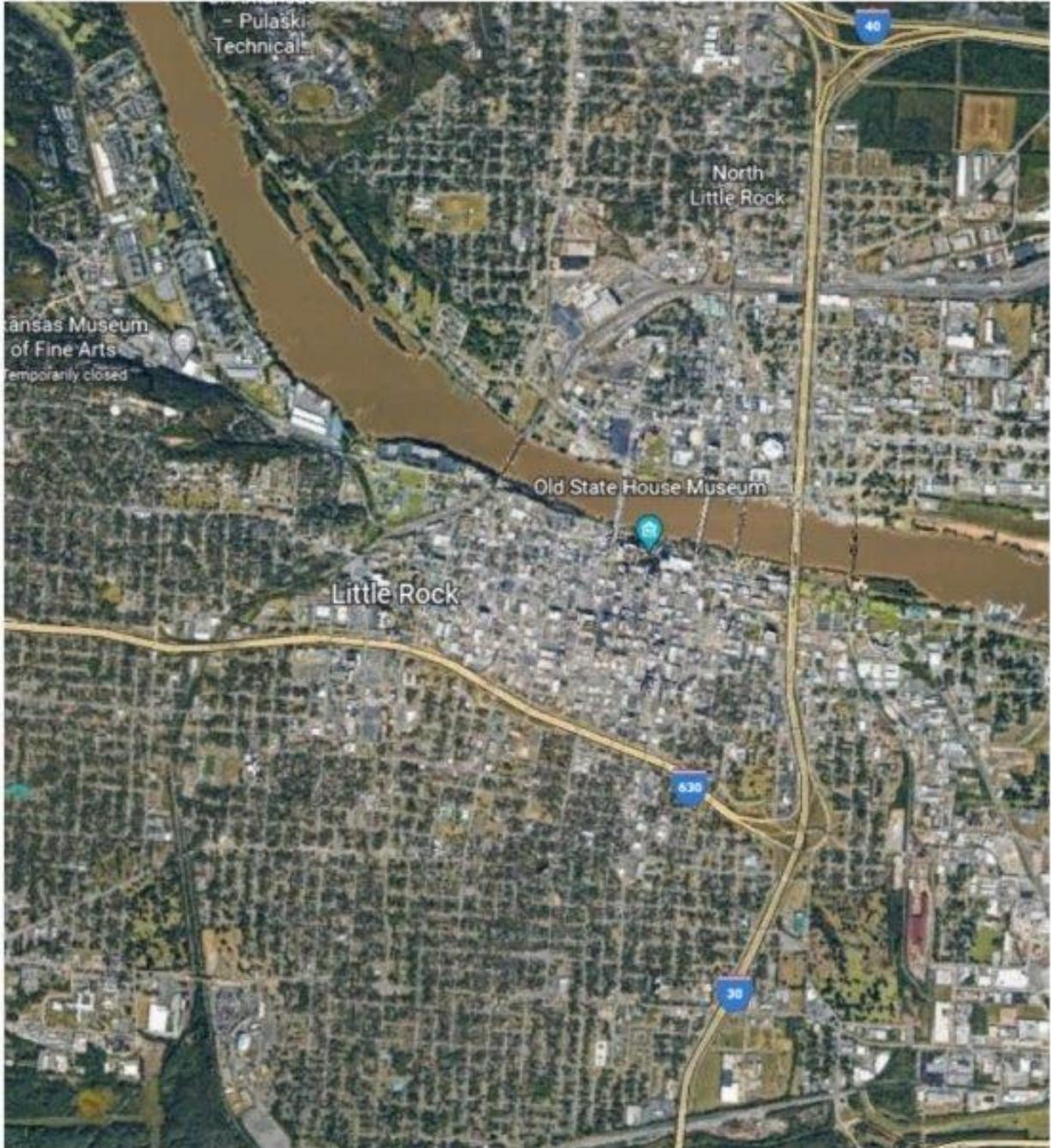


# 2021 URBAN DEVELOPMENT REPORT



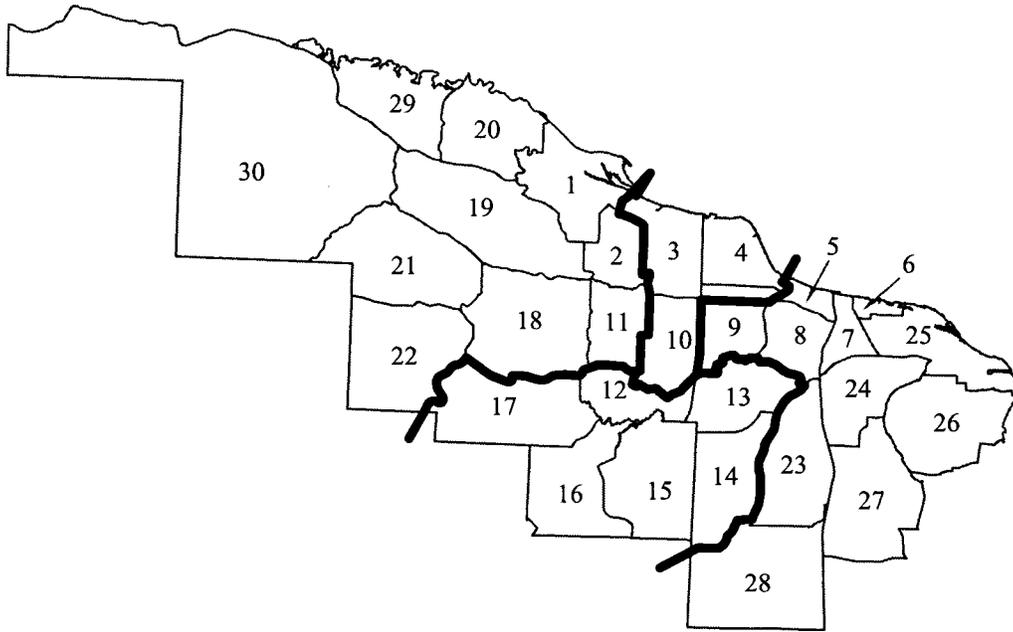
## Little Rock Decennial Census Counts

<b>Little Rock Population</b>		
<b>Year</b>	<b>Population</b>	<b>Annual % change</b>
<b>1900</b>	38,307	-
<b>1910</b>	45,941	19.93%
<b>1920</b>	65,142	41.79%
<b>1930</b>	81,679	25.39%
<b>1940</b>	88,039	7.79%
<b>1950</b>	102,213	16.10%
<b>1960</b>	107,813	5.48%
<b>1970</b>	132,483	22.88%
<b>1980</b>	159,024	20.03%
<b>1990</b>	175,795	10.55%
<b>2000</b>	183,133	4.17%
<b>2010</b>	193,524	5.67%
<b>2020</b>	202,591	4.69%

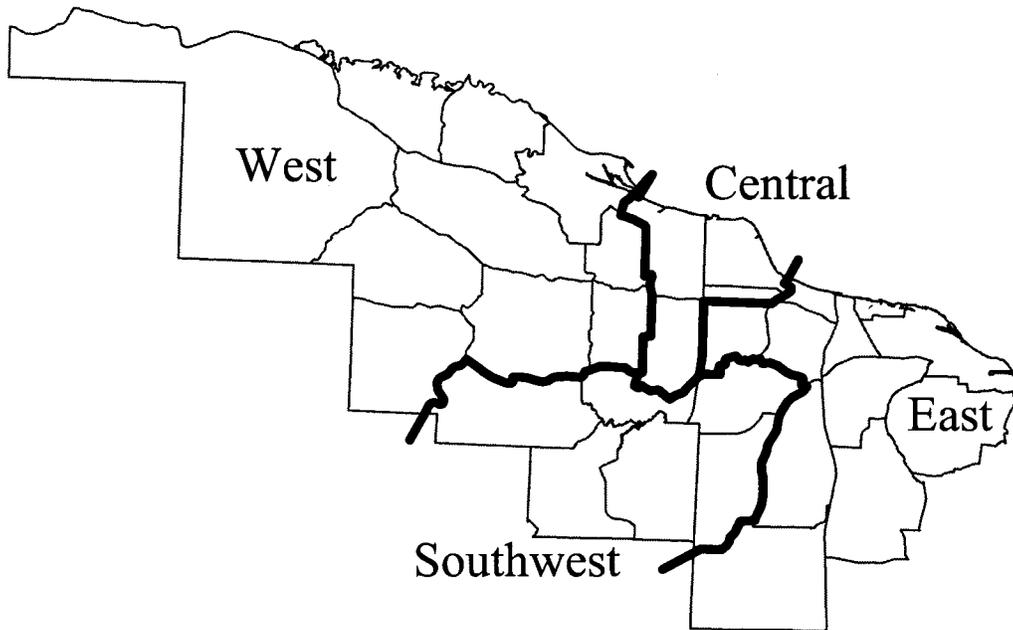
## Little Rock Annual Annexation Activity

<b>Year</b>	<b>Cases</b>	<b>Annexed Acres</b>
2000	2	328.057
2001	2	566.858
2002	1	5.34
2003	1	2.77
2004	3	377.24
2005	5	47.49
2006	1	9.94
2007	1	137.94
2008	6	1109.16
2009	2	29.63
2010	1	80.24
2011	1	1.46
2012	1	212.54
2013	0	0
2014	1	11.4
2015	1	27
2016	3	100.2
2017	2	123.9
2018	2	284
2019	3	25.2
2020	2	80.7
2021	3	235.7

### Planning Districts



### Sub - Areas



The Urban Development Report is designed to describe and monitor growth and present an overview of conditions, which exist in the City of Little Rock during the 2021 reporting period.

Sources of the data are the official records of the Department of Planning and Development. 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 2021.

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	65 <sup>th</sup> Street West	Southwest
13	65 <sup>th</sup> Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	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

### **New Construction**

643 permits; up 26.3% from 509 in 2020

### **Single-Family Housing**

517 units; up 32.2% from 391 units in 2020  
\$313,442 avg.; down 3.5% from \$324,953 in 2020

### **Multi-Family Housing**

782 units; up 40.6% from 556 units in 2020

### **Residential Renovations/Additions**

1159 permits; up 13.3% from 1023 in 2020  
\$65,470,493 construction dollars; down 8.3% from \$71,367,179 in 2020

### **Demolitions**

94 residential units; down 19.7% from 117 in 2020

### **Office**

154,543 square feet; up 238.5% from 45,657 in 2020  
\$56,767,022 construction dollars; up 150.3% from \$22,678,550 in 2020

### **Commercial**

148,087 square feet; down 46.2% from 274,977 in 2020  
\$19,443,318 construction dollars; down 43.8% from \$34,597,521 in 2020

### **Industrial**

0 square feet; down from 30,000 in 2020  
\$0 construction dollars; down from \$1,300,000 in 2020

### **Annexations**

Three annexations in 2021 with 235.7 Acres, compared to two annexation in 2020

### **Preliminary Plats**

894 residential lots; up 49.2% from 599 lots in 2020  
431.83 total acres; down 5.3% from 455.76 acres in 2020

### **Final Plats**

53 cases; up 26.2% from 42 cases in 2020  
248.21 acres; up 67.2% from 148.48 acres in 2020

### **Rezoning**

24 cases; up 84.6% from 13 cases in 2020  
331.56 acres; up 1171.8% from 26.07 acres in 2020

### **PZD's**

38 cases; down 9.5% from 42 cases in 2020  
313.87 acres; up 62.6% from 193.07 acres in 2020

### Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
<b>1</b>	6	\$499,167	0	0	6
<b>3</b>	6	\$627,333	0	0	6
<b>4</b>	19	\$692,893	0	0	19
<b>6</b>	4	\$287,250	0	0	4
<b>8</b>	19	\$235,368	3	9	28
<b>9</b>	13	\$159,231	4	8	21
<b>10</b>	14	\$248,214	4	8	22
<b>11</b>	8	\$140,500	1	2	10
<b>12</b>	103	\$164,657	0	0	103
<b>14</b>	2	\$117,320	1	2	4
<b>15</b>	40	\$147,475	0	0	40
<b>16</b>	4	\$312,500	45	369	373
<b>17</b>	6	\$296,667	0	0	6
<b>18</b>	60	\$265,223	7	200	260
<b>19.1</b>	128	\$495,879	5	168	296
<b>19.2</b>	5	\$512,600	1	16	21
<b>20</b>	2	\$933,900	0	0	2
<b>21</b>	78	\$255,077	0	0	78
	<b>517</b>	<b>\$313,442</b>	<b>71</b>	<b>782</b>	<b>1299</b>

### Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	0	0	0	0	0	0	1
2	1	3905	0	0	0	0	1
3	0	0	2 <sup>1</sup>	3757	0	0	0
4	0	0	2 <sup>1</sup>	2460	0	0	1
5	1	2515	3 <sup>1</sup>	11,690	0	0	0
7	0	0	0	0	0	0	1
8	4	10,298	0	0	0	0	2
9	0	0	0	0	0	0	3
10	2	12,066	1	38,000	0	0	0
11	0	0	1	1956	0	0	0
12	1	3538	0	0	0	0	0
13	1	15,000	0	0	0	0	0
14	1	933	0	0	0	0	0
15	0	0	0	0	0	0	2
16	5	85,142	1 <sup>1</sup>	400	0	0	1
18	1	2200	2 <sup>1</sup>	10,400	0	0	0
19.1	0	0	2	61,684	0	0	1
19.2	0	0	4 <sup>1</sup>	6852	0	0	1
20	2	8282	0	0	0	0	0
25	2	4160	0	0	0	0	2
	<b>21</b>	<b>148,087</b>	<b>18</b>	<b>154,543</b>	<b>0</b>	<b>0</b>	<b>16</b>

(1) Temporary building included in the count

### Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996
2013	351	\$94,563,674	\$269,412
2014	349	\$93,034,772	\$266,575
2015	318	\$85,126,545	\$267,694
2016	326	\$95,118,695	\$291,775
2017	358	\$106,513,731	\$297,524
2018	310	\$101,132,865	\$326,235
2019	395	\$120,955,280	\$309,349
2020	391	\$127,056,471	\$324,953
2021	517	\$162,049,318	\$313,442

Multi-family			
Year	Permit	Units	Cost
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112
2014	22	629	\$49,900,412
2015	30	538	\$25,321,486
2016	15	561	\$35,759,028
2017	149	1016	\$68,192,942
2018	37	538	\$52,388,804
2019	54	897	\$76,105,914
2020	79	556	\$46,960,115
2021	71	782	\$86,006,119

**Building Permits – Office**

<b>Year</b>	<b>Permits</b>	<b>Sq. Ft.</b>	<b>Cost</b>
<b>2011</b>	15	166,787	\$18,512,815
<b>2012</b>	9	82,482	\$13,285,244
<b>2013</b>	5	106,604	\$14,865,252
<b>2014</b>	8	389,247	\$86,867,499
<b>2015</b>	14	225,978	\$42,447,278
<b>2016</b>	6	105,418	\$20,258,800
<b>2017</b>	15	343,983	\$60,762,974
<b>2018</b>	11	329,053	\$113,188,049
<b>2019</b>	7	48,753	\$9,292,388
<b>2020</b>	11	45,657	\$22,678,550
<b>2021</b>	18	154,543	\$56,767,022

**Office Projects Permitted in excess of 15,000 square feet**

<b>Project</b>	<b>Location</b>	<b>sub-area</b>	<b>Sq. Ft.</b>
Chase bank	17900 Chenal Parkway	west	45,500
Ambulatory surgical center	8820 Carti Way	central	38,000
Arkansas Regional Organ Recovery Agency	1300 Wilson Road	west	19,500
First Community Bank	17820 Chenal Parkway	west	15,984

### Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587
2014	35	804,659	\$77,414,979
2015	26	434,733	\$51,158,067
2016	35	696,341	\$57,249,318
2017	33	320,389	\$33,311,051
2018	27	421,181	\$49,112,052
2019	29	249,679	\$26,480,542
2020	17	274,977	\$34,597,521
2021	21	148,087	\$19,443,318

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

Project	Location	sub-area	Sq. Ft.
Office/Warehouse	11000 Stagecoach Road	southwest	31,073
Retail building	12006 Interstate 30	southwest	18,705
Shopping Center (Phase 1)	4001 West 65 <sup>th</sup> Street	southwest	15,000

### Building Permits – Industrial

<b>Year</b>	<b>Permits</b>	<b>Sq. Ft.</b>	<b>Cost</b>
<b>2011</b>	2	27,549	\$2,559,707
<b>2012</b>	0	0	\$0
<b>2013</b>	1	5880	\$275,000
<b>2014</b>	1	9220	\$881,250
<b>2015</b>	2	336,619	\$17,340,941
<b>2016</b>	2	44,000	\$5,119,310
<b>2017</b>	4	84,664	\$9,263,630
<b>2018</b>	2	26,693	\$4,056,570
<b>2019</b>	2	75,155	\$2,775,000
<b>2020</b>	1	30,000	\$1,300,000
<b>2021</b>	0	0	\$0

### Construction Cost Single Family Homes

<b>Planning District</b>	<b>\$600,000 &amp; Greater</b>	<b>\$400,000 - \$599,999</b>	<b>\$200,000 - \$399,999</b>	<b>\$100,000- \$199,999</b>	<b>Below \$100,000</b>	<b>Total</b>
<b>1</b>	3	2	1	0	0	<b>6</b>
<b>3</b>	2	3	1	0	0	<b>6</b>
<b>4</b>	10	5	4	0	0	<b>19</b>
<b>6</b>	0	1	2	1	0	<b>4</b>
<b>8</b>	0	0	12	7	0	<b>19</b>
<b>9</b>	0	0	2	11	0	<b>13</b>
<b>10</b>	0	1	12	1	1	<b>14</b>
<b>11</b>	0	0	0	7	1	<b>8</b>
<b>12</b>	0	0	3	99	1	<b>103</b>
<b>14</b>	0	0	0	1	1	<b>2</b>
<b>15</b>	0	0	0	39	1	<b>40</b>
<b>16</b>	0	1	2	1	0	<b>4</b>
<b>17</b>	0	0	6	0	0	<b>6</b>
<b>18</b>	1	0	51	8	0	<b>60</b>
<b>19.1</b>	37	38	38	15	0	<b>128</b>
<b>19.2</b>	2	3	0	0	0	<b>5</b>
<b>20</b>	2	0	0	0	0	<b>2</b>
<b>21</b>	0	1	61	16	0	<b>78</b>
<b>Total</b>	<b>57</b>	<b>55</b>	<b>195</b>	<b>205</b>	<b>5</b>	<b>517</b>

### Residential Units Change

<b>Planning District</b>	<b>Units Added</b>	<b>Units Demo</b>	<b>Net</b>
<b>1 River Mountain</b>	6	3	<b>3</b>
<b>2 Rodney Parham</b>	0	1	<b>-1</b>
<b>3 West Little Rock</b>	6	9	<b>-3</b>
<b>4 Heights/Hillcrest</b>	19	12	<b>7</b>
<b>6 East Little Rock</b>	4	1	<b>3</b>
<b>8 Central City</b>	28	26	<b>2</b>
<b>9 I-630</b>	21	20	<b>1</b>
<b>10 Boyle Park</b>	22	4	<b>18</b>
<b>11 I-430</b>	10	0	<b>10</b>
<b>12 65<sup>th</sup> Street West</b>	103	3	<b>100</b>
<b>14 Geyer Springs E.</b>	4	2	<b>2</b>
<b>15 Geyer Springs W.</b>	40	4	<b>36</b>
<b>16 Otter Creek</b>	373	0	<b>373</b>
<b>17 Crystal Valley</b>	6	0	<b>6</b>
<b>18 Ellis Mountain</b>	260	1	<b>259</b>
<b>19.1 Chenal Valley</b>	296	1	<b>295</b>
<b>19.2 Chenal Ridge</b>	21	0	<b>21</b>
<b>20 Pinnacle</b>	2	1	<b>1</b>
<b>21 Burlingame</b>	78	0	<b>78</b>
<b>24 College Station</b>	0	2	<b>-2</b>
<b>25 Port</b>	0	4	<b>-4</b>
<b>Total</b>	<b>1299</b>	<b>94</b>	<b>1205</b>

**PZD Activity**

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1			1	1.67				
2	1	2.62						
3	2	7.62	1	0.3			1 <sup>1</sup>	11.67
6	1 <sup>2</sup>	0.06						
7							1	0.32
8			1	0.17			4 <sup>1</sup>	1.92
9			1	0.22			2	0.21
10	1	1.34						
12	1	4.16						
14	2	1.2						
15					2	6.82	1	0.73
16					1	50.9	2	78.41
18	1	5.28					1	0.19
19	3	7.43	1	2.84			2	50.88
20	2	2.4						
25					1	73		
29			1	2.06				
<b>Total</b>	<b>14</b>	<b>32.11</b>	<b>6</b>	<b>7.16</b>	<b>4</b>	<b>151.5</b>	<b>14</b>	<b>123.1</b>

(1) Repeals of Planned Zoning District: PD 3 to R2 – 11.67 A; PD 8 to R4 with 0.51 Ac.

(2) Short Term Rental (STR)

Planning District	Commercial		Office		Multi-Family <sup>1</sup>		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1	1	0.9								
3					1	11.66				
7	1 <sup>1</sup>	0.964								
8	1	0.603								
9									1	0.16
10	2	8.16			1 <sup>2</sup>	0.39				
11	3	72.34								
13	1	6.9								
14	2	4.404								
15	2	6.828							1	4.79
18 <sup>3</sup>	1	2.3								
19	3	45.12								
20	1	1.235								
21	1	2.7								
26									1	162
<b>Total</b>	<b>19</b>	<b>152.46</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>12.05</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>167.05</b>

(1) Reclassification to UU (Urban Use District)

(2) Reclassification to R-4 (Two Family District)

(3) Reclassification to AF (Agriculture and Forestry District) of 3.72 Ac.