

2010 Urban Development Report

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

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Ward 2	Ken Richardson
Ward 3	Stacy Hurst
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Doris Wright
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Gene Fortson
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City Beautiful Commission - 2010

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Randy Ripley
Chris Vanlandingham
Julie Wiedower
Robert H. Wood, Jr.



City of Little Rock

Department of Planning and Development

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**Planning
Zoning and
Subdivision**

February 18, 2011

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 \$2,022,918 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 2010, staff began working on the implementation strategy for the citywide Preservation Plan as well as implementation of two major studies – 12th Street and University District. 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 2011.

Sincerely,


Tony Bozynski, Director
Planning and Development

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Building Codes Division

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

Code Compliance

Building				
	2010	2009	2008	2007
Permits Issued	3,832	3,690	3,971	4,868
Inspections	2,972	3,049	4,023	4,965
Violations	740	718	860	1,078
Fees	\$871,856	\$967,576	\$1,055,332	\$1,593,003
Plumbing				
	2010	2009	2008	2007
Permits Issued	1,986	2,166	2,770	3,542
Inspections	3,910	5,073	5,017	6,349
Violations	518	479	689	801
Fees	\$224,398	\$251,896	\$329,238	\$423,448
Electrical				
	2010	2009	2008	2007
Permits Issued	1,925	2,065	2,603	3,304
Inspections	4,730	6,383	6,967	7,388
Violations	800	1,462	1,293	1,168
Fees	\$246,453	\$298,225	\$335,572	\$469,614
Mechanical				
	2010	2009	2008	2007
Permits Issued	1,656	1,599	1,506	1,803
Inspections	2,825	2,837	3,328	3,975
Violations	938	1,030	1,087	856
Fees	\$253,482	\$292,940	\$340,913	\$409,479

Building Inspection

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

Building Codes Division

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

Electrical Inspection

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

Plumbing and Gas Inspection

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

Mechanical Inspection

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

Plan Review Section

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

Permit Section

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

Building Codes Division

Building Codes Highlights

During 2010 the Building Codes Division collected over \$2,022,918 in fees including permits, licenses and other miscellaneous charges and performed 14,437 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 also implemented 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.

	2010	2009	2008	2007	2006	2005	2004	2003
Building Plans Reviewed	543	536	810	901	1147	1368	1495	1366
Construction B.O.A.	0	0	0	0	1	0	0	0
Franchise Permits	13	19	36	26	28	26	31	34

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2010

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

Residential

20th Century Club (Maryland)
Allied Lodging (Hotel Shackelford)
Arkansas Baptist Dorm
Raj Patel (University Avenue)
Little Rock Housing (Hayes Drive)
Philander Smith College Dorm
Jason Chi (Kirby Road)

Business

Gastrenterology (University Ave)
Business Office (Jerry Drive)
Southwest Power Pool (Pride Valley)
St. Vincent Health (University)
Arvest Bank (University)
Crain Auto (I-30)

Mercantile

USA Drugs (Baseline)
USA Drugs (Stagecoach)
USA Drugs (Cantrell)
USA Drugs (Main Street)

Factory/Storage

Central Arkansas Water (Pleasant Valley)
Novus (Sloane Drive)
Arkansas Food Bank (65th Street)
Pittsburg Paints (Vimy Ridge Road)

Educational

Arkansas Baptist (Old Main)

Churches

Kingdom Hall (Colonel Glenn)
Welspun (Frazier Pike)
Allen Temple (Cedar)

Assembly

Country Club of LR (Country Club Blvd)
Arkansas Baptist (MLK Drive)

Zoning and Subdivision Division

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

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

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

2010 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.

573 Sign Permits Issued
2760 Sign Inspections and Re-inspections

In 2011, 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.

2010 Plans Review for Zoning, Subdivision and Landscape Requirements

99 Commercial Plans/New or Additions
186 Commercial Landscape Plans and Revised Plans

2010 Other Activities

176 Site Inspections
83 Certificates of Occupancy
46 Grading Permits Reviewed
111 Miscellaneous Permits and Requests

Zoning and Subdivision Division

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 3,000 inspections and re-inspections were performed.

2010 Plan Reviews for Permits

1025 Residential Plans – New or Additions

2010 Privileges Licenses

1532 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2010 Information Inquiries

4900 Request for Sign, Zoning, Enforcement or Licenses

2010 Court Cases

97 Cases – All Types

2010 Citations Issued

43 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. From June 1, 2010 through the end of the year, staff responded to 765 complaints alleging violation of the new ordinance.

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2010, 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 2010, the Division and the Planning Commission reviewed 5 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 2010, the Division and the Planning Commission reviewed 11 Subdivision Site Plans, with all of the plans being approved by the Planning Commission.

Zoning and Subdivision Division

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit 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 2010, the Commission reviewed 40 Conditional Use Permit applications. Of these, the Commission approved 28 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 2010, the Board heard a total of 66 cases. Of the 66 requests, 62 were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This ten (10) 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 two such appeal cases in 2010.

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 2010, the Planning Commission reviewed 16 rezoning requests, 6 special use permit requests, 6 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 2010, Staff reviewed 14 preliminary plats and 52 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 2010, 89 Planned Zoning District applications were reviewed, with 74 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 2010 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 the first of a series of area reviews of the City Land Use Plan in the area east of I-30. Planning staff reviewed 9 requests for Plan changes in 2010. Of these, the Planning Commission forwarded eight to the Board of Directors.

Special Planning Efforts

The Division completed the Land Use change packages for the University District and 12th Street Corridor planning efforts. Personnel completed the reviews and revisions of both the River Market and Hillcrest DODs. Staff provided support and assistance to the Bike Friendly Committee (Bike Plan update, etc) and Main Street Implementation committees.

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 2010, the Historic Commission approved 5 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic Commission approved five requests for COAs within the McArthur Park Historic District. An implementation committee was formed to address the Historic Plan recommendations.

The Midtown Redevelopment Advisory Board has been and continues to monitor the progress on the Park Avenue site and other projects in the area. 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.

2010

**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 2010 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 2010.

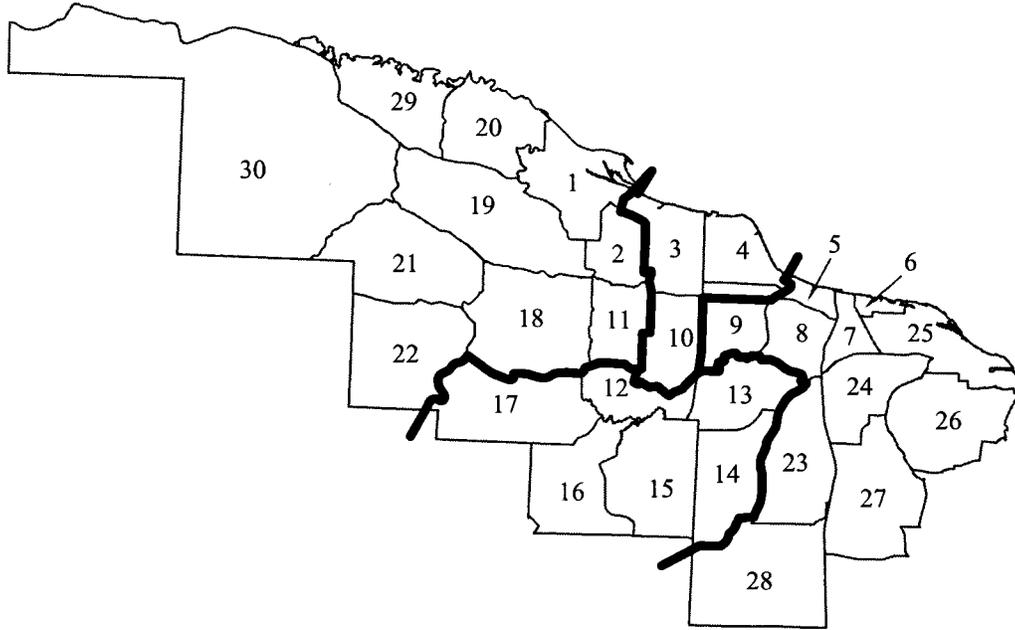
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

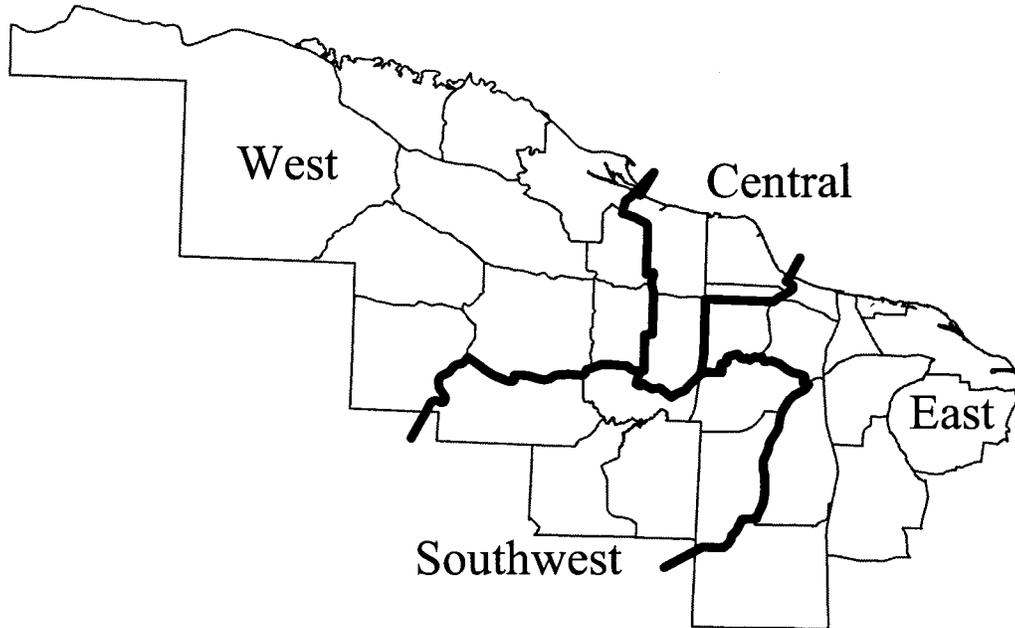
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

2010 Population Census count – 193,524

New Construction

386 permits; down 0.26% from 387 in 2009

Single-Family Housing

341 units; up 5.9% from 322 units in 2009
\$193,473 avg.; down 15.7% from \$229,516 in 2009

Multi-Family Housing

402 units; up 21.8% from 330 units in 2009

Residential Renovations/Additions

820 permits; down 10.8% from 919 in 2009
\$30,705,875 construction dollars; up 8.9% from \$28,205,832 in 2009

Demolitions

163 residential units; down 64.3% from 459 in 2009

Office

66,224 square feet; up 9.1% from 60,692 in 2009
\$20,572,684 construction dollars; up 165.38% from \$7,752,100 in 2009

Commercial

423,700 square feet; up 27.7% from 331,778 in 2009
\$19,806,111 construction dollars down 34.35% from \$30,170,698 in 2009

Industrial

142,781 square feet; up 173.8% from 52,147 in 2009
\$11,728,357 construction dollars; up 509.2% from \$1,925,000 in 2009

Annexations

One annexation for 80.24 acres, compared to 2 annexations totaling 29.6 acres in 2009

Preliminary Plats

204 residential lots; down 28.2% from 284 lots in 2009
306.73 total acres; up 22.4% from 250.61 acres in 2009

Final Plats

52 cases; up 15.6% from 45 cases in 2009
216.12 acres; up 10.2% from 196.11 acres in 2009

Rezoning

18 cases; up 28.6% from 14 cases in 2009
133 acres; down 25.7% from 178.99 acres in 2009

PZD's

71 cases; up 33.9% from 53 cases in 2009
403.98 acres; up 0.9 % from 400.27 acres in 2009

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%

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 2010 the total number of new construction permits issued was 1 less than the number of permits issued in 2009. In 2010 there were 386 permits issued for a total of \$136,161,352 construction dollars. New single-family construction increased by 5.9% (19 units) over that issued in 2009. The average construction cost of single-family homes fell 15.7% to \$193,473.

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	12	\$217,500	0	0	12
2	4	\$153,625	0	0	4
3	8	\$246,961	0	0	8
4	13	\$401,123	0	0	13
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	12	\$112,656	5	316*	328
9	1	\$92,000	4	8	9
10	10	\$118,305	1	2	12
11	45	\$129,829	2	6	51
12	34	\$139,927	0	0	34
13	3	\$105,633	0	0	3
14	2	\$80,800	0	0	2
15	10	\$98,860	1	50	60
16	25	\$149,170	0	0	25
17	11	\$179,818	0	0	11
18	64	\$234,150	0	0	64
19.1	60	\$260,817	0	0	60
19.2	11	\$292,591	0	0	11
20	0	\$0	0	0	0
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	16	\$81,575	10	20	36
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	341	\$193,473	23	402	743

*Three dorms were built in Planning District 8 (Central City), two at Philander Smith College and one at Arkansas Baptist College (312 beds).

Note: in 2010 there was one single-family unit added by moving a structure on to the site in Planning District 8 (Central City) and in District 24 (College Station/Sweet Home).

Construction Activity

Permits for non-residential projects declined by one to 34 permits. The number of commercial permits dropped by three to 12 permits with the area added increased 27.7 percent to 423,700 square feet. Office permits fell by two permits to 6, with an area of 66,224 square feet or an increase of 9.1% from 2009. For Industrial, there was twice the permits, rising to 4, and a fivefold area increase to 142,781 square feet. There were two more Public/quasi-public projects permitted in 2010 increasing to 12 projects.

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	0	0	3	16,942	0	0	0
2	0	0	0	0	0	0	1
3	1	137,000	0	0	0	0	0
4	0	0	0	0	0	0	3
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	1	15,000	1	9193	0	0	3
9	0	0	0	0	1	2400	2
10	2	13,506	1	4089	0	0	0
11	1	186,909	0	0	0	0	2
12	1	14,118	0	0	0	0	0
13	1	3942	0	0	2	80,428	0
14	0	0	0	0	0	0	0
15	0	0	0	0	0	0	1
16	1	15,000	0	0	1	59,953	0
17	0	0	0	0	0	0	0
18	0	0	1	36,000	0	0	0
19.1	0	0	0	0	0	0	0
19.2	3	23,554	0	0	0	0	0
20	1	14,671	0	0	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	0	0	0	0	0
25	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0
	12	423,700	6	66,224	4	142,781	12

Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2010. Only one month, April, did not report activity at or below the bottom for that monthly average (over the last two decades). April reported activity that was consistent with an average to good activity month for April. The second quarter saw the best activity with almost 35 units per month permitted. The other quarters all averaged from 26 to 26.6 homes permitted per month. When looking at the activity of the last two years, it would appear that the first quarter of 2009 was the bottom point, but that activity has remained very low through the last seven quarters. 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
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
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

Multi-family			
Year	Permit	Units	Cost
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
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

Permits for Multifamily decreased in 2010 with 23 permits but increased the number of units added to 402. This is a one-year decrease of 7 percent in permits but an increase of 21.8 percent increase in units. There were three dorm buildings permitted at two colleges in the Central City District for 312 units (beds). One dorm is at Arkansas Baptist College and the other two buildings are at Philander Smith College. In addition 70 of the units were for elder housing. A 50-unit first phase off Mabelvale Pike in southwest Little Rock and a 20-unit first phase in the Granite Mountain section of Little Rock.

Residential Housing Construction Values

The central sub-area activity remains healthy with 31 units primarily ‘rebuild or infill’ housing. The normal range for this sub-area is 30 to 40-units. About half of the activity in the east sub-area was also ‘rebuild or infill’ housing with the other half new development in the College Station area. The normal range for this sub-area is 10 to 20-units, while 29 were permitted in 2010. At a combined 60 units, these two sub-areas did add units at a ‘normal’ level of activity. Both the central and east sub-areas saw increased activity in 2010, with the east sub-area increasing two and a half times (21 units) and the central sub-area increasing 19.2% (5 units).

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. The 2010 activity fell 24 units or 22% to 84 units but remained at the low end of the normal range. The southwest sub-area was the only sub-area to experience a reduction in the number of units from 2009. The west sub-area continued to dominate the market with 57.8 percent of the new units. The Ellis Mountain District leads the way with 64 units or 18.8 percent of all new homes. The west sub-area would range from 330 to 380 units. In 2010, 197 units were permitted up 17 units or 9.4% from 2009. This is still 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 2010, 341 single-family units were added. The level of activity for 2010 remains low, there are no signs yet of a return to ‘normal’ levels.

Single Family Units

	Sub-area			
	East	Central	S-west	West
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
2001 Permits	13	31	89	350
	East	Central	S-west	West
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%
2001 %	2.7%	6.4%	18.4%	72.5%

Residential Housing Construction Values

The average construction cost of a new single-family home decreased 15.7% or \$36,043 from that in 2009. The average unit value in 2009 was \$229,516 compared with \$193,473 in 2010. Interest rates have continued at relatively low levels along with federal new homeowner programs, make housing more affordable in real terms. The national mortgage problems and resulting national recession have caused a reduced demand and increased level of economic uncertainty.

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 49 units constructed below \$100,000, 171 units constructed in the range of \$100,000 to \$199,999, 103 units constructed in the range of \$200,000 to \$399,999, 14 units constructed in the range of \$400,000 to \$599,999 and 4 units above \$600,000.

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	0	8	4	0	12
2	0	0	0	4	0	4
3	1	1	1	5	0	8
4	1	3	8	0	1	13
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	9	3	12
9	0	0	0	0	1	1
10	0	0	1	4	5	10
11	0	0	0	35	10	45
12	0	0	1	31	2	34
13	0	0	0	3	0	3
14	0	0	0	1	1	2
15	0	0	0	4	6	10
16	0	0	2	20	3	25
17	0	0	4	7	0	11
18	0	2	38	23	1	64
19.1	2	7	31	20	0	60
19.2	0	1	9	1	0	11
20	0	0	0	0	0	0
24	0	0	0	0	16	16
25	0	0	0	0	0	0
Total	4	14	103	171	49	341

The \$100,000 to \$200,000 construction value range remained the dominant grouping with 50.1% of the housing, an additional 30.2% 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 18 homes or a 11.8% drop. The highest end (over \$600,000) declined seven houses to 4, while the lowest end (below \$100,000) increased twelve houses to 49.

Residential Housing Construction Values

The over \$600,000 construction value range had the largest percentage decrease in 2010, 63.9% or seven homes. The Chenal Planning District continues to have the most of the higher end homes built, 55.5 percent (10 units) of all the structures permitted over \$400,000 and none of the units permitted at a value under \$100,000. The central sub-area accounted for 33.3% (6 units) for those structure with a value over \$400,000. But only 19.3% of the units in the central sub-area were in this range.

Just under a quarter of the units valued at under \$100,000 were permitted in the southwest sub-area. The east sub-area accounted for 40.8% (20 units) of the units under \$100,000. Six of the lower end homes were in the central sub-area with eleven in the west sub-area and three in the west sub-area.

Sub-area	2004	2005	2006	2007	2008	2009	2010
West	\$310,075	\$310,861	\$313,368	\$284,130	\$288,776	\$279,274	\$218,883
Central	\$242,623	\$265,938	\$247,901	\$350,603	\$307,332	\$389,813	\$270,172
Southwest	\$140,425	\$140,532	\$135,558	\$133,735	\$133,770	\$131,014	\$139,665
East	\$114,691	\$115,069	\$113,480	\$117,198	\$127,719	\$121,094	\$94,727

While the average construction value decreased 15.7 percent for the City, the southwest sub-area increased \$8651 (6.6%) to \$139,665. The other three sub-areas declined in value. The central sub-area had the greatest decline in average value by 30.7% or \$119,641. However the central sub-area still had the highest average value at \$270,172. The east sub-area is the lowest value at \$94,727. The southwest sub-area even though increasing in value was the next to lowest average value at \$139,665. The west sub-area had the second highest average value (\$218,883) as well as the greatest loss in value \$60,391.

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2010 single-family reinvestment totaled over \$30.7 million dollars. The central sub-area had the greatest number of single-family permits issued in 2010 with 256 (36.4% of all the projects for 2010).

The central and east sub-areas accounted for 65.2% of the single-family permits issued. With approximately \$15.9 million of the \$25 million dollars (or 63.6%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 47.3% of all reinvestment dollars were spent in the central sub-area.

The east sub-area accounts for 36.6% of the permits for renovations and 21.2% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 33.5%, however this sub-area had the greatest number of dollars spent (41.3% or \$6.2 million). The west sub-area had the second highest amount of dollars 27.4% or \$4.1 million, with 16.4% of the permits (85). The southwest sub-area had the least dollars (10%) or \$1 million and the least permits with 70 or 13.5%.

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 2010, there were about sixteen of these. Approximately 26 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 41.4% of the permits (48). The least permits were in the west sub-area with 14 or 12.1%. The southwest sub-area had the least value (\$459,599), but the second most permits, 37. The central sub-area had 17 permits (14.7%) with a value of \$874,865.

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (82 and 72 respectively). Citywide 185 permits were issued for a total of \$9,945,932. The central sub-area accounted for 56.4% (\$5,611,450) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (45 permits and \$4.6 million). The second highest number of permits was in the West Little Rock Planning District with 27 and over \$0.75 million. In the west sub-area 72 permits were issued for \$3,061,817. The Chenal Districts accounted for 37 with the River Mountain and Rodney Parham Districts accounting for 15 and 13 respectively. The permit value was \$2.2 million in the Chenal District. Overall the average value of permits issued for additions increased by 13.4 percent or \$6343.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	15	\$33,097	13	\$29,583	1	\$30,000
2	13	\$21,394	19	\$17,436	4	\$11,625
3	27	\$27,913	52	\$43,817	11	\$24,365
4	43	\$107,093	78	\$36,249	5	\$116,369
5	1	\$50,000	6	\$7917	28	\$69,589
6	0	\$0	1	\$20,000	0	\$0
7	0	\$0	6	\$8900	2	\$10,250
8	9	\$81,833	102	\$20,034	13	\$82,665
9	4	\$37,713	79	\$15,160	5	\$26,800
10	11	\$17,527	35	\$23,319	1	\$25,000
11	3	\$12,733	10	\$11,492	3	\$275,200
12	4	\$53,275	15	\$28,925	1	\$100,000
13	4	\$10,370	6	\$21,900	1	\$25,000
14	1	\$15,000	12	\$15,229	27	\$10,207
15	4	\$8250	27	\$15,731	7	\$6286
16	5	\$18,547	9	\$35,784	1	\$15,000
17	0	\$0	0	\$0	0	\$0
18	3	\$7667	6	\$19,448	0	\$0
19.1	18	\$84,472	24	\$119,491	6	\$47,833
19.2	19	\$35,029	13	\$23,833	0	\$0
20	1	\$40,000	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	0	\$0	5	\$28,435	0	\$0
25	0	\$0	1	\$12,600	0	\$0
	185	\$53,762	519	\$29,015	116	\$49,148

Demolition Activity

The net change in residential units for 2010 was an increase of 580 residential units. The east sub-area had a net loss of 82 single-family units. The central sub-area increased a net of five single-family units. The west sub-area had the largest net increase of 174 residences. The southwest sub-area added a net 75 single-family homes. Six of the City's thirty planning districts experienced net losses of residential units during 2010. The Downtown District went from neutral to negative in 2010. The Heights/Hillcrest, East Little Rock, I-30, I-630, and Geyer Springs East Districts were negative both years.

The Rodney Parham and Central City Districts were from negative to positive in 2010. The East Little Rock and I-630 Districts experienced double-digit net loss in the number of housing units (26 and 37 respectively). Most of the loss in the East Little Rock District was due to the Airport expansion. In the I-630 District several units were lost due to the new 'Children's' Library or the expansion of St. Marks Church.

Four districts account for over three quarters of the units removed in 2010 – I-630, Central City, East Little Rock and Heights/Hillcrest. These districts cover the majority of the area east of University Avenue (pre-1940 Little Rock). I-630 District had the most units lost (46 units) or 28% of all the units removed in 2010. Twenty-three percent (38 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.

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	12	4	8
2 Rodney Parham	4	0	4
3 West Little Rock	8	3	5
4 Heights/Hillcrest	13	16	-3
5 Downtown	0	1	-1
6 East Little Rock	0	26	-26
7 I-30	0	7	-7
8 Central City	328	38	290
9 I-630	9	46	-37
10 Boyle Park	12	6	6
11 I-430	51	3	48
12 65th Street West	34	0	34
13 65th Street East	3	2	1
14 Geyer Springs E.	2	6	-4
15 Geyer Springs W.	60	0	60
16 Otter Creek	25	0	25
17 Crystal Valley	11	0	11
18 Ellis Mountain	64	0	64
19.1 Chenal Valley	60	5	55
19.2 Chenal Ridge	11	0	11
20 Pinnacle	0	0	0
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	36	0	36
25 Port	0	0	0
Total	743	163	580

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the East Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 71.3 percent of all units lost (116 of 164 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	197	12	185
Central	31	26	5
Southwest	84	9	75
East	29	111	-82

Single-Family Units Removed

Planning District	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
1	2	1	2	0	3	13	1	2	1	1	4	30
2	0	0	0	0	1	0	0	0	0	3	0	4
3	1	0	0	0	4	5	13	5	7	3	3	41
4	10	13	6	20	12	12	19	15	17	12	16	152
5	5	0	1	1	2	1	1	3	0	0	1	15
6	25	21	8	3	8	3	26	123	51	24	26	318
7	17	1	3	0	3	14	3	3	7	2	7	60
8	61	27	33	32	23	33	31	49	26	48	32	395
9	30	29	23	27	23	27	40	23	26	75	46	369
10	8	5	3	3	6	3	7	8	4	5	6	58
11	2	1	2	2	1	4	1	0	1	2	3	19
12	0	3	1	1	2	1	5	0	0	5	0	18
13	2	0	0	0	1	3	1	2	0	7	2	18
14	10	3	2	0	4	2	2	3	1	3	6	36
15	0	2	3	2	4	4	6	6	3	10	0	40
16	0	1	4	1	1	1	3	4	1	0	0	16
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	1	1	2	5	1	1	0	0	0	11
19	2	0	0	0	3	2	5	1	4	0	5	22
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	1	2	1	2	0	1	0	0	2	0	0	9
25	2	0	0	1	0	1	0	1	1	0	0	6
Total	178	109	93	96	103	135	165	249	152	200	157	1637

Office Activity

During 2010, the square footage of new office space added increased by 9.1% from 2009. The total square footage permitted in 2010 was 66,224. The number of permits issued decreased 25% (6 permits in 2010, 8 permits in 2009). In 2010, the total construction cost was \$20,572,684, an increase of 165.4 percent.

The west sub-area accounted for most of the office area added with 52,942 square feet or 79.9 percent. The west sub-area had the greatest number of permits with 4 (66.7%) and the highest value \$16,872,297. The east and central sub-areas each had one permit, with 9180 square feet and 4089 square feet respectively. There were no office projects in the southwest sub-area.

The only building over 10,000 square feet was the Southwest Power Pool building with 36,000 square feet in the Ellis Mountain District.

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

Office Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Southwest Power Pool	16100 Pride Valley Road	west	36,000

Commercial Activity

The total of new commercial construction added in 2010 amounted to 423,700 square feet of commercial space. This represents an increase of 27.7% in square footage added from that in 2009. The total construction value of new commercial decreased by 35.34% from that reported in 2009. In 2010, \$19,806,111 construction dollars were permitted compared to \$30,170,698 in 2009. The number of structures permitted decreased by three to 12 projects in 2010.

The west sub-area had the most projects with five and the largest, a WalMart SuperCenter in the I-430 District. This is 53.1% of the new commercial projects. The WalMart accounted for 44.1% of all the commercial space added in 2010. The central and southwest sub-areas each had three projects. The three in the southwest sub-area were 15,000 to 4000 square feet in area. In the central sub-area, the second largest structure was built, a Target, accounting for 32.3% of all the commercial spaced added in 2010. The east sub-area had one project for 15,000 square feet, a drug store on Main Street.

Two projects exceeded 20,000 square feet in area. The largest commercial structure is a new WalMart SuperCenter on South Shackleford Road in the I-430 District. This is the second of the two 'main anchors' for the Shackleford Crossing shopping center. The second structure was a new Target on South University Avenue in the West Little Rock District. The Target is the 'main anchor' for a new mixed-use development, Park Avenue, that is replacing the demolished University Mall.

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

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	Sub-area	Sq. Ft.
WalMart	2700 South Shackleford Road	west	186,909
Target	420 South University Avenue	central	137,000

Industrial Activity

A total of 142,781 square feet of industrial projects were permitted during 2010 in the city. This represents a 173.8% increase over the square feet permitted during 2009. The value of new construction increased fivefold from \$1,925,000 in 2009 to \$11,728,357 in 2010. The number of projects doubled to four projects in 2010.

For 2010, three of the permitted projects were in the southwest sub-area and one in the east sub-area. Two of these were over 25,000 square feet. The new Arkansas Food Bank facility on West 65th Street in the 65th Street Industrial Park at 72,928 square feet was the largest new warehouse/industrial use. The second largest was a new warehouse on Vimy Ridge Road in the Otter Creek District. These two buildings accounted for 93.1% of all the new warehouse/industrial space added in 2010.

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

Industrial Projects Permitted in excess of 25,000 square feet

Project	Location	Sub-area	Sq. Ft.
Arkansas Food Bank	4301 West 65 th Street	southwest	72,928
Becknell Development	11901 Vimy Ridge Road	southwest	59,953

Annexation Activity

The City accepted one annexation, totaling 80.24 acres in 2010. This annexation is located generally between Rock Creek and Pride Valley Road, west of Kanis Road. The proposal is to extend Kirk Road south, across Rock Creek, into this property to a traffic circle and construct office developments on the land. On the eastern third of the ownership a new office complex was started just after annexation.

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.35 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 in this decade, while over 10 square miles was added in the previous decade.

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

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 2010 with twelve approved plats down one from 2009. The total acreage in 2010 increased 22.4 percent from 250.61 acres to 306.73 acres.

Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	14.44	30
4			1	27.89							
10	1	10.2									
15	2	40									
18									1	177.9	149
19			2	2.06					2	20.1	22
20	1	8.14									
29									1	6	3
Total	4	58.34	3	29.95	0	0	0	0	5	218.44	204

Non-residential activity as measured by cases remained at low levels at seven cases up two from that in 2009. The total non-single family acreage platted declined 26.1 percent to 88.29 acres from 119.47 acres. Residential platting activity dropped over third for the second year (37.5 percent) to 5 plats. There were no multifamily subdivisions for the sixth year. Single-family acreage rose 66.6 percent from 131.14 acres to 218.44 acres. Residential lots fell 28.2 percent from 284 residential lots in 2009 to 204 residential lots in 2010.

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 2010, there were 52 final plats, this is a 15.6% increase from 2009. The acreage involved in 2010 was 216.12, up 10.2% from that in 2009. The final plat activity shows only a slight improvement in 2010.

The west sub-area had the most signed plats with 20 (38.5%) and the most area involved with a final plat 128.14 acres (59.3%). The central sub-area had the second greatest number of final plats at 13, but the least area involved with 9.92 acres (4.6%). The east sub-area had the second greatest area involved in final plats at 41.33 acres (19.1%). There were nine signed final plats in the east sub-area, followed by the southwest sub-area with 10 cases. The Ellis Mountain and Chenal districts had the most cases at six and seven respectively and the most area 50.91 acres and 64.55 acres respectively.

Only the west sub-area declined in cases, down four to 20, however the area involved increased 6.2 acres (5.1%) from that in 2009. The east sub-area had the greatest increase in cases, threefold to nine and area, one and a half times to 41.33 acres.

Both the central and southwest sub-areas had less area than in 2009. The central sub-area reduced 0.46 acres (4.4%) while increasing the number of signed plats to 13 or 44.4% increase from 2009. The southwest sub-area declined 10.67 acres (22.7%), while having one more final plat (10) than in 2009.

Plan Dist.	Final Plat	
	cases	acres
1	5	9.5
2	1	2.76
3	4	4.89
4	6	1.90
8	3	15.65
9	2	2.6
10	3	3.13
12	1	0.67
15	4	12.16
16	5	23.90
18	6	50.91
19	7	64.55
20	1	0.42
23	1	4.46
24	1	4.57
26	1	9.76
28	1	4.29
Total	52	216.12

Zoning Activity

In 2010, there were eighteen cases filed for reclassification and all were approved. This was an increase of four cases but with approximately 46 fewer acres involved in the reclassifications than in 2009 (from 179 to 133 acres). Much of the reclassification action was ‘clean-up’ – non-conforming uses, missed lots and correcting/modifying lines between districts.

There were three re-zoning cases in 2010 of more than five acres. The largest was for some 61.27 acres changing from R-2 Single Family to O-2 Office in the Ellis Mountain Planning District. The land is between Rock Creek and Pride Valley Road, west of Kanis Road. On one-third of this ownership an office development has already begun construction. The second largest area was some 34.37 acres reclassified from Single Family (R-2) to Mining (M). This is north of Lawson Road near Crystal Valley Road west of the City Limits and is an expansion of an existing mining operation. (This will complete the existing vein they are mining in that area). The third is an area along the north side of Kanis Road between Chenal Parkway and Rahling Road just west of the City Limits. This changed the western section of the ownership to Commercial and the east to Office as the adjacent properties are already zoned. The central section was zoned to Park (PR) for the floodway of Rock Creek.

Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1	1	1.32								
4	1	0.135	1	1.42						
7									1	0.83
14	2	1.02								
15	2	5.31							1	6
16	2	5.2							1	1.34
18*			1	61.27						
19*	1	2.8	1	8.3						
20					1	0.345				
22	1	2.18								
24							1	0.16		
Total	10	18.965	3	70.99	1	0.345	1	0.16	3	8.17

***PD 18: M (mining) 34.37 Ac one case**

***PD 19 One case, two actions**

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 80 percent of the re-classification cases and 75 percent of the area re-classified. During 2010, 71 cases were approved with the PZD process with a total of 403.98 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.

Zoning Activity

As with 'straight' zoning, most of the cases were for small areas, 53 of the 71 cases contained areas of less than 5 acres. There were only eight cases with more than ten acres in area. The largest case contained 84.8 acres on Stagecoach Road north of Brodie Creek for a single house and barn. The second largest was some 43.4 acres with 184 single-family lots between Denny and Kanis Roads near Gordon Road, just west of the City Limits.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2010 the number of cases increased by twenty-two or 32.8 percent from 2009. The area involved in reclassifications decreased 7.3% to 536.95 acres from 579.26 acres. The tables of rezoning and PZD approved cases show the areas most likely to develop in 2010 or soon then 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	1	1.47	2	4.26				
2	2	1.23					1	10
3	2	28.79					2	4.85
4			1	0.14	1	5.26	4	0.63
5	1	1.21						
6	1	11.3						
7	1	0.96						
8	1	2.5	1	0.72			2	1.36
9	2	0.55	2	11.16			3	0.98
10							1	84.8
11	2	2.12	2	13.4			1	0.72
12	1	1.38			1	1.38	1	2.25
13	1	1.06						
14	2	7.53						
15					2	14.52	2	5.43
16	1	9.8	1	3.25				
18	6	19.45	2	4.48			1	6.6
19	4	5.5	1	7.9			4	52.3
20	1	1.77						
21							2	59.7
24							1	10.1
29			1	1.17				
Total	29	96.62	13	46.48	4	21.16	25	239.72

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