

# 2016 Annual Urban Development Report



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



# Planning and Development Department City of Little Rock

## **Board of Directors - 2016**

Mayor	Mark Stodola
Ward 1	Erma Hendrix
Ward 2	Ken Richardson
Ward 3	Kathy Webb
Ward 4	Brad Cazort
Ward 5	Lance Hines
Ward 6	Doris Wright
Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
Position 9	Gene Fortson
Position 10	Joan Adcock

## **Board of Adjustment – 2016**

Jeff Yates – Chairman  
Frank Allison  
Brad Wingfield – Vice Chair  
Rajesh Mehta  
Carolyn Lindsey - Polk  
Robert Tucker  
Christopher Smith

## **City Beautiful Commission - 2016**

Edward Peek – Chairperson  
Steve Homeyer – Vice Chair  
Chris Hancock  
Wally Loveless  
Chris Morgan  
B.J. Sanders-Woods  
Jordan Thomas  
Becka Webb  
Janet Wilson  
Bob Winchester  
Carrie Young

## **Construction Board of Adjustment and Appeal -2016**

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Isaac Ross  
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## **Planning Commission - 2016**

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Buelah Bynum  
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## **River Market Design Review Committee - 2016**

Kate East - Chairman  
Adam Bearden  
Michael Hickerson  
Michael McCallum  
Presley Melton  
Jim Rice  
Willis Smith

## **Midtown Advisory Board - 2016**

Glenn Borkowski – Chairperson  
James Bell  
Elizabeth Donovan  
Kirk Meyers  
Kelly Newberg  
Susan North  
Bill Rector  
Jett Ricks  
John Spent

## **Historic District Commission - 2016**

B. J. Bowen – Chairperson  
Jennifer Carmen  
Lauren Federick  
Antoinette Johnson  
Dick Kelley  
Ted Holder  
Rebecca Pekar  
Jeremiah Russell  
Page Wilson



## City of Little Rock

### Department of Planning and Development

723 West Markham Street  
Little Rock, Arkansas 72201-1334  
Phone: (501) 371-4790 Fax: (501) 399-3435 or 371-6863

### Planning Zoning and Subdivision

February 6, 2017

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 \$2,408,422 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.

2016 saw the completion and opening of Robinson Auditorium, West Central Community Center and the Josephine Pankey Center. Other projects were either completed or permitted across the city in 2016 and they included the MEMS Headquarters, Arkansas Children's Hospital Southwest Little Rock Clinic, Little Rock Technology Park, the Movie Tavern, the Cromwell Firm project, some medical related projects and several multi-family developments. The Little Rock Historic District Commission approved the MacArthur Park Design Guidelines. Two important planning efforts were also finished in 2016 with the Board of Directors and Planning Commission resolutions supporting the Wright Avenue Neighborhood Plan and the adoption of the Zoning Overlay for the Jump Start 12th Street Core area.

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

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

### Code Compliance

<b>Building</b>				
	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
<b>Permits Issued</b>	2,274	2,059	2,016	1,998
<b>Inspections</b>	3,527	3,641	3,505	3,249
<b>Violations</b>	545	487	477	421
<b>Fees</b>	\$1,362,073	\$1,249,117	\$1,510,877	\$1,137,864
<b>Plumbing</b>				
	<b>2016</b>	<b>2015</b>	<b>2013</b>	<b>2012</b>
<b>Permits Issued</b>	2,209	2,198	2,221	2,063
<b>Inspections</b>	4,495	4,519	3,902	3,943
<b>Violations</b>	944	682	580	572
<b>Fees</b>	\$283,482	\$289,995	\$299,601	\$272,278
<b>Electrical</b>				
	<b>2016</b>	<b>2015</b>	<b>2013</b>	<b>2012</b>
<b>Permits Issued</b>	2,151	2,098	1,873	1,851
<b>Inspections</b>	4,055	4,170	4,039	4,066
<b>Violations</b>	93	151	346	410
<b>Fees</b>	\$351,708	\$318,612	\$351,278	\$302,229
<b>Mechanical</b>				
	<b>2016</b>	<b>2015</b>	<b>2013</b>	<b>2012</b>
<b>Permits Issued</b>	1,910	1,575	1,551	1,565
<b>Inspections</b>	2,861	2,484	2,155	2,271
<b>Violations</b>	984	448	328	327
<b>Fees</b>	\$324,614	\$302,772	\$294,095	\$271,775

### **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**

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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. 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**

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### **Building Codes Highlights**

During 2016, the Building Codes Division collected over \$2,408,422 in fees including permits, licenses and other miscellaneous charges and performed 14,9384 inspections. Ten major unsafe tructures 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 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.

	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Building Plans Reviewed</b>	805	723	572	499	439	228	543	536
<b>Construction B.O.A.</b>	0	1	0	0	0	0	0	0
<b>Franchise Permits</b>	16	19	12	16	14	14	13	19

## **Building Codes Division**

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### **Major Commercial Projects Reviewed, Permitted or Inspected in 2016**

Commercial projects of significant importance [valuations above \$1,000,000] to the City of Little Rock community including new construction, new additions and renovations of existing buildings:

#### **Residential**

- Mid-Town Hospitality [1020 S. University]
- FBW, LLC Apartments [4216 Bowman]
- Landmark Apartments [16000 Rushmore]
- Scott Street Flats [915 S. Scott St.]

#### **Restaurant**

- Popeye's Chicken [8815 Baseline Rd.]
- Dairy Queen [6100 W. 12<sup>th</sup> St.]

#### **Mercantile**

- CVS Pharmacy [1122 S. University]
- Lowe's Home Improvement [1100 S. Bowman]
- Park Plaza Mall Parking Deck [6000 W. Markham]
- Murphy Express [12600 Chenal Pkwy]
- Road Runner [800 Broadway]
- U-Haul [8900 Geyer Springs Rd.]
- U-Haul [6501 Geyer Springs Rd.]
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#### **Factory/Storage/Industrial**

- NGL [9700 Industrial Harbor Dr.]
- L M WindPower [7400 Scott Hamilton Dr.]
- L M GlasFiber [8000 Frazier Pike]
- Highland Dairy [6901 Interstate 30]
- Little Rock Wastewater [5200 Scott Hamilton]

#### **Education**

- Catholic High School [6300 Father Tribou St.]
- LR School District Offices [5701 Ranch]
- LR School District Middle School [5701 Ranch]
- Primrose School [1601 Kirk Rd.]

#### **Institutional/Healthcare**

- Dr. Martin Knee & Sports [5320 W. Markham]
- Arkansas Urology [1310 Centerview]
- Children's Hospital [1 Children's Way]
- Children's Hospital [1 Children's Way]
- Children's Hospital Pharmacy [1 Children's Way]
- Children's Hospital SW Clinic [9015 Dailey]
- Cornerstone Clinic [9600 Baptist Health Dr.]
- Cornerstone Clinic [9500 Baptist Health Dr.]

#### **Churches**

- Longley Baptist Church [9900 Geyer Springs]

#### **City Projects**

- MEMS Headquarters [1121 W. 7th]
- CALS – Dee Brown Library [6325 Baseline]
- Fletcher Library [823 Buchanan]
- Clinton Nat'l Airport [1 Airport Dr.]
- Roosevelt Thompson Library [38 Rahling Rd.]
- Little Rock Tech Park [415 S. Main St.]

#### **Business**

- Centene Corp. [19 Remington Dr.]
- United Cerebral Palsy [8121 Distribution Dr.]
- Blue Cross Blue Shield [320 W. Capitol Ave.]
- Blue Cross Blue Shield Parking Deck [416 W. 4<sup>th</sup> St.]
- Blue Cross Blue Shield [601 S. Gaines]
- West LR Self Storage [601 Autumn Rd.]
- Movie Tavern Theaters [11300 Bass Pro Pkwy]
- Rave Theater [18 Colonel Glenn Rd.]
- Spaces Storage [1700 Brookwood Rd.]
- LR Country Club [4200 Country Club]
- Cromwell Architects [1300 E. 6<sup>th</sup> St.]
- New Medical Office Building [11220 Executive Ctr. Dr.]
- FBI Security Entrance [24 Shackelford W. Blvd]
- Stribling Equipment [10600 Interstate 30]
- Republican Party of AR [1205 W. 6<sup>th</sup> St.]



## **Zoning and Subdivision Division**

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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.

### **2016 Sign Code Statistics**

Sign permits brought in \$79,240 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

746 Sign Permits and Special Event Permits Issued  
3633 Sign Inspections and Re-inspections

In 2017, 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.

### **2016 Plans Review for Zoning, Subdivision and Landscape Requirements**

294 Commercial Plans/New, Additions or Remodeling  
180 Commercial Landscape Plans and Revised Plans

### **2016 Other Activities**

125 Site Inspections  
55 Certificates of Occupancy  
4 Grading Permits Reviewed  
27 Miscellaneous Permits and Requests

## **Zoning and Subdivision Division**

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### **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.

#### **2016 Plan Reviews for Permits**

1804 Residential Plans – New or Additions and Miscellaneous

#### **2016 Privileges Licenses**

2547 Retail, Commercial, Office, Industrial and Home Occupation Reviews

#### **2016 Information Inquiries**

6895 Request for Sign, Zoning, Enforcement or License information and verifications

#### **2016 Court Cases**

105 Cases – All Types

#### **2016 Citations Issued**

136 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 2016, 1 location was approved administratively for upgrade. Staff shall continue to encourage collocation of WCF facilities. Then Planning Commission reviewed no applications for Tower Use Permits.

### **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 2016, the Division and the Planning Commission reviewed 2 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 2016, the Division and the Planning Commission reviewed 7 Subdivision Site Plans, with 6 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 2016, the Commission reviewed 24 CUP applications. Of these, the Commission approved 21 applications.

## **Zoning and Subdivision Division**

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### **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 2016, the Board heard a total of 55 cases. Of the 55 requests, 53 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 nine (9) such appeal cases in 2016, eight (8) 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 2015, the Planning Commission reviewed 14 rezoning requests, eight (8) special use permit requests, two (2) proposed right-of-way abandonment requests and one (1) 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 2016, Staff reviewed 24 preliminary plats, 29 final plats and 26 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 2016, 108 Planned Zoning District applications were reviewed, with 95 being approved.

## **Planning Division**

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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 2016 are described below.

### **Review of Land Use Plan Issues**

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff completed two in the series of area reviews of the City Land Use Plan (first area: between I-630, I-430, I-30 and Union Pacific Railroad; and second area: south of I-30 and west of I-530). Planning staff reviewed four requests for Land Use Plan changes in 2016 and one request for Master Street Plan change. Of these, the Planning Commission forwarded two of the Land Use Plan changes and the Master Street Plan amendment 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 2016, the Historic District Commission approved 12 of the 15 applications for Certificates of Appropriateness (COA) submitted. An additional 31 Certificates of Compliance were given by Staff for maintenance items within the District. There were nine (9) nominations for Natural Register status in 2015.

### **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. 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.

**2016**

**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 2016 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 2016.

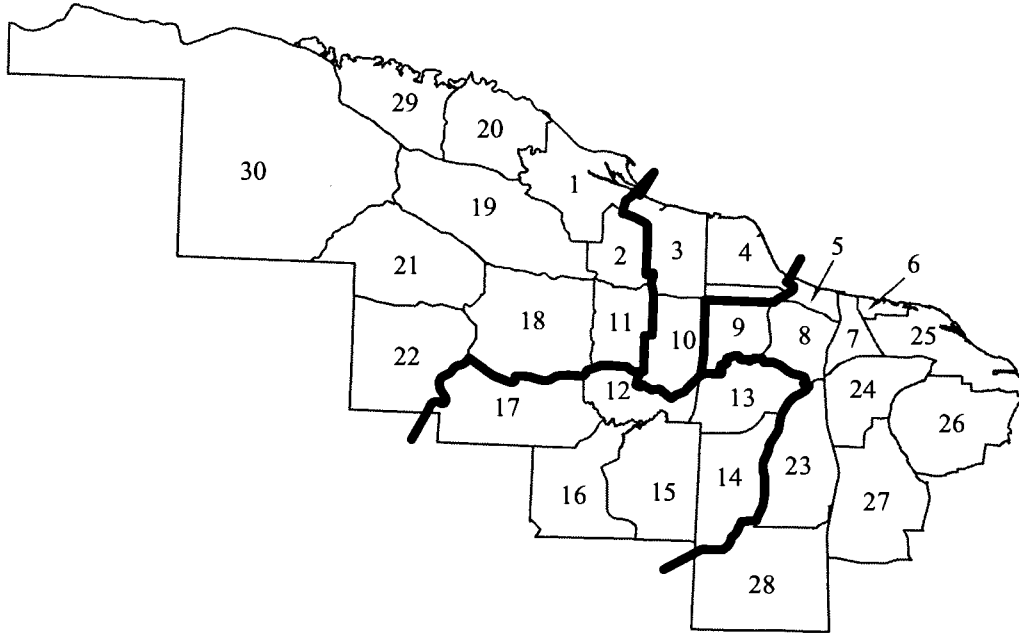
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

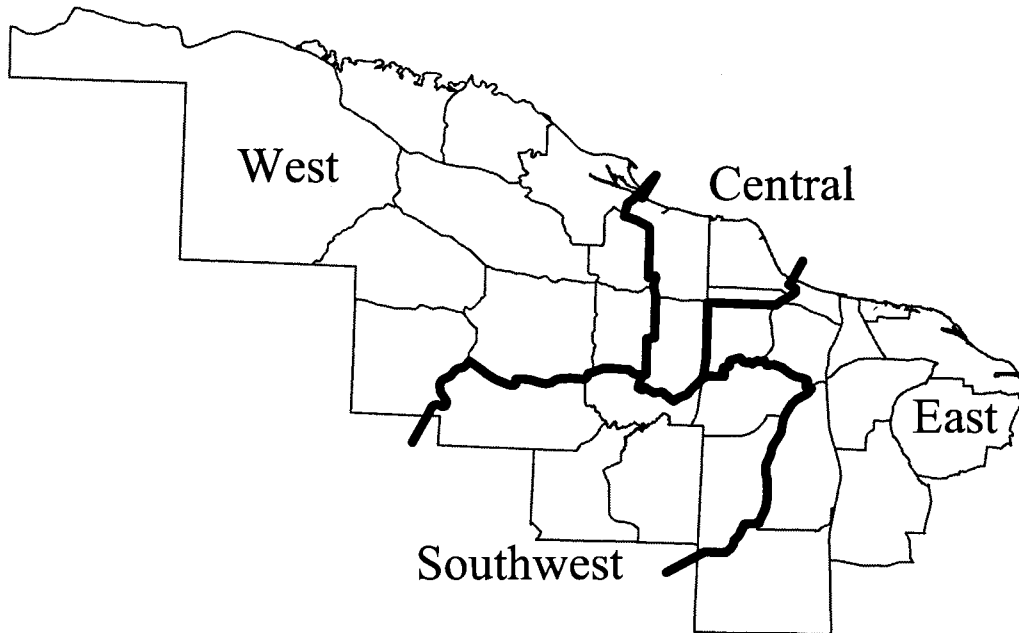
	<b>Planning District</b>	<b>Sub - Area</b>
<b>1</b>	River Mountain	West
<b>2</b>	Rodney Parham	West
<b>3</b>	West Little Rock	Central
<b>4</b>	Heights/Hillcrest	Central
<b>5</b>	Downtown	East
<b>6</b>	East Little Rock	East
<b>7</b>	I-30	East
<b>8</b>	Central City	East
<b>9</b>	I-630	East/Central
<b>10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

# Urban Development Report

## Planning Districts



## Sub - Areas



## **Development Activity Summary**

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### **Population Estimate**

2016 Population Census count – 196,500

### **New Construction**

390 permits; down 0.5% from 392 in 2015

### **Single-Family Housing**

326 units; up 2.5% from 318 units in 2015  
\$291,775 avg.; up 9% from \$267,694 in 2015

### **Multi-Family Housing**

561 units; up 4.3% from 538 units in 2015

### **Residential Renovations/Additions**

1021 permits; up 20.5% from 847 in 2015  
\$42,516,296 construction dollars; up 6.9% from \$39,753,841 in 2015

### **Demolitions**

138 residential units; down 11.8% from 153 in 2015

### **Office**

105,418 square feet; down 53.4% from 255,978 in 2015  
\$20,258,800 construction dollars; down 52.3% from \$42,447,278 in 2015

### **Commercial**

696,341 square feet; up 60.2% from 434,733 in 2015  
\$57,249,318 construction dollars up 11.9% from \$51,158,067 in 2015

### **Industrial**

44,000 square feet; down 86.9% from 336,619 in 2015  
\$5,119,310 construction dollars; down 70.5% from \$17,340,941 in 2015

### **Annexations**

Three annexations in 2016 with 100.2 Acres, compared to one annexation in 2015

### **Preliminary Plats**

1212 residential lots; up 332.9% from 280 lots in 2015  
490.1 total acres; up 135.4% from 208.23 acres in 2015

### **Final Plats**

29 cases; up 52.6% from 19 cases in 2015  
154.0.92 acres; up 27.9% from 120.51 acres in 2015

### **Rezoning**

11 cases; up 10% from 10 cases in 2015  
22.74 acres; down 34.9% from 34.92 acres in 2015

### **PZD's**

93 cases; up 17.7% from 79 cases in 2015  
548.27 acres; up 46.2% from 375.1 acres in 2015



## 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 was 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.

The construction sector continues to be at historic lows, for the seventh 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 196,500 which is a slight increase in population for 2016. A change in 120 people or less than a tenth of a percent is basically ‘no change’. Single Family home development remains weak, but there has been some activity with new multifamily development in Little Rock.

Metroplan in their Metrotrends publication from July 2015 estimates that the City of Little Rock has a population of 199,597. This is some 3000 above the City estimate (1.5% more people). The Bureau of the Census’ American Community Survey estimates a 197,992 (2015) population for Little Rock. This number is approximately 1600 above the City estimate for 2015. Both Metroplan and the Census’ American Community Survey estimate an increase in population from 2010 (3% and 2% respectively). While the City of Little Rock’s estimate is a one and half (1.5) percent increase. 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), and not compared to actual count years.

<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>2011</b>	193,130	-0.2%
<b>2012</b>	194,000	0.45%
<b>2013</b>	195,275	0.66%
<b>2014</b>	195,730	0.23%
<b>2015</b>	196,380	0.33%
<b>2016</b>	196,500	0.06%

## Construction Activity

During 2016, the total number of new construction permits issued was 0.5% less than that issued in 2015. In 2016 there were 390 permits issued for a total of \$213,505,151 construction dollars. New single-family construction increased by 2.5% (8 units) over that issued in 2015. The average construction cost of single-family homes increased 9% from \$267,694 in 2015.

### Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	8	\$378,900	0	0	8
2	2	\$ 235,150	0	0	2
3	6	\$210,400	0	0	6
4	25	\$507,316	0	0	25
5	0	\$0	1	48	48
6	0	\$0	0	0	0
7	0	\$0	0	0	0
8	4	\$165,050	2	62*	66
9	5	\$130,480	0	0	5
10	5	\$164,660	0	0	5
11	2	\$104,750	9	18	20
12	20	\$110,165	0	0	20
13	2	\$151,300	0	0	2
14	1	\$100,000	0	0	1
15	5	\$111,620	0	0	5
16	16	\$175,687	1	2	18
17	7	\$251,068	0	0	7
18	52	\$325,540	2	431	483
19.1	118	\$330,352	0	0	118
19.2	5	\$419,000	0	0	5
20	26	\$212,385	0	0	26
21	17	\$239,256	0	0	17
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	0	\$0	0	0	0
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	<b>326</b>	<b>\$291,775</b>	<b>15</b>	<b>561</b>	<b>887</b>

\*60 student housing beds in 6 temporary buildings and 2 units for a duplex

## Construction Activity

Permits for non-residential projects changed little with 49 permits, five more than in 2015. The number of commercial permits increased to 35 permits (34.6%) with the area added increasing 60.2 percent from 434,733 square feet. Office permits decreased 57.1 percent to six projects, with a total area of 105,418 square feet or a decrease of 53.4% from 2015. For Industrial, there were two permits, the same as in 2015, but a 86.9 percent drop in area added. There was an increase of four Public/quasi-public project permitted in 2016 (6 projects).

### Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	0	0	1	1680	0	0	0
2	1	4984	0	0	0	0	0
3	1	6730	0	0	0	0	1
4	4 <sup>(1)</sup>	110,783	1	12,200	0	0	1
5	1	4755	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	2	9650	0	0	0	0	0
9	1	120	0	0	0	0	0
10	3	110,133	0	0	0	0	0
11	4	162,847	3	80,538	0	0	0
12	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0
14	1	9180	0	0	0	0	0
15	2	38,466	1	11,000	0	0	2
16	6	80,727	0	0	0	0	0
17	0	0	0	0	0	0	0
18	6	142,621	0	0	0	0	0
19.1	1	7500	0	0	0	0	0
19.2	2	7845	0	0	0	0	1
20	0	0	0	0	0	0	1
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	2 <sup>(2)</sup>	44,000	0
26	0	0	0	0	0	0	0
	<b>35</b>	<b>696,341</b>	<b>6</b>	<b>105,418</b>	<b>2</b>	<b>44,000</b>	<b>6</b>

<sup>(1)</sup>Includes a 8000 SF parking deck

<sup>(2)</sup>Natural Gas Storage facility (no square footage entered)

## Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2016. The monthly average activity reported was at or below the bottom for each month (over the last two decades). The first quarter saw the worst activity, just more than 20 units per month permitted. This continued the poor performance from the fourth quarter of 2015, with an 18 unit monthly average. The second and third quarters saw averages around 32 homes permitted per month. The fourth quarter fell back to a rate of 25 units permitted per month. There were two homes moved-in to the City in 2016. So the total single-family houses added in Little Rock for 2016 was up 2.8 percent from that in 2015 – 319 units (to 328 units). 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. The decade plus since the ‘bubble burst’ has ranged from the low 30 to high 300 units annually. This is 100 units a year below the prior annual units added prior to the building ‘bubble’.

### Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
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

Multi-family			
Year	Permit	Units	Cost
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
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

There were four multifamily developments of more than 4-units in 2016; the largest development was for 240 units. This new apartment community (Fountiane Blue West) is west of Bowman Road just north of Colonel Glenn Road in the Ellis Mountain Planning District. The next largest project was a 191-unit complex (Landmark Apartments) southwest the intersection of Rushmore Avenue and Capitol Hills Boulevard in the Ellis Mountain Planning District. A temporary six building – 60 bed student housing complex for Philander Smith College was permitted in the Central City District, east of Chester and south of 16<sup>th</sup> Street. A new building along Scott Street (Scott Street Flats) between 9<sup>th</sup> and 10<sup>th</sup> Streets in the McArthur Park Historic District in Downtown Planning District was permitted with 48 apartments.

Several smaller projects, duplexes, added an additional 22 units in various sections of Little Rock during the 2016 calendar year. Nine of these duplexes (18 units) were in the Hicks Interurban Subdivision, between I-430 and Twin Lakes south of Kanis Road. One duplex was in southwest Little Rock off of Vimy Ridge Road, south of Alexander Road and the other was in the Central High neighborhood on Battery Street.

## Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The west sub-area continued to dominate the market with 71.5 percent of the new units (233). The Chenal Valley Planning District leads the way with 118 units or 36.2 percent of all new homes. In 2016, the central and west sub-areas saw increases in activity, 46.4% and 17.7% respectively. The southwest and east sub-areas saw decreases of activity, 35.1% and 77.8% respectively.

Prior to the ‘housing bubble’, the City of Little Rock normally added 450 to 550 single-family units annually. Since the bubble the City annual permitting of new single-family units has been between 300 and 400. For 2016, 326 single-family units were added. For the ninth year the level of activity remains low, with no signs yet of a return to ‘normal’ levels.

### Single Family Units

	sub-area			
	East	Central	S-west	West
<b>2016 Permits</b>	4	41	48	233
<b>2015 Permits</b>	18	28	74	198
<b>2014 Permits</b>	20	26	67	236
<b>2013 Permits</b>	17	24	49	261
<b>2012 Permits</b>	26	15	86	268
<b>2011 Permits</b>	43	21	84	180
<b>2010 Permits</b>	29	31	84	197
<b>2009 Permits</b>	8	26	108	180
<b>2008 Permits</b>	18	42	101	199
<b>2007 Permits</b>	67	58	202	381
	East	Central	S-west	West
<b>2016 %</b>	1.2%	12.6%	14.7%	71.5%
<b>2015 %</b>	5.7%	8.8%	23.3%	62.3%
<b>2014 %</b>	5.7%	7.4%	19.2%	67.6%
<b>2013 %</b>	4.8%	6.8%	14.0%	74.4%
<b>2012 %</b>	6.6%	3.8%	21.8%	67.8%
<b>2011 %</b>	13.1%	6.4%	25.6%	54.9%
<b>2010 %</b>	8.5%	9.1%	24.6%	57.8%
<b>2009 %</b>	2.5%	8.1%	33.5%	55.9%
<b>2008 %</b>	5.0%	11.7%	27.8%	55.3%
<b>2007 %</b>	9.5%	8.2%	28.5%	53.8%

## Residential Housing Construction Values

The average construction cost of a new single-family home increased 9% or \$24,081 from that in 2015. The average unit value in 2015 was \$267,694 compared with \$291,775 in 2016. 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 17 units constructed below \$100,000, 87 units constructed in the range of \$100,000 to \$199,999, 156 units constructed in the range of \$200,000 to \$399,999, 49 units constructed in the range of \$400,000 to \$599,999 and 17 units above \$600,000.

**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>	2	2	1	3	0	<b>8</b>
<b>2</b>	0	0	2	0	0	<b>2</b>
<b>3</b>	0	1	1	4	0	<b>6</b>
<b>4</b>	5	10	9	1	0	<b>25</b>
<b>5</b>	0	0	0	0	0	<b>0</b>
<b>6</b>	0	0	0	0	0	<b>0</b>
<b>7</b>	0	0	0	0	0	<b>0</b>
<b>8</b>	0	0	1	2	1	<b>4</b>
<b>9</b>	0	0	0	5	0	<b>5</b>
<b>10</b>	0	0	1	3	1	<b>5</b>
<b>11</b>	0	0	0	1	1	<b>2</b>
<b>12</b>	0	0	0	7	13	<b>20</b>
<b>13</b>	0	0	0	2	0	<b>2</b>
<b>14</b>	0	0	0	1	0	<b>1</b>
<b>15</b>	0	0	0	4	1	<b>5</b>
<b>16</b>	0	1	1	14	0	<b>16</b>
<b>17</b>	0	0	7	0	0	<b>7</b>
<b>18</b>	2	12	30	8	0	<b>52</b>
<b>19.1</b>	6	19	81	12	0	<b>118</b>
<b>19.2</b>	1	2	2	0	0	<b>5</b>
<b>20</b>	0	2	7	17	0	<b>26</b>
<b>21</b>	1	0	13	3	0	<b>17</b>
<b>24</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>17</b>	<b>49</b>	<b>156</b>	<b>87</b>	<b>17</b>	<b>326</b>

Just under half of the new homes (47.9%) had a construction value between two and four hundred thousand dollars. For four years this range has had the most new homes permitted. This range experienced the largest increase in the number of units over 2015 with 14 more homes constructed within the range in 2016 compared with 2015. The four to six hundred thousand dollar range had the next largest increase with 10 units and 15% of the new home market. All three value ranges over \$200,000 experienced increases in activity for 2016. The under \$100,000 range had the third largest increase with 9 additional homes permitted than in 2015. Only the one to two hundred thousand range experienced a drop in the number of units permitted over 2015 (a drop of 28 units). However it remained the second most active with 87 units permitted and over a quarter of the new units added (26.7%). Both the over \$600,000 and under \$100,000 ranges had 17 new homes permitted or 5.2% of the new market. The 65<sup>th</sup> Street West

## Residential Housing Construction Values

Planning District had 76.5% of the new under \$100,000 homes (13 units). These were all within the Greenwood Acres Subdivision off of Stagecoach Road, north of Lanehart Road. Two-thirds of the over \$600,000 new housing market was equally split between the Chenal Valley and Heights/Hillcrest Planning Districts.

The average construction value increased 9 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 \$376,122, a decrease of 2.6% from 2015 or \$10,057. The west sub-area decreased in value 0.15% to \$307,305 (a \$471 decrease). Both of these sub-areas are above the city average of \$291,775 and both experienced small value declines in 2016. The southwest sub-area experienced an increase of just over \$9046 or 6.2% to \$154,904. The east sub-area had the highest increase in average value of 15.1% or \$21,697 from that is 2015. This resulted in the East sub-area passing the southwest in average value. The east and southwest sub-areas average values just over than half that of the City of Little Rock average for new units values in 2016.

<b>sub-area</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>West</b>	\$218,883	\$245,193	\$240,821	\$291,943	\$304,628	\$307,776	\$307,305
<b>Central</b>	\$270,172	\$365,024	\$329,406	\$386,271	\$349,269	\$386,179	\$376,122
<b>Southwest</b>	\$139,665	\$110,934	\$124,598	\$134,340	\$143,535	\$145,858	\$154,904
<b>East</b>	\$94,727	\$96,549	\$121,035	\$124,297	\$122,225	\$143,353	\$165,050

## **Residential Renovations/Additions**

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Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2015, single-family reinvestment totaled over \$35.8 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2016 with 143 (16.8% of all the projects for 2016). The West Little Rock, Central City and I-630 Planning Districts followed with 129, 117, and 93 permits respectively. These four districts accounted for 56.5% of the permits for renovations and additions combined as well as 68.8% 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 33.4% of the permits for renovations and 30.4% 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 east sub-area with 33.4%, and the second highest number of dollars spent (30.4% or \$6.26 million). The central sub-area had the highest amount of valuation added \$11.3 million or 74.2% of all the added value and 53.2% of the permits (116) added in 2016. The southwest sub-area had the least dollars \$322,250 (2.1%) and the second least permits with 21 (9.6%).

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 2015, there were about three of these. One hundred and twelve of the permits issued for renovations were to 'bring to code' the structure.

### **Multi-Family Renovations**

The central sub-area accounted for the most permits in 2016 with 57 or 33.9% of the permits with the second highest amount spent \$1,510,911 or 22.6% of the added value. The west sub-area had the second most permits issued - 54 (32.1%) and the highest value of those permits - \$2,112,257. The east sub-area with 25 permits in 2016 had 19.7% of the added value. The southwest sub-area had the least amount spent (\$1,441,638) and the second least permits issued, 35 (20.8%).

### **Single-Family Additions**

Single-family additions were concentrated in the central and west sub-areas (116 and 62 respectively). Citywide 218 permits were issued for a total of \$15,258,949. The central sub-area accounted for 74.2% (\$11,320,245) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (60 permits and almost \$8.1 million). The second highest number of permits was in the West Little Rock Planning District with 43 and just over \$3.1 million worth of value added. In the west sub-area 62 permits were issued for \$2,807,554. The Chenal Districts accounted for 25 permits, while the River Mountain District accounted for 13 permits alone. Overall the average value of permits issued for additions increased by 35.2 percent or \$18,221.



## Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	13	\$48,035	29	\$34,467	1	\$21,000
2	8	\$68,562	24	\$20,756	10	\$58,521
3	45	\$70,446	84	\$33,201	4	\$50,072
4	60	\$134,412	83	\$52,943	25	\$51,280
5	0	\$0	6	\$100,641	14	\$110,148
6	0	\$0	2	\$22,000	0	\$0
7	4	\$46,275	11	\$14,384	1	\$3000
8	9	\$39,667	108	\$33,349	6	\$38,600
9	7	\$10,857	86	\$25,801	9	\$24,237
10	9	\$15,361	26	\$19,923	24	\$2588
11	5	\$12,100	11	\$27,447	1	\$30,000
12	6	\$14,067	15	\$14,280	0	\$0
13	5	\$13,800	17	\$22,656	26	\$34,077
14	3	\$26,783	21	\$20,545	4	\$23,750
15	4	\$20,700	35	\$17,800	4	\$107,660
16	3	\$13,733	9	\$12,510	1	\$30,000
17	0	\$0	0	\$0	0	\$0
18	8	\$60,601	17	\$18,318	9	\$2056
19.1	14	\$26,052	26	\$52,895	26	\$26,538
19.2	13	\$54,662	23	\$29,998	3	\$113,710
20	2	\$30,232	2	\$20,600	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	3	\$18,667	6	\$11,250	0	\$0
25	0	\$0	6	\$33,475	0	\$0
	<b>218</b>	<b>\$69,995</b>	<b>635</b>	<b>\$32,409</b>	<b>168</b>	<b>\$39,746</b>

## Demolition Activity

The net change in residential units for 2016 was an increase of 745 residential units. The east sub-area had a net loss of 60 single-family units. The central sub-area increased a net of 11 single-family units. The west sub-area had the largest net increase of 220 residences. The southwest sub-area added a net 25 single-family homes. Six of the City's thirty planning districts experienced net losses of residential units during 2016. The Port District went from Negative to Neutral and the College Station/Sweet Home District went from Positive to Neutral in 2016. The West Little Rock and Geyer Springs West Districts went from Positive to Negative. While the Rodney Parham, Central City and Boyle Park Districts went from Negative to Positive. The East Little Rock, I-30, I-630 and Geyer Springs East Districts were Negative both years.

### Single Family Unit Change

sub-area	Units Added	Units Demo	Net
<b>West</b>	233	13	220
<b>Central</b>	41	30	11
<b>Southwest</b>	48	23	25
<b>East</b>	4	64	-60

### Residential Units Change

Planning District	Units Added	Units Demo	Net
<b>1 River Mountain</b>	8	1	<b>7</b>
<b>2 Rodney Parham</b>	2	0	<b>2</b>
<b>3 West Little Rock</b>	2	5	<b>-3</b>
<b>4 Heights/Hillcrest</b>	25	23	<b>2</b>
<b>5 Downtown</b>	48	2	<b>46</b>
<b>6 East Little Rock</b>	0	2	<b>-2</b>
<b>7 I-30</b>	0	3	<b>-3</b>
<b>8 Central City</b>	66	40	<b>26</b>
<b>9 I-630</b>	5	25	<b>-20</b>
<b>10 Boyle Park</b>	5	3	<b>2</b>
<b>11 I-430</b>	20	3	<b>17</b>
<b>12 65<sup>th</sup> Street West</b>	20	0	<b>20</b>
<b>13 65<sup>th</sup> Street East</b>	2	2	<b>0</b>
<b>14 Geyer Springs E.</b>	1	9	<b>-8</b>
<b>15 Geyer Springs W.</b>	5	10	<b>-5</b>
<b>16 Otter Creek</b>	18	0	<b>18</b>
<b>17 Crystal Valley</b>	7	1	<b>6</b>
<b>18 Ellis Mountain</b>	483	5	<b>478</b>
<b>19.1 Chenal Valley</b>	118	3	<b>115</b>
<b>19.2 Chenal Ridge</b>	5	1	<b>4</b>
<b>20 Pinnacle</b>	26	0	<b>26</b>
<b>21 Burlingame</b>	17	0	<b>17</b>
<b>22 West Fourche</b>	0	0	<b>0</b>
<b>23 Arch Street Pike</b>	0	0	<b>0</b>
<b>24 College Station</b>	0	0	<b>0</b>
<b>25 Port</b>	0	0	<b>0</b>
<b>Total</b>	<b>887</b>	<b>138</b>	<b>745</b>

Only the I-630 District experienced double-digit net loss in housing units (20). Three Districts account for 50.7% of the units removed– Central City, I-630, and Heights/Hillcrest Districts. The Central City District had the most units lost (40 units) or 29% of all the units removed in 2016. Twenty-five units (18.1% of all units lost) were lost in the Central City District. Thus around 50% of the lost units were between I-30 and University Ave., I-630 to Fourche Creek again this year. The Heights/Hillcrest and Geyer Spring West Districts also had double-digit losses of single-family units (23 and 10).

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 56.2 percent of all units lost (86 of 153 units). The Heights/Hillcrest District (also east of University Avenue) is also notable for triple digit losses of units; however in this District most of the units are replaced with new larger higher value units.

## Demolition Activity

### Single-Family Units Removed

Planning District	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
1	1	2	1	1	4	2	0	0	1	3	1	16
2	0	0	0	3	0	0	2	0	0	1	0	6
3	13	5	7	3	3	1	0	5	1	4	5	47
4	19	15	17	12	16	10	6	7	14	17	23	156
5	1	3	0	0	1	0	1	0	1	1	0	8
6	26	123	51	24	26	8	6	2	0	3	2	271
7	3	3	7	2	7	3	4	1	5	4	3	42
8	31	49	26	48	32	43	48	42	48	31	34	432
9	40	23	26	75	46	79	65	32	57	46	25	514
10	7	8	4	5	6	6	6	5	5	11	3	65
11	1	0	1	2	3	4	3	0	2	5	0	21
12	5	0	0	5	0	1	3	2	2	1	2	21
13	1	2	0	7	2	2	1	4	3	2	8	32
14	2	3	1	3	6	7	2	9	2	5	11	51
15	6	6	3	10	0	14	10	8	8	8	0	73
16	3	4	1	0	0	1	1	2	0	1	1	14
17	0	0	0	0	0	1	0	0	3	0	5	9
18	1	1	0	0	0	0	0	2	1	2	3	10
19	5	1	4	0	5	1	1	1	2	1	1	22
20	0	0	0	0	0	0	0	0	3	0	0	3
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	0	2	0	0	2	0	2	1	0	0	7
25	0	1	1	0	0	0	1	1	0	1	0	5
<b>Total</b>	<b>165</b>	<b>249</b>	<b>152</b>	<b>200</b>	<b>157</b>	<b>185</b>	<b>160</b>	<b>125</b>	<b>159</b>	<b>147</b>	<b>130</b>	<b>1829</b>

## Office Activity

During 2016, the square footage of new office space added decreased by 53.4% from 2015. The total square footage permitted in 2016 was 105,418. The number of permits issued decreased 57% (6 permits in 2016, 14 permits in 2015). In 2016, the total construction cost was \$20,258,800 a decrease of 52.3 percent.

The west sub-area had the greatest number of permits with 4 (66.7%) with a construction value of \$14,747,420. The central and southwest sub-areas each had one project. In the central sub-area 127,000 square feet of medical office space was added at 5320 West Markham (value \$2,109,380). While in the southwest sub-area a medical clinic related to Arkansas Children's Hospital was permitted at 9015 Dailey Drive with 11,000 square feet and a value of \$3,400,000.

Only two buildings were over 25,000 square feet in 2016. The largest was Cornerstone Clinic with 43,081 square-feet in the I-430 District. This is a reconstruction of a medical building in the Baptist Hospital campus of buildings. The second largest project was a medical clinic with 35,000 square-feet in an office park between Bowman and Shackelford Roads in the I-430 District.

### Building Permits – Office

Year	Permits	Sq. Ft.	Cost
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244
2013	5	106,604	\$14,865,252
2014	8	389,247	\$86,867,499
2015	14	225,978	\$42,447,278
2016	6	105,418	\$20,258,800

### Office Projects Permitted in excess of 25,000 square feet

Project	Location	sub-area	Sq. Ft.
Cornerstone Clinic	9500 Baptist Health Drive	west	45,081
Medical Office Bldg.	11220 Executive Center Drive	west	25,000

## Commercial Activity

The total of new commercial construction added in 2015 amounted to 434,733 square feet of commercial space. This represents a decrease of 46% in square footage added from that in 2014. The total construction value of new commercial increased by 33.9% from that reported in 2014. In 2015, \$51,158,067 construction dollars were permitted compared to \$77,414,979 in 2014. The number of structures permitted decreased 25.7% to 26 projects in 2015.

The west sub-area had the greatest number of projects and area added in 2016. The central sub-area had the highest value added and the second most area added. The southwest sub-area had the second most projects and second highest value added. While, the east sub-area had the least projects and valued added in 2016.

There were seven projects over 20,000 square feet permitted in 2016. The two largest new commercial projects were in the west sub-area. These are the West Little Rock Self Storage (mini-warehouse) at 601 Autumn Road with 146,035 square feet and a Lowes at 1100 Bowman Road with 133,941 square feet. The next two largest new commercial projects were in the central sub-area. These are the Spaces Storage (mini-warehouse) with 96,506 square feet and a new motel at 1100 South University Avenue with 93,332 square feet. The fifth and sixth largest projects were in the southwest sub-area. These are a Movie Tavern on 11300 Bass Pro Parkway and a shell building at 10600 I-30.

The final large commercial project was the Chenal Storage (mini-warehouse) at 15601 Kanis Road with 28,680 square feet. The two highest value projects were the Movie Tavern at \$9,800,000 in the southwest sub-area and an AutoZone also in the southwest sub-area (9201 Stagecoach Road) at \$9,125,000.

### Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
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

### Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	sub-area	Sq. Ft.
West Little Rock Self Storage <sup>(1)</sup>	601 Autumn Road	west	146,035
Lowes	1100 Bowman Road	west	113,941
Spaces Storage	1620 Brookwood Drive	central	96,506
Mid-town Hospitality (hotel)	1100 S. University Avenue	central	93,332
Movie Tavern	11300 Bass Pro Parkway	southwest	45,649
Shell Building	10600 I-30	southwest	35,316
Chenal Storage (5 BLDG)	15601 Kanis Road	west	28,680

<sup>(1)</sup> Four buildings and 2 permits

## Industrial Activity

A total of 44,000 square feet of industrial projects were permitted during 2016 in the City. This was in two projects in the east sub-area (Little Rock River Port). One project was for the construction of additional building for LM Glasfiber. This project accounted for all the area added and 75% of the added value for 2016. The second project was for a liquefied gas storage and transfer facility at the Little Rock Port.

### Building Permits – Industrial

Year	Permits	Sq. Ft.	Cost
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707
2012	0	0	\$0
2013	1	5880	\$275,000
2014	1	9220	\$881,250
2015	2	336,619	\$17,340,941
2016	2	44,000	\$5,119,310

### Industrial Projects Permitted in excess of 50,000 square feet

Project	Location	sub-area	Sq. Ft.
none	none	none	none

## Annexation Activity

The City accepted three annexations in 2016. The current City Limits of Little Rock contains 121.85 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, with another 0.67 square miles added from between 2010-2016. 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.

Year	Cases	Annexed Acres
1980	10	1951.289
1981	9	608.971
1982	7	367.945
1984	10	364.905
1985	4	8746.251
1986	1	21.244
1987	5	446.156
1989	1	2176.691
1990	2	2781.279
1991	1	686.131
1993	5	1093.291
1994	3	1942.767
1995	1	72.482
1996	8	695.018
1997	2	820.152
1998	3	247.644
1999	1	1229.616
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

## 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 2016 with twenty-two approved plats up nine from 2015. The total acreage in 2016 increased 135.4 percent from 208.23 acres to 490.1 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	
<b>1</b>									1	20.7	48
<b>3</b>	1	0.76									
<b>5</b>	1	1.68									
<b>9</b>	1	0.75									
<b>15</b>	1	2.26							1	120	369
<b>16</b>	2	56.4							3	49.4	337
<b>17</b>									2	7.97	13
<b>18</b>									1	5.33	2
<b>19</b>	2	14.85					1	20.2	3 <sup>(1)</sup>	148.7	418
<b>20</b>									2	41.1	25
<b>Total</b>	<b>8</b>	<b>76.7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>20.2</b>	<b>13</b>	<b>393.2</b>	<b>1212</b>

(1) A 63 acre, 295 lot subdivision was re-platted to change building lines, no change in the number of lots

Non-residential activity as measured by cases remained at low levels with eight cases which is double that in 2015. The total non-single family acreage platted increased 4.3 percent to 96.9 acres from 92.89 acres. Residential platting activity was greater with 13 plats, an increase of four plats. Single-family acreage increased 255 percent to 393.2 acres from 117.67 acres. The number of residential lots increased 332.9 percent to 1212 residential lots in 2016 from 280 residential lots in 2015.

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 2016, there were 29 final plats, this is a 52.6% decrease from 2015. The acreage involved in 2016 was 154.09 acres, up 27.9% from that in 2015.

There were only ten signed final plats with more than three lots. That means that almost two-thirds of the final plats signed in 2016 were for 1, 2 or 3 lot plats, not larger subdivisions. The largest plat based on the number of lots created had 50 lots and was in the Chenal Subdivision in western Little Rock. The largest subdivision by acreage was just 42.4 acres in size (with 20 lots). This was in the Woodlands Edge Subdivision just south of Kanis Road and west of Bowman Road in western Little Rock.

Nine of the five ten-plus acre subdivisions were in the West sub-area. One was in the Southwest sub-area. This subdivision was for 21 lots in the Otter Creek Planning District, in the Bentley Court Subdivision off Stagecoach Road.

The number, acreage, and amount of lots involved in signed final plats all increased in 2016 with the number of lots almost doubling. This would imply that the City could see some new construction activity in 2017.

Plan District	Final Plat		
	cases	acres	lots
<b>2</b>	1	0.82	1
<b>5</b>	1	0.25	2
<b>9</b>	2	2.262	3
<b>11</b>	1	4.52	2
<b>12</b>	2	4.439	4
<b>15</b>	1	3.64	2
<b>16</b>	3	22.34	26
<b>17</b>	1	3.755	2
<b>18</b>	4	41.912	38
<b>19.1</b>	5	51.335	143
<b>19.2</b>	1	4.81	2
<b>20</b>	6	5.119	23
<b>21</b>	1	8.89	26
<b>Total</b>	<b>29</b>	<b>154.092</b>	<b>274</b>

## Zoning Activity

In 2016, there were fourteen cases filed for reclassification, of these eleven cases were approved. This was an increase in cases but for approval by only one from last year. The amount of land re-classified continued to drop with a 34.9% or 12.2 acre reduction from 2015.

There was only one reclassification case in 2016 that were over five acres in area. This was a reclassification from C-3, General Commercial, to C-4, Open Display Commercial, at 10710 Interstate 30. Currently the site is a church but the surrounding land was already classified as C-4, Open Display Commercial. The request was for 5.81 acres (over 25 percent of all the land re-classified in 2016).

### Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
4			1	2.62						
11			1	10.0	5 <sup>(1)</sup>	1.58				
15	1	5.81								
16	2	2.34								
18									1 <sup>(2)</sup>	0.39
<b>Total</b>	<b>3</b>	<b>8.15</b>	<b>2</b>	<b>12.62</b>	<b>5</b>	<b>1.58</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0.39</b>

(1) Reclassifications to R-4 (Two-family Residential District) for duplexes

(2) Mining (M re-classification)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 89.4 percent of the re-classification cases and 96 percent of the area re-classified. During 2016, 93 cases were approved with the PZD process with a total of 548.27 acres.

As with ‘straight’ zoning, most of the cases were for small areas, 72 of the 93 cases contained areas of 5 acres or less. There were twelve cases with more than ten acres in area. Of these, eight cases involved more than 20 acres in 2016. The largest was 79.3 acres at Scott Hamilton Road and Interstate 30. This is a former manufacturing facility now converted as the training and office, etc. for the Salvation Army. The case added a use of a high school for adults to be located within the existing structure. The second largest was some 70 acres along Bowman Road, north of 36<sup>th</sup> Street. This case was requested to allow for the addition of 20 acres of multifamily to an existing apartment community. It also included 20 acres of future single-family developed area and 11 acres of O-1 (Quiet Office) future development area, with another 11 acres of Open Space zoning (OS). The next largest request was for some 66.5 acres for a Planned Office Development revision of the Joe T. Robinson High School and Middle School to repurpose some structures, renovate others and construct some new buildings. The next largest proposal was to add a POA park to a previously approved single-family subdivision along Denny Road near Gordon Road. An approximately 40 acre Planned Commercial Development was approved for the expansion of an auto dealership along Stagecoach Road near Crystal Valley Road. A 37.5 acres site revoked their PCD to return the land to Single-family, R-2. This had been a golf driving range along Highway 10 near Goodson Road. A Planned Office Development of 33.5 acres was approved for a Bank headquarters complex north of Cantrell

## Zoning Activity

Road at Patrick Country Road. The final project over 20 acres was for a Lowe’s Home Improvement Store, at Kanis and Bowman Roads.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2016, the number of cases increased by fifteen or 16.9 percent from 2015. The area involved in reclassifications increased 39.3% to 571.01 acres from 410.02 acres. The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2017 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.

### PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	4	17.32	2	3.94				
2							1	2.5
3			2	1.032				
4	2	0.91	1	1.22			1	0.25
5	9	5.443					2	0.72
7	2	3.8			1	1.34		
8	2	1.944					3	3.005
9	3	5.09			1	0.77	1	0.16
11	6	16.7	1	7.5			2	6.769
12	1	4.538			1 <sup>(1)</sup>	4.636	1	2.5
13	1	0.688			1	79.34		
14	4	11.49						
15	3	11.4	1	2.43			2 <sup>(2)</sup>	2.5
16	3	51.42						
17	2 <sup>(2)</sup>	3.6						
18	4	24.99	2	2.565			2	77.9
19	5 <sup>(1)</sup>	18.2	2	5.99			2	10.98
20	2 <sup>(1)</sup>	35.05					2 <sup>(1)</sup>	2.0
21							1	43.41
24							1	0.87
25					2	26.6		
29							1 <sup>(1)</sup>	37.52
30	1	7.25						
<b>Total</b>	<b>54</b>	<b>219.83</b>	<b>11</b>	<b>24.67</b>	<b>6</b>	<b>112.69</b>	<b>22</b>	<b>191.08</b>

- (1) Repeals of Planned Zoning District: PD 12 to I-1; PD 19 two cases to C-3 with 9.87 Ac; PD 20 one case to C-3 with 1.55 Ac, and one case to R-2 with 1.5 Ac; PD 29 to R-2.  
 (2) One site with two different applications each same acreage: PD 15 - 1.25 Ac; PD 17 – 1.8 Ac.

# Planning and Development Staff - 2016

Tony Bozynski, Director

Venita Harris, Administrative Assistant

## **Building Codes Division**

Chuck Givens – Mgr.  
Mark Alderfer  
Kenneth Arnold  
Randy Baldwin  
Lakesha Baltimore  
Ronnie Campbell  
Gregory Case  
Charlie Cowart  
Greg Grounds  
Richard Maddox  
Curtis Richey  
Wayne Shaw  
Stephanie Steele  
Terry Steele  
Tim Whitener

## **Planning Division**

Walter Malone – Mgr.  
Alice Anderson  
Kambiz (KC) Daneshmandi  
Thomas Melton  
Brian Minyard  
Ozlem Polat  
Lennie Zwibel

## **Zoning and Subdivision Division**

Dana Carney – Mgr.  
Stephen Coleman  
Kevin Douthard  
Jan Giggar  
Donna James  
Felicia Jefferson  
Bart Jones  
Monte Moore  
Bob Muehlhausen  
Ryan Noles  
Kenny Scott  
Kerri Sessions  
Tracy Spillman  
Alice Taylor