

# **2013 Urban Development Report**

# Planning and Development Department City of Little Rock

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Ward 3	Stacy Hurst
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Ward 5	Lance Hines
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Ward 7	B.J. Wyrick
Position 8	Dean Kumpuris
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Position 10	Joan Adcock

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Robert Winchester  
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B. J. Bowen  
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Rachelle Walsh  
Julie Wiedower



## City of Little Rock

### Department of Planning and Development

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### Planning Zoning and Subdivision

January 24, 2014

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 \$3,145,510 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts.

In 2013, an important amendment was made to the Landscape and Tree Protection Ordinance related to the Tree Restoration for Environmental Enhancement Fund. The amendment should result in an increase in the tree planting in public rights-of-way and public properties. The 2012 International Property Existing Building Code was adopted in 2013. Staff continued to be involved with the various planning efforts or groups, including Main Street, a design overlay district for John Barrow Road, and the Bicycle Friendly Community Committee.

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>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>
<b>Permits Issued</b>	1,998	2,011	3,859	3,832
<b>Inspections</b>	3,249	1,639	2,693	2,972
<b>Violations</b>	421	489	551	740
<b>Fees</b>	\$1, 137,864	\$1, 158,976	\$887,608	\$871,856
<b>Plumbing</b>				
	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>
<b>Permits Issued</b>	2,063	2,149	1,990	1,986
<b>Inspections</b>	3,943	2,271	3,839	3,910
<b>Violations</b>	572	525	497	518
<b>Fees</b>	\$272,278	\$311,193	\$270,351	\$224,398
<b>Electrical</b>				
	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>
<b>Permits Issued</b>	1,851	2,059	1,991	1,925
<b>Inspections</b>	4,066	2,034	4,537	4,730
<b>Violations</b>	410	478	796	800
<b>Fees</b>	\$302,229	\$362,765	\$281,367	\$246,453
<b>Mechanical</b>				
	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>
<b>Permits Issued</b>	1,565	1,513	1,521	1,656
<b>Inspections</b>	2,271	1,302	3,017	2,825
<b>Violations</b>	327	380	932	938
<b>Fees</b>	\$271,775	\$273,977	\$214,839	\$253,482

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

### **Mechanical Inspection**

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

### **Plan Review Section**

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

### **Permit Section**

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

## **Building Codes Division**

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### **Building Codes Highlights**

During 2013, the Building Codes Division collected over \$3,145,510 in fees including permits, licenses and other miscellaneous charges and performed 13,541 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 City of Little Rock adopted the 2012 International Existing Building Code. This code allows allowances in development of existing buildings for code compliance not offered in new commercial standards.

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.
- Computer software updated for office and field inspectors.

	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>
<b>Building Plans Reviewed</b>	499	439	228	543	536	810	901	1147
<b>Construction B.O.A.</b>	0	0	0	0	0	0	0	1
<b>Franchise Permits</b>	16	14	14	13	19	36	26	28

## Building Codes Division

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### Major Jobs Reviewed, Permitted or Inspected in 2013

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

#### Residential

LaQuinta Inn & Suites (9 Crossing Court)  
Hilton Garden Inn (10914 Kanis Road)  
The Pointe at Brodie Creek (3400 S Bowman Rd)  
Hood Street Apartments (315 Rock)  
Main Street Lofts (108 W. 6<sup>th</sup> Street)  
K-Lofts (315 Main)  
Homewood Suites/Hilton (400 River Market Ave)  
Mac Arthur Commons Apartments (414 E. Capitol)  
Courtyard by Marriott Alt. (521 President Clinton)  
Forest Place Apt. (fire) (1421 N. University Ave)  
Argenta Health Services Assisted Living (13500 David O Dodd)  
Clarity Point Assisted Living (8401 Ranch Valley Drive)

#### Mercantile

Mercantile Shell (801 E. Roosevelt Road)  
Men's Warehouse (Reno) 1305 Chenal Parkway)  
Pure Barre (11525 Cantrell Road)  
Marshall Clements (11525 Cantrell Road)  
Scarlet Boutique (11525 Cantrell Road)  
Sola Salon (12310 Chenal Parkway)  
Academy Sports (alt) (11400 W. Markham)  
JoAnn Fabrics (2616 S. Shackleford Road)  
Family Dollar (4512 W. 12<sup>th</sup> Street)  
Kaufman Lumber (5100 Asher Avenue)  
Justice & Brothers (201 N. University Ave)  
Oakley (6000 Markham)  
Verizon Wireless (401 S. University Ave.)  
Enterprise Liquor (12300 Stagecoach Rd.)  
Dollar General (2415 Broadway)  
Bassett Direct (11525 Cantrell Road)  
JC Penny (alt) (2600 S. Shackleford Road)  
Dillard's (alt) (6000 W. Markham)  
Walgreen's (500 S. University #102)  
EZ Mart (11911 Mara Lynn)

#### Churches

Greater Work Church (3517 Asher Avenue)  
Mosaic Church of Central Ark (alt) (6221 Colonel Glenn)  
St. Andrews Catholic Church (alt) (617 Louisiana)  
The Church @ Rock Creek Children's Home (11500 W 36)  
Church of Chris for Latter Day Saints (13901 Quail Run)  
Mikvah Baths (11905 Fairview Road)  
Greek Orthodox Church Courtyard (1100 Napa Valley Drive)

#### Business

First Security Bank (10 Bass Pro Drive)  
Shell building (523 Kirk Road)  
Tide Dry Cleaners (523 Kirk Road)  
Shell Building (11211 Cantrell Road)  
Tide Dry Cleaners (11211 Cantrell Road)  
Shell Building (10507 Stagecoach Road)  
La Fitness (11700 Chenal Parkway)  
Blue Cross (alt) (320 W. Capitol Avenue)  
Mann on Main Parking Deck (120 W 4<sup>th</sup> Street)  
LR National Airport (alt) (1 Airport Drive)  
Arkansas Employee Fed. CU (306 Cross)  
Parking Deck (400 Capitol Avenue)  
Mid Ark Roofing (add) (7 Mabelvale Drive)  
Trivia Marketing (1104 W. Markham)  
Height's Spa & Nail (5024 Club Road)  
Supreme Fixture (11900 Vimy Ridge Road)  
Magnificent Spaces (1401 Kanis Road)  
Bale Chevrolet (13101 Chenal Parkway)  
Parker Cadillac (11700 N. Shackleford Rd)  
Parker Automotive (12601 W. Markham)  
Landers Service Center (624 Colonel Glenn Rd)  
Mapco Express (8101 Stagecoach Road)  
Ortho Arkansas (alt) (10301 Kanis Road)  
Capitol Business Machines (alt) (710 Jones)  
Association of Arkansas Counties (1415 W 3<sup>rd</sup> St.)  
Shell Shoppes @ Colonel Glenn (10815 Colonel Glenn)  
First Security Bank (15420 Chenal Parkway)  
Pinnacle Ford (14500 Chenal Parkway)  
Heritage Center Parking Deck (215 E. Markham)  
Comcast (alt) (1 Information Way)  
BCBS (Print/Mail Facility) (2201 Brookwood)  
Windstream (alt) (4001 N. Rodney Parham Rd.)  
LR Symphony (514 S. Main)  
Nature Conservancy (add) (601 S. University Ave.)  
Riverdale Office (alt) (100 Morgan Keegan Drive)  
Fidelity Information Systems (4001 Rodney Parham)  
Plaza West (alt) (415 N. McKinley)  
AT&T (alt) (120 W. 8<sup>th</sup> Street)  
Target Store (alt) (12700 Chenal Parkway)  
Valero (10402 Mabelvale Pike)  
Attitude Trampoline (15707 Chenal Parkway)  
Obea (119 Main)  
CNG Station (501 Ferry)  
Sterile Compounding (add) (8821 Knoedl Court)  
Wellington Center (15400 Chenal Parkway)  
Ken Rash's (11220 Rodney Parham Road)  
Kanis Dental (10825 Kanis Road)



## Building Codes Division

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### Educational

Arkansas Baptist Residence Hall (1600 MLK Blvd)  
Arkansas Baptist Community Bldg. (1600 MLK Blvd)  
Arkansas Baptist School (press box/bleachers) (8400 Ranch)  
Mabelvale Middle (fieldhouse) (10811 Mabelvale West Rd.)  
Quigley Stadium (offices/meeting room) (1500 Park)  
Catholic High Phase II (6300 Father Tribou)  
Forrest Park Elementary (pavilion) (1600 N. Tyler)  
Bale Elementary (Add) (6501 W. 32<sup>nd</sup> Street)  
Pulaski Heights Elem. (windows) (319 Pine)  
JA Fair (restrooms) (13420 David O Dodd)  
Carver (restrooms) (2100 E. 6<sup>th</sup> Street)  
Booker Magnet (restrooms) (2016 Barber)  
Baseline Elem. (restrooms) (3623 Baseline Road)  
Anthony School (science lab) (7700 Ohio)  
CALs addition (2100 John Barrow Road)  
Our House (Children's Center) 9302 E. Roosevelt Rd)  
Mount St. Mary's (3224 Kavanaugh Blvd)  
Baptist Health School (5701 Ranch Drive)  
Philander Smith (900 Daisy Gatson Bates Drive)

### Restaurants

Mellow Mushroom (16103 Chenal Parkway)  
Big Orange (201 N. University Avenue)  
Green Leaf Grill (601 Gains)  
Jimmy Johns (12206 W. Markham)  
Cache Restaurant (425 President Clinton)  
Arby's (2704 Shackelford Road)  
Popeye's (1150 W. Markham)  
Starbucks (523 Kirk Road)  
Bruno's Little Italy (310 Main)  
Church's Chicken (305 Shackelford Road)  
LuLu Lemon (17819 Chenal Parkway)  
BJ's Restaurant (2624 S. Shackelford Road)  
Sonic (11700 Colonel Glenn Road)  
The More Mex Grill (10815 Colonel Glenn)  
Wendy's (17716 Cantrell Road)  
Chuck E Cheese (2706 S. Shackelford Road)  
Chipolte Mexican Grill (100 S. University Ave)  
Which Wich Sandwich (12800 Cantrell Road)  
David's Burgers (6000 West Markham)  
Slim Chicken (4500 W. Markham)  
US Pizza (5524 Kavanaugh Blvd)  
Newk's Eatery (314 S. University Ave.)  
Little Caesar's (8500 Geyer Springs Road)  
Chi Express (3421 Old Cantrell Road)  
Little Greek (11525 Cantrell Road)

### Institutional/Healthcare

12<sup>th</sup> Street Police Station (3917 W. 12<sup>th</sup> Street)  
LR Port Authority (10600 Industrial Harbor)  
Centers for Youth and Family (6601 W. 12<sup>th</sup> Street)  
Arkansas Children's Hospital (mech.) (1 Children's Way)  
Arkansas Children's Hospital (lab) (1 Children's Way)  
Arkansas Children's Hospital (helipad) (1 Children's Way)  
Arkansas Children's Hospital (south wing) (1 Children's Way)  
Arkansas Children's Hospital (Ortho clinic) (1 Children's Way)  
Arkansas Children's Hospital (ultrasound/radiology) (1 Children's Way)  
Arkansas Children's Hospital (nuclear medicine) (1 Children's Way)  
Arkansas Children's Hospital (stat lab)(1 Children's Way)  
Arkansas Children's Hospital (Riverbend snacks) (1 Childrens Way)  
Dialysis Clinic (1910 John Barrow Road)  
Velocity Care (11600 Chenal Parkway)  
Pinnacle Point Hospital (nurses stations) (11501 Financial Centre Parkway)  
Bling Braces (3700 university Avenue)  
LR Diagnostic Clinic (10001 Lile)  
The Eye Clinic (9800 Baptist Health Drive)  
St. Vincent Endocrinology Clinic (701 N. University)  
South Little Rock Dialysis (6115 Baseline Road)  
Austin Family Dentistry (11211 Cantrell Road)  
LR Eye Clinic (201A Executive Court)  
Healthy Smiles (215 N. Bowman Road)  
Arkansas Specialty Ortho (6119 St Vincent Circle)

### Factory/Storage

Chenal Storage Center (phase II) (15601 Kanis Road)  
CAW Wilson Plant (338 Pleasant Valley Road)  
CAW Chlorine bldg. (701 N. Martin)  
Dassault Falcon Jet (service bldg.) (3801 E. 10<sup>th</sup> Street)  
LR Wastewater (alt) (9500 Birdwood)  
TerraForma Mini-warehouse (823 Main Street)  
Porocel Corporation (10200 Arch Street Pike)

## **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.

### **2013 Sign Code Statistics**

Sign permits brought in \$59,650 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

626 Sign Permits Issued  
2369 Sign Inspections and Re-inspections

In 2014, 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.

### **2013 Plans Review for Zoning, Subdivision and Landscape Requirements**

127 Commercial Plans/New, Additions or Remodeling  
211 Commercial Landscape Plans and Revised Plans

### **2013 Other Activities**

120 Site Inspections  
65 Certificates of Occupancy  
31 Grading Permits Reviewed  
97 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 3,700 inspections and re-inspections were performed.

#### **2013 Plan Reviews for Permits**

1607 Residential Plans – New or Additions

#### **2013 Privileges Licenses**

2143 Retail, Commercial, Office, Industrial and Home Occupation Reviews

#### **2013 Information Inquiries**

6158 Request for Sign, Zoning, Enforcement or Licenses

#### **2013 Court Cases**

130 Cases – All Types

#### **2013 Citations Issued**

41 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 2013, 32 locations were approved administratively for upgrades to existing sites. 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 2013, the Division and the Planning Commission reviewed 5 zoning site plans, 4 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 2013, the Division and the Planning Commission reviewed 10 Subdivision Site Plans, with 7 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 2013, the Commission reviewed 37 CUP applications. Of these, the Commission approved 35 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 2013, the Board heard a total of 38 cases. Of the 38 requests, 30 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 5 such appeal cases in 2013, four 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 2013, the Planning Commission reviewed 17 rezoning requests, 2 special use permit requests, 5 proposed right-of-way abandonment requests, and no 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 2013, Staff reviewed 17 preliminary plats and 54 final plats.

### **Planned Zoning District**

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2013, 71 Planned Zoning District applications were reviewed, with 60 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 2013 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 one in the series of area reviews of the City Land Use Plan (south of I-30 and west of I-530). Planning staff reviewed seven requests for Land Use Plan changes in 2013 and one request for Master Street Plan change. Of these, the Planning Commission forwarded six Land Use Plan changes to the Board of Directors and one Master Street Plan Amendment.

### **Boards and Commissions Supported**

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2013, the Historic District Commission reviewed 10 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications, the Historic District Commission approved 9 requests for COAs within the MacArthur Park Historic District and denied 1 application. An additional 15 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. Work was begun to develop 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 for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents.

**2013**

**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 2013 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 2013.

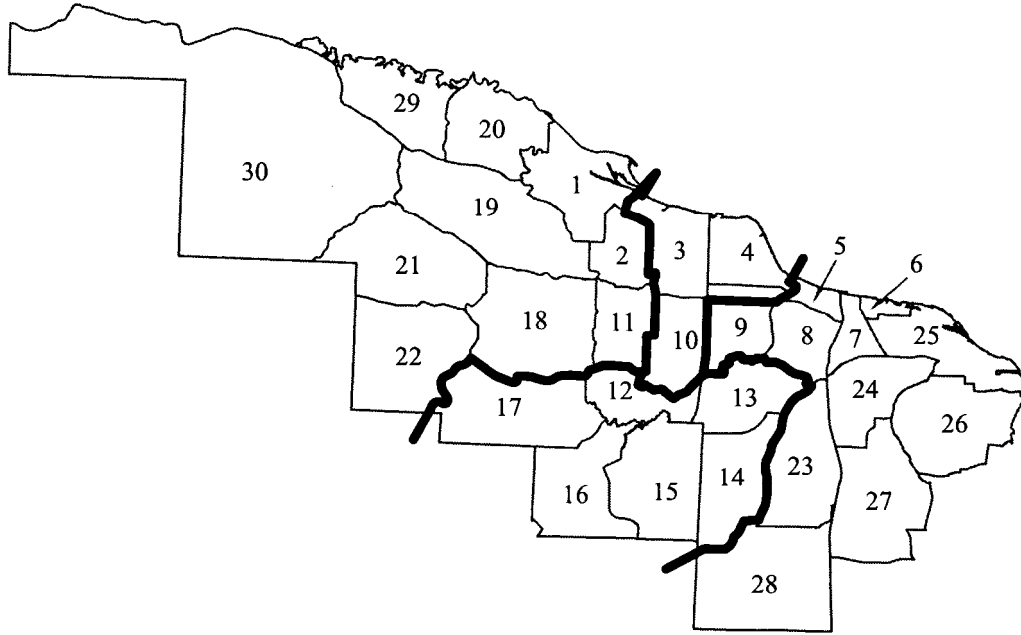
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

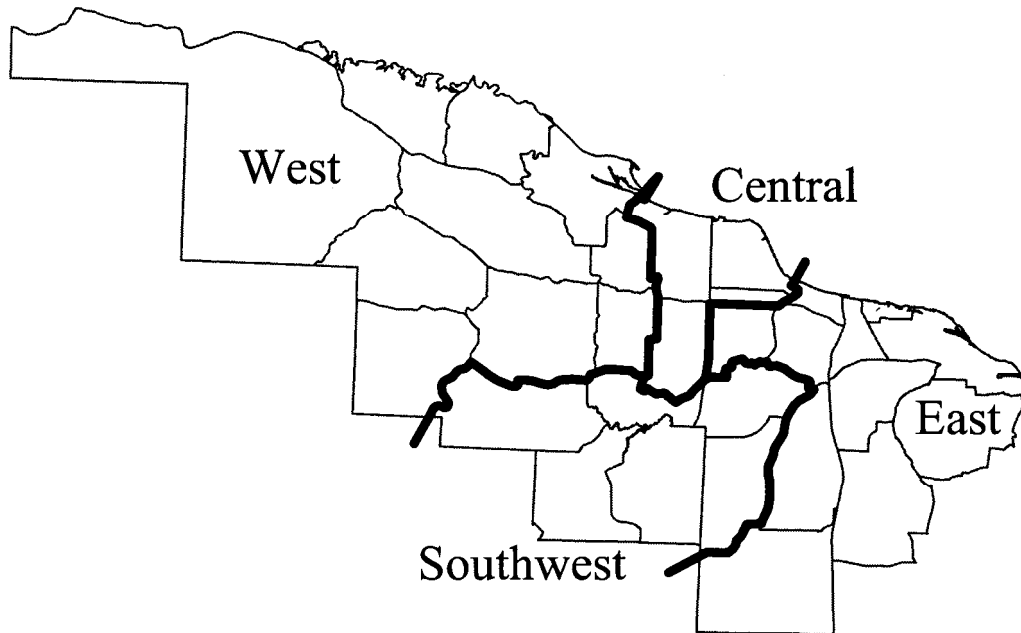
	<b>Planning District</b>	<b>Sub - Area</b>
<b>1</b>	River Mountain	West
<b>2</b>	Rodney Parham	West
<b>3</b>	West Little Rock	Central
<b>4</b>	Heights/Hillcrest	Central
<b>5</b>	Downtown	East
<b>6</b>	East Little Rock	East
<b>7</b>	I-30	East
<b>8</b>	Central City	East
<b>9</b>	I-630	East/Central
<b>10</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**

2013 Population Census count – 195,275

### **New Construction**

411 permits; down 9.5% from 453 in 2012

### **Single-Family Housing**

351 units; down 12.5% from 395 units in 2012  
\$269,412 avg.; up 27.7% from \$210,996 in 2012

### **Multi-Family Housing**

560 units; up 60% from 350 units in 2012

### **Residential Renovations/Additions**

870 permits; up 2.6% from 848 in 2012  
\$46,731,015 construction dollars; up 20% from \$38,931,445 in 2012

### **Demolitions**

163 residential units; down 23.1% from 212 in 2012

### **Office**

106,604 square feet; up 29.2% from 82,482 in 2012  
\$14,865,252 construction dollars; up 11.9% from \$13,285,244 in 2012

### **Commercial**

515,946 square feet; down 30% from 736,986 in 2012  
\$51,326,587 construction dollars down 24.4% from \$67,925,739 in 2012

### **Industrial**

5880 square feet; up from 0 in 2012  
\$275,000 construction dollars; up from \$0 in 2012

### **Annexations**

No annexations in 2013, compared to 1 annexation totaling 212.5 acres in 2012

### **Preliminary Plats**

341 residential lots; up 57.9% from 216 lots in 2012  
191.91 total acres; up 17.5% from 163.37 acres in 2012

### **Final Plats**

54 cases; up 38.5% from 39 cases in 2012  
288.186 acres; up 6.7% from 270.04 acres in 2012

### **Rezoning**

17 cases; up 112.5% from 8 cases in 2012  
288.473 acres; up 95.5% from 147.54 acres in 2012

### **PZD's**

60 cases; down 4.8% from 63 cases in 2012  
405.63 acres; up 27.3% from 318.68 acres in 2012

## 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 sixth 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 195,275 which is a slight increase in population for 2013. A change in 1275 people or two-thirds 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.

<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%

Metroplan in their Metrotrends publication from June 2013 estimates that the City of Little Rock has a population of 197,318. This is some 2000 above the City estimate (a full 1% more people). The Bureau of the Census' American Community Survey estimates a 195,242 (2012) population for Little Rock. This number is over 1000 above the City estimate for 2012. 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.

## Construction Activity

During 2013, the total number of new construction permits issued was 43 permits less than that issued in 2012. In 2013 there were 411 permits issued for a total of \$231,474,937 construction dollars. New single-family construction decreased by 12.5% (44 units) over that issued in 2012. The average construction cost of single-family homes increased 27.7% to \$269,412.

### Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	8	\$408,000	0	0	8
2	0	\$ 0	0	0	0
3	3	\$267,667	0	0	3
4	17	\$465,588	0	0	17
5	0	\$0	0	0	0
6	0	\$0	0	0	0
7	1	\$110,000	0	0	1
8	8	\$162,500	1	192*	200*
9	7	\$102,906	1	2	9
10	4	\$165,625	3	6	10
11	7	\$152,129	0	0	7
12	31	\$119,463	1	120*	151*
13	0	\$0	0	0	0
14	1	\$80,000	0	0	1
15	5	\$129,700	0	0	5
16	7	\$141,971	0	0	7
17	5	\$209,400	0	0	5
18	54	\$291,297	8	186	240
19.1	147	\$300,840	0	0	147
19.2	14	\$387,893	0	0	14
20	30	\$211,500	1	54*	84*
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	2	\$110,000	0	0	2
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	<b>351</b>	<b>\$269,412</b>	<b>15</b>	<b>560*</b>	<b>911*</b>

\*Note: Planning District 8 – 192-bed dorm; Planning District 12 - 120-bed assisted living facility; Planning District 20 – 54-bed assisted living facility

## Construction Activity

Permits for non-residential projects decreased by one to 45 permits. The number of commercial permits increased four to 34 permits with the area added decreasing 30 percent to 515,946 square feet. Office permits declined 44.4 percent to 5, with an area of 106,604 square feet or an increase of 29.2% from 2012. For Industrial, there was one permit, increasing from 0 in 2012. There was a reduction of two for Public/quasi-public projects permitted in 2013 (5 projects).

### Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	3	32,355	0	0	0	0	0
2	1	8587	0	0	0	0	0
3	1	47,500	1	69,558	0	0	0
4	0	0	0	0	0	0	0
5	2*	77,679	0	0	0	0	0
6	0	0	0	0	0	0	0
7	1	9180	0	0	0	0	0
8	1	18,952	0	0	0	0	3
9	0	0	0	0	1	5880	1
10	0	0	0	0	0	0	0
11	7*	86,925	1	26,600	0	0	0
12	2	36,097	0	0	0	0	0
13	0	0	0	0	0	0	0
14	1*	0	0	0	0	0	0
15	2	26,785	0	0	0	0	0
16	3	19,629	1	2760	0	0	1
17	0	0	0	0	0	0	0
18	9	148,514	0	0	0	0	0
19.1	0	0	0	0	0	0	0
19.2	0	0	1	2760	0	0	0
20	1	3743	0	0	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	1	4926	0	0	0
26	0	0	0	0	0	0	0
	<b>34</b>	<b>515,946</b>	<b>5</b>	<b>106,604</b>	<b>1</b>	<b>5880</b>	<b>5</b>

\*Two parking decks (PD 5); Parking Lot (PD11, PD14)

## Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2013. The reported activity was at or below the bottom for that monthly average (over the last two decades). The fourth quarter saw the worst activity with 26 units per month permitted. The first and second quarters saw averages of 33 and 30 homes permitted per month, respectively. The third quarter reported the lowest monthly activity with just over 28 units permitted per month. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

### Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2003	729	\$176,509,112	\$242,125
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996
2013	351	\$94,563,674	\$269,412

Multi-family			
Year	Permit	Units	Cost
2003	25	436	\$16,841,397
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112

Of the 560 multifamily units permitted in 2013, the largest development was for 192 units which was a 192-bed dorm on the Arkansas Baptist campus. This is in the Central City Planning District near Dr. Martin Luther King Jr. Drive and Wright Avenue. The next largest was a 186 unit apartment complex near Bowman Road and 36<sup>th</sup> Street in the Ellis Mountain Planning District. The development includes eight buildings for units as well as structures for covered parking. The last remaining larger development was a 54-bed assisted living facility on Valley Ranch Drive, north of Cantrell Road in the Pinnacle Planning District. This project accounts for about 10 percent of the multi-family units added in 2013. In addition there were four duplexes added in 2013 for an additional eight units.

## 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 74.4 percent of the new units (261). The Chenal Valley District leads the way with 147 units or 41.9 percent of all new homes. In 2013, 261 units were permitted, down 7 units or 2.6% from 2012. The west sub-area did increase its dominance (mid-seventh percentile) in the new housing market. For the sixth year this remains well below the ‘normal’ level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2013, 351 single-family units were added. For the sixth year the level of activity for 2013 remains low, there are no signs yet of a return to ‘normal’ levels.

### Single Family Units

	Sub-area			
	East	Central	S-west	West
<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
<b>2006 Permits</b>	26	61	257	466
<b>2005 Permits</b>	30	49	252	636
<b>2004 Permits</b>	15	41	194	547
	East	Central	S-west	West
<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%
<b>2006 %</b>	3.2%	7.5 %	31.7%	57.5%
<b>2005 %</b>	3.1%	5.1%	26%	65.8%
<b>2004 %</b>	1.9%	5.1%	24.3%	68.6%

## Residential Housing Construction Values

The average construction cost of a new single-family home increased 27.7% or \$58,416 from that in 2012. The average unit value in 2013 was \$269,412 compared with \$210,996 in 2012. 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 16 units constructed below \$100,000, 118 units constructed in the range of \$100,000 to \$199,999, 166 units constructed in the range of \$200,000 to \$399,999, 29 units constructed in the range of \$400,000 to \$599,999 and 22 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>	1	0	7	0	0	<b>8</b>
<b>2</b>	0	0	0	0	0	<b>0</b>
<b>3</b>	0	1	1	1	0	<b>3</b>
<b>4</b>	4	6	7	0	0	<b>17</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	1	0	<b>1</b>
<b>8</b>	0	0	1	8	0	<b>9</b>
<b>9</b>	0	0	0	5	1	<b>6</b>
<b>10</b>	0	0	1	3	0	<b>4</b>
<b>11</b>	0	0	1	5	1	<b>7</b>
<b>12</b>	0	0	1	18	12	<b>31</b>
<b>13</b>	0	0	0	0	0	<b>0</b>
<b>14</b>	0	0	0	0	1	<b>1</b>
<b>15</b>	0	0	0	4	1	<b>5</b>
<b>16</b>	0	0	1	6	0	<b>7</b>
<b>17</b>	0	0	2	3	0	<b>5</b>
<b>18</b>	2	5	36	11	0	<b>54</b>
<b>19.1</b>	13	13	76	45	0	<b>147</b>
<b>19.2</b>	2	4	8	0	0	<b>14</b>
<b>20</b>	0	0	24	6	0	<b>30</b>
<b>24</b>	0	0	0	2	0	<b>2</b>
<b>25</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>22</b>	<b>29</b>	<b>166</b>	<b>118</b>	<b>16</b>	<b>351</b>

One third of the new homes were in the \$100,000-200,000 range with the largest number of units in the \$200,000-400,000 range (47.3% of all the new homes). The number of units for each range above \$200,000 experienced increases. While the two ranges below \$200,000 saw declines in activity for 2013. The lowest range (<\$100,000) experienced a drop of 83.5% in the number of units added. 2013 was the first year of the City ending its federally funded program to construct new 'affordable' homes in the Central High and Stephen's neighborhoods. This could account for much of this decline of activity in new lower-end home construction.

Seventy-five percent of the units valued at under \$100,000 were permitted in the 65<sup>th</sup> Street West Planning District (12 units). There are a couple of subdivisions along Stagecoach Road near David O Dodd where these homes are built. Over fifty percent of the upper end housing (over

## **Residential Housing Construction Values**

\$400,000) was built in the Chenal Valley District (51% or 26 units) mostly in the Chenal Valley Subdivision. Almost twenty percent of the over \$400,000 valued homes were built in the Heights/Hillcrest District, mostly in the Heights neighborhood.

The average construction value increased 27.7 percent for the City. The average value in the higher end sub-areas (west and central) increased in 2013 by over \$50,000 in each sub-area. The central sub-area continues to have the highest average value at \$386,271, a 17.3% increase from 2012 or \$56,865. The west sub-area increased in value 21.2% to \$291,943 (a \$51,122 increase). The southwest sub-area experienced an almost \$10,000 increase or 7.8% to \$134,340. Though this is still less than half that in the west sub-area and just over a third that in the central sub-area. The east sub-area continues to have the lowest average values at \$124,297. That was an increase of 2.7% from 2012. The east and southwest sub-area average values are less than half that of the City of Little Rock average for new units values in 2013.

<b>Sub-area</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
<b>West</b>	\$284,130	\$288,776	\$279,274	\$218,883	\$245,193	\$240,821	\$291,943
<b>Central</b>	\$350,603	\$307,332	\$389,813	\$270,172	\$365,024	\$329,406	\$386,271
<b>Southwest</b>	\$133,735	\$133,770	\$131,014	\$139,665	\$110,934	\$124,598	\$134,340
<b>East</b>	\$117,198	\$127,719	\$121,094	\$94,727	\$96,549	\$121,035	\$124,297



## **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 2013, single-family reinvestment totaled over \$27.5 million dollars. The central sub-area had the greatest number of single-family permits issued in 2013 with 261 (35.6% of all the projects for 2013).

The central and east sub-areas accounted for 64.1% of the single-family permits issued. With approximately \$18.5 million of the \$27.5 million dollars (or 67.2%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market.

The east sub-area accounts for 28.5% of the permits for renovations and 13.3% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the east sub-area with 35%, however this sub-area had the second lowest number of dollars spent (20.1% or \$3.36 million). The central sub-area had the second highest amount of dollars 41.4% or \$6.92 million, with 31.7% of the permits (172). The southwest sub-area had the least dollars (7.9%) or \$1.3 million and the least permits with 70 or 12.9%.

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2013, there were about ten of these. Approximately 3 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Riverdale and Downtown areas.

### **Multi-Family Renovations**

The central sub-area accounted for 41.6% of the permits (57) with the second highest amount spent 41.8% (\$6,920,012). The least permits were in the west and southwest sub-areas with 19 and 27 (respectively). The east sub-area had the greatest amount spent (\$8,922,959), but the second most permits, 34 (24.8%).

### **Single-Family Additions**

Single-family additions were concentrated in the central and west sub-areas (89 and 65 respectively). Citywide 191 permits were issued for a total of \$10,810,265. The central sub-area accounted for 72.9% (\$7,882,945) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (50 permits and almost \$5.7 million). The second highest number of permits was in the West Little Rock Planning District with 25 and 1.9 million dollars. In the west sub-area 65 permits were issued for \$2,496,984. The Chenal Districts accounted for 22 permits, while the River Mountain District accounted for 22 permits alone. The permit value was over \$1.8 million in the River Mountain District. Overall the average value of permits issued for additions increased by 28.8 percent or \$12,665.

## Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
<b>1</b>	22	\$49,265	27	\$54,237	2	\$8750
<b>2</b>	5	\$14,220	22	\$35,539	10	\$58,158
<b>3</b>	25	\$74,386	58	\$34,125	5	\$24,972
<b>4</b>	50	\$113,615	79	\$53,946	46	\$142,629
<b>5</b>	1	\$20,000	3	\$11,500	24	\$350,102
<b>6</b>	0	\$0	2	\$11,500	0	\$0
<b>7</b>	2	\$14,000	8	\$13,113	0	\$0
<b>8</b>	10	\$14,593	101	\$19,603	7	\$60,786
<b>9</b>	10	\$26,869	79	\$16,847	8	\$17,376
<b>10</b>	11	\$16,496	23	\$22,428	1	\$0
<b>11</b>	9	\$6169	16	\$32,656	5	\$178,520
<b>12</b>	4	\$10,375	13	\$18,127	0	\$0
<b>13</b>	2	\$1025	11	\$16,764	11	\$29,545
<b>14</b>	3	\$5500	12	\$17,874	6	\$87,033
<b>15</b>	5	\$6506	28	\$19,475	9	\$74,433
<b>16</b>	4	\$13,035	5	\$12,988	0	\$0
<b>17</b>	1	\$8926	0	\$0	0	\$0
<b>18</b>	4	\$11,633	7	\$18,479	1	\$414,077
<b>19.1</b>	14	\$56,017	20	\$86,949	1	\$70,000
<b>19.2</b>	8	\$46,366	14	\$27,331	1	\$60,000
<b>20</b>	1	\$60,000	2	\$29,450	0	\$0
<b>21</b>	0	\$0	0	\$0	0	\$0
<b>22</b>	0	\$0	0	\$0	0	\$0
<b>23</b>	0	\$0	0	\$0	0	\$0
<b>24</b>	0	\$0	4	\$24,918	0	\$0
<b>25</b>	0	\$0	8	\$7755	0	\$0
	<b>191</b>	<b>\$56,598</b>	<b>542</b>	<b>\$30,840</b>	<b>137</b>	<b>\$140,187</b>

## Demolition Activity

The net change in residential units for 2013 was an increase of 748 residential units. The east sub-area had a net loss of 59 single-family units. The central sub-area increased a net of four single-family units. The west sub-area had the largest net increase of 257 residences. The southwest sub-area added a net 24 single-family homes. Seven of the City's thirty planning districts experienced net losses of residential units during 2013. The Geyer Springs East District went from neutral to negative and the West Little Rock District went from positive to negative in 2013. The East Little Rock, I-630, 65<sup>th</sup> Street East, Geyer Springs West, and Port Districts were negative both years.

### Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
<b>West</b>	261	4	257
<b>Central</b>	24	20	4
<b>Southwest</b>	49	25	24
<b>East</b>	17	76	-59

### Residential Units Change

Planning District	Units Added	Units Demo	Net
<b>1 River Mountain</b>	8	0	<b>8</b>
<b>2 Rodney Parham</b>	0	0	<b>0</b>
<b>3 West Little Rock</b>	3	5	<b>-2</b>
<b>4 Heights/Hillcrest</b>	17	13	<b>4</b>
<b>5 Downtown</b>	0	0	<b>0</b>
<b>6 East Little Rock</b>	0	2	<b>-2</b>
<b>7 I-30</b>	1	1	<b>0</b>
<b>8 Central City</b>	200	60	<b>140</b>
<b>9 I-630</b>	9	32	<b>-23</b>
<b>10 Boyle Park</b>	10	5	<b>5</b>
<b>11 I-430</b>	7	0	<b>7</b>
<b>12 65<sup>th</sup> Street West</b>	151	2	<b>149</b>
<b>13 65<sup>th</sup> Street East</b>	0	4	<b>-4</b>
<b>14 Geyer Springs E.</b>	1	23	<b>-22</b>
<b>15 Geyer Springs W.</b>	5	8	<b>-3</b>
<b>16 Otter Creek</b>	7	2	<b>5</b>
<b>17 Crystal Valley</b>	5	0	<b>5</b>
<b>18 Ellis Mountain</b>	240	2	<b>238</b>
<b>19.1 Chenal Valley</b>	147	1	<b>146</b>
<b>19.2 Chenal Ridge</b>	14	0	<b>14</b>
<b>20 Pinnacle</b>	84	0	<b>84</b>
<b>21 Burlingame</b>	0	0	<b>0</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>	2	2	<b>0</b>
<b>25 Port</b>	0	1	<b>-1</b>
<b>Total</b>	<b>911</b>	<b>163</b>	<b>748</b>

The Rodney Parham and Central City Districts went from negative to positive with the Downtown and I-30 Districts going neutral in 2013. The I-630 and Geyer Springs East Districts experienced double-digit net loss in the number of housing units (23 and 22 respectively).

Three districts account for over 70% of the units removed in 2013 – Central City, I-630 and Geyer Springs East Districts. The Central City District had the most units lost (60 units) or 36.8% of all the units removed in 2013. Thirty-two units (19.6%) were lost in the I-630 District. Thus over 50% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek again this year.

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 58.3 percent of all units lost (95 of 163 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

## Demolition Activity

### Single-Family Units Removed

Planning District	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>1</b>	0	3	13	1	2	1	1	4	2	0	0	<b>27</b>
<b>2</b>	0	1	0	0	0	0	3	0	0	2	0	<b>6</b>
<b>3</b>	0	4	5	13	5	7	3	3	1	0	5	<b>46</b>
<b>4</b>	20	12	12	19	15	17	12	16	10	6	7	<b>146</b>
<b>5</b>	1	2	1	1	3	0	0	1	0	1	0	<b>10</b>
<b>6</b>	3	8	3	26	123	51	24	26	8	6	2	<b>280</b>
<b>7</b>	0	3	14	3	3	7	2	7	3	4	1	<b>47</b>
<b>8</b>	32	23	33	31	49	26	48	32	43	48	42	<b>407</b>
<b>9</b>	27	23	27	40	23	26	75	46	79	65	32	<b>463</b>
<b>10</b>	3	6	3	7	8	4	5	6	6	6	5	<b>59</b>
<b>11</b>	2	1	4	1	0	1	2	3	4	3	0	<b>21</b>
<b>12</b>	1	2	1	5	0	0	5	0	1	3	2	<b>20</b>
<b>13</b>	0	1	3	1	2	0	7	2	2	1	4	<b>23</b>
<b>14</b>	0	4	2	2	3	1	3	6	7	2	9	<b>39</b>
<b>15</b>	2	4	4	6	6	3	10	0	14	10	8	<b>67</b>
<b>16</b>	1	1	1	3	4	1	0	0	1	1	2	<b>15</b>
<b>17</b>	0	0	0	0	0	0	0	0	1	0	0	<b>1</b>
<b>18</b>	1	2	5	1	1	0	0	0	0	0	2	<b>12</b>
<b>19</b>	0	3	2	5	1	4	0	5	1	1	1	<b>23</b>
<b>22</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>23</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>24</b>	2	0	1	0	0	2	0	0	2	0	2	<b>9</b>
<b>25</b>	1	0	1	0	1	1	0	0	0	1	1	<b>6</b>
<b>Total</b>	<b>96</b>	<b>103</b>	<b>135</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>1727</b>

## Office Activity

During 2013, the square footage of new office space added increased by 29.2% from 2012. The total square footage permitted in 2013 was 106,604. The number of permits issued decreased 44.4% (9 permits in 2012, 5 permits in 2013). In 2013, the total construction cost was \$14,865,252 an increase of 11.9 percent.

The west sub-area accounted for two permits while each of the other sub-areas had one each. The west sub-area had the greatest number of permits with 2 (40%) and the second highest value \$2,610,000. The central sub-area had the greatest area added and the greatest value of 2013 permits, 69,558 square feet and \$9,600,000.

Two buildings were over 25,000 square feet. The largest, Little Rock Medical Associates, building with 69,558 square-feet is in the West Little Rock District. The second largest project was Magnificent Spaces with 26,600 square feet in the I-430 District. Both are medical related structures.

### Building Permits – Office

Year	Permits	Sq. Ft.	Cost
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244
2013	5	106,604	\$14,865,252

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

Project	Location	Sub-area	Sq. Ft.
Little Rock Medical Assoc.	6101 St. Vincent Circle	central	69,558
Magnificent Spaces	1401 Kanis Park Drive	west	26,600

## Commercial Activity

The total of new commercial construction added in 2013 amounted to 515,946 square feet of commercial space. This represents a decrease of 30% in square footage added from that in 2012. The total construction value of new commercial decreased by 13.1% from that reported in 2012. In 2013, \$51,326,587 construction dollars were permitted compared to \$67,925,739 in 2012. The number of structures permitted increased 13.3% to 34 projects in 2013.

The central sub-area had the least activity: one permit with 47,500 square feet and a value of \$5,000,000 (LA Fitness). The east sub-area added four projects with a total area of 105,811 square foot. There were two parking structures downtown and a Family Dollar and daycare facility for Our House both near the Roosevelt Road/Interstate 30 interchange. The southwest sub-area had the second greatest value of added commercial projects with \$18,433,066 or 35.9% of the total value added in 2013. The largest project both in value and area in this sub-area was a J. A. Riggs Tractor (I-30 and University Avenue area). The other larger developments were: a vehicular related development (Landers Service Center) and a strip center both at the Colonel Glenn/Interstate 430 interchange. The west sub-area had the greatest number of projects 21 (61.8%), area added 280,124 square feet (54.3%), and value added with \$22,353,521 (43.6%). Most of the projects were small retail developments. However the largest area project for 2013 as in this sub-area, a new Hilton Garden Inn at 93,594 square feet. This Hotel is located near the Bowman-Kanis Roads intersections.

### Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587

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

Project	Location	Sub-area	Sq. Ft.
Hilton Garden Inn	10914 Kanis Road	west	93,594
LA Fitness	304 University Avenue	central	47,500
Parking Deck	216 East Markham	east	46,629
La Quinta	9 Crossing Court	west	45,737
Parking Deck	416 Main	east	31,250
JA Riggs Tractor	9125 Interstate 30	southwest	26,785

## **Industrial Activity**

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A total of 5880 square feet of industrial projects were permitted during 2013 in the City. This one project was permitted near the Woodrow/Interstate 630 interchange and was to support the US Pizza stores in the Little Rock area.

### **Building Permits – Industrial**

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

## Annexation Activity

The City accepted no annexations in 2013. The current city limits of Little Rock remained 122.69 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, while over 10 square miles was 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.

<b>Year</b>	<b>Cases</b>	<b>Annexed Acres</b>	<b>City Limits Sq. Miles</b>
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69
2013	0	0	122.69



## 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 2013 with fourteen approved plats up one from 2012. The total acreage in 2013 increased 17.5 percent to 191.91 acres from 163.37 acres.

### Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									1	14.4	9
4									1	0.76	2
10	1	9.1							1	0.25	2
12									1	20	84
15									1	1.96	5
16	1	19.37							1	59.6	204
17									2	20.98	5
18									1	12.1	3
19									1	16.7	19
22									1	8.53	4
29									1	8.16	4
<b>Total</b>	<b>2</b>	<b>28.47</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>163.44</b>	<b>341</b>

Non-residential activity as measured by cases remained at low levels with two cases which is one less than that in 2012. The total non-single family acreage platted declined 42.8 percent from 49.77 acres to 28.47 acres. Residential platting activity increased by two plats to 12 plats or twenty percent. There were no multifamily subdivisions for the ninth year. Single-family acreage increased 43.9 percent to 163.44 acres from 113.6 acres. The number of residential lots increased 57.9 percent to 341 residential lots in 2013 from 216 residential lots in 2012.

This shows the future development activity remaining slow and light. Almost two-thirds of the new residential lots were in an expired subdivision (previously approved) re-approved in southwest Little Rock (southwest of Mabelvale). 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 2013, there were 54 final plats, this is a 38.5% increase from 2012. The acreage involved in 2013 was 288.186 acres, up 6.7% from that in 2012.

The west sub-area had the most signed plats with 30 (55.6%) and the most area involved with a final plat 167.05 acres (58%). The central sub-area had the second greatest number of final plats at 11, but the third largest area involved with 47.58 acres (16.5%). The east sub-area had the least activity, with three cases and only 0.72 acres of area. The southwest sub-area had the second greatest area with 72.83 acres (25.3%), with ten cases. The Chenal District had the most cases at twelve, with the Ellis Mountain and I-430 Districts having the second greatest at six cases each (all three districts are in the west sub-area). The Chenal District also had the most area with 51.53 acres (17.9%) followed by the Pinnacle District with 41.88 acres (14.5%). Both the total area involved in a final plat and the number of cases increased in 2013. The increases were 6.7% and 38.5% respectively.

Plan Dist.	Final Plat	
	cases	acres
<b>1</b>	1	5.21
<b>3</b>	4	20.531
<b>4</b>	2	21.46
<b>8</b>	3	0.72
<b>10</b>	5	5.59
<b>11</b>	6	25.776
<b>12</b>	3	18.99
<b>15</b>	1	12.4
<b>16</b>	5	30.283
<b>17</b>	1	11.16
<b>18</b>	6	40.373
<b>19</b>	12	51.532
<b>20</b>	4	41.881
<b>21</b>	1	2.28
<b>Total</b>	<b>54</b>	<b>288.186</b>

## Zoning Activity

In 2013, there were seventeen cases filed for reclassification. This was an increase of nine cases but with approximately 141 more acres involved in the reclassifications than in 2012 (288.473 acres from 147.54 acres). One case represents 47.3 percent of the area reclassified. This is east of I-530 and south of Gilliam Park and reclassified 136.4 acres to Mining.

There were seven other re-zoning cases in 2013 of more than five acres. The largest of these was of the Airport in the East Little Rock Planning District. In this case 40 acres was zoned to I-2 (Light Industrial District) for future airport related development north of the airport, east of the general aviation runway. Also in the East Little Rock Planning District, the airport reclassified another 16.7 acres to I-2, north of the Airport and west of the general aviation runway. In the Ellis Mountain Planning District there were two reclassifications from R-2 (single-family) to M (Mining) for the expansion of an existing mining operation at Lawson and Crystal Valley Roads (one for 25.8 acres and one for 18.9 acres). In the Geyer Springs West Planning District approximately 23.5 acres was reclassified from R- 2, Single-Family to C-3, General Commercial between Interstate 30 and Baseline Road, west of Childers Drive. In the Otter Creek Planning District, west of Stagecoach Road and south of Otter Creek Road, some 10.8 acres were reclassified to C-3 (General Commercial) from R-2 for potential future development. In the Port District, at Lindsey and Roosevelt Roads, nine acres was reclassified for future development from R-2 to I-2.

### Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
3	2	4.11								
6									2	56.7
9					1	0.22				
11			1	1.17	1	0.32				
14			1	0.69						
15	2	24.82								
16	2	11.293*							1	1.03
18									2(1)	44.68
24									1(1)	136.4
25									1	9.04
<b>Total</b>	<b>6</b>	<b>40.223</b>	<b>2</b>	<b>1.86</b>	<b>2</b>	<b>0.54</b>			<b>7(1)</b>	<b>247.85</b>

\*as part of this zoning there was approximately 2.345 AC zoned to OS (1) zoning to Mining (181.08 AC and 3 cases)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 78 percent of the re-classification cases and 58.4 percent of the area re-classified. During 2013, 60 cases were approved with the PZD process with a total of 405.63 acres. Planned Zoning Districts were approved in all sub-areas of the City.

As with ‘straight’ zoning, most of the cases were for small areas, 44 of the 60 cases contained areas of 5 acres or less. There were only twelve cases with more than ten acres in area. The majority of the larger Planned Zoning District applicants dealt with adding uses, parking or

## Zoning Activity

signage issues. The ones with use changes or new development were: outdoor storage of RV/boats (near Pinnacle Mountain); patio homes (Hinson/Taylor Loop); Marina (east of Bond); auto sales/collision center (Colonel Glenn – Shackleford Road).

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2013, the number of cases increased by six or 8.5 percent from 2012. The area involved in reclassifications increased 48.9% from 466.22 acres from 694.103 acres. The tables of Rezoning and PZD approved cases show the areas most likely to develop in 2014 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 of redevelopment in areas.

### PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	4	34.97					1	5.74
2								
3	1	1.24					1	2.2*
4	3	10.66	2	1.03			4	0.58
5	5	2.43	1	0.06				
6	1	16.1						
7	1	0.43*						
8							1	0.32
9	2	1.03						
10							1	0.17
11	8	150.79	1	na			3	14.47
12	5	40.64						
13								
14								
15					1	3.72*		
16	2	5.41						
17								
18	4	6.98	1	1.68			1	41.9
19	2	8.07	1	4.81				
20	1	5	1	26.7			1	18.5
24								
30								
<b>Total</b>	<b>39</b>	<b>283.75</b>	<b>7</b>	<b>34.28</b>	<b>1</b>	<b>3.72</b>	<b>13</b>	<b>83.88</b>

\*Repeal of a Planned Zoning District and return to former zoning

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