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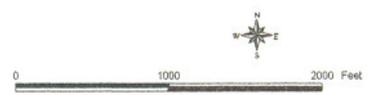
- MH MOBILE HOME PARK
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- PI PUBLIC INSTITUTIONAL
- PKOS PARK/OPEN SPACE
- AG AGRICULTURAL
- LDR LOW DENSITY RESIDENTIAL
- SF SINGLE FAMILY RESIDENTIAL
- M MINING
- MF MULTIFAMILY RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- C COMMERCIAL
- MX MIXED USE
- CS COMMUNITY SHOPPING
- MCI MIXED COMMERCIAL & INDUSTRIAL
- SO SUBURBAN OFFICE
- T TRANSITION
- STD SERVICE TRADES DISTRICT
- MOC MIXED OFFICE & COMMERCIAL
- O OFFICE

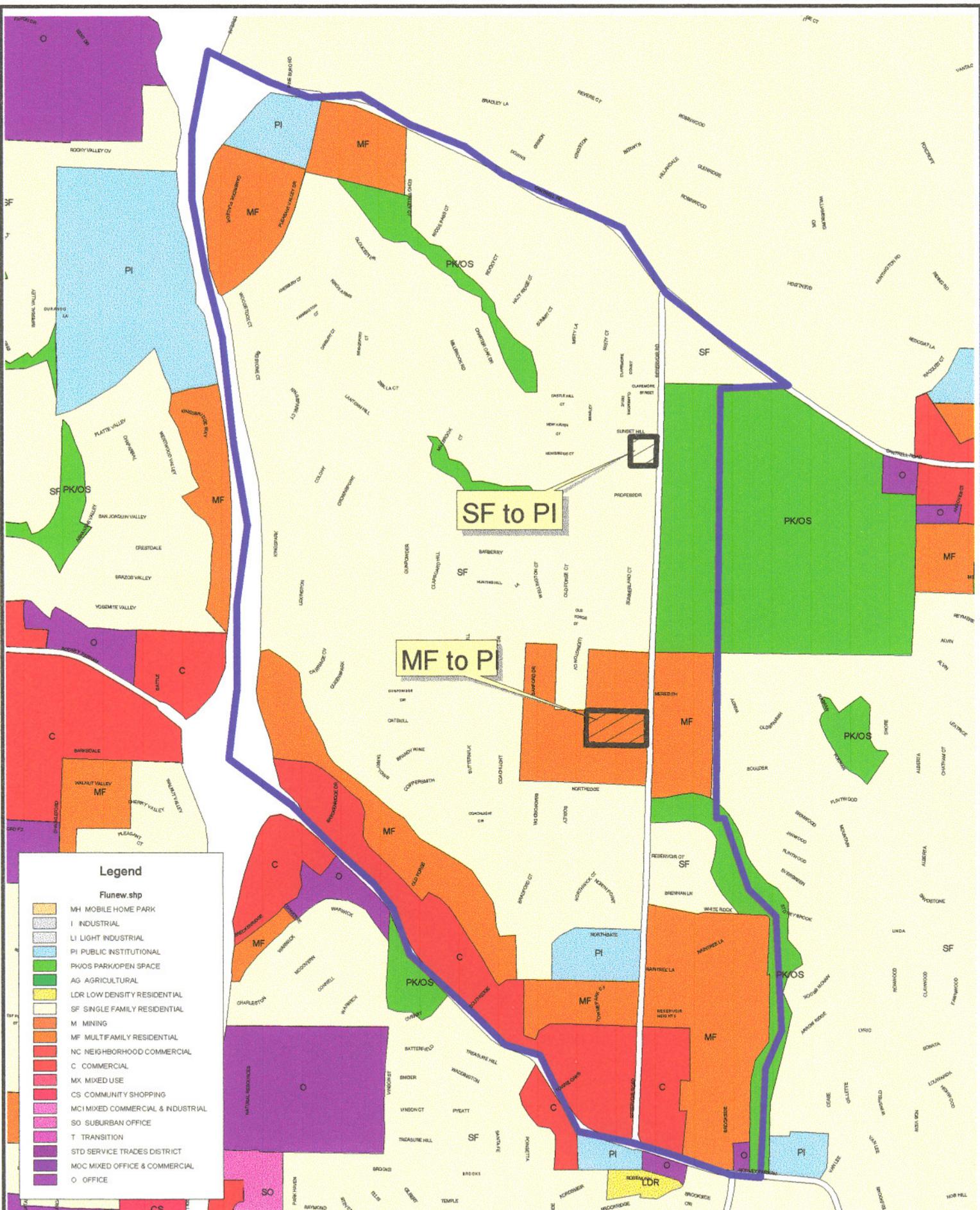


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The geographic data herein was taken from March 1998 Photography

Future Land Use





Legend

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[Orange]	MH MOBILE HOME PARK
[Light Blue]	I INDUSTRIAL
[Light Blue]	LI LIGHT INDUSTRIAL
[Light Blue]	PI PUBLIC INSTITUTIONAL
[Green]	PKIOS PARKOPEN SPACE
[Green]	AG AGRICULTURAL
[Yellow]	LDR LOW DENSITY RESIDENTIAL
[Yellow]	SF SINGLE FAMILY RESIDENTIAL
[Orange]	M MINING
[Orange]	MF MULTIFAMILY RESIDENTIAL
[Red]	NC NEIGHBORHOOD COMMERCIAL
[Red]	C COMMERCIAL
[Red]	MX MIXED USE
[Red]	CS COMMUNITY SHOPPING
[Red]	MCI MIXED COMMERCIAL & INDUSTRIAL
[Purple]	SO SUBURBAN OFFICE
[Purple]	T TRANSITION
[Purple]	ST SERVICE TRADES DISTRICT
[Purple]	MOC MIXED OFFICE & COMMERCIAL
[Circle]	O OFFICE

SF to PI

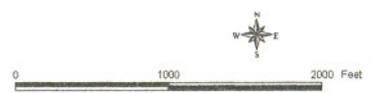
MF to PI

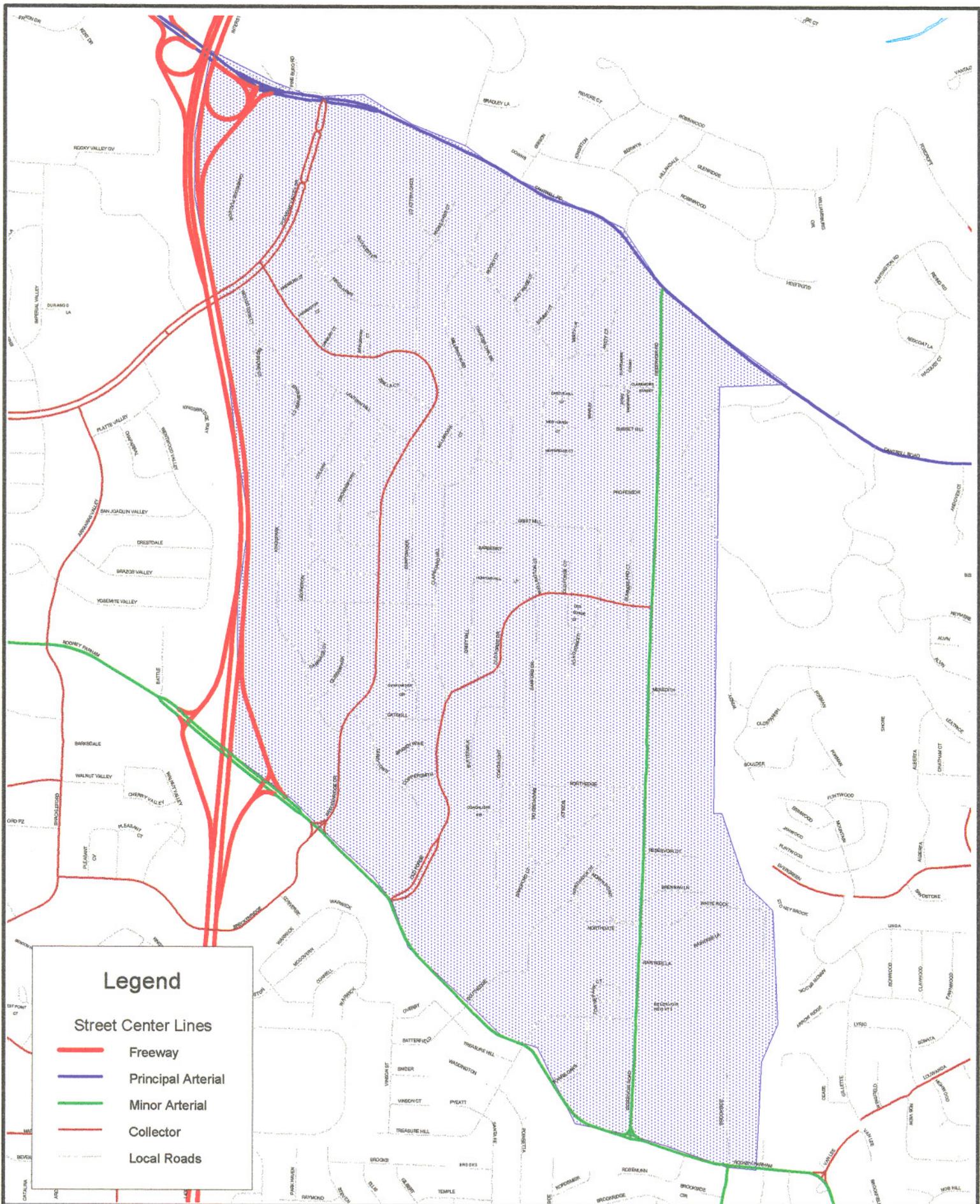


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The geographic data herein was taken from March 1998 Photograph

Proposed Land Use Plan Amendments





Legend

Street Center Lines

- Freeway
- Principal Arterial
- Minor Arterial
- Collector
- Local Roads



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The geographic data herein was taken from March 1999 Photography.

Master Street Plan

0 1000 2000 Feet



Outline of Zoning Classifications and Descriptions

The City of Little Rock, with the exception of the State Capitol Zoning District and the Central Little Rock Zoning Area Downtown, is divided into the following 34 zoning districts:

1. "R-1" – Single Family District
For large lot single family development with a minimum lot size of 15,000 square feet. This district is the least utilized of the several single family zones.
2. "R-2" – Single Family District
For conventional single family development with a minimum lot size of 7,000 square feet. This district is the predominant single family district within the City of Little Rock west of University and south of Asher Avenue.
3. "R-3" - Single Family District
For small lot single family development with a minimum lot of 7,000 square feet. This district is the predominant single family district within the City of Little Rock north of Asher Avenue and east of University.
4. "R-4" - Single Family District
For development of duplex dwellings with a minimum lot size of 7,000 square feet.
5. "MF-6" - Multifamily District
For apartment development at a maximum of six dwelling units per acre. This district is used predominantly in the west and southwest portions of the City generally for upper income and condominium type developments.
6. "MF-12" - Multifamily District
For apartment development at a maximum of 12 units per acre. This district is used predominantly in the west and southwest portions of the City as a transition zone between lower and higher density residential developments.
7. "MF-18" - Multifamily District
For apartment development at a maximum of 18 units per acre. This district which is predominantly located west of University is primary "MF" District for construction of apartments in the suburban area.
8. "MF-24" - Multifamily District
For apartment development at a maximum of 24 units per acre. This district is utilized throughout the City; however, the majority of this district is located in the northwest portion of the City. It is generally developed in close proximity to higher intensity uses either office or commercial.
9. "R-5" - Urban Residence District
For apartment development at a maximum of 36 units per gross acre.

10. "R-6" – High Rise Apartment District
For apartment development at a maximum of 72 units per gross acre. This district is the High-Rise Apartment District and is the least utilized of the several apartment zones. This district is primarily located in the core of the City north of Asher Avenue and east of University.
11. "R-7" – Mobile Home District
For mobile home parks at a maximum of eight dwelling units per gross acre. This district is utilized for creation of rental mobile home parks only.
12. "R-7A" – Mobile Home District
For mobile home subdivisions proposing lot sales for placement of mobile home units. The maximum permitted density is 12 family units per net saleable acre.
13. "O-1" – Quite Office District
For office use providing for conversion of residential structures in older neighborhoods to uses compatible with existing residential neighborhoods.
14. "O-2" – Office and Institutional District
For large tract office and institutional development. This district provides for the high-rise office development.
15. "O-3" – General Office District
For development of freestanding offices serving a broad range of public needs.
16. "C-1" – Neighborhood Commercial District
For development of small personal service uses. This district allows uses that are generally neighborhood oriented.
17. "C-2" – Shopping Center District
For development of large scale commercial projects such as shopping malls.
18. "C-3" – General Commercial District
For development of a broad range of general sales and service uses.
19. "C-4" – Open Display Commercial District
For development of a range of uses requiring open display of merchandise such as automobiles, mobile homes, and building materials.
20. "I-1" – Industrial Park District
For development of an efficient well-designed industrial park. This district encourages the development of park-like settings with significant landscaping and design effort.
21. "I-2" - Light Industrial District
For development of general industrial uses including light manufacturing and assembly.

22. "I-3" – Heavy Industrial District
For development of industrial uses of an objectionable or hazardous nature. This district normally includes uses that emit a high level of noise, dust, odor, or other pollutants thus; requiring separation from residential or other more sensitive uses.
23. "AF" – Agriculture and Forestry District
For sites utilized as farming or other rural activities. This district is also utilized for recreational uses.
24. "M" – Mining District
For sites utilized as mineral extraction, forestry, or agriculture. This district, much like the Heavy Industrial District, should be separated from residential or other more sensitive uses.
25. "OS" – Open Space District
For use as a buffer zone between uses, a protection zone for difficult topography, and to preserve natural conditions. This district is most often utilized to buffer one land use from another such as apartments, office, or commercial development from single family.
26. "F" – Floodplain District
For regulation of usage of flood prone lands to protect the water flow and to reduce flooding effects.
27. "PZD" - Planned Zoning Development
A process for owners/developers to utilize when it is desirable to present a unified site plan and plat for City review. There are four (4) Planned Unit Development districts utilized in the process for multi use developments. There are:
 - a. "PRD" – Planned Residential
This district is used when residential uses are proposed in a development of mixed use permitted.
 - b. "POD" – Planned Office
This district is used when office development is the intended principal use. Some commercial and residential is permitted when made a part of the re-view process.
 - c. "PCD" – Planned Commercial
This district is used when commercial mixed use development is proposed. A mix of residential, office and commercial is permitted.
 - d. "PID" – Planned Industrial
This district is used when warehousing, manufacturing or similar uses are proposed in a mix of uses.

28. "PD" – Planned Development

A process utilizing the same submittal and review procedures as a "PUD" except, that this process permits development of single use projects exclusively, these districts are:

- a. "PD" – Residential
This district permits residential projects of any density with no mix of other uses.
- b. "PD" – Office
This district permits projects that involve a single office use or building (no mix of uses).
- c. "PD" – Commercial
This district permits projects that involve a single commercial use or building (no mix of uses).
- d. "PD" – Industrial
This district permits projects that involve a single industrial use or building (no mix of uses).

Land Use Categories

- SF Single Family Residential – This category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.
- LDR Low Density Residential – This category accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and ten (10) dwellings units per acre.
- MF Multifamily Residential – The multifamily category accommodates residential development of 10 to 36 dwelling units per acre.
- MH Mobile Home Park – This category accommodates an area specifically developed to accommodate mobile homes.
- O Office – The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general office which support more basic economic activities.

- SO Suburban Office – The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

- MCI Mixed Commercial and Industrial – This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial.

- MOC Mixed Office and Commercial – This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

- STD Service Trades District – This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office services or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

- MX Mixed Use – This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

- MXU Mixed Use Urban – This category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older “urban” areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate.

- LI Light Industrial – This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting.

- I Industrial – The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industrial related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

- C Commercial – The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

- CS Community Shopping – This category provides for shopping center development with one or more general merchandise stores.

- NC** Neighborhood Commercial – The neighborhood commercial category includes limited small scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.
- NODE** Existing Business Node – This category provides for the existence of a sufficient concentration (minimum of 3) of long-term established businesses on both sides of a major street. The businesses must be contiguous or in close proximity. A Planned Zoning District is required.
- A** Agriculture – It is the intent of this category to encourage the combination of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe, where it would be appropriate to preserve existing rural land use, prior to annexation into the city.
- M** Mining – The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.
- PK/OS** Park/Open Space – This category includes all public parks, recreation facilities, green belts, flood plains, and other designated open space and recreational land.
- PI** Public Institutional - This category includes public and quasi public facilities which provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.
- T** Transition – Transition is a land use plan designation which provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms with the Design Overlay standards. Uses which may be considered are low density multifamily residential and office uses if the proposals are compatible with quality of life in nearby residential areas.

TELEPHONE SURVEY RESULTS:

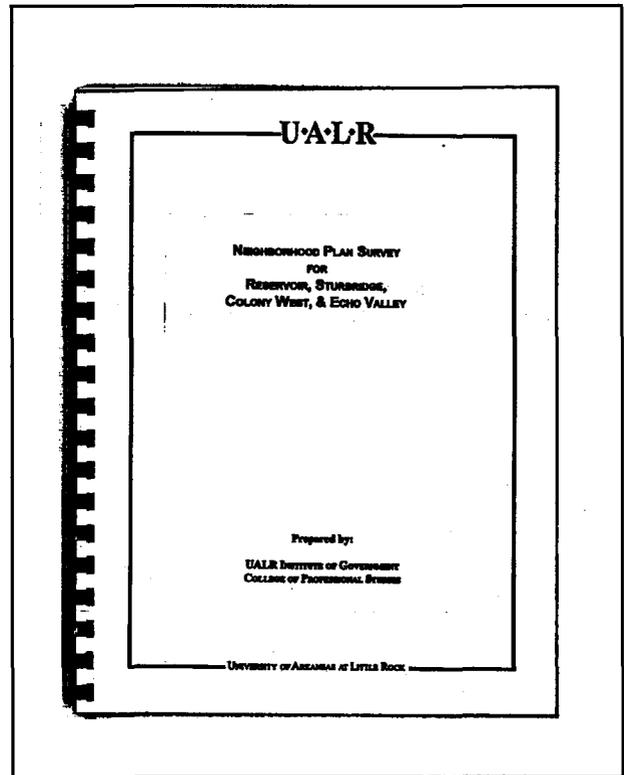
SURVEY RESULTS

A survey was performed by the Institute of Government College of Professional Studies at the University of Arkansas at Little Rock (IOG publication # 00-07).

A: Executive Summary

The report describes the perceptions and opinions of the Reservoir neighborhood in Little Rock. Information for this report has been obtained from a telephone survey conducted on behalf of the City of Little Rock Department of Planning and Development by the University of Arkansas at Little Rock Institute of Government (IOG).

The most substantive reason for undertaking this survey was to assess resident's opinions of neighborhood issues in the first stage of a neighborhood action plan. The following issues were addressed in this survey: 1) infrastructure, 2) traffic conditions, 3) crime, 4) maintenance of local schools, 5) maintenance of local, city funded parks and 6) housing and zoning enforcement. The survey also allowed the opportunity to assess these residents' impressions of general neighborhood and citywide relations. The major conclusions that emerged for this survey include the following.



- Respondents indicated a high level of satisfaction to statements assessing quality of neighborhood life (questions 1-8). Notably, ninety-five percent (95%) indicated that "our area is a good and safe place to live."
- Respondents rated crime and infrastructure issues lowest among their concerns, indicating there were few problems in those areas.
- Respondents rated housing and zoning regulations highest among their concerns. Within this category, respondents perceived property conversion issues (from residential to commercial and from single family housing units to apartments) as potential problems.
- Traffic conditions ranked second among residents' concerns, and speeding was named most frequently as the problem.

B: Conclusions and Recommendations

This survey shows that the residents are satisfied with general life in their area. However,

they did offer some suggestions for improvement. The following table displays a rank order of the total indexes generated from each report section.

Average Indexes For Report Sections	Index
Housing & Zoning Regulations	67
Traffic Conditions	57
Local Schools	56
Local Parks	52
Infrastructure	47
Crime	47

Respondents ranked housing and zoning issues the highest in needing attention. Key concerns in this category were focused on commercial expansion and apartment complexes.

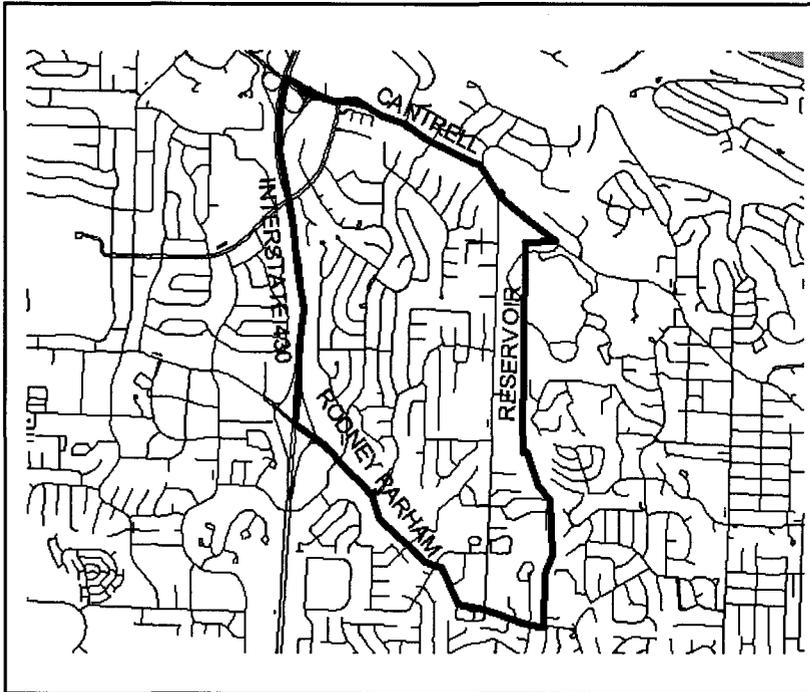
Respondents ranked traffic conditions second among their concerns, and speeding was the most frequent complaint. Local school conditions ranked third, and speeding again in the areas around schools were a pivotal issue. Local parks, infrastructure, and crime issues ranked lowest among residents' concerns, indicating that respondents do not necessarily perceive many problems in those areas.

RESERVOIR NEIGHBORHOOD EXISTING CONDITIONS:

INTRODUCTION

LOCATION AND TOPOGRAPHY

The Reservoir Neighborhood is located in western Little Rock in township 2N range 13W sections 26, 27, 34, and 35. More specifically, the physical boundaries of the neighborhood are Cantrell Road on the north, Interstate 430 on the west, and Rodney Parham Road on the south. The eastern boundary of the neighborhood begins from Rodney



Map of area.

Parham Road proceeding northward following Grassy Flat Creek until it passes Reservoir Court at which point it extends due north until it meets Cantrell Road. The map below illustrates the neighborhood boundaries. Topography in the neighborhood varies from a floodplain that extends into the southeastern portion of the neighborhood to steeply sloping hills.

NEIGHBORHOOD CONTACT

There are three neighborhood associations in the Reservoir Neighborhood. Each association was contacted to obtain input on the Reservoir Neighborhood Action Plan.

Area History

ANNEXATION & SUBDIVISION DEVELOPMENT

The Reservoir Neighborhood was added to the City of Little Rock through a series of eighteen annexations between 1959 and 1979. Over half of the present day neighborhood was annexed under the General Election of 1959. The remainder of the neighborhood was annexed piece by piece (primarily by petition of real estate or business owners in the area) or was part of a larger annexation extending outside of the neighborhood.

The first subdivision development began in the study area approximately four years after the first annexation was final. Subdivision development in the neighborhood began in 1965 and has continued until as recent as 1994. Approximately 20 percent of the current

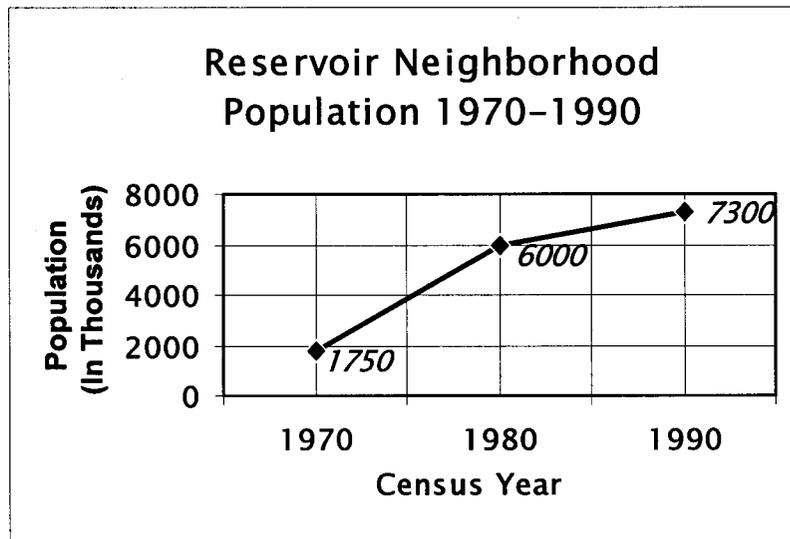
subdivisions in the neighborhood were developed in the 1960's, 60 percent in the 1970's and 20 percent in the 1980's and 1990's. Of the several subdivisions, the Sturbridge, Colony West, Echo Valley and Ludington Heights Additions (including subsequent phases of development) proved to be among the largest in the area. Each added over 250 lots for a combined total of 1,300 lots between the four subdivisions.

POPULATION OVERVIEW

The graph shown below illustrates the population growth of the Reservoir Neighborhood from 1970 to 1990. As one can see, between the years of 1970 and 1980 the neighborhood experienced over a three-fold increase in population. These figures represent tremendous growth in the area and indicate that the area underwent rapid development during this time.

From 1980 to 1990 the neighborhood's population increased by approximately 20 percent, indicating a significant increase. The increase in population could be attributed to the continuing development of

multifamily and single family subdivisions in the area. Although the neighborhood increased in population during this time, the 20 percent increase was a slow population growth compared with previous growth. This slow increase could be attributed to the fact that at the time much of the area was becoming built out.



EXISTING ZONING:

The table to the right lists the amount of acres per zoning classification for the Reservoir Neighborhood. As one can see, residential zoning dominates the area. It accounts for almost 90 percent of all zoned acres in the neighborhood. Single family (R2) is the most widespread zoning classification in the neighborhood followed by multifamily residential classifications such as R5 (Urban Residence Districts), MF (Multifamily Districts), PDR (Planned Development- Residential) and PRD (Planned Residential Developments). Very little land is zoned for R4 development or duplex dwellings.

After residential zoning, commercial zoning is the second most widespread classification of land in the Reservoir Neighborhood. Only three commercial zones exist in the neighborhood: C3 (General Commercial), C4 (Open Display District), and C1 (Neighborhood Commercial).

<i>Zoning Classification</i>	<i>Acres</i>
<i>Residential</i>	
<i>Single Family(R2)</i>	<i>767.21</i>
<i>Duplex (R4)</i>	<i>6.77</i>
<i>Multifamily (R5, MF, PDR, PRD)</i>	<i>236.74</i>
<i>Office (O3, PDO, POD)</i>	<i>29.55</i>
<i>Commercial (C1, C3, C4)</i>	<i>73.31</i>
<i>Open Space (OS)</i>	<i>0.88</i>

C3 dominates the commercial zoning in the area, accounting for approximately 95 percent of all commercially zoned acres in the neighborhood. C4 and C1 zones account for just under 3.5 acres in the neighborhood.

The remainder of the land in the Reservoir Neighborhood is zoned Office or Open Space. O3 (General Office District) is the most prevalent of the office zoning classes in the neighborhood. Eighty percent of

office zoning in the area is O3. Other office-zoned classifications in the neighborhood are POD (Planned Office Development) and PDO (Planned Development – Office), both of which account for approximately 6 acres combined. Land in the area zone specifically as Open Space (OS) accounts for less than an acre. The Existing Zoning map on the following page details the zoning classifications in the Reservoir Neighborhood.

Current Land Use in the Reservoir Neighborhood is similar to the Existing Zoning in the area. Existing Zoning suggests that almost all of the developed land in the neighborhood is used for residential living, primarily single family. Upon a “windshield” survey performed by employees of the City of Little Rock, this assumption was found to be valid. The table below lists percentages for land use in the neighborhood.

EXISTING LAND USE:

As one can see, single-family homes and their accessory structures account for over eighty percent of all structures in the neighborhood. The total of all residential units and their accessory buildings account for ninety-five percent of all structures in the study area. Various types of commercial structures account for most of the remaining structures. Offices are less than one percent of all structures in the neighborhood.

Spatially, Existing Zoning and Existing Land Use are very similar. Overall, there is little variation between the base zoning in the area and the current use. Generally, commercial zoning and use is located along Rodney Parham Road and intersecting streets. Moving northward, the zoning and use transitions into multifamily use and zoning before a shift to single family zoning and use. Single family zoning and use continue northward to the northern boundary of the neighborhood with only a few interruptions of multifamily zoning and use along Reservoir Road and Pleasant Valley Drive. Exceptions to this generalization would include the presence of public/institutional land use such as churches and schools within the single-family zoning, the presence of office zoning between the commercial and multifamily zoning and land use, and the use of land zoned for two-family dwellings as parks and open space.

% of Structures Land Use Description

73%	<i>Single Family</i>
10 %	<i>Residential – garage, accessory building, playhouse, storage</i>
7%	<i>Apartments – 7 to 20 units</i>
5%	<i>Apartments – 3 to 6 units</i>
1%	<i>Commercial – Boat sales, Car rental, Car repair, Car sales, Car wash, Gas Station, Tire Sales, Motor Services</i>
1%	<i>Commercial/public – Fixed recreation, Eating/drinking places, Variable recreation, Churches, Schools (Public/Private), Nursing Homes, Bar, Bingo Hall, Bowling Alley, Ice rink, Nightclub, Pool hall, Restaurant, Roller rink, Swimming pool, Arena, Ball park, Chapel, Gymnasium, High School, Junior High School, Kindergarten, Lodges, Nursery school, Playgrounds, Stadium, Sunday schools</i>
<1%	<i>Duplex</i>
<1%	<i>Office – Architect, Armed Services, Bank, Clinic, Dental, Doctors, Engineers, General, Health Services, Insurance, Law, Mailing Firm, Medical, Real Estate, Research, Surgical</i>
<1%	<i>Commercial – General commercial (old), Food sales, Household goods/repair, Specialty shops, Recreation/home repair, animal hospital, appliance repair, barber/beauty shop, book store, carpet store, deli, drug store, fireworks sales, florist, furniture sales/repair, garden supply, gift shop, grocery store gun shop, hardware store, hobby shop, ice cream parlor, jewelry store, leather goods, liquor store, music store, newsstand, office supply, optical goods, paint store, pet store, photo studio/supply, sporting goods, tool rental, toy shop, wallpaper store</i>

FUTURE LAND USE PLAN:

The Future Land Use Plan for the Reservoir Neighborhood recommends little change between Existing Land Use, Existing Zoning and Future Land Use. Residential living will continue to dominate land use in the neighborhood. Single family land use followed by multifamily and commercial will be the major types of land use in the neighborhood. Land currently used for office and public/institutional purposes will continue as such with little

<i>Land Use Category</i>	<i>Acres</i>
<i>Single Family</i>	<i>590</i>
<i>Multifamily</i>	<i>200</i>
<i>Commercial</i>	<i>70</i>
<i>Public/Institutional</i>	<i>20</i>
<i>Office</i>	<i>1</i>

increase. The table below lists approximate Future Land Use acreage amounts by category while the map on the following page illustrates the Future Land Use pattern.

Spatially, commercial land use will continue to be located along Rodney Parham Road with multifamily land use located to the north between it and the single family land use. Multifamily residential land use will also continue to be located along Reservoir Road and along Pleasant Valley Drive.

Public/Institutional land use will also continue to be located at the intersection of Pleasant Valley Drive and Cantrell Road for Second Presbyterian Church and at the intersection of Northgate Drive and Reservoir Road for McDermott Elementary.



City of Little Rock

Department of Housing and Neighborhood Programs

500 W. Markham Street
Little Rock, Arkansas 72201
(501) 371-4849
Fax (501) 399-3461

DATE: MARCH 19, 2001
TO: BRIAN MINYARD,
FROM: TRACY ROARK, CODE ENFORCEMENT SUPERVISOR
SUBJECT: RESERVOIR NEIGHBORHOOD

Within the area you previously described and after review of our records I have developed the following statistical information:

Single family rental dwellings 2

These 2 dwellings have had first round rental inspections and both have been brought into compliance with city codes. Both are now due for second round inspection.

2 unit rental dwellings 1

This dwelling has had first round rental inspections and has been brought into compliance with city codes. It is now due for second round inspection.

3 unit town houses 7

These dwellings have had first round rental inspections and have been brought into compliance with city codes. Six are currently being scheduled for second round inspections. The other will be due in 2002.

Multifamily dwelling units (4 units or more) 36
Total # of dwellings – 1412

These dwelling have had first round rental inspections and have been brought into compliance with city codes. 18 are currently being scheduled for second round inspections. The others will be due within the next two years.