3	3	$245,333	0	0	3
4	11	$559,455	0	0	11
5	0	$0	0	0	0
6	0	$0	0	0	0
7	0	$0	0	0	0
8	6	$106,545	0	0	6
9	19	$111,555	5	10	29
10	4	$108,188	0	0	4
11	8	$96,769	20	108	116
12	41	$99,171	5	21	62
13	0	$0	0	0	0
14	0	$0	0	0	0
15	5*	$99,840	5	146	151*
16	32	$106,062	0	0	32
17	6	$226,667	0	0	6
18	57	$260,260	12	241	298
19.1	81	$218,393	42	343	424
19.2	15	$262,067	0	0	15
20	4	$180,000	12	134	138
21	0	$0	0	0	0
22	0	$0	0	0	0
23	0	$0	0	0	0
24	20	$82,203	10	20	40
25	0	$0	0	0	0
26	0	$0	0	0	0
	328*	**$198,997**	**111**	**1023**	**1351***

Note: Planning District 15, one unit moved-in – manufactured home on single lot

Construction Activity

Permits for non-residential projects increased by thirteen to 47 permits. The number of commercial permits almost doubled to 23 permits with the area added decreasing 60.9 percent to 165,749 square feet. Office permits more than doubled to 15, with an area of 166,787 square feet or an increase of 151.9% from 2010. For Industrial, there were half the permits, dropping to 2, and a 80.7% decrease to 27,549 square feet. There were five less Public/quasi-public projects permitted in 2011 declining to 7 projects.

Non-Residential Construction Activity

Planning	Commercial		Office		Industrial		PQP
District	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	2	10,262	1	8940	0	0	0
2	1	176	0	0	0	0	2
3	4	48,096	0	0	0	0	0
4	0	0	0	0	0	0	0
5	1	1610	0	0	0	0	1
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	0	0	0	0	0	0	1
9	2	12,600	0	0	0	0	2
10	1	1800	0	0	0	0	0
11	1	3142	1	3600*	0	0	0
12	3	39,562	3	27,519*	0	0	0
13	1	1950	1	3200*	0	0	0
14	1	9100	1	20,400	0	0	0
15	2	5588	1	3400*	0	0	0
16	1	9200	0	0	0	0	0
17	0	0	0	0	0	0	0
18	1	10,046	1	20,000*	0	0	0
19.1	0	0	3	55,923*	0	0	1
19.2	1	4217	1	17,760	0	0	0
20	0	0	1	3929*	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	2116*	0	0	0
25	1	8400	0	0	2	27,549	0
26	0	0	0	0	0	0	0
	23	**165,749**	**15**	**166,787**	**2**	**27,549**	**7**

*Includes Office/club house for Multifamily development

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2011. Only one month, January, did not report activity at or below the bottom for that monthly average (over the last two decades). January reported activity that was consistent with an average to good activity month for January. The first quarter saw the best activity with almost 32 units per month permitted. The other quarters all averaged from 24 to 27 homes permitted per month. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

Residential Activity

Single Family			
Year	**Permit**	**Cost**	**Avg. Cost**
2001	483	$105,179,005	$217,762
2002	581	$136,231,640	$234,075
2003	729	$176,509,112	$242,125
2004	797	$208,521,990	$261,633
2005	967	$249,478,968	$257,993
2006	810	$198,940,867	$245,606
2007	708	$163,698,102	$231,212
2008	360	$86,050,351	$239,029
2009	322	$73,902,733	$229,516
2010	341	$65,974,182	$193,473
2011	328	$65,271,132	$198,997

Multi-family			
Year	**Permit**	**Units**	**Cost**
2001	36	95	$13,081,744
2002	26	238	$12,158,550
2003	25	436	$16,841,397
2004	77	1100	$49,089,845
2005	30	300	$54,908,813
2006	7	15	$1,838,950
2007	20	564	$84,519,844
2008	32	280	$18,439,339
2009	30	330	$11,157,150
2010	23	402	$18,080,016
2011	111	1023	$69,202,958

2011 was an active year for multi-family permits. There were ten developments permitted, several are designed for mature/elderly populations. The developments are in the east, southwest and west sectors of the City. The large complexes were permitted in the west sub-area. Two of these developments are in the Chenal District and one in the Ellis Mountain District. This was the largest increase in multifamily units since 2004 with as many units added in 2011 as in the last three years combined.

The east sub-area experienced a significant increase in units as a percentage, 48.3% of all units added in 2011. This number of units represents 13.1% of all the new houses and is on the high end historically for this sub-area. The relative high number is explained primarily to the efforts of the City of Little Rock to rehab and construct new housing in this area. The effort is funded via a federal NSP2 grant.

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The southwest sub-area normally ranges from 80 to 120 units. In 2011, 84 units were added in the southwest sub-area, the same as that in 2010, remaining at the low end of the normal range. The west sub-area continued to dominate the market with 54.9 percent of the new units (180). The Chenal Valley District leads the way with 81 units or 24.7 percent of all new homes. In 2011, 180 units were permitted, down 17 units or 8.6% from 2010. For the fourth year this is 150 to 200-units below the 'normal' level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2011, 328 single-family units were added. For the fourth year the level of activity for 2011 remains low, there are no signs yet of a return to 'normal' levels.

Single Family Units

	Sub-area			
	East	**Central**	**S-west**	**West**
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
2008 Permits	18	42	101	199
2007 Permits	67	58	202	381
2006 Permits	26	61	257	466
2005 Permits	30	49	252	636
2004 Permits	15	41	194	547
2003 Permits	16	41	209	463
2002 Permits	24	32	156	369
	East	**Central**	**S-west**	**West**
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%
2008 %	5.0%	11.7%	27.8%	55.3%
2007 %	9.5%	8.2%	28.5%	53.8%
2006 %	3.2%	7.5 %	31.7%	57.5%
2005 %	3.1%	5.1%	26%	65.8%
2004 %	1.9%	5.1%	24.3%	68.6%
2003 %	2.2%	5.6%	28.7%	63.5%
2002 %	4.1%	5.5%	26.8%	63.6%

Residential Housing Construction Values

The average construction cost of a new single-family home increased 2.87% or $5524 from that in 2010. The average unit value in 2011 was $198,997 compared with $193,473 in 2010. 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 89 units constructed below $100,000, 112 units constructed in the range of $100,000 to $199,999, 109 units constructed in the range of $200,000 to $399,999, 10 units constructed in the range of $400,000 to $599,999 and 8 units above $600,000.

Construction Cost Single Family Homes

Planning District	$600,000 & Greater	$400,000 - $599,999	$200,000 - $399,999	$100,000- $199,999	Below $100,000	Total
1	2	1	12	1	0	**16**
2	0	0	0	0	0	**0**
3	0	0	2	1	0	**3**
4	5	1	4	1	0	**11**
5	0	0	0	0	0	**0**
6	0	0	0	0	0	**0**
7	0	0	0	0	0	**0**
8	0	0	0	3	3	**6**
9	0	0	0	15	4	**19**
10	0	0	0	1	3	**4**
11	0	0	0	1	7	**8**
12	0	0	1	10	30	**41**
13	0	0	0	0	0	**0**
14	0	0	0	0	0	**0**
15	0	0	0	3	2	**5**
16	0	0	1	13	18	**32**
17	0	0	4	2	0	**6**
18	0	2	38	16	1	**57**
19.1	1	6	33	41	0	**81**
19.2	0	0	12	2	1	**15**
20	0	0	2	2	0	**4**
24	0	0	0	0	20	**20**
25	0	0	0	0	0	**0**
Total	**8**	**10**	**109**	**112**	**89**	**328**

The $100,000 to $200,000 construction value range remained the dominant grouping with 34.1% of the housing, an additional 33.2% was in the $200,000 to $400,000 range. It should be noted that the $100,000 to $200,000 range had the largest drop in homes built in the range, falling to 59 homes or a 34.5% drop. Only the below $100,000 and $200,000-$400,000 groupings have increases with the below $100,000 group having the greatest increase, 40 units or 81.6% increase.

The Chenal Planning District continues to have the most of the higher end homes built, 38.8 percent (7 units) of all the structures permitted over $400,000 and none of the units permitted at a value under $100,000. The Heights/Hillcrest District accounted for 33.3% (6 units) of those structures with a value over $400,000. The central sub-area had the highest average value at

$365,024. Over half of the units valued at under $100,000 were permitted in the southwest sub-area, 56.2% (52 units). Three of the lower end homes were in the central sub-area with nine in the west sub-area and 27 in the east sub-area.

The average construction value increased 2.8 percent for the City, however the value in the southwest sub-area decreased $28,731 (20.6%) to $110,934. The other three sub-areas increased in value. The central sub-area had the greatest increase in average value by 35.1% or $94,852. The east sub-area is the lowest value at $96,549. The southwest sub-area continues to have the next lowest average value at $110,934. The west sub-area had the second highest average value ($245,193) as well as the second greatest increase in value $26,310.

Sub-area	2005	2006	2007	2008	2009	2010	2011
West	$310,861	$313,368	$284,130	$288,776	$279,274	$218,883	$245,193
Central	$265,938	$247, 901	$350,603	$307,332	$389,813	$270,172	$365,024
Southwest	$140,532	$135,558	$133,735	$133,770	$131,014	$139,665	$110,934
East	$115,069	$113,480	$117,198	$127,719	$121,094	$94,727	$96,549

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2011, single-family reinvestment totaled over $23.2 million dollars. The central sub-area had the greatest number of single-family permits issued in 2011 with 240 (34% of all the projects for 2011).

The central and east sub-areas accounted for 63.6% of the single-family permits issued. With approximately $13.6 million of the $23.2 million dollars (or 58.6%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market.

The east sub-area accounts for 34.8% of the permits for renovations and 21% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 30.4%, however this sub-area had the greatest number of dollars spent (31.8% or $5.4 million). The west sub-area had the highest amount of dollars 35.1% or $6 million, with 21% of the permits (121). The southwest sub-area had the least dollars (12.1%) or $2 million and the least permits with 79 or 13.7%.

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 2011, there were about seven of these. Approximately 18 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Chenal Valley and Downtown Planning Districts.

Multi-Family Renovations

The east sub-area accounted for 50.9% of the permits (58) with the second highest amount spent 42.4% ($5,453,823). The least permits were in the central sub-area with 10 or 8.8%. The southwest sub-area had the greatest amount spent ($5,828,623), but the second most permits, 29 (25.4%). The west sub-area had 17 permits (14.9%) with a value of $1,096,800.

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (71 and 49 respectively). Citywide 148 permits were issued for a total of $6,114,055. The central sub-area accounted for 64.9% ($3,965,930) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (42 permits and almost $3.3 million). The second highest number of permits was in the West Little Rock Planning District with 19 and over a half million dollars. In the west sub-area 49 permits were issued for $1,269,083. The Chenal Districts accounted for 17 with the River Mountain and Rodney Parham Districts accounting for 12 and 9 respectively. The permit value was three quarters of a million dollars in the Chenal District. Overall the average value of permits issued for additions dropped by 23.2 percent or $12,451.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	12	$22,899	23	$30,042	0	$0
2	9	$14,319	30	$27,158	10	$65,180
3	19	$30,991	66	$25,878	3	$49,253
4	42	$78,455	67	$46,693	5	$68,730
5	0	$0	4	$23,313	27	$157,189
6	0	$0	1	$15,000	0	$0
7	0	$0	5	$21,860	0	$0
8	6	$47,667	103	$18,434	25	$36,086
9	10	$40,628	94	$17,396	6	$48,931
10	7	$17,000	31	$13,064	0	$0
11	6	$16,667	25	$14,198	4	$30,250
12	2	$4500	10	$29,634	7	$2529
13	2	$21,780	22	$15,391	0	$0
14	4	$10,050	13	$18,405	10	$28,150
15	2	$3500	28	$30,491	12	$460,786
16	2	$4000	5	$65,812	0	$0
17	1	$3000	0	$0	1	$15,000
18	4	$2474	5	$21,772	0	$0
19.1	12	$27,120	22	$62,165	4	$81,750
19.2	5	$80,616	16	$167,833	0	$0
20	1	$27,000	0	$0	0	$0
21	0	$0	0	$0	0	$0
22	0	$0	0	$0	0	$0
23	0	$0	0	$0	0	$0
24	1	$19,000	2	$10,750	0	$0
25	1	$20,000	3	$14,150	0	$0
	148	**$41,311**	**575**	**$29,802**	**114**	**$112,936**

Demolition Activity

The net change in residential units for 2011 was an increase of 1117 residential units. The east sub-area had a net loss of 90 single-family units. The central sub-area increased a net of two single-family units. The west sub-area had the largest net increase of 174 residences. The southwest sub-area added a net 57 single-family homes. Nine of the City's thirty planning districts experienced net losses of residential units during 2011. The Boyle Park, Central City, West Little Rock and 65th Street East Districts went from positive to negative in 2011. The Downtown, East Little Rock, I-30, I-630, and Geyer Springs East Districts were negative both years.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	16	2	**14**
2 Rodney Parham	0	0	**0**
3 West Little Rock	3	33	**-30**
4 Heights/Hillcrest	11	10	**1**
5 Downtown	0	6	**-6**
6 East Little Rock	0	8	**-8**
7 I-30	0	3	**-3**
8 Central City	6	51	**-45**
9 I-630	29	83	**-54**
10 Boyle Park	4	6	**-2**
11 I-430	116	4	**112**
12 65th Street West	62	1	**61**
13 65th Street East	0	2	**-2**
14 Geyer Springs E.	0	7	**-7**
15 Geyer Springs W.	152	14	**138**
16 Otter Creek	32	1	**31**
17 Crystal Valley	6	1	**5**
18 Ellis Mountain	298	0	**298**
19.1 Chenal Valley	424	1	**423**
19.2 Chenal Ridge	15	0	**15**
20 Pinnacle	138	0	**138**
21 Burlingame	0	0	**0**
22 West Fourche	0	0	**0**
23 Arch Street Pike	0	0	**0**
24 College Station	40	2	**38**
25 Port	0	0	**0**
Total	**1352**	**235**	**1117**

The Heights/Hillcrest District went from negative to positive in 2011. The West Little Rock, Central City and I-630 Districts experienced double-digit net loss in the number of housing units (30, 45 and 54 respectively).

Three districts account for almost three quarters of the units removed in 2011 – West Little Rock, Central City and I-630. I-630 District had the most units lost (83 units) or 35.3% of all the units removed in 2011. Twenty-two percent (51 units) of the lost units were in the Central City District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek.

When reviewing the ten-year history of removed homes, three districts standout – Central City, I-630, and East Little Rock. Much of the East Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 61.9 percent of all units lost (145 of 235 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

Demolition Activity

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	181	7	174
Central	21	19	2
Southwest	84	27	57
East	42	132	-90

Single-Family Units Removed

Planning District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
1	1	2	0	3	13	1	2	1	1	4	2	**30**
2	0	0	0	1	0	0	0	0	3	0	0	**4**
3	0	0	0	4	5	13	5	7	3	3	1	**41**
4	13	6	20	12	12	19	15	17	12	16	10	**152**
5	0	1	1	2	1	1	3	0	0	1	0	**10**
6	21	8	3	8	3	26	123	51	24	26	8	**301**
7	1	3	0	3	14	3	3	7	2	7	3	**46**
8	27	33	32	23	33	31	49	26	48	32	43	**377**
9	29	23	27	23	27	40	23	26	75	46	79	**418**
10	5	3	3	6	3	7	8	4	5	6	6	**56**
11	1	2	2	1	4	1	0	1	2	3	4	**21**
12	3	1	1	2	1	5	0	0	5	0	1	**19**
13	0	0	0	1	3	1	2	0	7	2	2	**18**
14	3	2	0	4	2	2	3	1	3	6	7	**33**
15	2	3	2	4	4	6	6	3	10	0	14	**54**
16	1	4	1	1	1	3	4	1	0	0	1	**17**
17	0	0	0	0	0	0	0	0	0	0	1	**1**
18	0	1	1	2	5	1	1	0	0	0	0	**11**
19	0	0	0	3	2	5	1	4	0	5	1	**21**
22	0	0	0	0	0	0	0	0	0	0	0	**0**
23	0	0	0	0	0	0	0	0	0	0	0	**0**
24	2	1	2	0	1	0	0	2	0	0	2	**10**
25	0	0	1	0	1	0	1	1	0	0	0	**4**
Total	**109**	**93**	**96**	**103**	**135**	**165**	**249**	**152**	**200**	**157**	**185**	**1644**

Office Activity

During 2011, the square footage of new office space added increased by 151.9% from 2010. The total square footage permitted in 2011 was 166,787. The number of permits issued increased 150% (6 permits in 2010, 15 permits in 2011). In 2011, the total construction cost was $18,512,815, a decrease of 10 percent.

The west sub-area accounted for most of the office area added with 110,152 square feet or 66.6 percent. The west sub-area had the greatest number of permits with 8 (53.3%) and the highest value $12,263,232. The central sub-area had no activity and the east sub-area had one permit for 2116 square feet. The southwest sub-area had 6 permits (40%) with a value of over $6 million.

The only building over 10,000 square feet was the St. Vincent Health Clinic building with 45,000 square feet in the Chenal District. Eight of the fifteen permits for office were for apartment and multifamily development office/club houses.

Building Permits – Office

Year	Permits	Sq. Ft.	Cost
1996	15	1,204,450	$37,458,666
1997	15	903,984	$10,906,990
1998	29	454,250	$29,764,837
1999	26	371,382	$21,483,887
2000	24	1,710,683	$116,819,784
2001	20	399,011	$22,173,454
2002	11	99,759	$9,229,585
2003	22	384,965	$35,711,284
2004	29	271,496	$45,341,699
2005	22	281,541	$27,203,217
2006	17	159,135	$23,716,810
2007	23	266,666	$39,685,437
2008	14	152,822	$18,191,428
2009	8	60,692	$7,752,100
2010	6	66,224	$20,572,684
2011	15	166,787	$18,512,815

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
St. Vincent Health Clinic	16221 La Grande Drive	west	45,000

Commercial Activity

The total of new commercial construction added in 2011 amounted to 165,749 square feet of commercial space. This represents a decrease of 60.9% in square footage added from that in 2010. The total construction value of new commercial decreased by 0.9% from that reported in 2010. In 2010, $19,806,111 construction dollars were permitted compared to $19,627,293 in 2011. The number of structures permitted increased 91.7% to 23 projects in 2011.

The southwest sub-area had the most activity by all measures – 34.8% of the permits (8), 39.5% of the area added (65,000 square feet) and 50.5% of the value ($49,916,481). These projects included two auto dealerships, two dollar stores, and two convenience stores. The east sub-area had the least activity by all measures – 17.4% of the permits (4), 13.6% of the area added (22,610 square feet), and 6.4% of the valued ($1,261,020). The west sub-area had the second most permits 26.1% (6) but the second least area added 16.8% (27,843 square feet) and value 17.1% ($3,364,192). The central sub-area had the second highest area added 30.1% (49,895 square feet) and value 25.9% ($5,085,000) but the second least permits 27.8% (5). Four of the five projects in the central sub-area were part of the Park Avenue development on University Avenue, south of Markham. This included the largest commercial project in Little Rock for 2011, a shell retail building.

Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
1996	53	3,321,000	$68,384,102
1997	38	2,100,340	$32,916,260
1998	29	419,669	$21,048,399
1999	26	348,112	$12,695,827
2000	20	315,873	$15,983,521
2001	22	336,692	$17,434,611
2002	20	231,895	$17,981,631
2003	26	962,519	$35,555,179
2004	32	529,251	$34,259,001
2005	45	677,554	$71,665,809
2006	27	478,592	$32,646,539
2007	27	823,137	$49,595,750
2008	14	268,887	$28,758,181
2009	15	331,778	$30,170,698
2010	12	423,700	$19,806,111
2011	23	165,749	$19,627,293

.

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
Retail Shell Building	416 South University Avenue	central	25,552

Industrial Activity

A total of 27,549 square feet of industrial projects were permitted during 2011 in the City. This represents a drop of 80.7% over the square feet permitted during 2010. The value of new construction also dropped 78.2% to $2,559,707 in 2011 from $11,728,357 in 2010. The number of projects was two, half that in 2010.

For 2011, both of the permitted projects were in the east sub-area. Only one of these was over 25,000 square feet. The new CHS, Inc facility on Lindsey Road in the Port Industrial Park at 26,400 square feet was the largest new warehouse/industrial use.

Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1996	3	43,250	$2,221,000
1997	7	513,346	$6,968,001
1998	13	308,464	$26,782,784
1999	18	395,022	$7,622,214
2000	19	382,138	$8,714,609
2001	7	87,502	$1,482,000
2002	9	150,235	$6,353,680
2003	6	138,255	$10,650,090
2004	8	113,142	$2,642,000
2005	6	128,585	$12,591,006
2006	7	115,919	$7,591,799
2007	6	211,184	$21,380,347
2008	8	940,598	$60,727,710
2009	2	52,147	$1,925,000
2010	4	142,781	$11,728,357
2011	2	27,549	$2,559,707

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
CHS, Inc	9001 Lindsey Road	east	26,400

Annexation Activity

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

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.69 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 200-2009, while over 10 square miles was added in the last decade of the twentieth century.

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

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

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2012 with thirteen approved plats up two from 2011. The total acreage in 2012 decreased 24.5 percent from 216.48 acres to 163.37 acres.

Approved Preliminary Plats

Plan	Commercial		Office		Industrial		Multi-Family		Single Family		Res.
Dist.	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	Lots
2									1	0.16	1
4			2	44.78					1	1.82	1
12					1	4.99			1	21.65	84
18									4	46.36	64
19									2	24.1	64
29									1	19.31	2
Total	**0**	**0**	**2**	**44.78**	**1**	**4.99**	**0**	**0**	**10**	**113.6**	**216**

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

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

Final Plat Activity

During 2011, there were 54 final plats, this is a 3.8% increase from 2010. The acreage involved in 2011 was 212.2 acres, down 1.8% from that in 2010. The final plat activity shows only a slight improvement in 2011.

Plan Dist.	Final Plat	
	cases	acres
1	3	5.07
3	3	28.77
4	2	1.28
8	2	4.15
9	3	1.6
11	1	1.58
12	3	6.24
15	7	36.12
16	3	8.47
17	2	4.06
18	3	11.71
19	15	75.58
20	3	19.06
24	1	1.8
25	1	3.49
28	1	1.34
29	1	1.89
Total	**54**	**212.2**

The west sub-area had the most signed plats with 26 (48.1%) and the most area involved with a final plat 114.89 acres (54.1%). The southwest sub-area had the second greatest number of final plats at 15, and area involved with 54.89 acres (25.9%). The east sub-area had the least area involved in final plats at 12.06 acres (5.7%). There were seven signed final plats in the east sub-area, with the central sub-area having the least with six cases. The Chenal district had the most cases at fifteen, with the Geyer Springs West district having the second greatest at seven cases. These two districts also had the most area involved in final plats with 75.58 acres and 36.12 acres respectively.

Both the west and southwest sub-areas increased in the number of cases. The west sub-area increased six to 26 and the southwest five to 15. However the acreage involved in final plats for the west sub-area fell over 13 acres to 114.89 acres. The Chenal district alone accounted for 27.8 % of the cases (15) and 35.5% of the area (75.58 acres).

Zoning Activity

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

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

Approved Zoning Cases

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

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

Planned Zoning District (PZD) activity remained more active than 'straight' reclassifications, representing 86 percent of the re-classification cases and 68.3 percent of the area re-classified. During 2012, 63 cases were approved with the PZD process with a total of 318.68 acres. Planned Zoning Districts were approved in all areas except east of Bond in the airport and port areas, in both developed and undeveloped areas.

As with 'straight' zoning, most of the cases were for small areas, 43 of the 55 cases contained areas of less than 5 acres. There were only six cases with more than ten acres in area. Two of the largest cases by area were just adding a use to the list of permitted uses in a previously approved Planned Zoning District. One is in the I-430 District (98.4 acres) and one is in the Otter Creek District (20.1 acres). The second largest Planned Zoning District application was to allow three residential units on one 29.7-acre tract of land along Garrison Road west of the city limits.

Zoning Activity

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2011, the number of cases decreased by twenty-two or 24.7 percent from 2010. The area involved in reclassifications decreased 30.8% from 536.95 acres to 371.43 acres. The tables of rezoning and PZD approved cases show the areas most likely to develop in 2011 or soon there after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

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

PZD Activity

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

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