



2019
SOJA



South West Little Rock Gryphon High School



Annual Urban Development Report

Planning and Development Department City of Little Rock

Planning and Development Department City of Little Rock

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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

Building				
	2019	2018	2017	2016
Permits Issued	1,872	1,957	2,283	2,274
Inspections	3,951	3,773	4,421	3,527
Violations	667	792	732	545
Fees	\$1,484,296	\$1,714,331	\$1,510,486	\$1,362,073
Plumbing				
	2019	2018	2017	2016
Permits Issued	2,009	2,079	2,255	2,209
Inspections	5,071	4,508	4,977	4,495
Violations	910	1077	1125	944
Fees	\$264, 580	\$274, 360	\$344,074	\$283,482
Electrical				
	2019	2018	2017	2016
Permits Issued	2,480	2,153	2,045	2,151
Inspections	4,421	3,905	4,398	4,055
Violations	215	90	94	93
Fees	\$357,924	\$340,836	\$369,533	\$351,708
Mechanical				
	2019	2018	2017	2016
Permits Issued	2,150	2,101	2,169	1,910
Inspections	3,980	2,901	3,007	2,861
Violations	740	966	931	984
Fees	\$377, 402	\$336, 931	\$388,514	\$324,614

Building Inspection

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

Building Codes Division

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

Electrical Inspection

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

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the plumbing codes as necessary.

Mechanical Inspection

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

Plan Review Section

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

Permit Section

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

Building Codes Division

Building Codes Highlights

During 2019, the Building Codes Division collected over \$2,500,000 in fees including permits, licenses and other miscellaneous charges and performed 17,000 inspections. Ten major unsafe structures were demolished. All informational brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. The Division also celebrated International Building Safety and Customer Appreciation week during May.

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

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated and increased enforcement and removal of a number of unsafe commercial buildings.

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

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

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

	2019	2018	2017	2016	2015	2014	2013	2012	2011
Building Plans Reviewed	720	725	715	805	723	572	499	439	228
Construction B.O.A.	0	0	0	0	1	0	0	0	0
Franchise Permits	15	30	20	16	19	12	16	14	14

Building Codes Division

Major Commercial Projects Reviewed, Permitted or Inspected in 2019

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:

Multi-Family Residential / Hotel

- Marina Apt. Bldgs 176 Units, 1726 E. 2nd
- Hotel Alterations, 11301 Financial Centre
- Apartments (175) & Clubhouse, 3321 S. Bowman
- The Ridge Apartments, 2-24 Unit Bldg., 1400 Leander
- Valley Estates Apartments (48) Units & Clubhouse, 9 & 11 Richsmith
- Holiday Inn Express, 811 E. 4th
- Fitzroy Apts. Bldg. A, B, C – 220 Units, 701 Rahling

Restaurant

- Little Giddings, 2712 Kavanaugh
- Slim Chickens, 16101 Chenal Pkwy.
- Shoppes at Chenal, 17406 Chenal

Mercantile

- New Retail with Sitework, 15112 Chenal Pkwy,
- New Convenience Store-Gas Station, 10321 Colonel Glenn Rd.
- Trader Joes, 11500 Financial Centre Pkwy
- Promenade Shopping Center, 17627 Chenal

Factory/Storage/Industrial

- Warehouse Space, 11209 Otter Creek
- Wastewater Treatment Improvements, 9500 Birdwood
- CAW Plant Alterations-Adds, 701 N. martin
- Modern Storage, 601 Autumn Rd.
- Lumber Storage, 11610 Vimy Ridge
- Storage, Comm. Office Spaces, 2200 S. Bowman
- Entergy Bldg. Alterations, 9 Entergy Court
- Entergy Alterations, 8107 Baseline

City Projects

- Fire Station, 8801 Stagecoach
- Arkansas Arts Center, 2510 Cantrell
- Arkansas Arts Center, 501 E. 9th

Institutional/Healthcare

- Plasma Center, 8521 Geyer Springs Rd.
- Dr. Offices, 10915 N. Rodney Parham Rd.
- Mechanical Infrastructure, 11 Childrens Way
- Café Renovations, 1 Childrens Way
- Valet, Visitor Area South, 1 Childrens Way
- Pain Treatment Center, 108 N. Shackelford

Churches

- Immanuel Outreach Center, 1123 Welch
- Immanuel Baptist Church-Alterations, 315 N. Shackelford
- Immanuel Baptist Church-Alterations, 501 N. Shackelford

Business

- Office Renovations, 500 Shall Avenue
- Marina, 1726 E. 2nd
- Office Renovations, 11301 Financial Centre Pky.
- New Shell Lease Spaces, 15104 Chenal
- Architect Offices, 801 Spring Street
- McDaniel Law Offices, 1307 W. 4th
- Office Alterations, 400 W. Capitol
- LR Airport, Concourse Alterations, 1 Airport Bldg., Mechanical, Parking Deck Alterations, 320 W. Capitol
- Ark. Fed Credit Union, 306 W. Cross
- US Able-Mechanical Alterations, 2nd Floor and 4th Floor Alterations, 601 S. Gaines
- Verizon 3rd Floor Alterations, 1400 Centerview
- CGI Office Building, 40 Rahling Circle
- Arkansas Food Bank, 4301 W. 65th
- Bldg. Shell, Future Tenants, 1401 Aldersgate
- Centene Alterations, 1001 Technology Dr.
- Cromwell Building, Commercial and Assembly Spaces, 1300 E. 6th

Zoning and Subdivision Division

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

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

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

2019 Sign Code Statistics

Sign permits brought in \$66,950 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

477 Sign Permits and Special Event Permits Issued
3090 Sign Inspections and Re-inspections

In 2020, 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.

2019 Plans Review for Zoning, Subdivision and Landscape Requirements

306 Commercial Plans/New, Additions or Remodeling /revised
112 Commercial Landscape Plans and Revised Plans

2019 Other Activities

111 Site Inspections
34 Certificates of Occupancy
14 Grading Permits Reviewed
31 Miscellaneous Permits and Requests

Zoning and Subdivision Division

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 5,000 inspections and re-inspections were performed.

2019 Plan Reviews for Permits

1750 Residential Plans – New or Additions and Miscellaneous

2019 Privileges Licenses

4142 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2019 Information Inquiries

7268 Request for Sign, Zoning, Enforcement or License information and verifications

2019 Court Cases

90 Cases – All Types

2019 Citations Issued

40 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 2019, several locations were approved administratively for upgrade. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2019, the Division and the Planning Commission reviewed 1 (one) zoning site plan, which was 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 2019, the Division and the Planning Commission reviewed 14 (fourteen) Subdivision Site Plans, with 12 (twelve) 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 2019, the Commission reviewed 41 (forty-one) CUP applications. Of these, the Commission approved 38 (thirty-eight) applications.

Board of Zoning Adjustment

Zoning and Subdivision Division

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 2019, the Board heard a total of 110 (one hundred ten) cases. Of the 110 requests, 100 (one hundred) were approved.

City Beautiful Commission

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This eleven (11) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the Commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard five (5) such appeal cases in 2019, all of which were approved.

Rezoning, Special Use Permits, Right-of-Way Abandonments and Street Name Changes

Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2019, the Planning Commission reviewed 13 (thirteen) rezoning requests, two (2) special use permit requests, three (3) 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 2019, Staff reviewed 13 (thirteen) preliminary plats, 25 (twenty-five) final plats and 17 (seventeen) 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 2019, 71 (seventy-one) Planned Zoning District applications were reviewed, with 57 (fifty-seven) being approved.

Planning Division

The Planning Division provides technical support as well as mid and long range planning. The division staff reviews reclassification requests, certificates of appropriateness, and develops staff reports for Land Use Plan amendments requested by various groups, as well as responding to requests for statistics, graphics, and GIS products. The division monitors the website for updates and assists with computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission, the division staff may work on special studies. A few of the major work efforts from 2019 are described below.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff worked two in the series of area reviews of the City Land Use Plan (First: north of I-630 to Arkansas River and west of I-430 to downtown; Second: south of I-630 to I-30 and west of I-430 to Union Pacific railroad). The first package was approved by the Planning Commission and Board of Directors. The second is expended to go to the Planning Commission in the spring of 2020.

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 2019, the Historic District Commission reviewed six (6) of the applications for Certificates of Appropriateness (COA) and eight (8) national register listings. An additional seventeen (17) Certificates of Compliance were given by Staff for maintenance items within the District.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Staff continues the development of web-based applications for internal and external use of the GIS. 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 for Zoning, Land Use, and transportation Plans as well as historic resources.

Special Projects

Staff continued to work with the Jump Start Committees of the 12th Street Corridor (Pine/Cedar area). This work includes economic and neighborhood related efforts. Division Staff worked on and completed the LUCA (Local Update of Census Addresses) new address report. Staff worked with a consultant team on their effort to develop a 'Cost to Serve the city's Extra-territorial Area' Report. Division Staff lead the effort to review the Arterial system and make recommendations of modification and ETJ enforcement of the Master Street Plan. The final portion of the Broadmoor historic survey was started.

2019

**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 2019 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 2019.

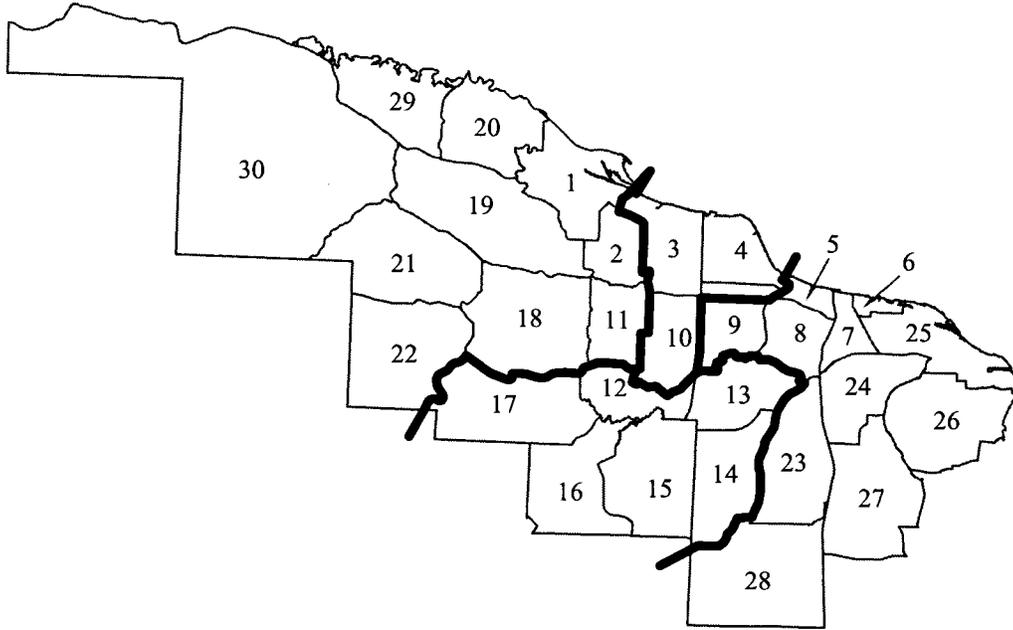
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

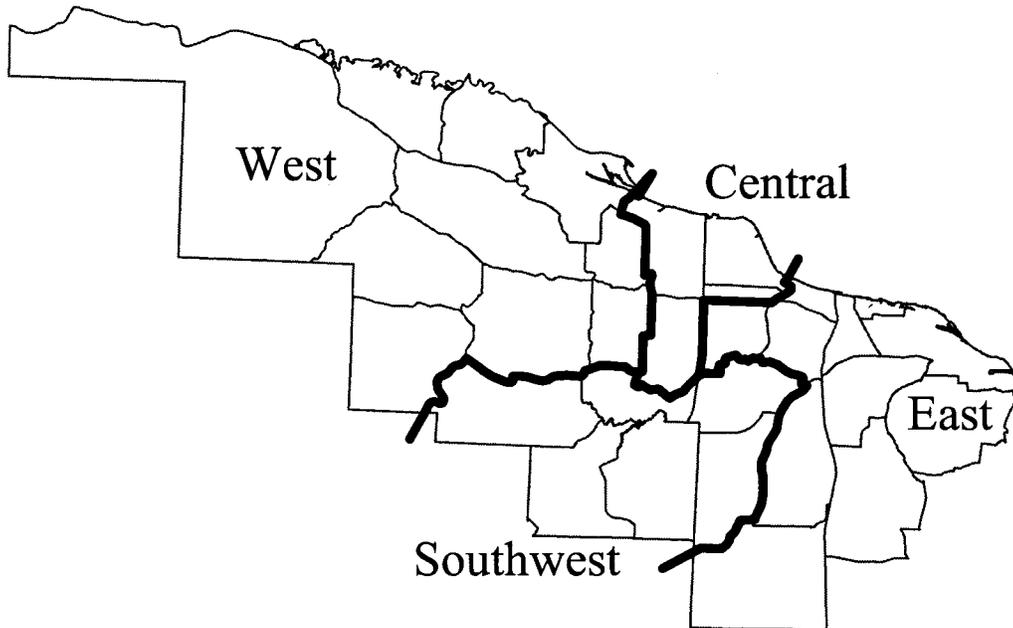
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Heights/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street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

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

2019 Population Census count – 198,775

New Construction

487 permits; up 24.2% from 392 in 2018

Single-Family Housing

391 units; up 26.1% from 310 units in 2018
\$309,349 avg.; down 5.2% from \$326,235 in 2018

Multi-Family Housing

897 units; up 66.7% from 538 units in 2018

Residential Renovations/Additions

1002 permits; up 4.8% from 963 in 2018
\$56,786,401 construction dollars; up 23.3% from \$46,038,179 in 2018

Demolitions

138 residential units; down 8.6% from 151 in 2018

Office

48,753 square feet; down 84.8% from 321,050 in 2018
\$9,292,388 construction dollars; down 91.8% from \$113,188,049 in 2018

Commercial

249,679 square feet; down 40.7% from 421,181 in 2018
\$26,480,542 construction dollars; down 46.1% from \$49,112,052 in 2018

Industrial

75,155 square feet; up 181.6% from 26,693 in 2018
\$2,775,000 construction dollars; down 31.6% from \$4,056,570 in 2018

Annexations

Three annexations in 2019 with 25.2 Acres, compared to two annexation in 2018

Preliminary Plats

304 residential lots; down 65.7% from 886 lots in 2018
183.88 total acres; down 55.2% from 410.28 acres in 2018

Final Plats

25 cases; down 32.4% from 37cases in 2018
216.27 acres; down 26.1% from 171.532 acres in 2018

Rezoning

13 cases; up 30% from 10 cases in 2018
53.36 acres; up 98.1% from 26.94 acres in 2018

PZD's

55 cases; down 5.2% from 58 cases in 2018
229.66 acres; down 24.7% from 305.03 acres in 2018

Population Growth and Estimates

The population change recorded by the Census has consistently been positive. During the latter part of the 1900s, annexations of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s and 1980s (% change for 1970, 1980 and 1990) is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Historically most of the growth has been in the west and southwest parts of the City. The east and central sections of Little Rock experienced most of the population loss. In more recent years growth has occurred in all section of Little Rock.

The construction of single-family homes continues to be at historic lows, for the ninth year. The City of Little Rock uses the ‘small area’ method to produce a population estimate for the City. This method produces an estimate of 198,775 which is an increase in population for 2019. This is a change of 560 people, approximately a quarter of a percent.

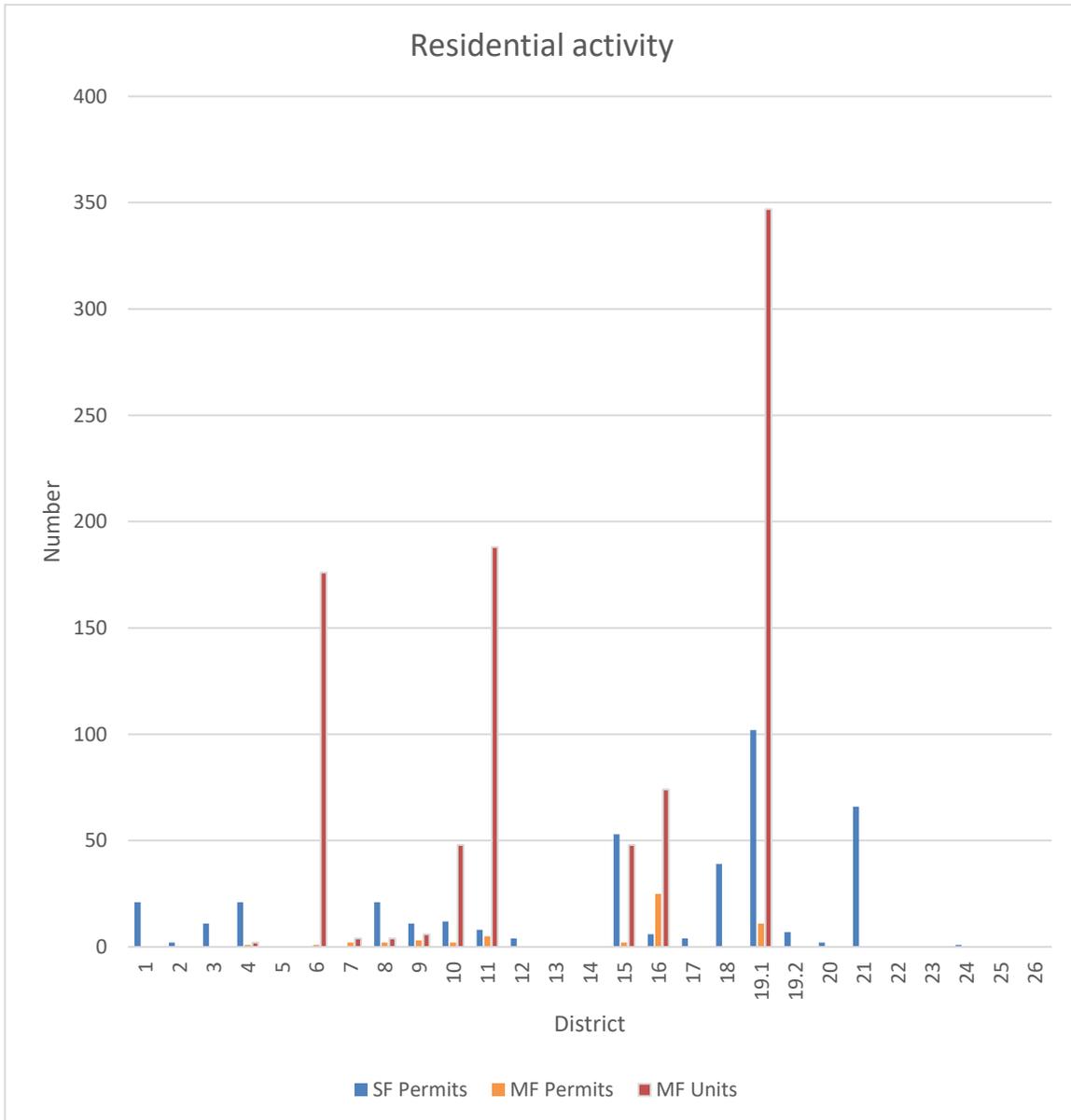
Metroplan in their Metrotrends publication from July 2019 estimates that the City of Little Rock has a population of 198,816. This is only 31 above the City estimate. The Bureau of the Census’ American Community Survey estimates a 197,881 (2018) population for Little Rock. This number is approximately 400 less than the City estimate for 2018. Both Metroplan and the Census’ American Community Survey (ASC) estimate an increase in population from 2010. Metroplan’s estimate is a growth of 2.7 percent (or 0.3% annualized). The ACS estimate is a growth of 2.25 percent (or 0.28% annualized). While the City of Little Rock’s estimate is a growth of 2.7 percent (or 0.3% annualized)

Little Rock Population		
Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2010	193,524	5.67%
2011	193,130	-0.2%
2012	194,000	0.45%
2013	195,275	0.66%
2014	195,730	0.23%
2015	196,380	0.33%
2016	196,500	0.06%
2017	196,750	0.13%
2018	198,215	0.74%
2019	198,775	0.28%

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

Construction Activity

During 2019, the total number of new construction permits issued was up 24.2% from that issued in 2018. In 2019 there were 487 permits issued for a total of \$240,575,718 construction dollars. New single-family construction increased by 26.1% (81 units) from that issued in 2018. The average construction cost of single-family homes decreased 5.2% from \$326,235 in 2018.



Construction Activity

Permits for non-residential projects decreased 2.2% to 44 permits, one less than in 2018. The number of commercial permits increased 2 permits (7.4%) with the area added decreasing 40.6 percent from 421,181 square feet. Office permits decreased 30 percent to seven projects, with a total area of 48,753 square feet or a decrease of 84.8% from 2018. For Industrial, there were two permits, the same as in 2018, with a 181.6 percent increase in area added. There was the same number of Public/Quasi-public projects permitted in 2019 (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	0	0	0	0	1
2	2	19,500	0	0	0	0	0
3	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0
5	0	0	1	7300	0	0	0
6	0	0	0	0	0	0	0
7	2 ⁽³⁾	74,750	0	0	0	0	0
8	0	0	0	0	0	0	1
9	0	0	0	0	0	0	0
10	2	9500	1 ⁽²⁾	2804	0	0	0
11	0	0	1	15,693	0	0	0
12	2	12,200	0	0	0	0	0
13	1	4000	0	0	0	0	0
14	0	0	0	0	1	5155	0
15	2	13,247	0	0	0	0	1
16	4	23,187	0	0	1	70,000	2
17	0	0	0	0	0	0	0
18	7	30,538	2	14,866	0	0	0
19.1	2	15,400	0	0	0	0	0
19.2	4	43,257	2 ⁽¹⁾	8090	0	0	0
20	1	4100	0	0	0	0	0
21	0	0	0	0	0	0	1
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0
25	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0
	29	249,679	7	48,753	2	75,155	6

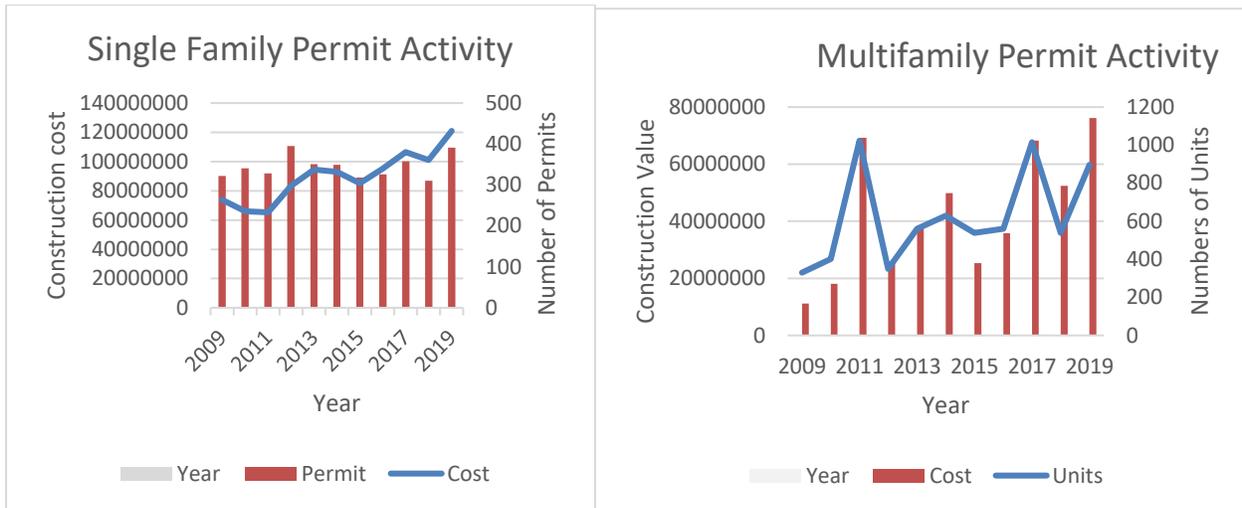
⁽¹⁾ Construction trailer

⁽²⁾ Apartment Clubhouse

⁽³⁾ Hotel/Motel

Residential Housing Construction Values

The single-family new construction market has not returned to the levels of the late twentieth century. Since the ‘housing bubble burst’ near the end of the first decade of the twenty-first century, the annual range of new housing has been a hundred units below that of pre-bubble activity. 2019 had the fewest near single-family housing permitted this century at 391 units. The monthly permit activity was high for each month (since the bubble-bust) except for October and November which both had a dozen fewer units permitted than the other 10 months of 2019.



There were seven multifamily developments of more than 4-units in 2019; the largest development was for a 331-unit apartment complex at 701 Rahling Road, just south of Chenal Parkway in the Chenal Planning District. A 180-unit, apartment building was permitted at 321 Bowman Road, at the northeast corner of Bowman Road and 36th Street in the I-430 Planning District. This is a multi-use building with retail on the ground floor. A 176-unit apartment building was permitted at the east end of 2nd Street, east of the Presidential Library in the East Little Rock Planning District. This structure is part of a new marina under development. Two additional buildings with a total of 48-units were added at 1 Richsmith, this is an age restricted development in Geyer Springs West Planning District. A second two building 48-unit development was permitted as the first phase of new apartment complex at 1400 Leander Road in the Boyle Park Planning District.

The remaining multi-family units were added duplexes and triplexes in larger developments – Chenal Village and The Village at the Gateway. Or as one of the eleven traditions duplexes. Seven duplexes and two triplexes (20 units) were added to the Chenal Village development (an age restricted community) near Chenal Valley Drive and Rahling road in the Chenal Valley District. The Village at the Gateway development added 24 triplexes and one duplex for a total of 74 units. This is in the Otter Creek Planning District west of Vimy Ridge Road, south of Alexander Road. Four duplexes were in the Hicks Interurban Subdivision, between I-430 and Twin Lakes south of Kanis Road. Two duplexes were added in the Capitol View neighborhood north of I-630 and east of Woodrow in the I-630 Planning District.

The primary residential new growth area is the west sub-area. The west sub-area continued to dominate the market with 62.4 percent of the new units (244). The Chenal Valley Planning District leads the way with 102 units or 26.1 percent of all new homes. The Burlingame Planning District (west sub-area) had the second largest increase in houses 66 units or 16.9 percent of the market. These houses were built south of Denny Road along the southern edge of the Chenal Development.

Residential Housing Construction Values

In 2019, there was increased activity in all sub-areas. The southwest sub-area saw largest percent increase of activity – 138%, and the largest actual increase of units - 40. The central sub-area saw a increase in activity of 28.2% with eleven more homes permitted in 2019 than in 2018.

For 2019, 391 single-family units were added, the second highest one year total of new houses since the housing bubble burst in 2008. One should note that last year for the lowest annual activity during the same period.

Single Family Units

	sub-area			
	East	Central	S-west	West
2019	28	50	69	244
2018 Permits	26	39	29	216
2017 Permits	26	47	47	238
2016 Permits	4	41	48	233
2015 Permits	18	28	74	198
2014 Permits	20	26	67	236
2013 Permits	17	24	49	261
2012 Permits	26	15	86	268
2011 Permits	43	21	84	180
2010 Permits	29	31	84	197
2009 Permits	8	26	108	180
	East	Central	S-west	West
2019%	7.2%	12.8%	17.6%	62.4%
2018%	8.4%	12.6%	9.3%	69.7%
2017%	7.3%	13.1%	13.1%	66.5%
2016 %	1.2%	12.6%	14.7%	71.5%
2015 %	5.7%	8.8%	23.3%	62.3%
2014 %	5.7%	7.4%	19.2%	67.6%
2013 %	4.8%	6.8%	14.0%	74.4%
2012 %	6.6%	3.8%	21.8%	67.8%
2011 %	13.1%	6.4%	25.6%	54.9%
2010 %	8.5%	9.1%	24.6%	57.8%
2009 %	2.5%	8.1%	33.5%	55.9%

Residential Housing Construction Values

The average construction cost of a new single-family home decreased 5.2% or \$16,886 from that in 2018. The average unit value in 2019 was \$309,349 compared with \$326,235 in 2018. Housing values are represented below in five distribution categories: less than \$100,000, with 11 units; \$100,000 to \$199,999, with 148 units; \$200,000 to \$399,999, with 152 units; \$400,000 to \$599,999, 51 units, and above \$600,000, with 29 units.

Construction Cost Single Family Homes

Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	0	3	17	0	1	21
2	0	0	0	2	0	2
3	2	4	5	0	0	11
4	8	8	5	0	0	21
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	6	11	4	21
9	0	0	1	6	4	11
10	0	0	5	6	1	12
11	0	0	0	7	1	8
12	0	0	2	2	0	4
13	0	0	0	0	0	0
14	0	0	0	0	0	0
15	0	0	2	51	0	53
16	0	0	2	4	0	6
17	0	0	4	0	0	4
18	3	1	19	16	0	39
19.1	15	32	45	10	0	102
19.2	0	3	4	0	0	7
20	1	0	1	0	0	2
21	0	0	34	32	0	66
24	0	0	0	1	0	1
Total	29	51	152	148	11	391

Just over half of the new homes (38.9%) had a construction value between two and four hundred thousand dollars. For seven years this range has had the most new homes permitted. The under \$100,000 range had the fewest homes permitted than in 2019 with eleven units. This was a 175 percent increase from 2018 (4 to 11). The one hundred to two hundred thousand range also experienced an increase (120.9% or 81 units) in activity for 2019 (This was the largest increase in the number of units and the brought the 1 to 2 hundred thousand range close to the 2 to 4 hundred thousand range (just 4 units less). The two ranges over \$400,000 ranges both had more units in 2019 than 2108. Over seventy-nine percent of the over \$600,000 new housing market was split between the Chenal Valley (15) and Heights/Hillcrest (8) Planning Districts. Much of the new construction in the Heights/Hillcrest District is tear down and rebuild larger more costly homes.

The average construction value decreased 5.2 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

Residential Housing Construction Values

value at \$486,259, a decrease of 0.7% from 2018 or \$3392. The west sub-area increased in value 0.9% to \$331,893 (a \$3025 increase). The west sub-area is the only one that had an increase in value for 2019. Both of the west and central sub-areas are above the city average of \$309,349. The southwest sub-area experienced an decrease of just over \$53,708 or 26% to \$153,206. The east sub-area had the only decrease in average value of 5.5% or \$10,547 from that is 2018. The southwest sub-area had the lowest average construction value for new housing in 2019. The southwest sub-area average new housing value is just under half that of the City of Little Rock average, with the east sub-area average new housing value at 58.8% of the citywide average new units value in 2019.

sub-area	2013	2014	2015	2016	2017	2018	2019
West	\$291,943	\$304,628	\$307,776	\$307,305	\$326,152	\$328,870	\$331,893
Central	\$386,271	\$349,269	\$386,179	\$376,122	\$348,431	\$489,651	\$486,259
Southwest	\$134,340	\$143,535	\$145,858	\$154,904	\$148,671	\$206,914	\$153,206
East	\$124,297	\$122,225	\$143,353	\$165,050	\$212,150	\$192,308	\$181,761

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2019, single-family reinvestment totaled over \$42.5 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2019 with 142 (16% of all the projects for 2019). The West Little Rock, Central City and I-630 Planning Districts followed with 123, 118, and 88 permits respectively. These four districts accounted for 53.2% of the permits for renovations and additions combined as well as 60.3% 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 30.2% of the permits for renovations and 22.3% of the dollars were spent. While it is a positive sign to see this reinvestment, it can also only be to ‘bring the housing up to code’. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the central sub-area with 33.8%, and the highest number of dollars spent (42.9% or \$10.6 million). The west sub-area had the second highest amount of valuation added \$5.2 million or 21.1% of all the added value and 18% of the permits (116) added in 2019. The southwest sub-area had the least dollars \$3.4 million (13.6%) and the fewest permits with 116 (18%).

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 2019, there were about eighteen of these. Eighty-seven of the permits issued for renovations were to ‘bring to code’ the structure.

Multi-Family Renovations

The east sub-area accounted for the most permits with 34 (27.6%) with a value of \$1.2 million for 2019. The west sub-area had the highest value of those permits - \$9,354,917 (65.5%) and the second most permits issued – 32 (26%). The central sub-area represented 22.4% of the added value (\$3,197,444) with 23.6% of the activity – 29 permits. The southwest sub-area had the least amount spent (\$480,900 or 3.4 percent) and the least activity 28 permits (22.8%) for 2019.

Single-Family Additions

Single-family additions were concentrated in the central and west sub-areas (118 and 87 respectively). Citywide 243 permits were issued for a total of \$17,855,168. The central sub-area accounted for 60.3% (\$10,765,391) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (61 permits and almost \$6.6 million). The second highest number of permits was in the West Little Rock Planning District with 54 and just over \$4 million worth of value added. In the west sub-area 87 permits were issued for \$6,256,237. The Chenal Valley District accounted for 19 permits, with the Chenal Ridge District accounted for 15 permits. Overall the average value of permits issued for additions increased by 1.3 percent or \$7477.

Residential Renovations/Additions

Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	22	\$147,973	24	\$74,866	1	\$42,927
2	8	\$51,374	26	\$37,401	10	\$64,956
3	54	\$74,937	69	\$42,927	10	\$163,200
4	61	\$107,428	81	\$72,038	18	\$85,802
5	1	\$28,183	4	\$67,750	13	\$37,069
6	0	\$0	1	\$24,000	0	\$0
7	0	\$0	4	\$12,500	0	\$0
8	10	\$28,719	108	\$29,112	19	\$34,684
9	7	\$44,429	81	\$30,728	3	\$40,811
10	3	\$36,200	56	\$22,192	0	\$0
11	8	\$17,044	23	\$28,451	16	\$498,837
12	7	\$11,196	16	\$30,449	0	\$0
13	3	\$21,620	15	\$26,053	4	\$51,050
14	3	\$16,421	21	\$30,824	21	\$7,426
15	2	\$7,500	54	\$24,885	3	\$40,250
16	3	\$19,606	9	\$44,408	0	\$0
17	3	\$16,552	1	\$122,000	0	\$0
18	9	\$36,738	6	\$16,293	2	\$50,000
19.1	19	\$51,676	14	\$37,199	1	\$4,100
19.2	15	\$31,584	18	\$45,465	2	\$288,476
20	2	\$282,500	2	\$126,000	0	\$0
21	1	\$6,500	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	1	\$35,350	8	\$15,732	0	\$0
25	1	\$8,700	2	\$3,820	0	\$0
	243	\$73,478	643	\$38,345	123	\$116,062

Demolition Activity

The net change in residential units for 2019 was an increase of 1150 residential units. The east sub-areas again had a net loss of single-family units – this year 28. The central sub-area had a net gain of 10 single-family units. The west sub-area had the largest net increase of 240 residences. The southwest sub-area added a net 60 single-family homes. Six of the City’s thirty planning districts experienced net losses of residential units during 2019. The East Little Rock, I-630 and 65th Street West Districts all went from Negative to Positive in 2019. The Heights/Hillcrest District went from Positive to Negative. With the Downtown District going from Natural to Negative. The I-30, 65th Street East, Geyer Springs East. College Station and Port Districts were Negative both years.

Single Family Unit Change

sub-area	Units Added	Units Demo	Net
West	244	4	240
Central	50	40	10
Southwest	69	9	60
East	28	56	-28

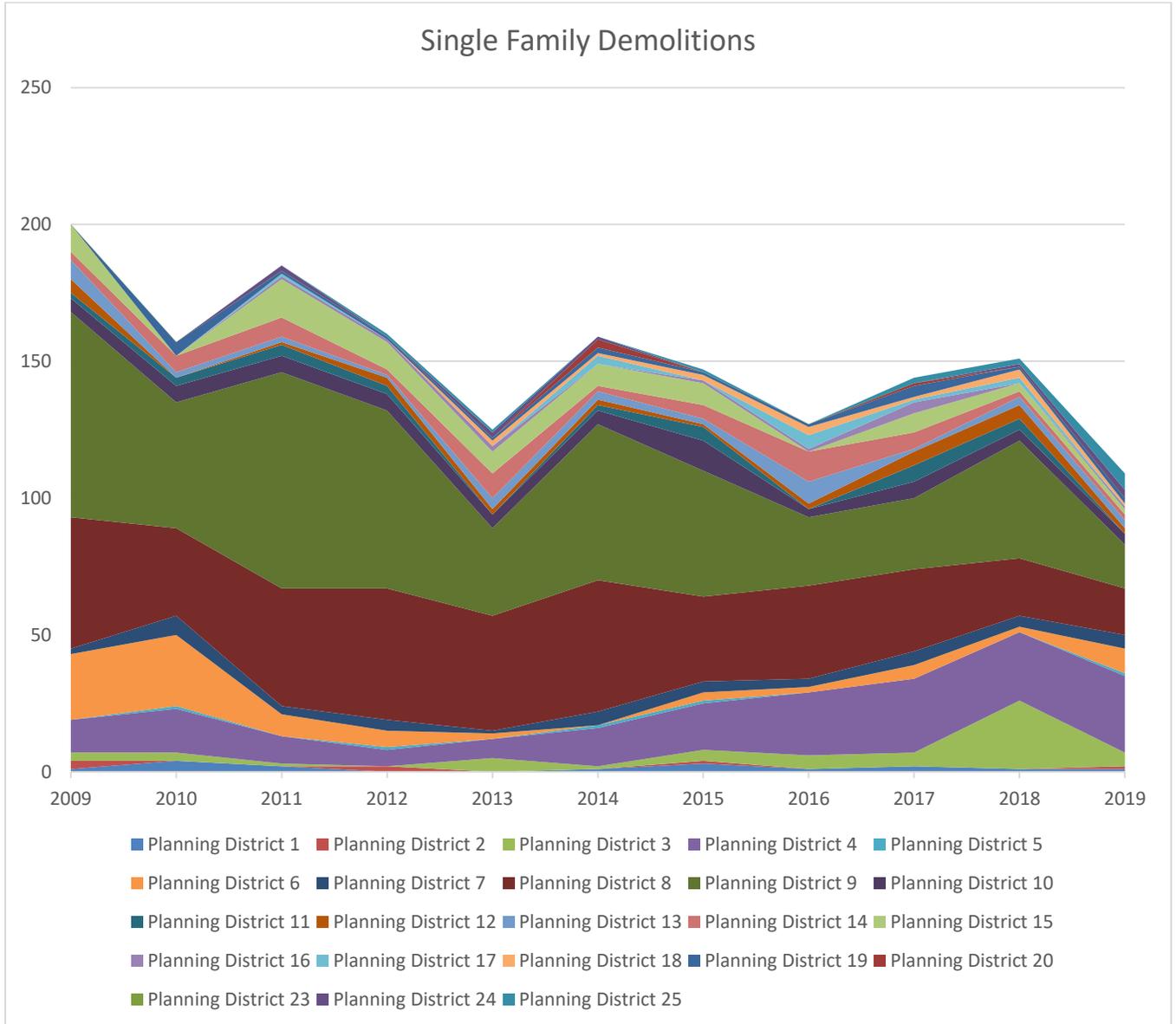
Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	21	1	20
2 Rodney Parham	2	1	1
3 West Little Rock	11	5	6
4 Heights/Hillcrest	23	53	-30
5 Downtown	0	5	-5
6 East Little Rock	176	9	167
7 I-30	4	5	-1
8 Central City	25	17	8
9 I-630	17	16	1
10 Boyle Park	60	4	56
11 I-430	196	0	196
12 65th Street West	4	2	2
13 65th Street East	0	3	-3
14 Geyer Springs E.	0	2	-2
15 Geyer Springs W.	101	2	99
16 Otter Creek	80	1	79
17 Crystal Valley	4	0	4
18 Ellis Mountain	39	1	38
19.1 Chenal Valley	449	2	447
19.2 Chenal Ridge	7	0	7
20 Pinnacle	2	0	2
21 Burlingame	66	0	66
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	1	3	-2
25 Port	0	6	-6
Total	1288	138	1150

The Heights/Hillcrest District experienced double-digit net loss in housing units. Four Districts account for 68.8% of the units removed– Central City, I-630, East Little Rock and Heights/Hillcrest Districts. The Heights/Hillcrest District had the most units lost (53 units) or 38.4% of all the units removed in 2019. Thirty-three units (23.9% of all units lost) were lost in the Central City and I-630 Districts. Both Districts also had double-digit losses of single-family units (17 and 16 respectively).

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and Heights/Hillcrest. All three with triple figures of lost single-family homes. The Heights/Hillcrest District loss tends to be generally tear down/rebuilds. The loss in the Central City and I-630 Districts are more typical of disinvestment of the neighborhood. It should be noted that in recent years there have started to be replacement units permitted in these two Districts as well. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area (generally pre-1950 Little Rock) accounted for 76.1 percent of all units lost (105 of 138 units) in 2019.

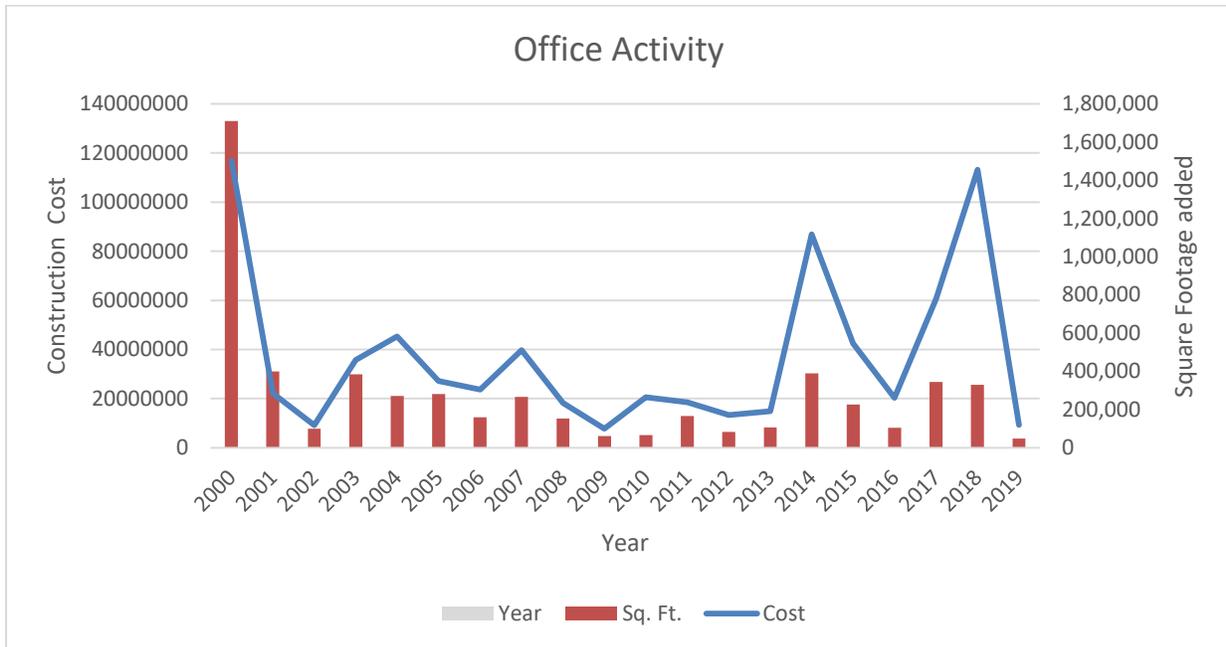
Demolition Activity



Office Activity

During 2019, the square footage of new office space added decreased by 84.8% from 2018. The total square footage permitted in 2018 was 321,050. The number of permits issued decreased 36.3% (11 permits in 2018, 7 permits in 2019). In 2019, the total construction cost was \$9,292,388 a decrease of 91.8 percent.

The west sub-area had the greatest number of permits with 5 (71.4%) with a construction value of \$7,192,388. The east sub-area had one project, with 7300 square feet. In the central sub-area there was one project for a apartment clubhouse. The southwest sub-area had no activity.



There were no buildings were over 25,000 square feet in 2019.

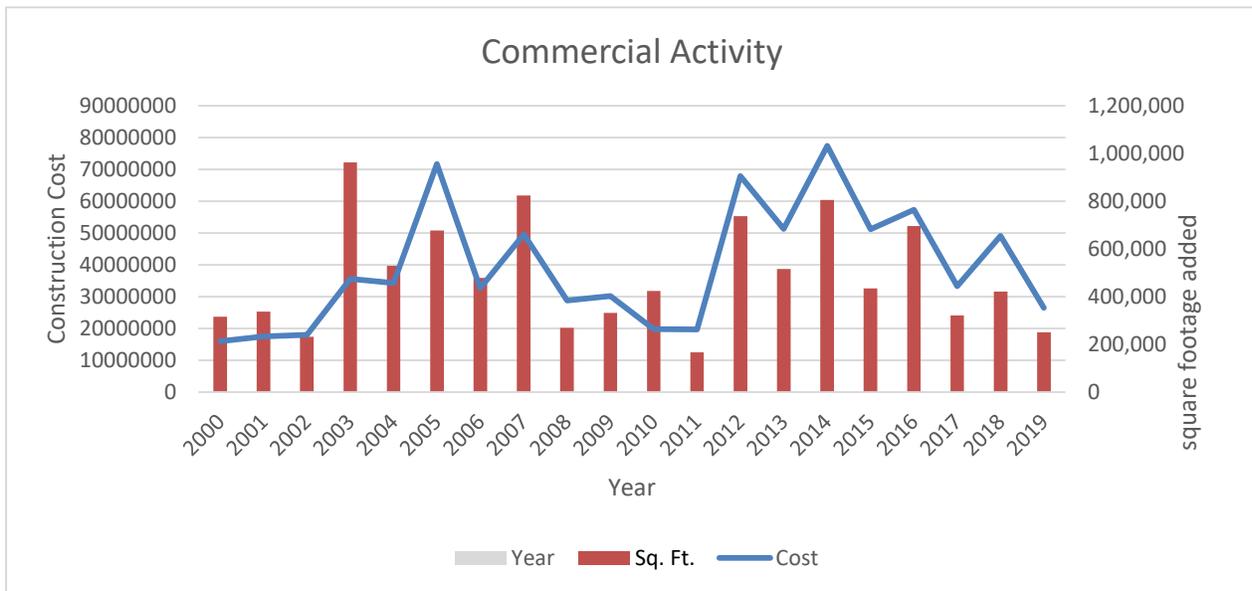
Office Projects Permitted in excess of 25,000 square feet

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

Commercial Activity

The total of new commercial construction added in 2019 amounted to 249,679 square feet of commercial space. This represents a decrease of 40.7% in square footage added from that in 2018. The total construction value of new commercial decreased by 46.1% from that reported in 2018. In 2018, \$49,112,052 construction dollars were permitted compared to \$26,480,542 in 2019. The number of structures permitted increased 7.4% to 29 projects in 2019.

In 2019 the west sub-area had the greatest number of projects (16), the most area added (112,795 square-feet) and highest construction value (\$10,871,848). The central sub-area had the least number of projects (2), the least area added (9500 square-feet) and the lowest construction value for the projects permitted (\$1,135,000). The southwest sub-area had the second most projects (9). But the east sub-area had the second most area added (74,750 square-feet) and second highest construction value of the projects permitted (\$9,500,000).



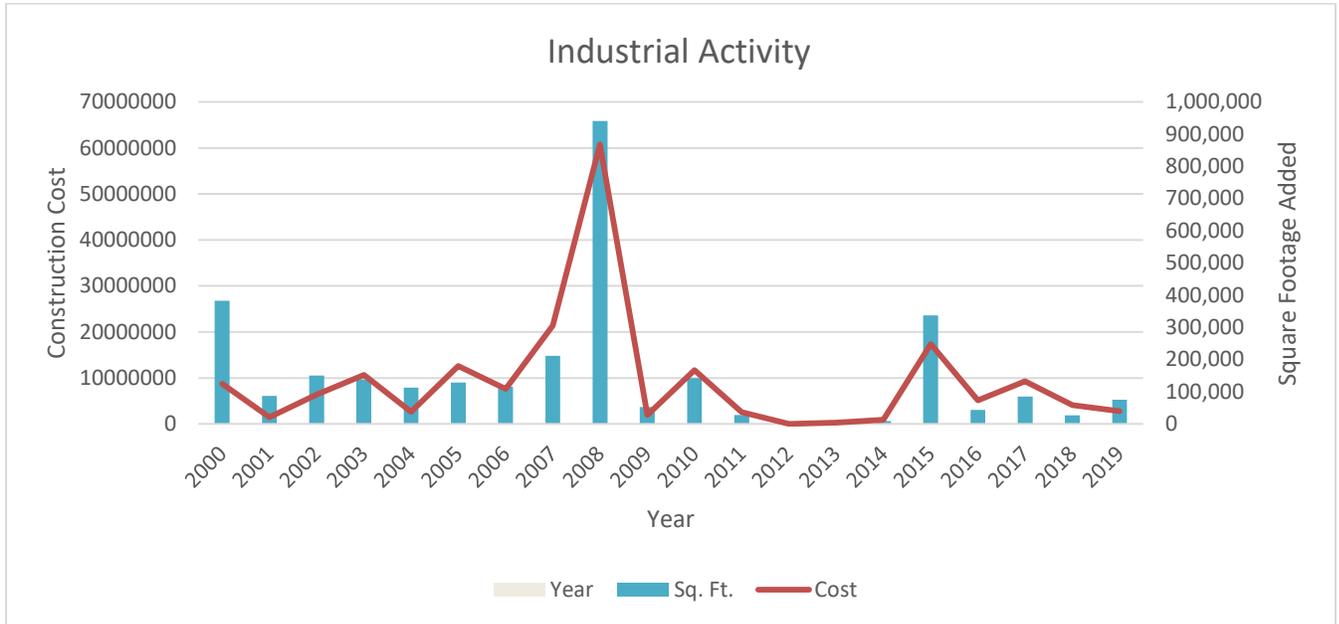
There were only two projects over 20,000 square feet permitted in 2011. The largest projects was a hotel/motel. A Holiday Inn Express and Suites in the I-30 Planning District, near the Presidential Library/Park. The other larger project was a retail center at 17, 406 Chenal Parkway. This is in the Chenal Valley Planning Division at the southeast corner of Chenal Parkway and Arkansas Systems Drive.

Commercial Projects Permitted in excess of 20,000 square feet

Project	Location	sub-area	Sq. Ft.
Holiday Inn Express & Suites	811 East 4 th Street	east	68,750
Retail building	17406 Chenal Parkway	west	22,738

Industrial Activity

A total of 75,155 square feet of industrial projects were permitted during 2019 in the City. Two projects were permitted in 2019, the same number as permitted in 2018. One of these permits was for a warehouse in the Otter Creek Planning District. The location is east of Interstate 30, south of Mabelvale West Road is an industrial subdivision.



Industrial Projects Permitted in excess of 50,000 square feet

Project	Location	sub-area	Sq. Ft.
New warehouse	11209 Otter Creek South Road	southwest	70,000

Annexation Activity

The City accepted three annexations in 2019. The current City Limits of Little Rock contains 122.5 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.2 square miles was added between 2000-2009, with another 1.35 square miles was added between 2010-2019. 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
2017	2	123.9
2018	2	284
2019	3	25.2

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 2019 with eleven approved plats down seven from 2018. The total acreage in 2019 decreased 55.2 percent to 183.88 acres from 410.8 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	
2	1	10.2									
8									1	0.31	3
10							1	7.75	1	0.5	3
16	1	0.73									
17									1	10.9	2
19									2	118.67	261
20									1	23.2	30
22									1	6.4	3
29									1	5.22	2
Total	2	10.93	0	0	0	0	1	7.75	8	165.2	304

Non-residential activity as measured by cases remained at low levels with two cases, the same as in 2018. The total non-single family acreage platted increased 741 percent to 18.68 acres from 2.22 acres. Residential platting activity dropped to 8 plats, a 55 percent decline. Single-family acreage also declined 59.5 percent from 408.1 acres to 165.2 acres. The number of residential lots decreased 65.7 percent from 886 residential lots in 2018 to 304 residential lots in 2019.

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.

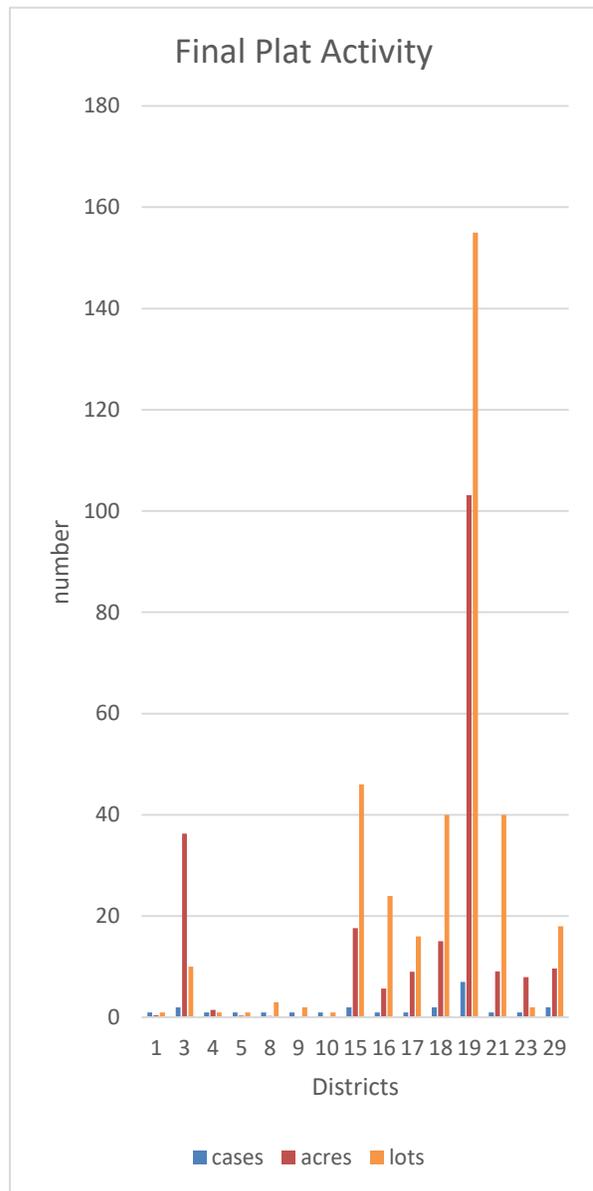
Final Plat Activity

During 2019, there were 25 final plats, this is a 32.4 percent decrease from 2018. The acreage involved in 2019 was 212.265 acres, an increase of 26.1 percent from that in 2018.

There were only eleven signed final plats with more than three lots. That means that 56 percent of the final plats signed in 2019 were for 1, 2 or 3 lot plats, not larger subdivisions. The largest plat based on the number of lots created had 52 lots and was in a phase of the Chenal Development – Caurel Court, south of Cantrell Road, near the Joe T. Robinson campus. The second largest subdivision by number of lots was also in the Chenal Development – Falstone Court with 45 lots, east of LeMarche Road along the south slope. A 44-lot subdivision (Valley Springs) west of Geyer Springs Road near McClellan High School was the next largest subdivision.

Three of the five of the ten-plus acre subdivisions

Plan District	Re-Plats		
	cases	acres	lots
2	1	0.16	2
3	3	2.662	4
4	3	0.889	4
8	2	0.53	5
9	1	0.15	1
11	1	2.5	2
13	1	2	2
14	1	0.89	1
15	1	1.72	2
19	6	13.974	8
20	1	1.13	1
30	1	15.75	1
Total	22	42.355	33



were in the West sub-area. All three are in Chenal Development. The two non-Chenal 10-acre plus subdivisions are: A 15.6 Acre subdivision with 44 lots in southwest Little Rock (described above) and a non-residential subdivision north of I-630, west of University Avenue, the former ‘Sears Site’ with 29.45 acres and 8 tracts.

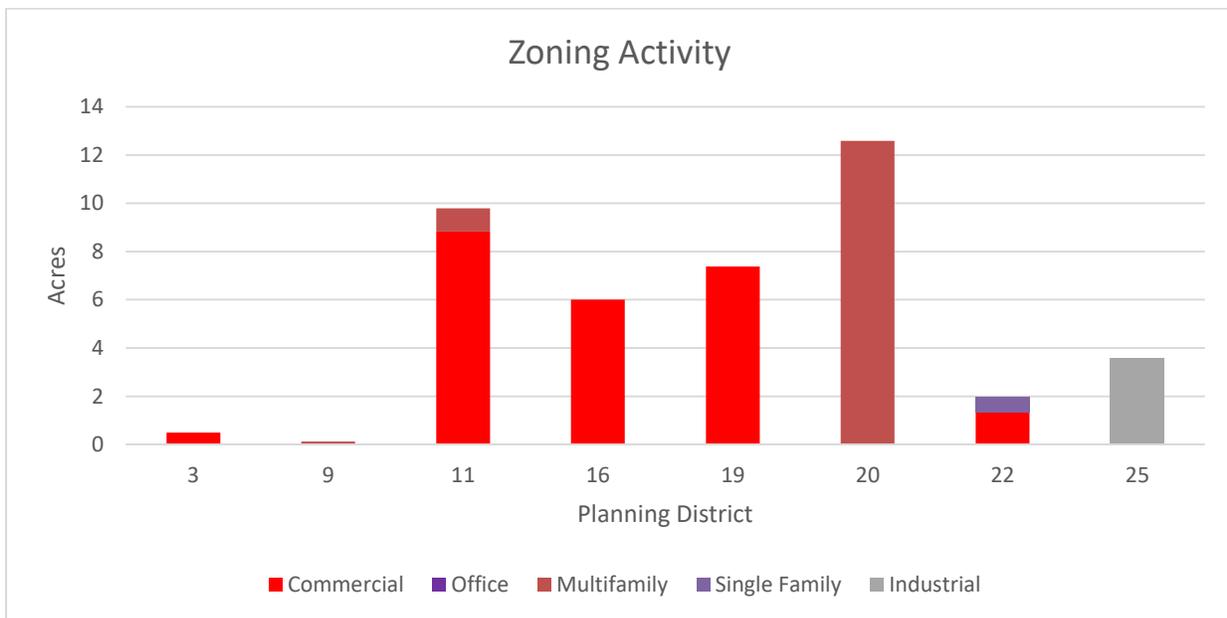
While the number of final plats decreased 32.4 percent, the number of lots increased 19.6 percent or 59 lots from 2018. This would imply

that the City could continue to see only light activity for new construction in 2020.

Zoning Activity

In 2019, there were thirteen cases approved for reclassification. This is three more of cases than last year. The amount of land re-classified increased 98.1percent or 26.4 acre from 2018.

There were five reclassification cases in 2019 that were over five acres in area. The largest re-classification, of 12.59 wooded acres was from R-2, Single Family District to MF-18, Multifamily 18 units-acre District, south of the Divide Parkway north of the existing apartment complex. A second wooded tract of 11.4 acres was reclassified from R-2, Single Family District to AF, Agricultural and Forestry District, west of Alexander south of Alexander Road. The third site is at the southwest of the Highway300/Highway 10 Intersection. It is an undeveloped 7.38 acre area reclassified was from R-2, Single Family District to C-1, Neighborhood Commercial District. A fourth site at 10101 Stagecoach Road was reclassified from R-2, Single Family District to C-3, General Commercial District. The site is vacant and being filled for future development. The final site is 5.65 acres along the north side of Kanis Road, just west of Shackelford Road. This vacant site was reclassified from C-2, Shopping Center District to C-3 General Commercial District.



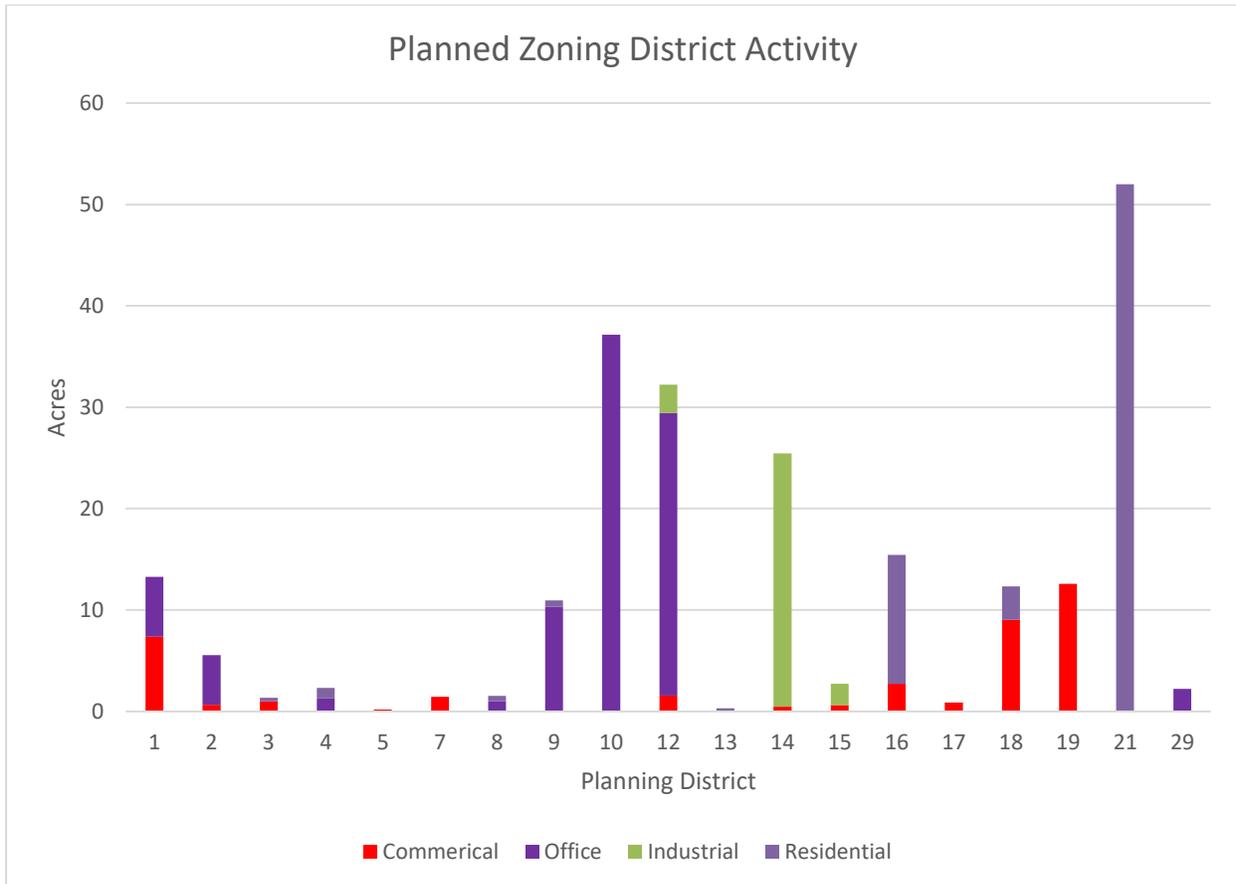
Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 80.9 percent of the re-classification cases and 81.1 percent of the area re-classified. During 2019, 55 cases were approved with the PZD process with a total of 229.66 acres. Both the number of cases and area reclassified using the Planned zoning District process was less in 2019.

As with ‘straight’ zoning, most of the cases were for small areas, 48 of the 55 cases contained areas of 5 acres or less. There were five cases with more than ten acres in area. Of these, three cases involved more than 20 acres in 2019. The largest was 52 acres north of Kanis Road west of Steward Road, for a proposed 205–lot single family subdivision in a recently annexed area of west Little Rock. The second largest was some 37 acres along CARTI Way east of John Barrow Road. This application was for the expansion of the CARTI campus to include both sides of CARTI Way. A 22.7 acre Planned Industrial District (PID) for the expansion of an existing industrial plant being annexed to the City, west of Arch Street near Dixon Road was the next largest application area.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2019, the combined number of cases was the same as that in 2018 - 68 cases.

Zoning Activity

The area involved in reclassifications fell 14.7 percent from 331.97 acres to 283.02 acres. The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2020 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.



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