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Fairfield Inn Hotel

2018

Annual

Urban Development Report



Planning and Development Department City of Little Rock

Planning and Development Department City of Little Rock

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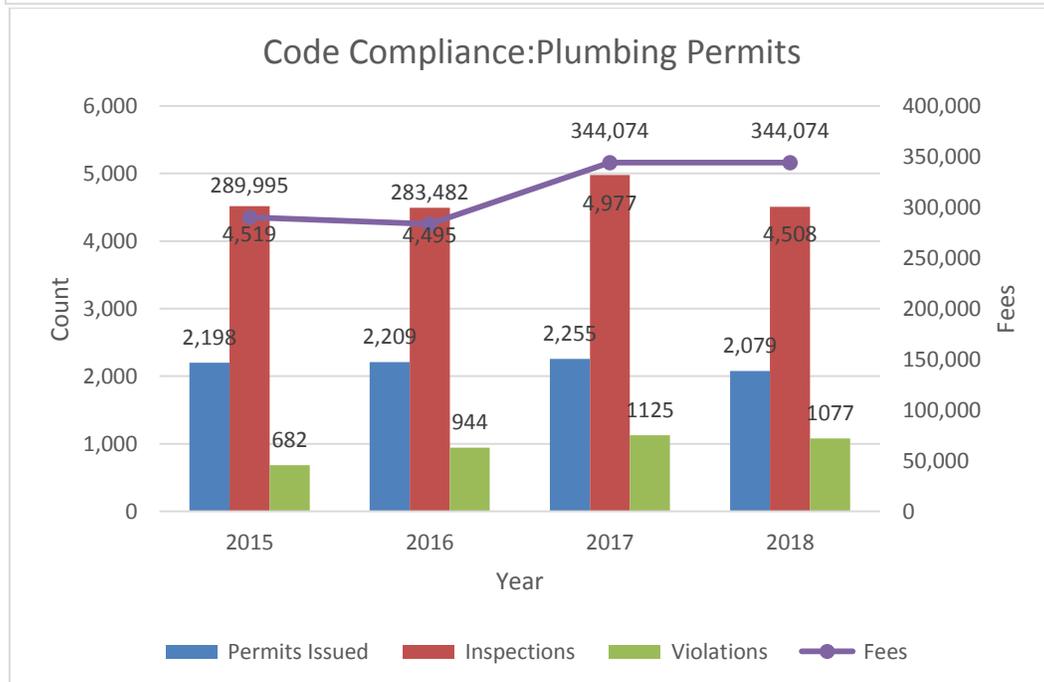
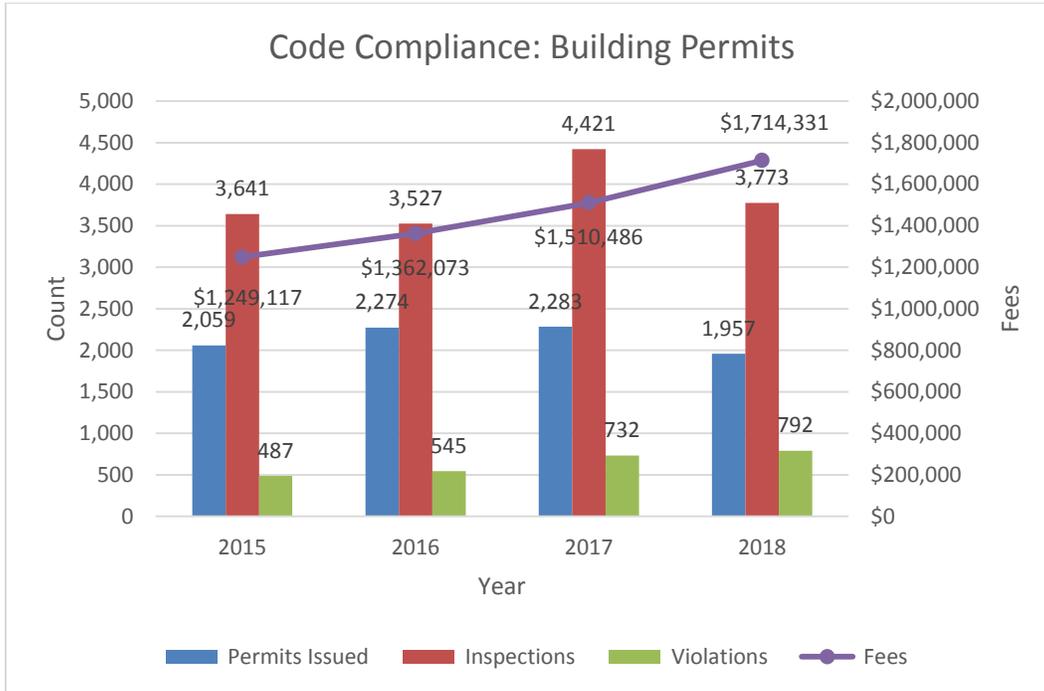
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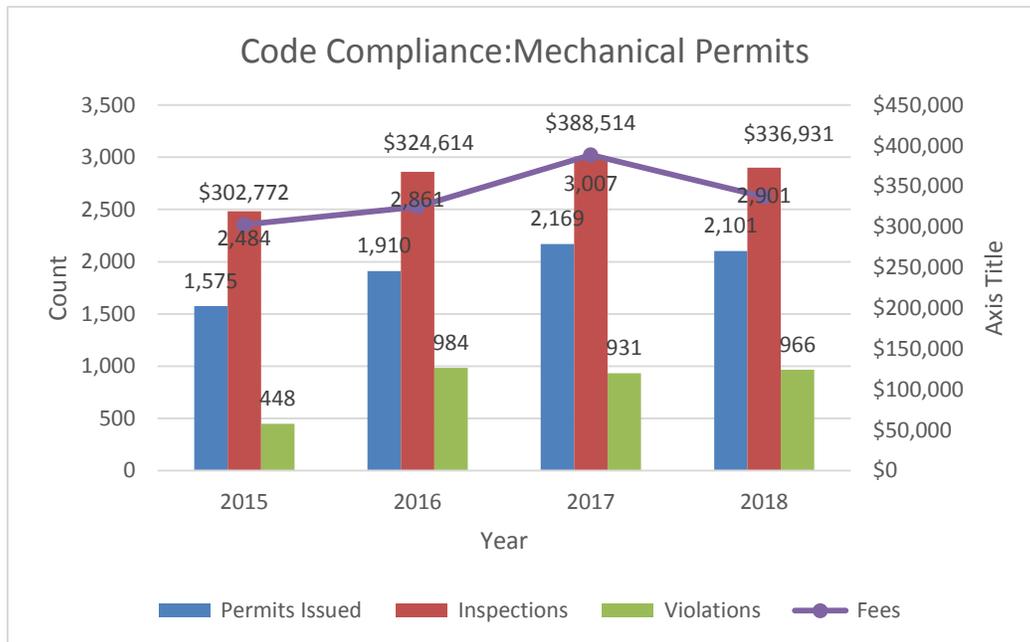
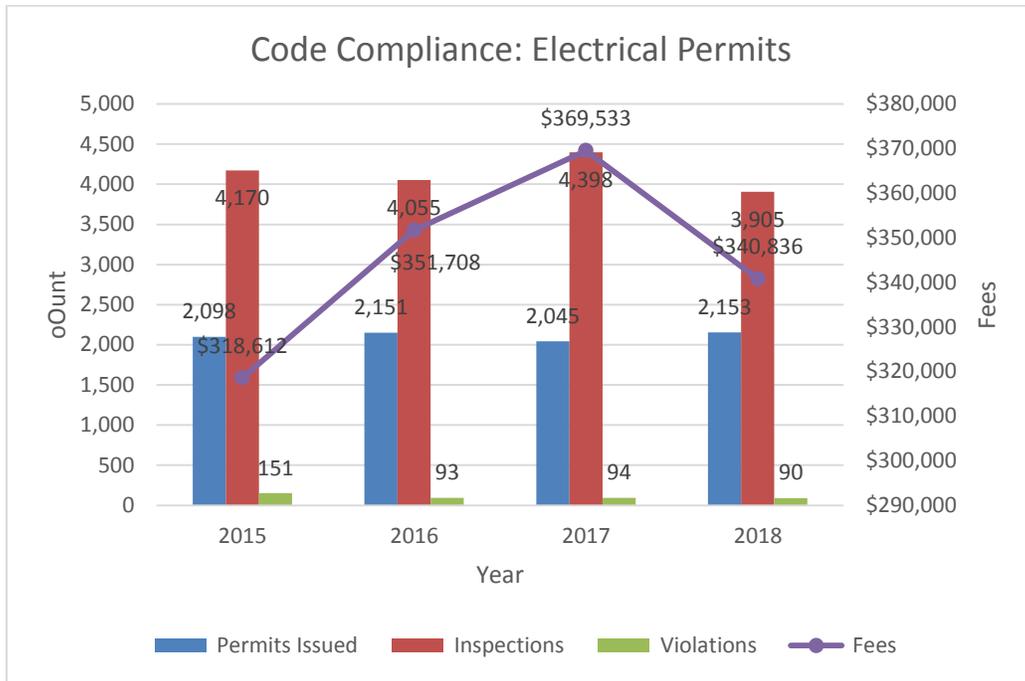
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Building Codes Division

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: Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.



Building Codes Division



Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed. Inspectors in this section also answer complaints involving illegal and non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

Building Codes Division

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. 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 2018, the Building Codes Division collected over \$2,800,000 in fees including permits, licenses and other miscellaneous charges and performed 16,000 inspections. Ten major unsafe structures were demolished. All informational 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.

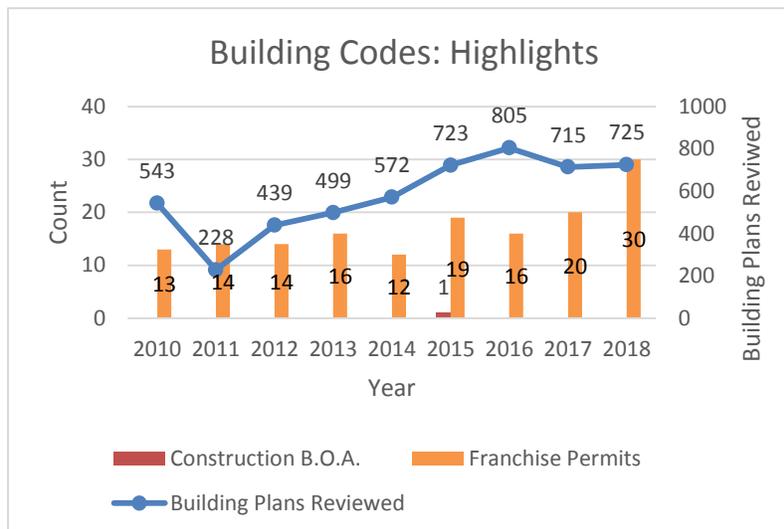
A program, which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association, Associated Builders & Contractors, and The Home Builders Association of Greater Little Rock has produced good results.

The 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 and increased enforcement and removal of a number of unsafe commercial buildings.

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

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

- All inspectors are equipped with mobile devices for faster service.
- We provide quick response to all complaints.
- Prompt attention to commercial building applications submittals.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests.



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.

2018 Sign Code Statistics

Sign permits brought in \$75,150 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

520 Sign Permits and Special Event Permits Issued
3906 Sign Inspections and Re-inspections

In 2019, 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.

2018 Plans Review for Zoning, Subdivision and Landscape Requirements

277 Commercial Plans/New, Additions or Remodeling
141 Commercial Landscape Plans and Revised Plans

2018 Other Activities

85 Site Inspections
62 Certificates of Occupancy
9 Grading Permits Reviewed
17 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 5,000 inspections and re-inspections were performed.

2018 Plan Reviews for Permits

1201 Residential Plans – New or Additions and Miscellaneous

2018 Privileges Licenses

2465 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2018 Information Inquiries

6339 Request for Sign, Zoning, Enforcement or License information and verifications

2018 Court Cases

108 Cases – All Types

2018 Citations Issued

97 Cases – All Types

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2018, several locations were approved administratively for upgrade. 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 2018, the Division and the Planning Commission reviewed 2 (two) zoning site plans, both 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 2018, the Division and the Planning Commission reviewed 12 (twelve) Subdivision Site Plans, with all of the plans being approved by the Planning Commission.

Conditional Use Permits

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit (CUP) 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 2018, the Commission reviewed 24 (twenty-four) CUP applications. Of these, the Commission approved 19 (nineteen) applications.

Zoning and Subdivision Division

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 2018, the Board heard a total of 61 (sixty-one) cases. Of the 61 requests, 58 (fifty-eight) were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the Commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard five (5) such appeal cases in 2018, all of which were approved.

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 2017, the Planning Commission reviewed 12 (twelve) rezoning requests, three (3) special use permit requests, one (1) proposed right-of-way abandonment request and two (2) 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 2018, Staff reviewed 12 (twelve) preliminary plats, 35 (thirty-five) final plats and 31 (thirty-one) re-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 2018, 65 (sixty-five) Planned Zoning District applications were reviewed, with 52 (fifty-two) 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 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 2017 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 worked two in the series of area reviews of the City Land Use Plan (First: west of I-430 and south of Kanis Road/Chenal Parkway; Second: East of Union Pacific/I-530 freeway). The packages were approved by the Planning Commission and have been forwarded to the Board of Directors.

Boards and Commissions Supported

The Planning Division provides staff and meeting support for the Little Rock Historic District 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 2018, the Historic District Commission approved all twelve (12) of the applications for Certificates of Appropriateness (COA) submitted. An additional 22 Certificates of Compliance were given by Staff for maintenance items within the 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. Staff continues the development of web-based applications for internal use of the GIS by departmental staff (as well as other departments). Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues with the GIS. The ‘Official Zoning Map’ is generated once a month and stored on an internal City server, with interactive applications available on-line and to staff internally for Zoning, Land Use, and transportation Plans as well as historic resources.

Special Projects

Division Staff conducted reviews of the Highway 10 Design Overlay District and Hick’s Interurban Subdivision. Reports have been developed for the Little Rock Board of Directors on each (follow-up actions are expected in 2019). Staff continues to work with the Jump Start Committees of the 12th Street Corridor (Pine/Cedar area). This work includes economic and neighborhood related efforts. Division Staff worked on and completed the LUCA (LOCAL Update of Census Addresses) pre-census review and report. This was sent to the Bureau in the early Fall of 2018. Staff worked with a consultant team on their effort to develop a ‘Cost to Serve the city’s Extra-territorial Area’ Report. The draft report was presented to the public in late November with a final report expected in the first quarter of 2019.

2018

**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 2018 reporting period.

Sources of the data are the official records of the Department of Planning and Development and MetroPlan. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2018.

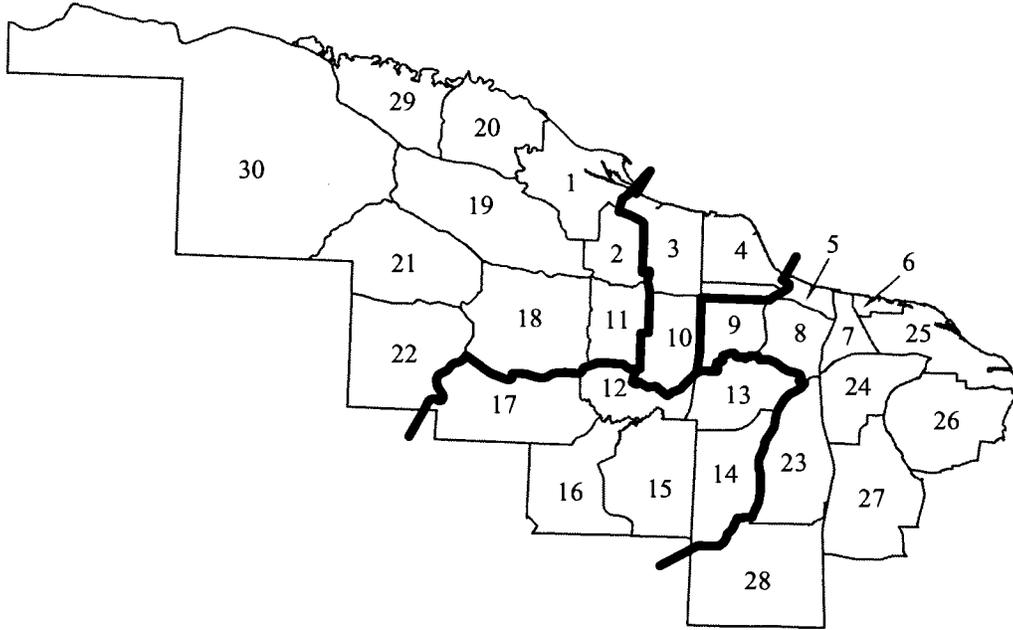
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

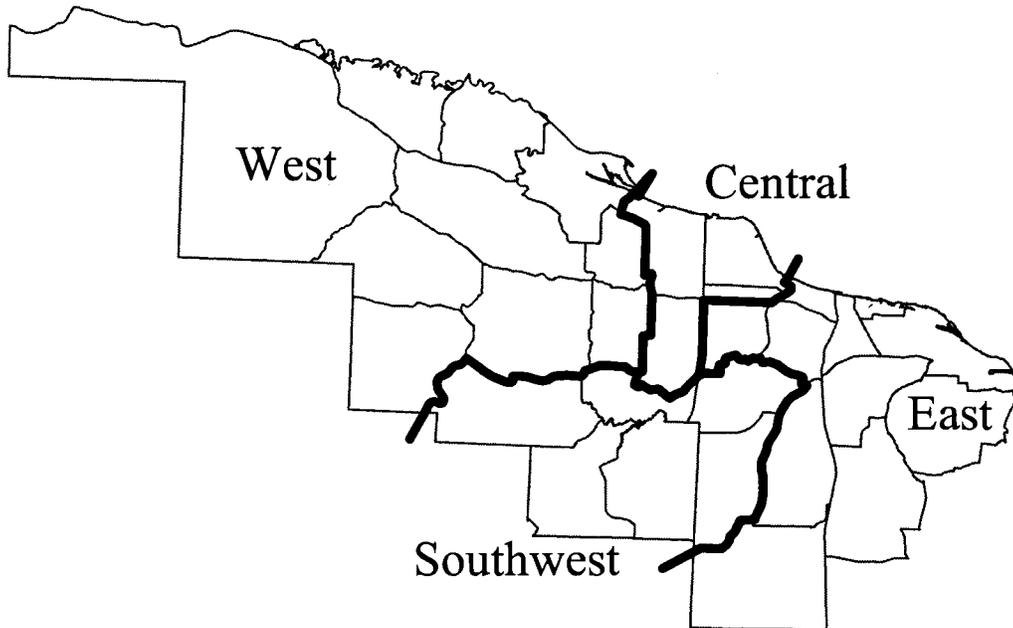
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street 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

2018 Population Census count – 198,215

New Construction

392 permits; down 30.2% from 562 in 2017

Single-Family Housing

310 units; down 13.4% from 358 units in 2017
\$326,235 avg.; up 9.6% from \$297,524 in 2017

Multi-Family Housing

538 units; down 47% from 1016 units in 2017

Residential Renovations/Additions

963 permits; down 2.1% from 984 in 2017
\$46,038,179 construction dollars; down 17.2% from \$55,633,851 in 2017

Demolitions

135 residential units; down 6.3% from 144 in 2017

Office

321,050 square feet; down 6.7% from 343,983 in 2017
\$113,188,049 construction dollars; up 81.4% from \$60,762,974 in 2017

Commercial

421,181 square feet; up 31.5% from 320,389 in 2017
\$49,112,052 construction dollars; up 47.4% from \$33,311,051 in 2017

Industrial

26,693 square feet; down 68.5% from 84,664 in 2017
\$4,056,570 construction dollars; down 56.2% from \$9,263,630 in 2017

Annexations

Two annexations in 2018 with 284 Acres, compared to two annexation in 2017

Preliminary Plats

886 residential lots; down 1.8% from 902 lots in 2017
410.28 total acres; up 29.3% from 317.35 acres in 2017

Final Plats

37 cases; up 23.3% from 30 cases in 2017
171.532 acres; down 1.2% from 173.68 acres in 2017

Rezoning

10 cases; no change from 10 cases in 2017
26.94 acres; up 89.5% from 14.22 acres in 2017

PZD's

58 cases; down 31.8% from 85 cases in 2017
305.03 acres; down 61.1% from 784.8 acres in 2017

Population Growth and Estimates

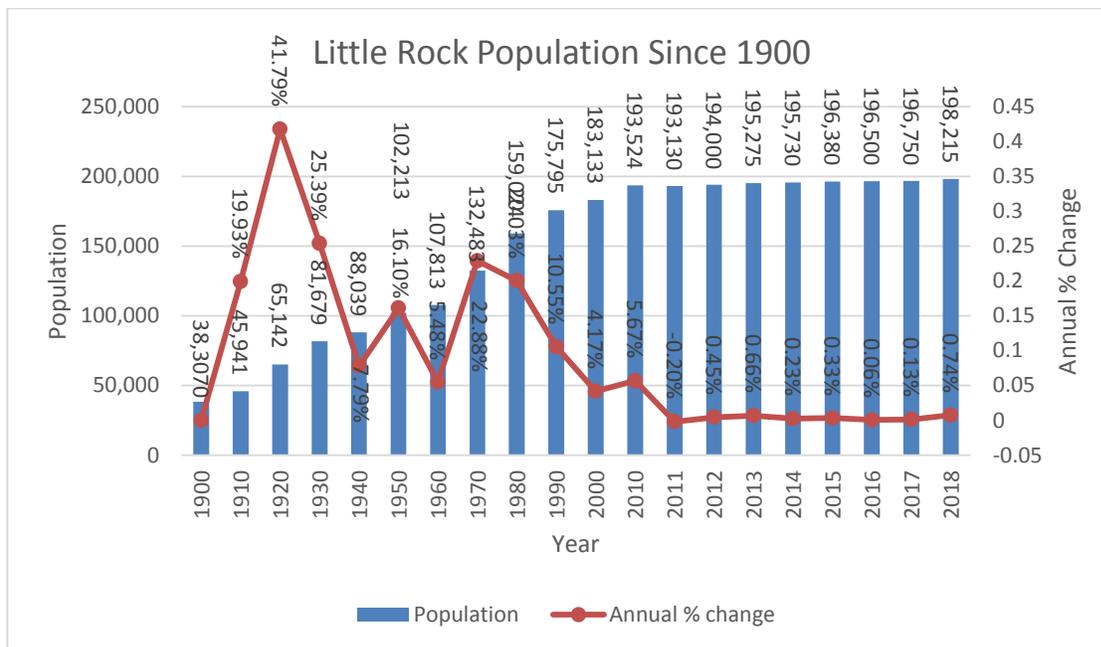
The population change recorded by the Census has consistently been positive. During the latter part of the 1900s, annexations of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s 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. Historically 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. In more recent years growth has occurred in all section of Little Rock.

The construction of single-family homes continues to be at historic lows, for the ninth year. The City of Little Rock uses the ‘small area’ method to produce a population estimate for the City. This method produces an estimate of 198,215 which is an increase in population for 2018. This is a change of 1465 people, approximately three quarters of a percent.

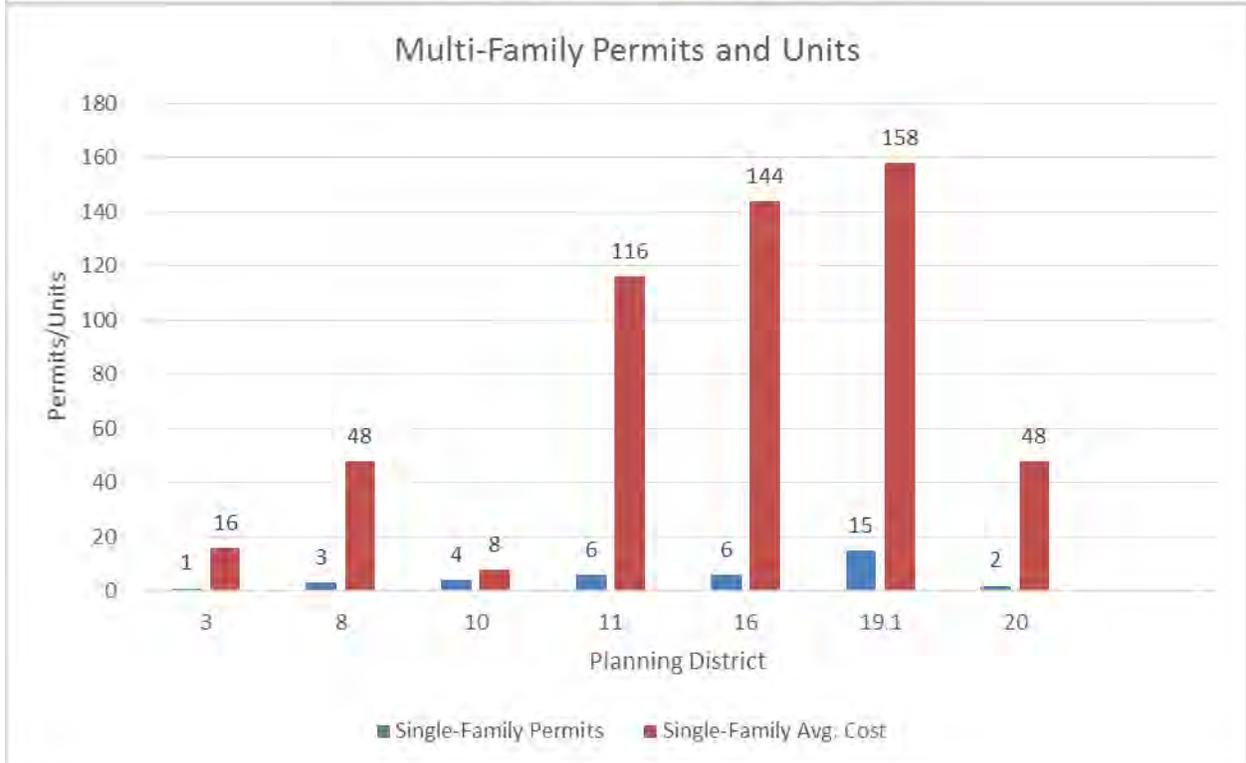
Metroplan in their Metrotrends publication from July 2018 estimates that the City of Little Rock has a population of 201,053. This is some 2800 above the City estimate (1.4% more people). The Bureau of the Census’ American Community Survey estimates a 198,606 (2017) population for Little Rock. This number is approximately 1900 above the City estimate for 2017. Both Metroplan and the Census’ American Community Survey (ASC) estimate an increase in population from 2010. Metroplan’s estimate is a growth of 3.9 percent (or 0.49% annualized). The ACS estimate is a growth of 2.6 percent (or 0.37% annualized). While the City of Little Rock’s estimate is a growth of 2.4 percent (or 0.3% annualized)

For those who will be using the Bureau’s new estimates that replaced the Long Form - the ACS (American Community Survey), care should be used since the numbers are based on samples. ACS numbers should be compared to other ACS numbers to see trends and changes in the area’s profile (if any).



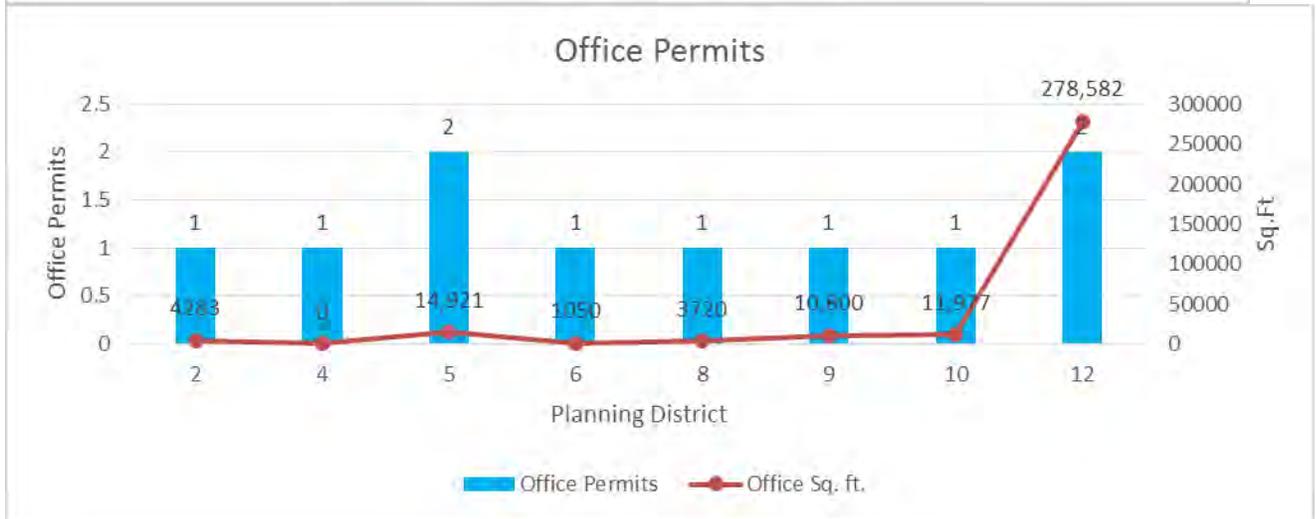
Construction Activity

During 2018, the total number of new construction permits issued was 30.2% down from that issued in 2017. In 2018 there were 392 permits issued for a total of \$319,878,340 construction dollars. New single-family construction decreased by 13.4% (48 units) from that issued in 2017. The average construction cost of single-family homes increased 9.6% from \$297,524 in 2017.



Construction Activity

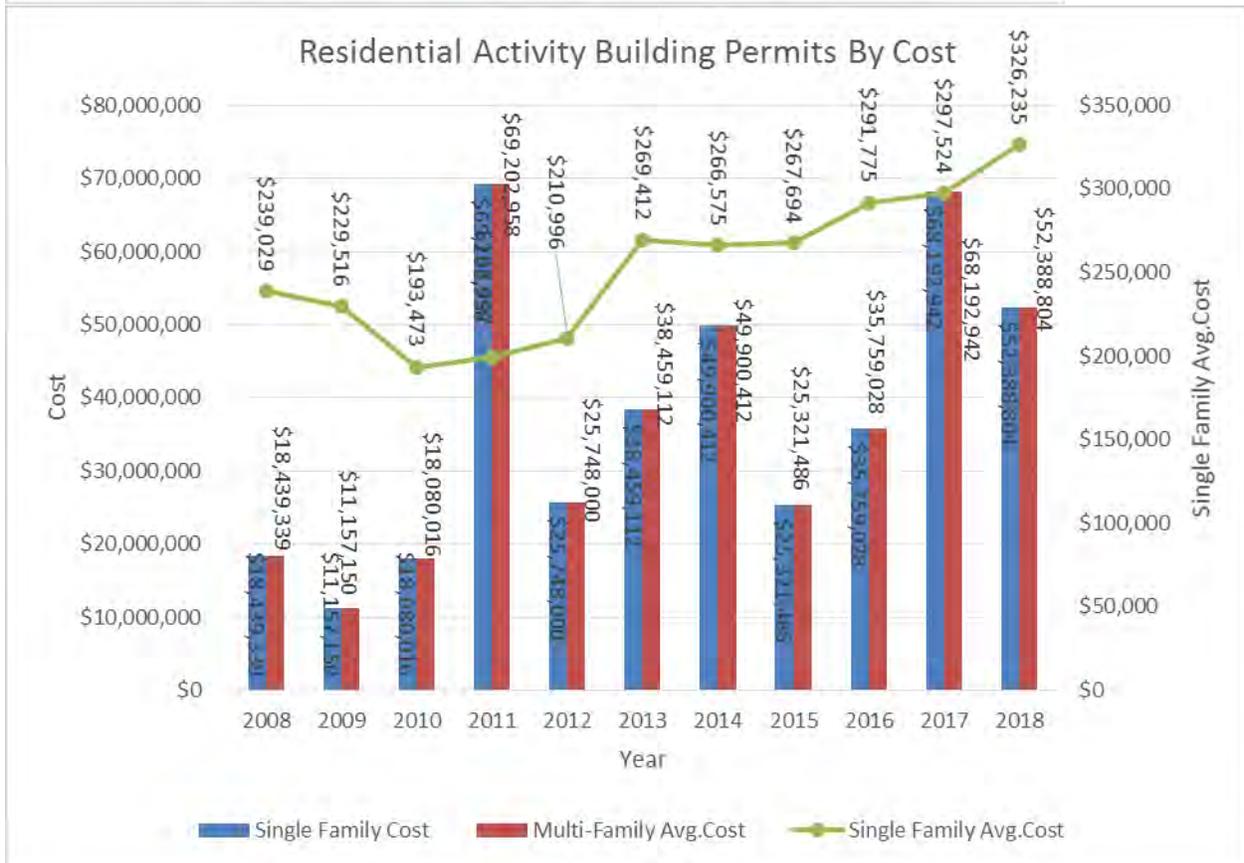
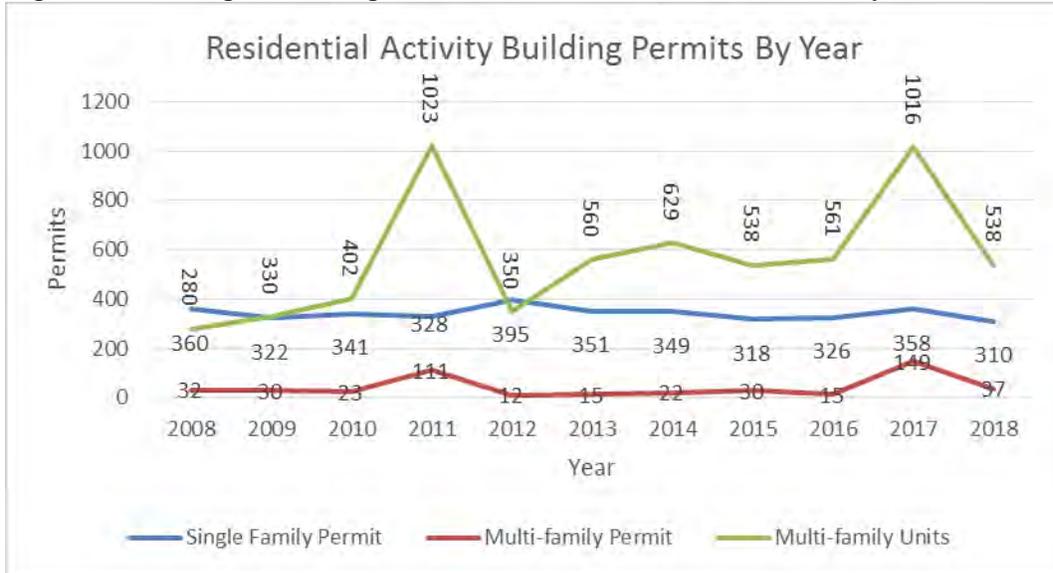
Permits for non-residential projects decreased 18.2% to 45 permits, ten less than in 2017. The number of commercial permits decreased 6 permits (18.2%) with the area added increasing 31.5 percent from 320,389 square feet. Office permits decreased 33.3 percent to ten projects, with a total area of 321,050 square feet or a decrease of 6.7% from 2017. For Industrial, there were two permits, half that in 2017, with a 68.5 percent decrease in area added. There was twice the number of Public/quasi-public projects permitted in 2018 (6 projects).



Planning District	Industrial		PQP Permits
	Permits	Sq. Ft.	
11			2
12			1
15			2
20			1
25	2	26,693	

Construction Activity

The single-family new construction market has not returned to the levels of the late twentieth century. Since the ‘housing bubble burst’ near the end of the first decade of the twenty-first century, the annual range of new housing has been a hundred units below that of pre-bubble activity. 2018 had the fewest near single-family housing permitted this century at 310 units. The first half of the year was consistent with previous year’s activity with the second half of the year experiences a 20 percent drop in new units from the first half of the year.



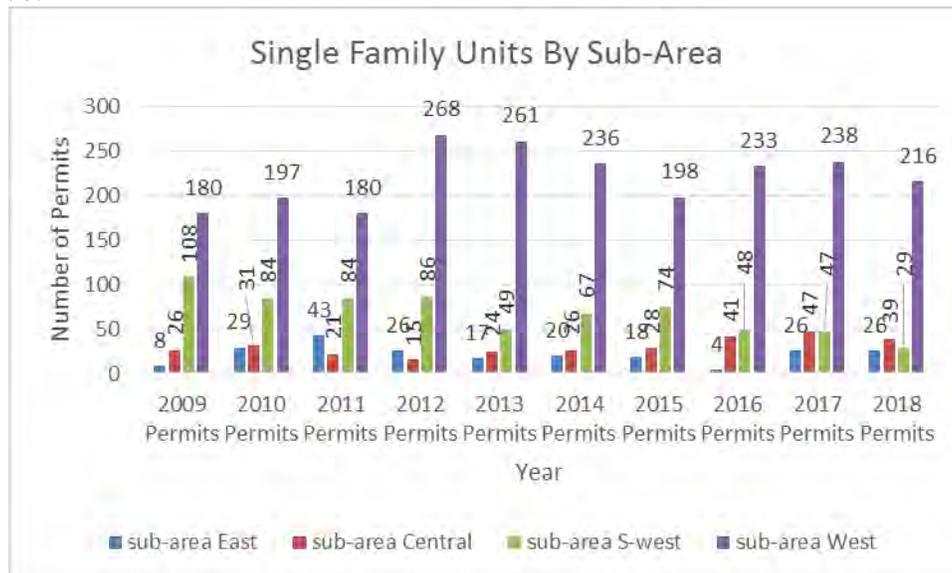
Construction Activity

There were eight multifamily developments of more than 4-units in 2018; the largest development was for a 144-unit apartment complex at 13600 Wimbledon Loop, just south of Baseline Road in the Otter Creek Planning District. A 130-unit, Chenal Pines, retirement community was permitted at 16715 Champagnolle, just north and west of Rahling Road in the Chenal Planning District. The final phase of the Bowman Pointe Apartment development was permitted with 160-units east of Bowman Road, north of 36th Street in the I-430 Planning District. Two additional buildings with a total of 48-units were added to Renaissance Point development, north of the Ranch Development in the River Mountain District. Philander Smith College added five more modular buildings at 915 West 16th for 30 units of student housing.

Eleven duplexes were added to the Villas at Chenal (an age restricted community) near Chenal Valley Drive and Rahling road (also act restricted) both in the Chenal Valley District. The Georgetown Apartments at 405 Nottingham permitted one building with 16 units to replace a structure lost to fire. This is in the West Little Rock Planning District near McKinley and West 3rd Street. A new mixed-use building at 1424 South Main was approved with 16 units in the upper floors. This is in the Central City Planning District at Main and 15th Streets. Four duplexes were added to the Chenal Village elderly housing development with 8 units. This is in the Chenal Planning District near Chenal Valley Drive and LaMarche Drive. Three duplexes were in the Hicks Interurban Subdivision, between I-430 and Twin Lakes south of Kanis Road. Seven duplexes were added in the John Barrow addition either side of John Barrow Road between Kanis and Colonel Glenn Roads in the Boyle Park District.

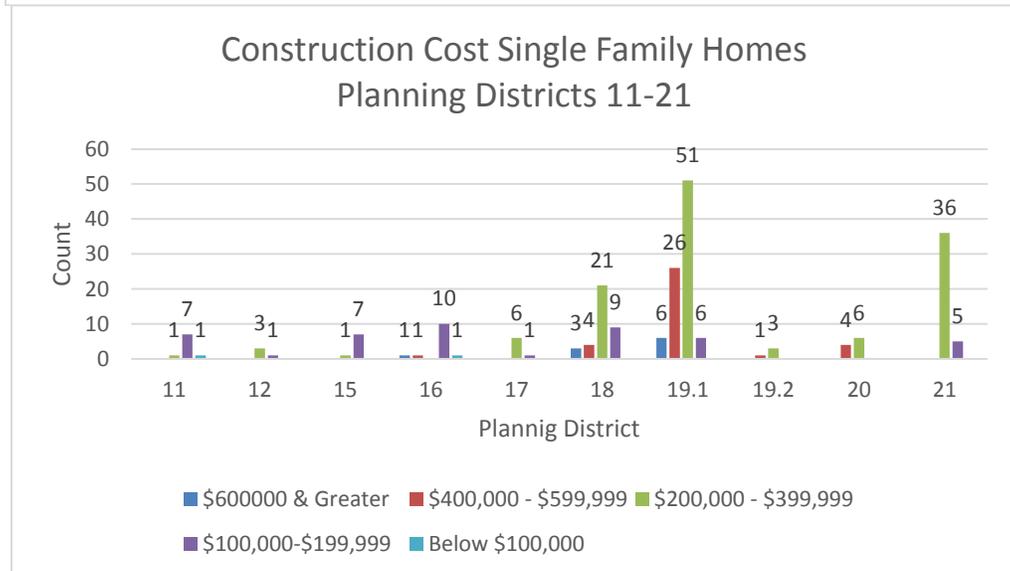
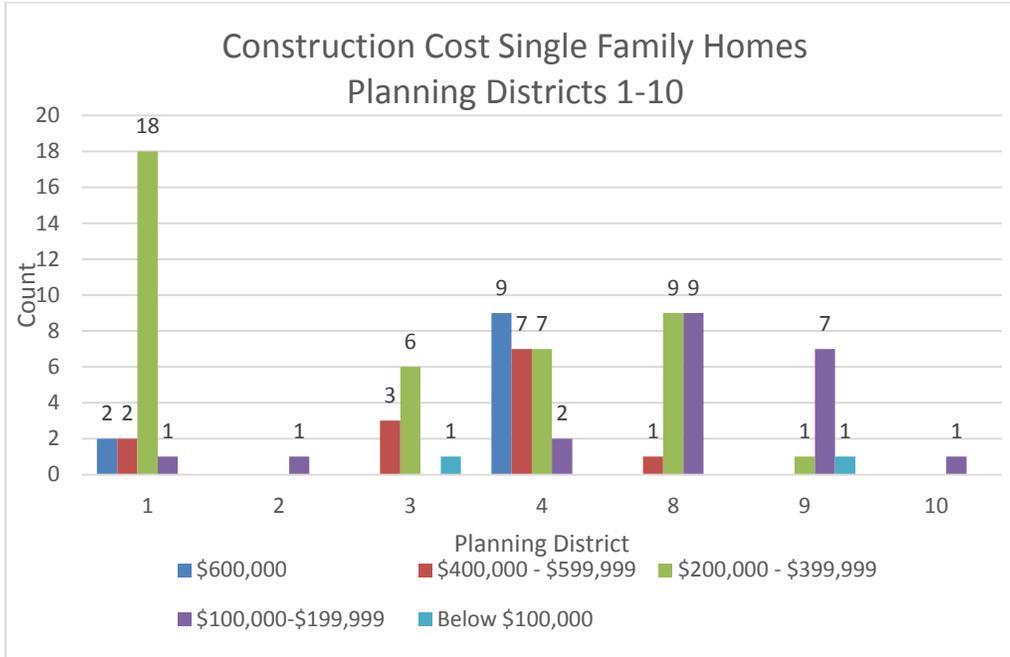
The primary residential new growth area is the west sub-area. The west sub-area continued to dominate the market with 69.7 percent of the new units (216). The Chenal Valley Planning District leads the way with 89 units or 28.7 percent of all new homes. In 2018, there were drops in activity in all sub-areas except the east where there was no change. The southwest sub-area saw largest percent decrease of activity – 38.3%, but the west sub-area was the largest actual decrease with a drop of 22 units. The central sub-area saw a decrease in activity of 17% with 8 fewer homes permitted in 2018.

For 2018, 310 single-family units were added, the least for a one year since the housing bubble burst in 2008.



Construction Activity

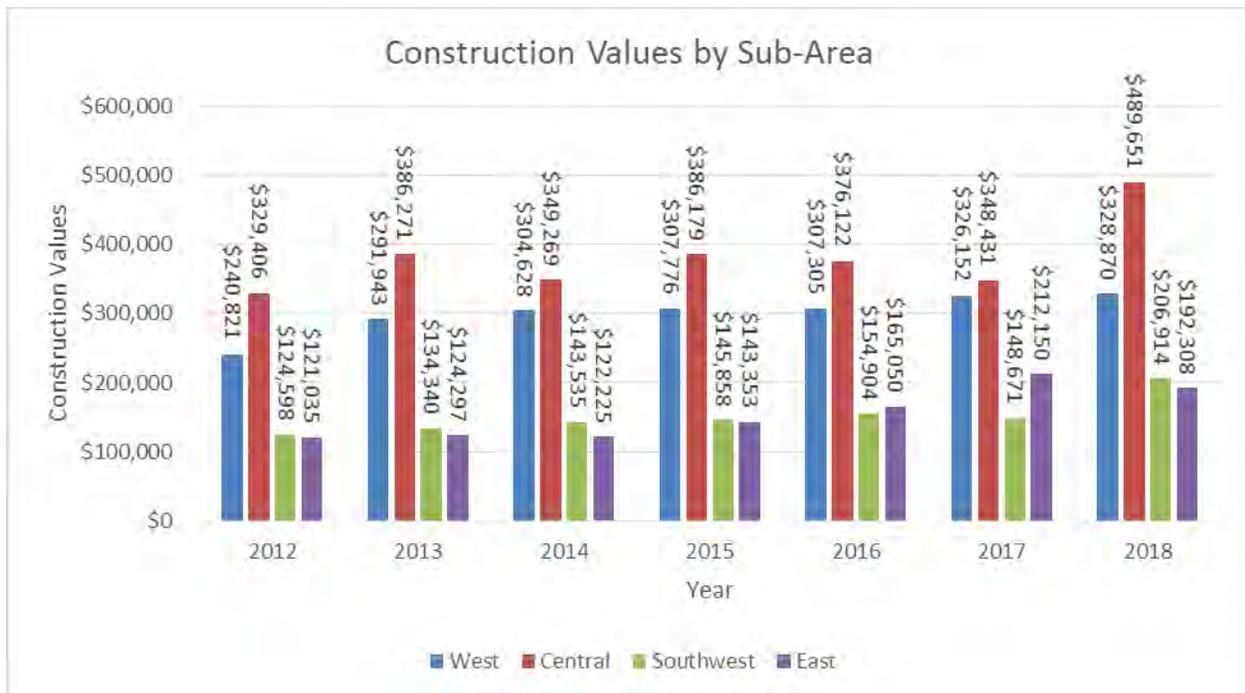
The average construction cost of a new single-family home increased 9.6% or \$28,611 from that in 2017. The average unit value in 2018 was \$297,524 compared with \$326,235 in 2018. Housing values are represented below in five distribution categories: less than \$100,000, with 4 units; \$100,000 to \$199,999, with 67 units; \$200,000 to \$399,999, with 169 units; \$400,000 to \$599,999, 49 units, and above \$600,000, with 21 units.



Construction Activity

Just over half of the new homes (54.5%) had a construction value between two and four hundred thousand dollars. For six years this range has had the most new homes permitted. The under \$100,000 range had the fewest homes permitted than in 2018 with four units. This was a 73.3 % (11 units) drop from 2017. Both the one hundred to two hundred thousand range and the two hundred to four hundred range experienced decreases in activity for 2018 (28% or 26 units and 7.1% or ad units respectively). The lower end of the new housing market (construction value) is where the largest decreases were experienced in 2018. Only the two ranges over \$400,000 did not have fewer units in 2018 than 2107. Over seventy-one percent of the over \$600,000 new housing market was split between the Chenal Valley (6) and Heights/Hillcrest (9) Planning Districts. Much of the new construction in the Heights/Hillcrest District is tear down and rebuild larger more costly homes.

The average construction value increased 9.6 percent for the City. The west and central sub-areas continued to be the higher-end areas. The central sub-area continues to have the highest average value at \$489,651, an increase of 40.5% from 2017 or \$141,220. The west sub-area increased in value 0.8% to \$328,870 (a \$2718 increase). Both of these sub-areas are above the city average of \$206,914. The southwest sub-area experienced an increase of just over \$58,243 or 39.2% to \$148,671. The east sub-area had the only decrease in average value of 9.4% or \$19,842 from that is 2017. The east sub-area had the lowest average construction value for new housing in 2018. The east sub-area average new housing value is just under half that of the City of Little Rock average, with the southwest sub-area average new housing value at 63% of the citywide average new units value in 2018.



Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2018, single-family reinvestment totaled over \$37.9 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2018 with 140 (16.7% of all the projects for 2018). The West Little Rock, Central City and I-630 Planning Districts followed with 95, 97, and 91 permits respectively. These four districts accounted for 50.6% of the permits for renovations and additions combined as well as 54.1% of the added value for this activity. This is the area of Wards 1 and 3 with the northern portion of Ward 2.

The east sub-area accounts for 26.7% 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 also only be 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 highest level of permits was in the central sub-area with 30.6%, and the highest number of dollars spent (36% or \$8.9 million). The west sub-area had the second highest amount of valuation added \$8.2 million or 33.1% of all the added value and 25.4% of the permits (162) added in 2018. The southwest sub-area had the least dollars \$2.4 million (9.6%) and the least permits with 110 (19.3%).

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 or a different contractor takes over the job and finishes. In 2016, there were about five of these. One hundred six of the permits issued for renovations were to 'bring to code' the structure.

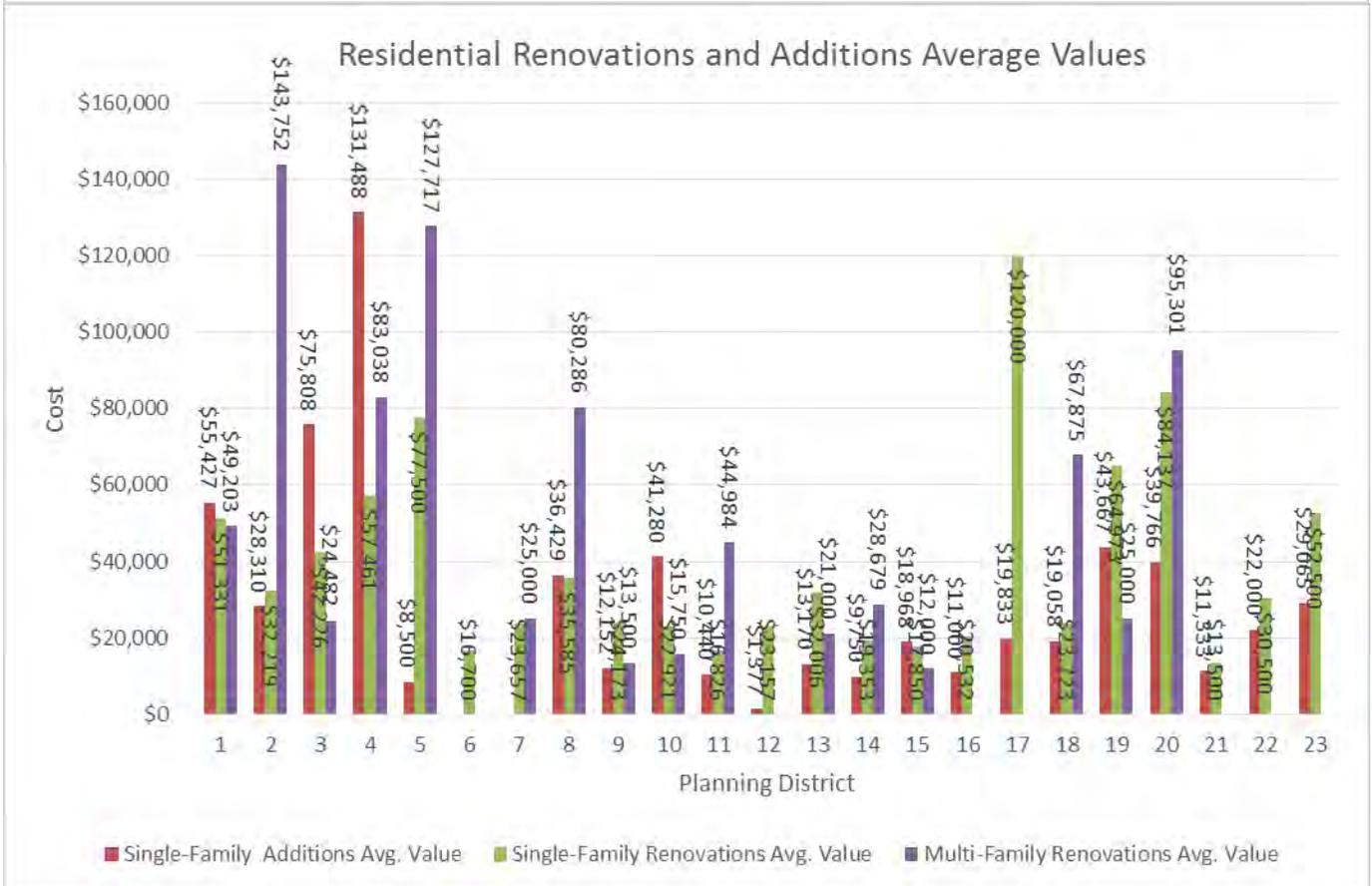
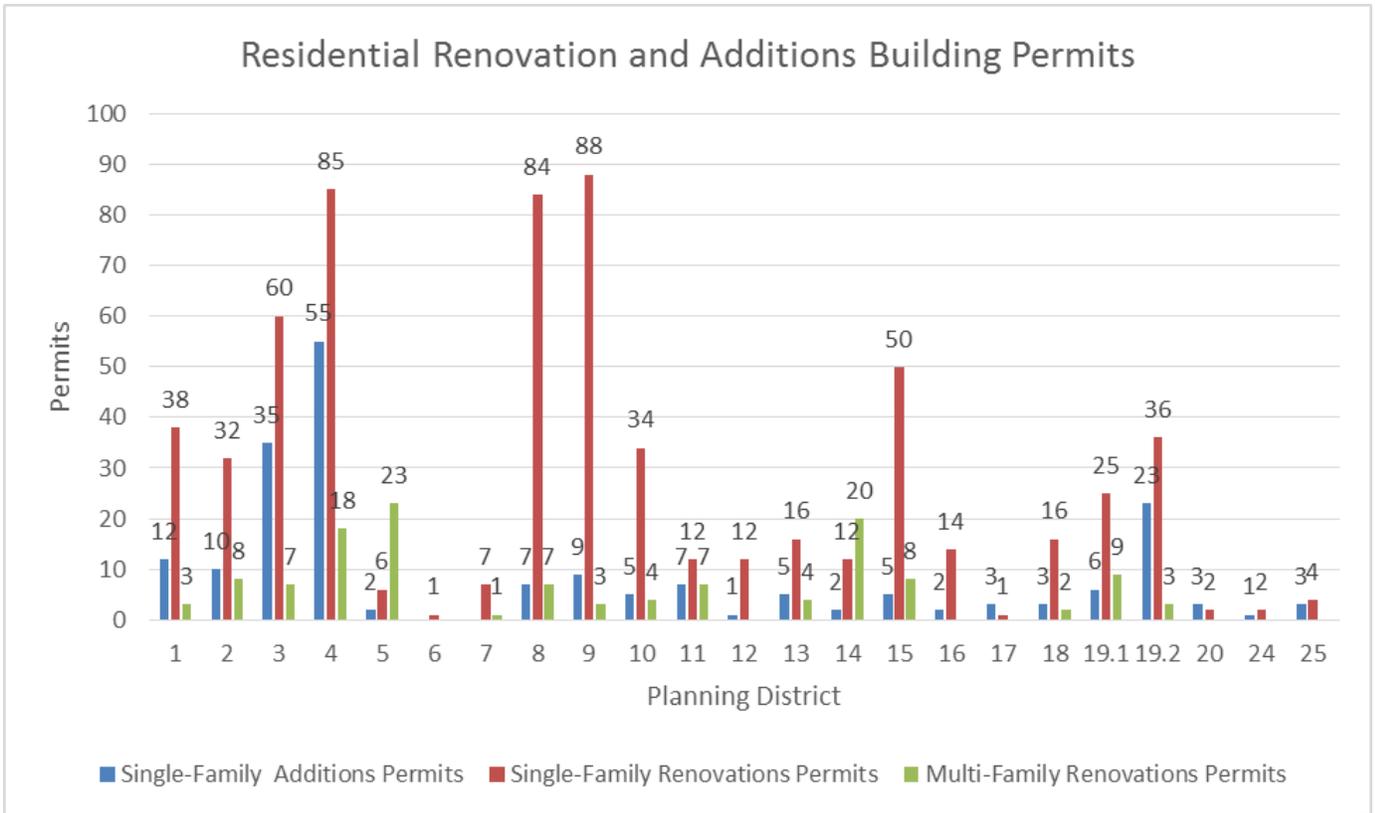
Multi-Family Renovations

All the sub-areas had either 32 or 31 permits issued for renovations in 2018. The east sub-area accounted for the most added value during 2018. The west sub-area had the second highest value of those permits - \$2,059,162. The central sub-area represented 21.8% of the added value (\$1,769,565). The southwest sub-area had the least amount spent (\$753,571 or 9.3 percent of the 2018 activity).

Single-Family Additions

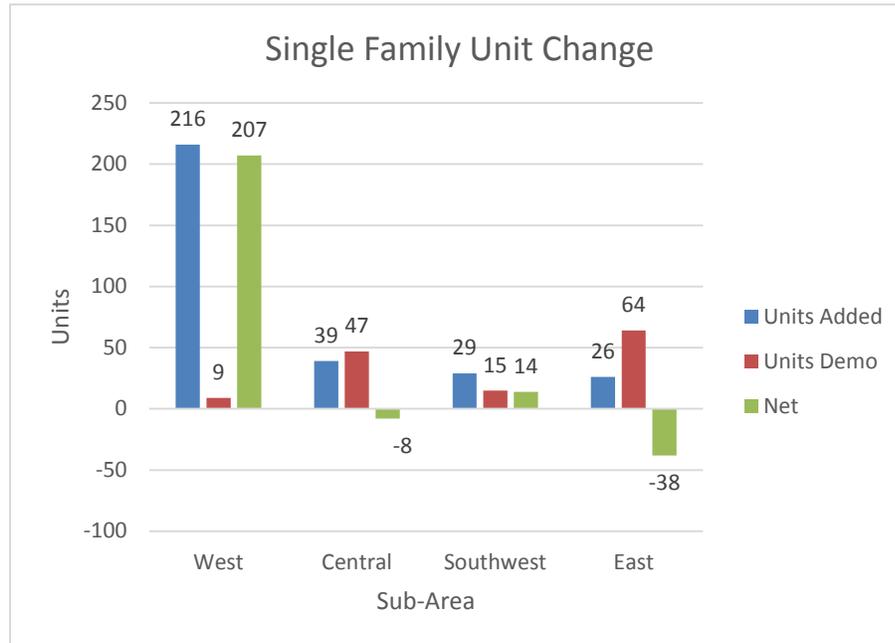
Single-family additions were concentrated in the central and west sub-areas (92 and 67 respectively). Citywide 199 permits were issued for a total of \$13,134,226. The central sub-area accounted for 75.7% (\$9,938,613) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (55 permits and almost \$7.2 million). The second highest number of permits was in the West Little Rock Planning District with 35 and just over \$2.7 million worth of value added. In the west sub-area 67 permits were issued for \$2,365,481. The Chenal Ridge District accounted for 23 permits, with the Pinnacle District accounted for 12 permits. Overall the average value of permits issued for additions decreased by 13.4 percent or \$10,182.

Residential Renovations/Additions



Demolition Activity

The net change in residential units for 2017 was an increase of 697 residential units. The east sub-area had a net loss of 38 single-family units. The central sub-area decreased a net of 8 single-family units. The west sub-area had the largest net increase of 207 residences. The southwest sub-area added a net 14 single-family homes. Eight of the City's thirty planning districts experienced net losses of residential units during 2018. The Geyer Springs West District went from Negative to Positive in 2018. The 65th Street West and College Station Districts went from Positive to



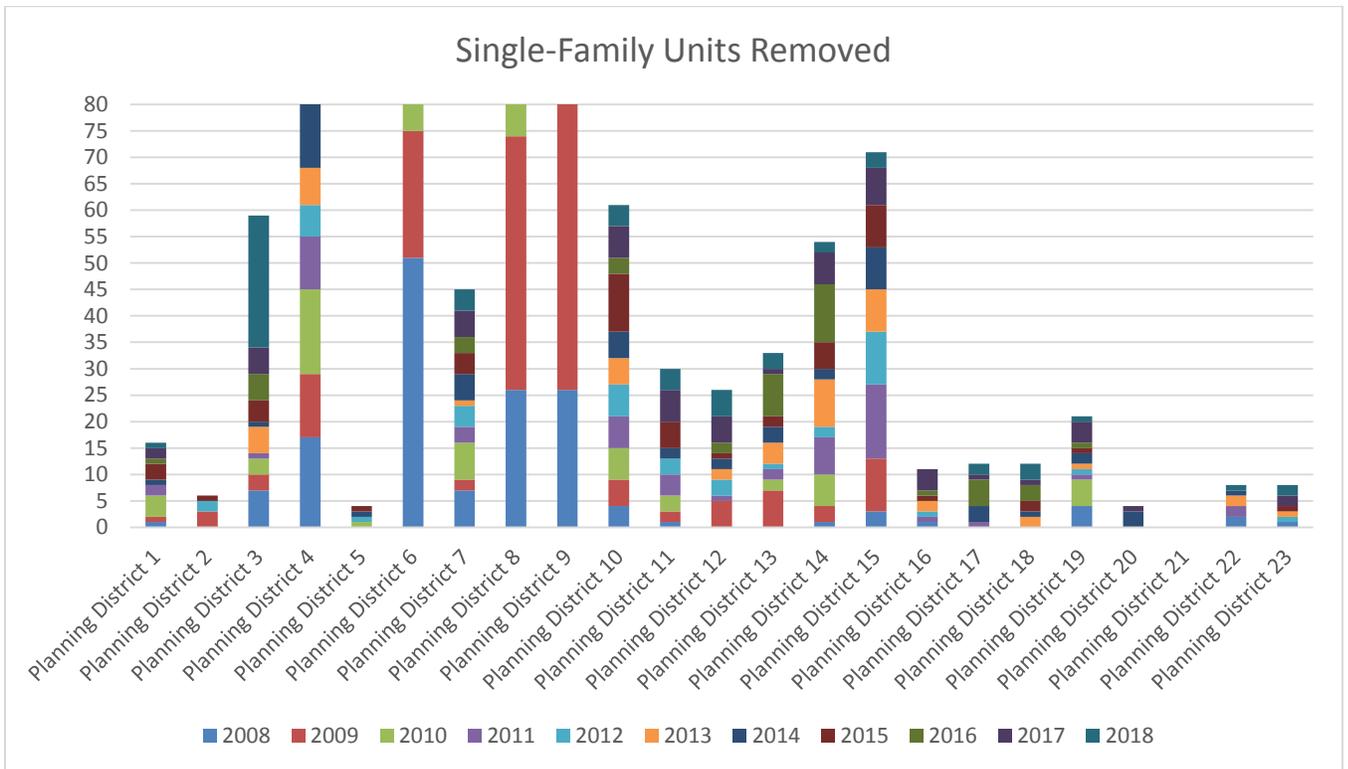
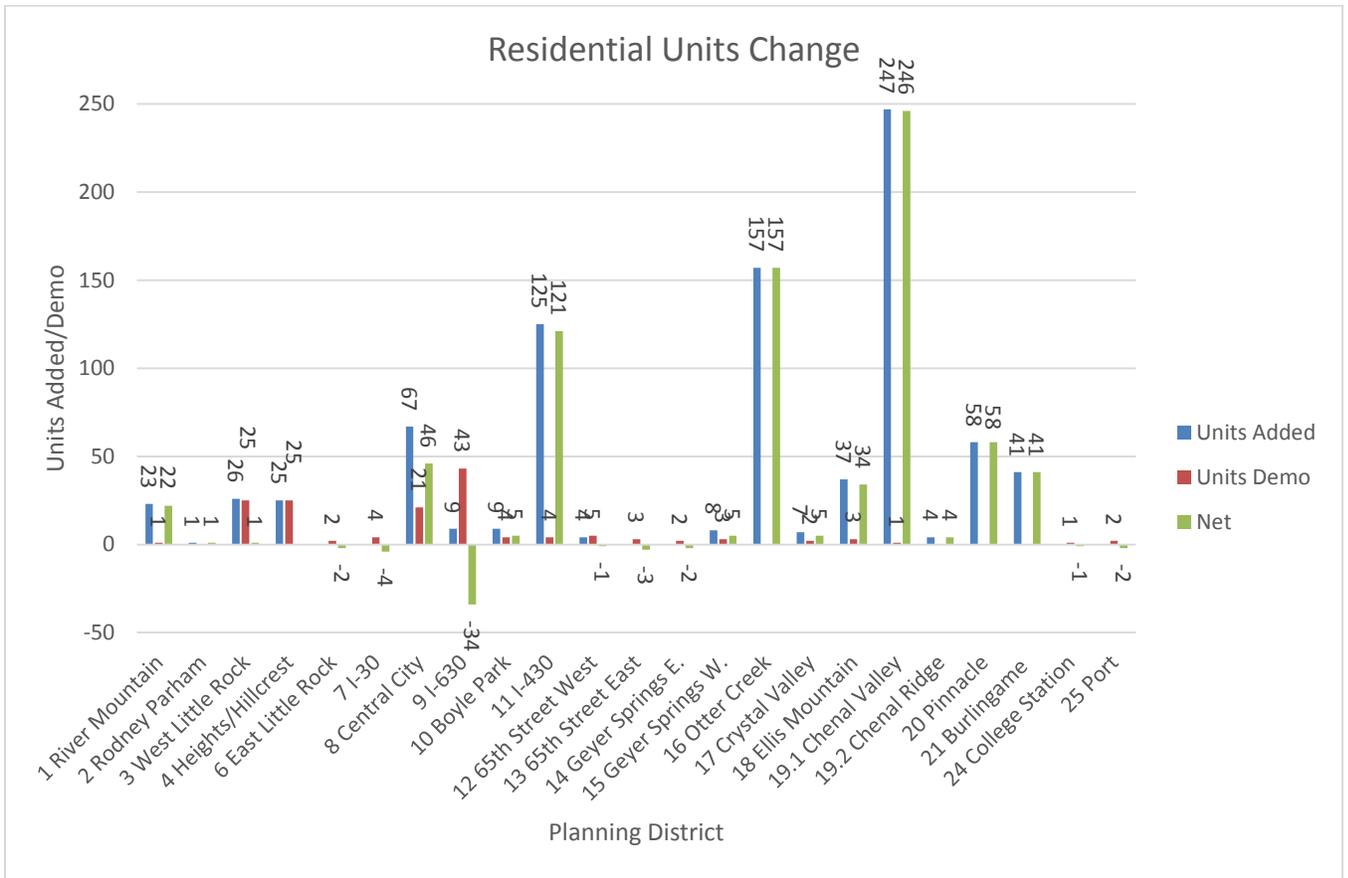
from Positive to Negative. The East Little Rock, I-30, I-630, 65th Street East and Geyer Springs East Districts were Negative both years.

Negative. The East Little Rock, I-30, I-630, 65th Street East and Geyer Springs East Districts were Negative both years.

The I-630 District experienced double-digit net loss in housing units. Four Districts account for 75.5% of the units removed– Central City, I-630, West Little Rock and Heights/Hillcrest Districts. The I-630 District had the most units lost (43 units) or 28.5% of all the units removed in 2018. Twenty-five units (16.6% of all units lost) were lost in the Central City and Heights/Hillcrest Districts. The Central City District also had double-digit losses of single-family units (21).

When reviewing the ten-year history of removed homes, four districts stand out – Central City, I-630, Heights/Hillcrest, and East Little Rock. The Heights/Hillcrest District loss tends to be generally tear down/rebuilds. Much of the East Little Rock loss was to make room for Airport expansion (about a decade ago), 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 (generally pre-1950 Little Rock) accounted for 67.4 percent of all units lost (95 of 151 units) in 2018.

Demolition Activity

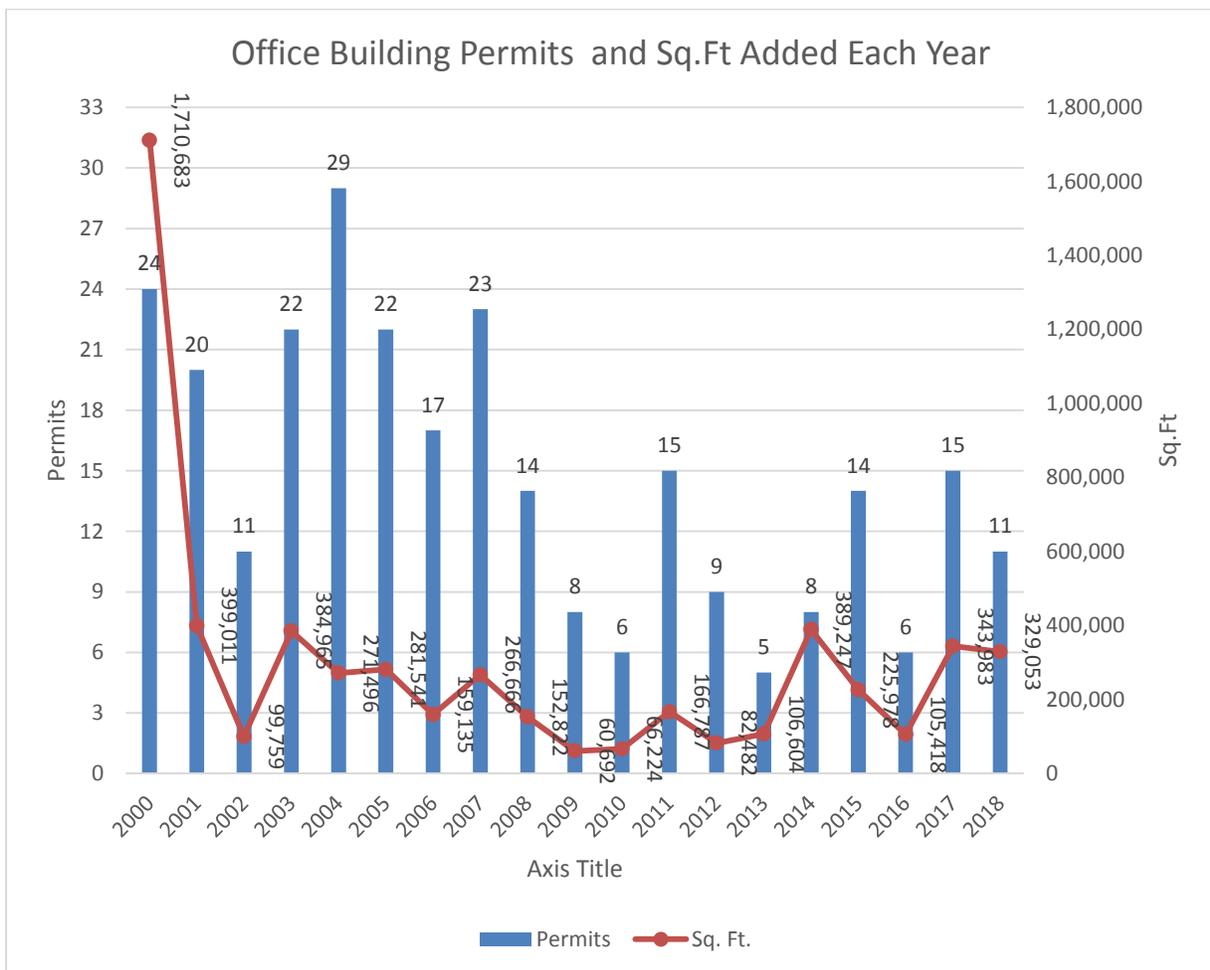


Office Activity

During 2018, the square footage of new office space added decreased by 6.7% from 2017. The total square footage permitted in 2018 was 321,050. The number of permits issued decreased 26.6% (11 permits in 2018, 15 permits in 2017). In 2018, the total construction cost was \$113,188,049 and increase of 81.4 percent.

The west sub-area had the greatest number of permits with 9 (81.8%) with a construction value of \$113,093,049. The southwest sub-area had one project, with 1050 Square feet. In the central sub-area there was one project for a construction trailer. The east sub-area had no activity.

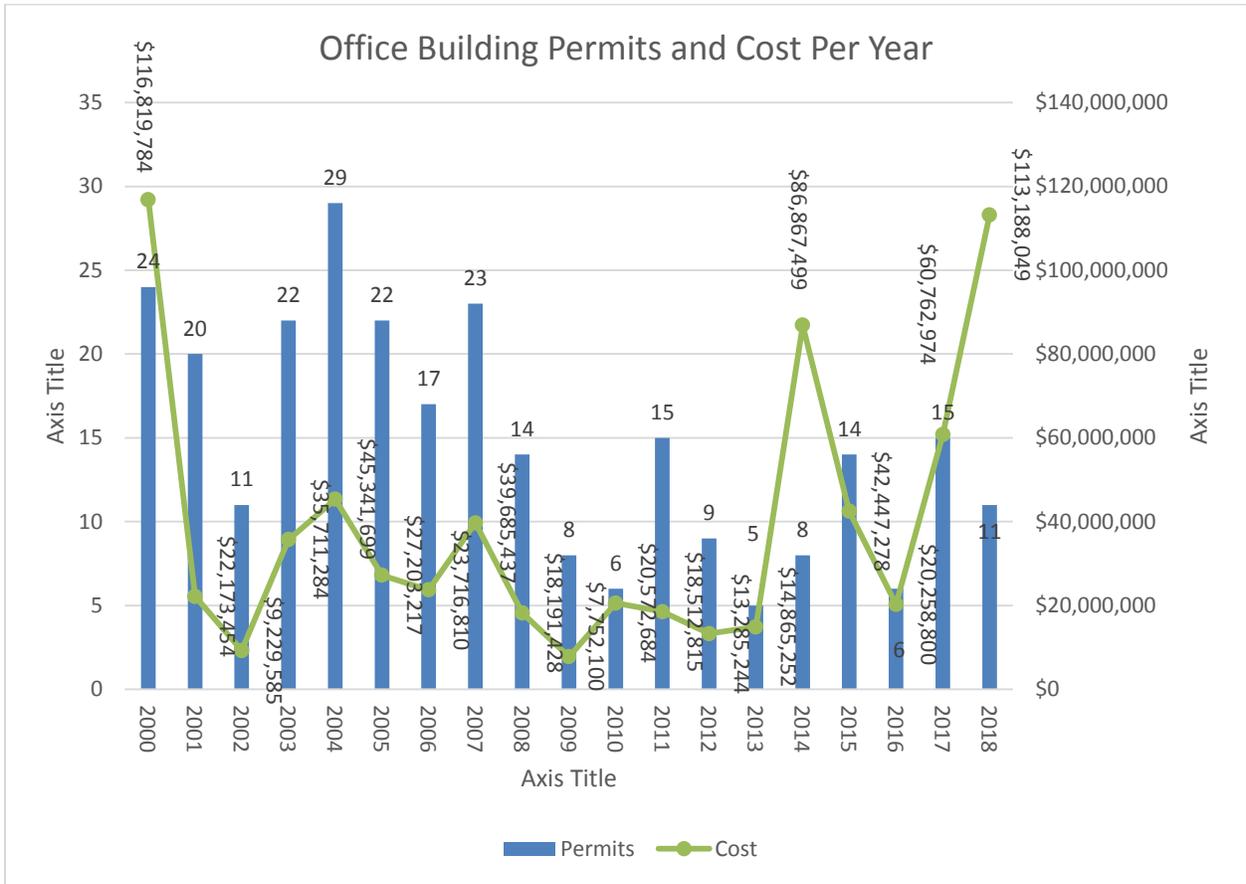
Two buildings were over 25,000 square feet in 2017. The largest was the Bank of the Ozarks with 225,778 square-feet in the Chenal District. This is within the Ranch development on the north side of Cantrell Road (Highway 10) west of Chenonceau Boulevard. The second largest project was an apartment club house for the Renaissance Point Apartments with 52,804 square-feet. This project is in the Ranch development at the north end of Chenonceau Boulevard.



Office Projects Permitted in excess of 25,000 square feet

Project	Location	sub-area	Sq. Ft.
Bank of Ozarks	18000 Cantrell Road	west	225,778
Renaissance Point Club House	30 Ayla Drive	west	52,804

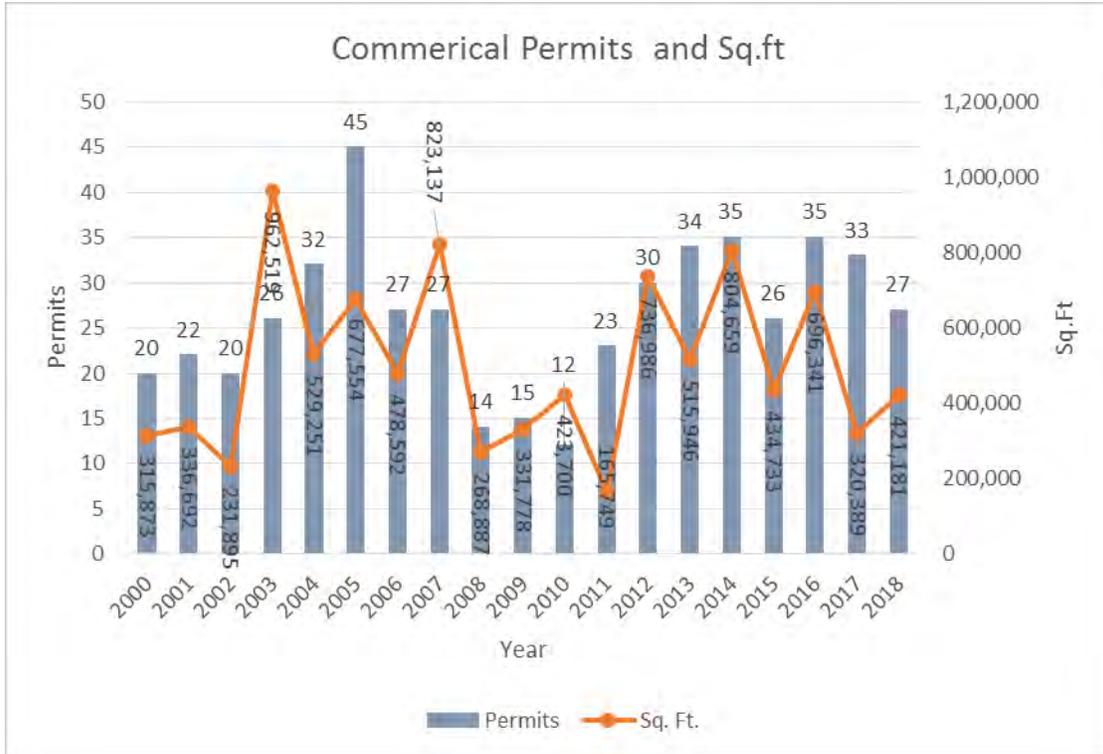
Office Activity



Commercial Activity

The total of new commercial construction added in 2018 amounted to 421,181 square feet of commercial space. This represents an increase of 31.5% in square footage added from that in 2017. The total construction value of new commercial increased by 47.4% from that reported in 2017. In 2018, \$49,112,052 construction dollars were permitted compared to \$33,311,051 in 2017. The number of structures permitted decreased 18.2% to 27 projects in 2018.

The central sub-area had the least value (\$2,781,530), projects (4) and area 10,710 square feet area added. The southwest sub-area had the second most projects (9) and highest amount of area added 208,883 square feet). The west sub-area had the highest value added at \$17,510,000. The east sub-area had the second most projects (8) and area added at 107,004 square feet.



Commercial Activity

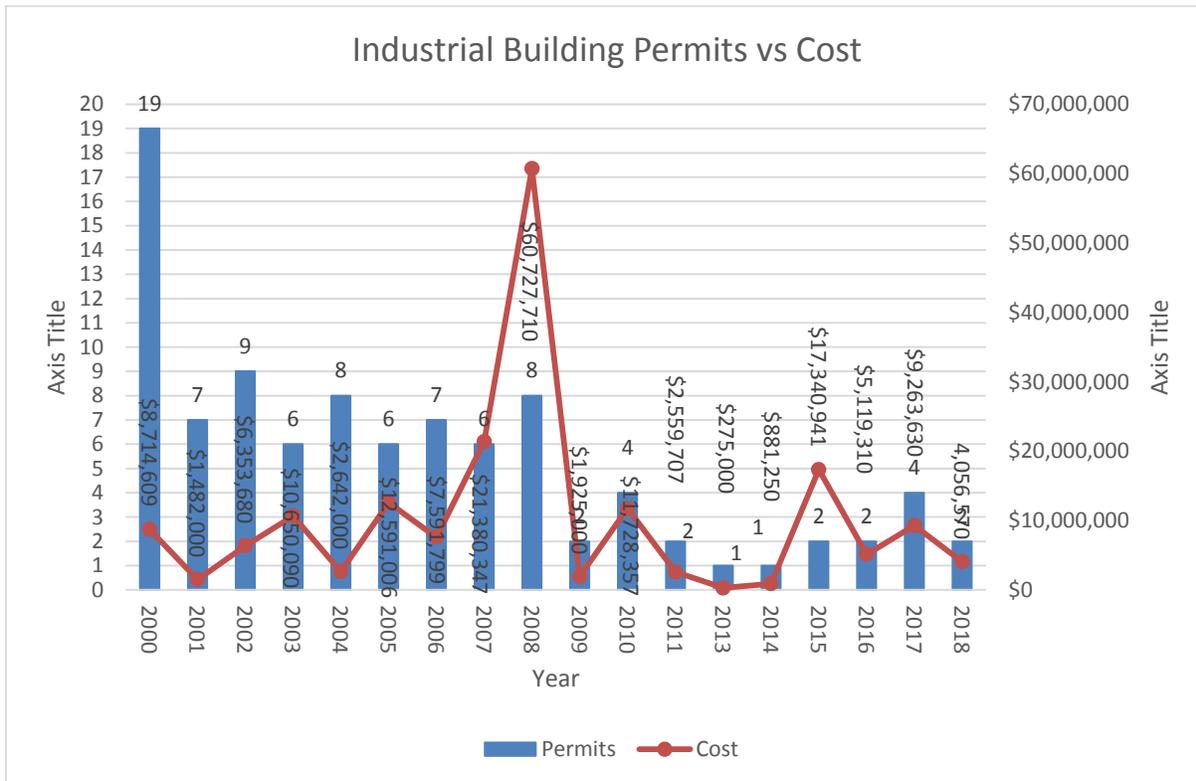
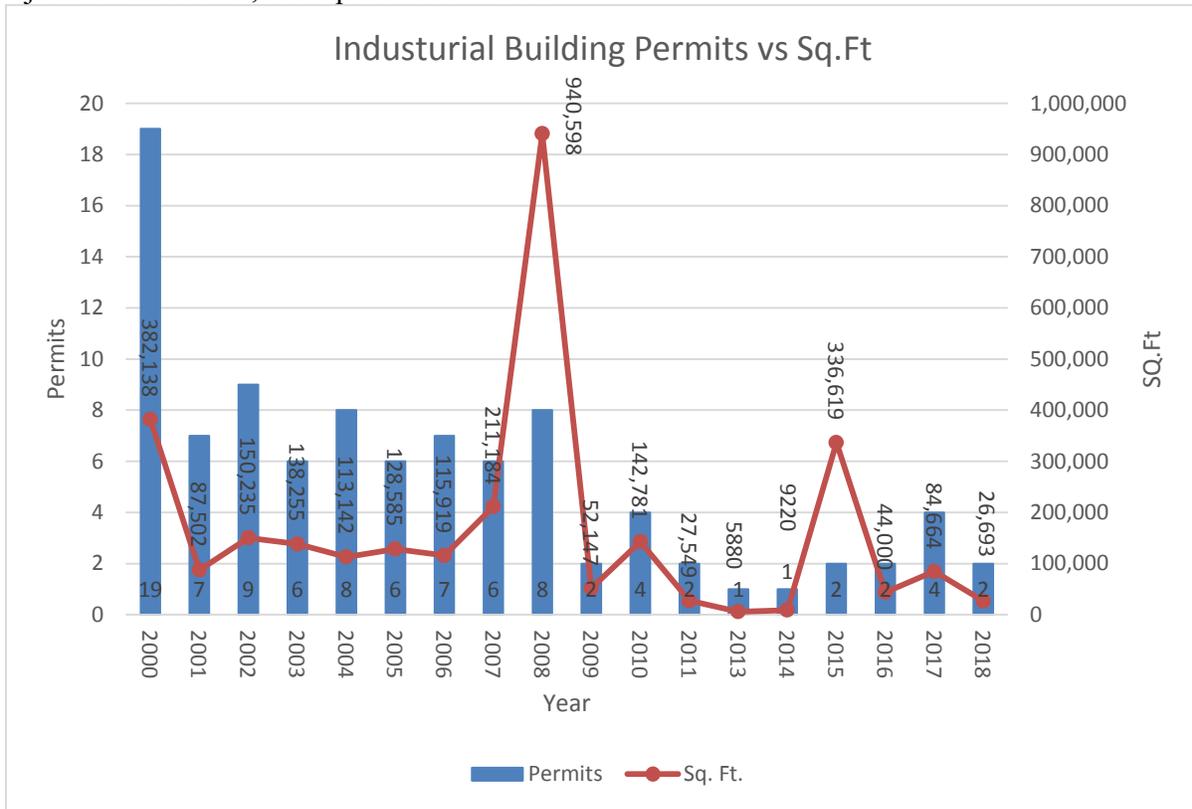
There were six projects over 20,000 square feet permitted in 2018. The two largest projects were both hotel/motels. An ALOFT with 217 rooms was the largest at 716 Rahling Road, south of Chenal Parkway (Chenal District) and second largest is a Fairfield Inn at 4201 East Roosevelt Road (Port District) near the airport. The remaining four projects were all in the southwest sub-area. A new Harley Davidson Dealership with 56,000 square feet is the largest of these four at 400 Gateway (Otter Creek District). Then is a mini-warehouse retail center at 8222 Stagecoach Road with 51,700 square feet. This is between I-430 and Crystal Valley Road along the north side of Stagecoach Road in the Ellis Mountain District. A Kia Dealership at 201 Colonel Glenn Plaza Loop is the next largest at 38,725 square feet. This is near David O Dodd Road and Colonel Glenn Road in the 65th Street West District. The final 20,000 plus commercial project is a retail center at 5320 South Shackleford Road with 25,600 square feet. This project is west of Shackleford Road between Colonel Glenn Road and Stagecoach Road in the 65th Street West District.

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	sub-area	Sq. Ft.
ALOFT hotel, 217 rooms	716 Rahling Road	west	74,088
Fairfield Inn hotel , 114 rooms	4201 East Roosevelt Road	east	63,248
Harley Davidson	400 Gateway	southwest	56,000
Mini-warehouse/retail	8222 Stagecoach Road	southwest	51,700
KIA Dealership	201 Colonel Glenn Plaza Loop	southwest	38,725
Commercial center	5320 South Shackleford Road	southwest	25,600

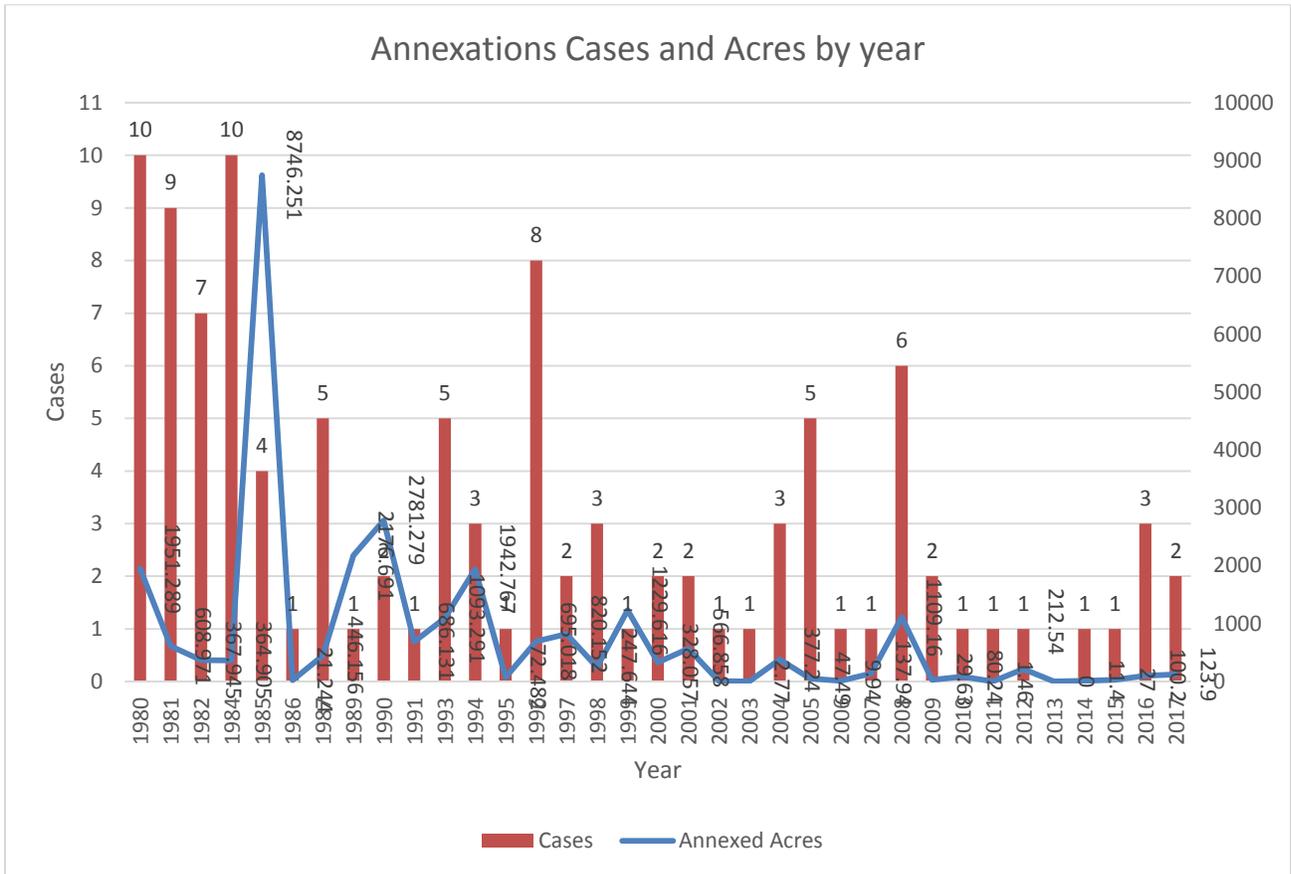
Industrial Activity

A total of 26,693 square feet of industrial projects were permitted during 2018 in the City. Two projects were permitted in 2018, half that permitted in 2017. Two of these projects were mini-warehouse developments. Both projects were in the Port Industrial District. Neither of these projects exceeded 15,000 square feet in area.



Annexation Activity

The City accepted two annexations in 2018. The current City Limits of Little Rock contains 122.49 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 3.2 square miles was added between 2000-2009, with another 1.31 square miles added between 2010-2018. This compares to over 10 square miles added in the last decade of the twentieth century.



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

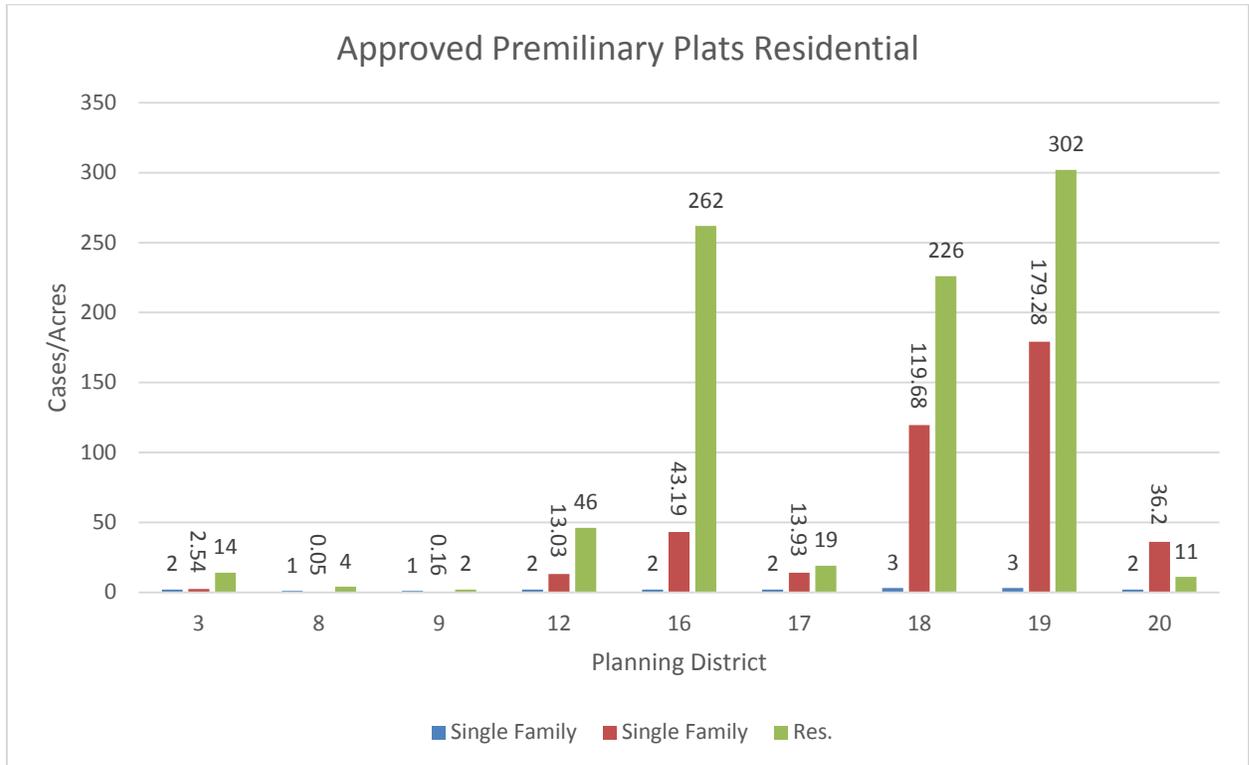
Subdivision Activity

Approved Preliminary Plats

Plan Dist.	Commercial		Office	
	cases	acres	cases	acres
2	1 ⁽¹⁾	1.4		
18			1	0.82
Total	1	1.4	1	0.82

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 2018 with eighteen approved plats down five from 2017. The total acreage in 2018 increased 29.3 percent from 317.35 acres to 410.8 acres.

(1) PD2, re-plat for building lines all 1.4 Ac.



Non-residential activity as measured by cases remained at low levels with two cases which is five less than in 2017. The total non-single family acreage platted declined 92.1 percent from 28.23 acres to 2.22 acres. Residential platting activity was greater with 18 plats, an increase of two plats. Single-family acreage increased 41.1 percent to 408.1 acres from 289.12 acres. The number of residential lots decreased 1.8 percent to 886 residential lots in 2018 from 902 residential lots in 2017.

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 the last decade.

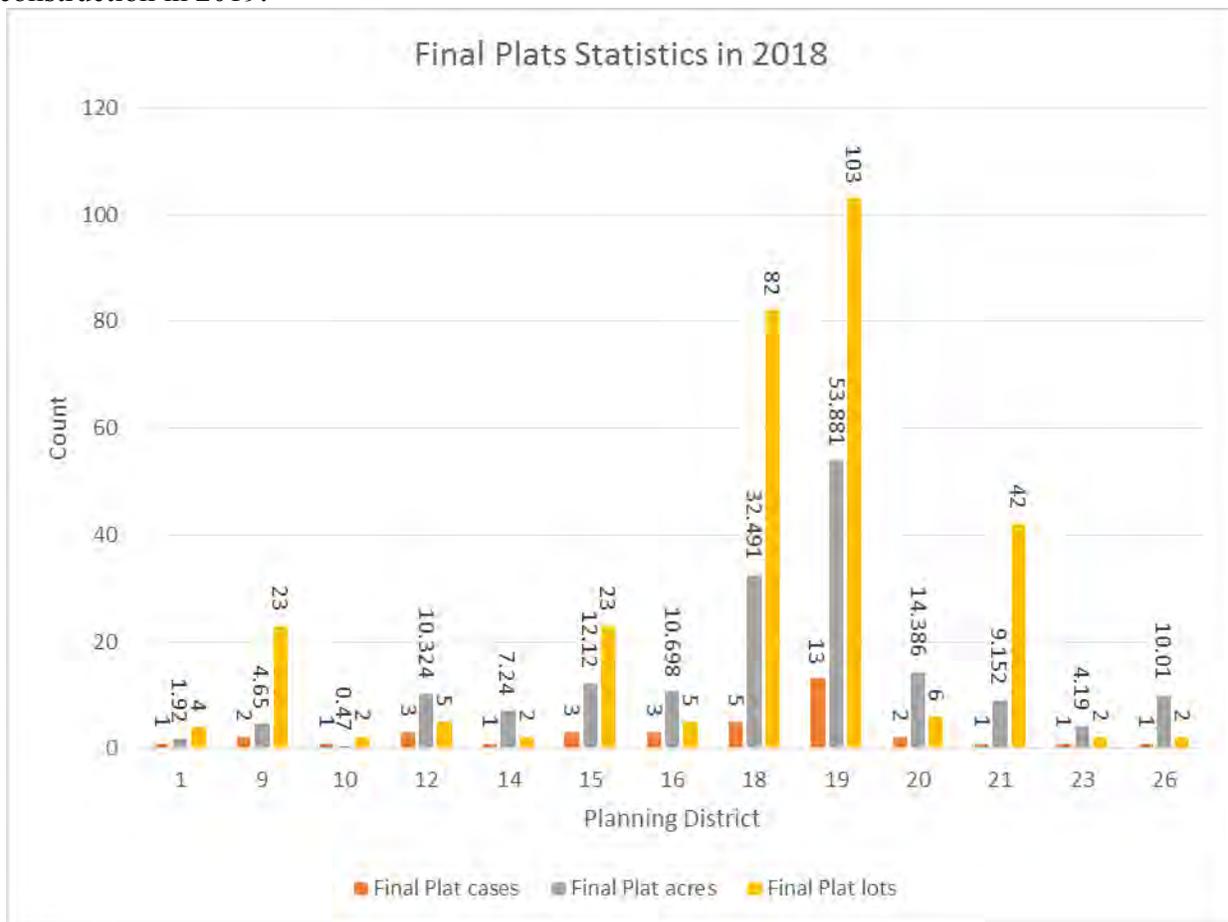
Final Plat Activity

During 2018, there were 37 final plats, this is a 23.3% increase from 2017. The acreage involved in 2018 was 171.532 acres, down 1.2 % from that in 2017.

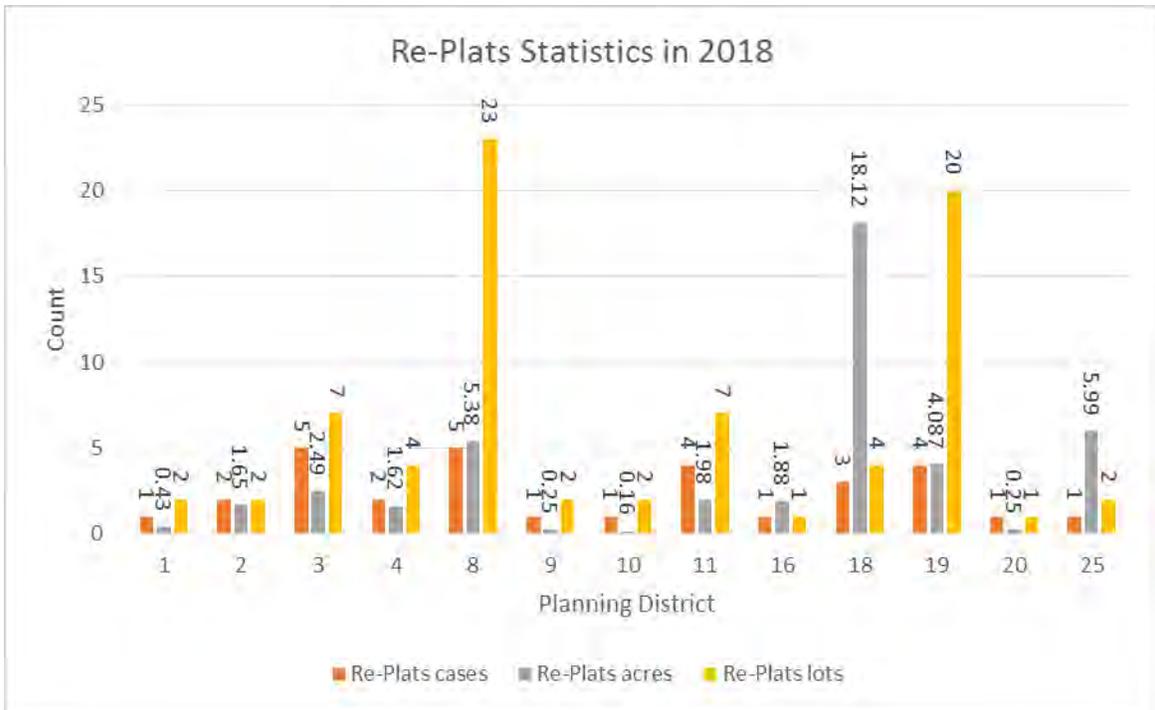
There were only eleven signed final plats with more than three lots. That means that 69 percent of the final plats signed in 2018 were for 1, 2 or 3 lot plats, not larger subdivisions. The largest plat based on the number of lots created had 42 lots and was in a phase of Wildwood Place Subdivision, south of Denny Road. The second largest subdivision by number of lots was Kanis Ridge subdivision with 41 lots and 9.36 acres, east of Kanis Road south of Pride Valley Road. The largest subdivision by acreage was just 21.93 acres in size (with 35 lots). This was Parkside at Wildwood Subdivision, south of Denny Road just north of Kanis Road.

Three of the four of the ten-plus acre subdivisions were in the West sub-area. A two-lot 10.01 acre plat was signed in the Port South District, south of the river port area.

While the number of final plats increased 20%, the number of lots decreased 30.7% or 133 lots from 2017. This would imply that the City could continue to see only light activity for new construction in 2019.



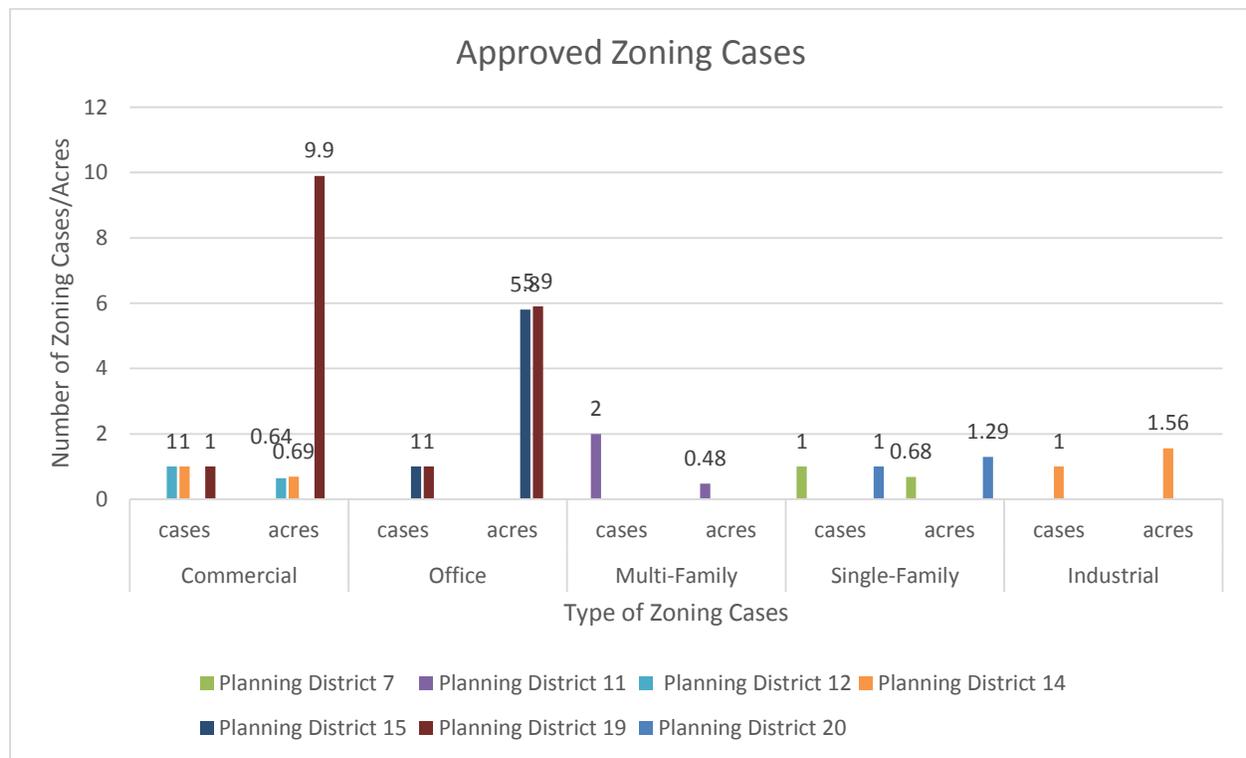
Final Plat Activity



Zoning Activity

In 2018, there were ten cases filed and approved for reclassification, though some were modified or reduced prior to approval. This is the same number of cases as last year. The amount of land re-classified increased 89.5% or 12.7 acre from 2017.

There were three reclassification cases in 2018 that were over five acres in area. The largest reclassification, of 9.9 acres was from C-2, Shopping Center District to C-3, General Commercial District, at northeast corner of Rahling Road and St. Vincent Way. Currently the site is vacant with a shopping center to the east. A second wooded tract of 5.9 acres was reclassified from R-2, Single Family District to O-3, General Office District, northwest of the Kirk Road-Rahling Road intersection. The third site is at the southeast corner of Mabelvale Pike and Mabelvale Circle with 5.8 acres. The reclassification was from I-2, Light Industrial District and PID, Planned Industrial District to O-2, Office and Institutional District. The site is vacant land with industrial uses to the south and residential to the east.



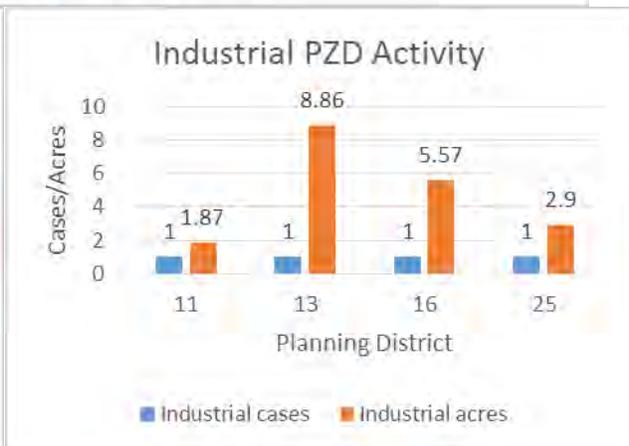
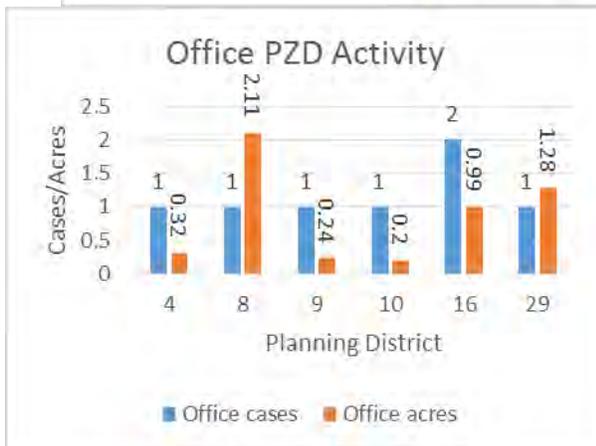
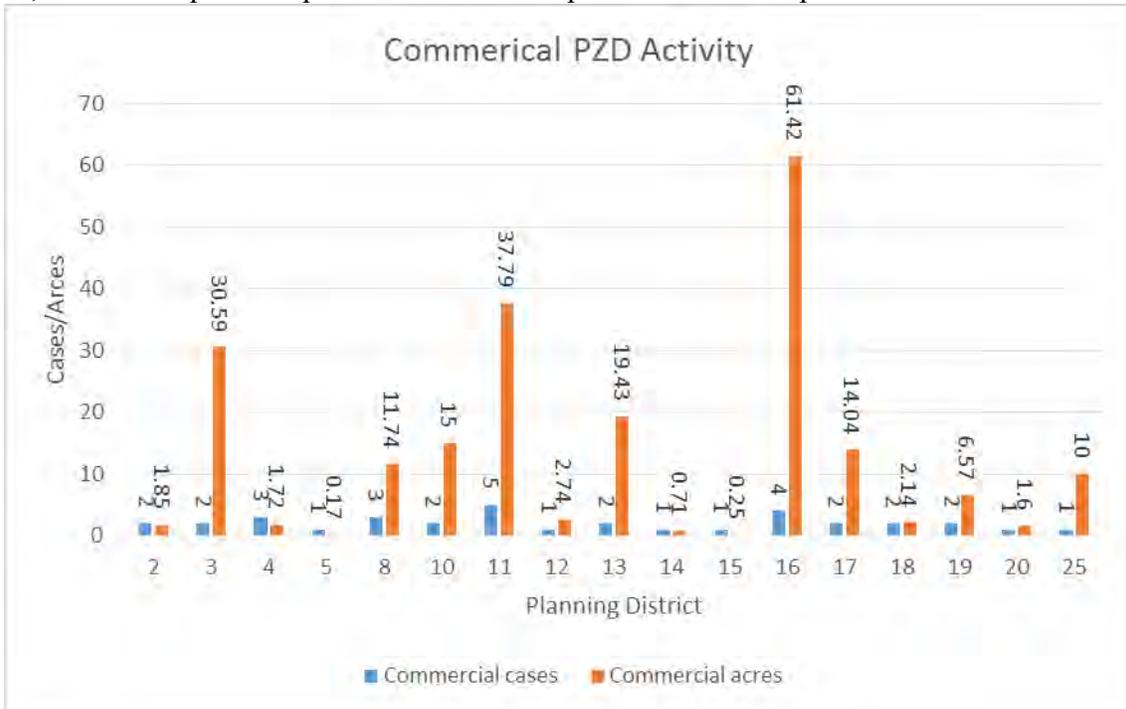
Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 85.3 percent of the re-classification cases and 91.9 percent of the area re-classified. During 2018, 58 cases were approved with the PZD process with a total of 305.03 acres.

As with ‘straight’ zoning, most of the cases were for small areas, 43 of the 58 cases contained areas of 5 acres or less. There were eight cases with more than ten acres in area. Of these, four cases involved more than 20 acres in 2018. The largest was 56.2 acres south of Pride Valley Road, for a proposed 175–lot single family subdivision in west Little Rock. The second largest was some 50 acres along Stagecoach Road north of Alexander Road. This application included commercial and office uses along stagecoach Road with higher density residential to the northwest. Only the Commercial and Office portion of the application was approved by the Board of Directors. The redevelopment of the former Sears and Arkansas Ortho site was approved as a 29.27 acre commercial and office development, reclassifying the C-3 General

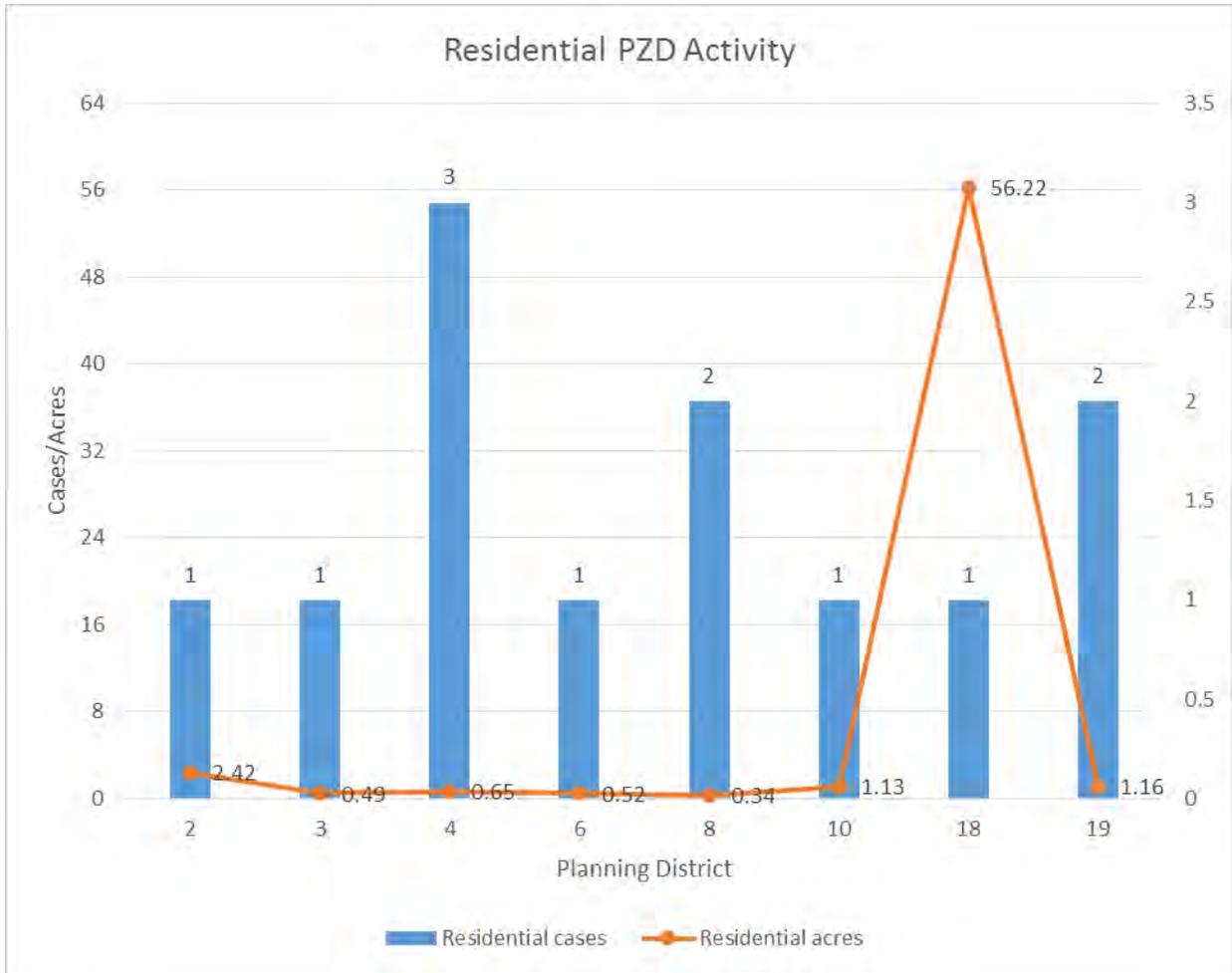
Zoning Activity

Commercial to PCD, Planned Commercial District. A proposed office/warehouse development of 20.7 acres was reclassified from C-2, Shopping Center District to PCD, Planned Commercial District north of several auto dealerships on Colonel Glenn Plaza Drive.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2018, the number of cases fell by twenty-seven or 28.4 percent from 2017. The area involved in reclassifications fell 58.5 % to 331.97 acres from 799.02 acres. The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2019 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near future. Some of this activity is to make existing developments 'legal', but most represents potential new development or redevelopment in areas.



Zoning Activity



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