

2020

**City of Little Rock
Urban Development Report**

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I. Introduction

This Urban Development Report describes growth trends, presenting a comprehensive overview of significant demographic, economic, and development conditions, as occurring in the City of Little Rock in the 2020 calendar year.

Sources of the data are the official records of the City of Little Rock, Department of Planning & 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, the possibility exists a small number of construction projects permitted did not initiate construction before the end of 2020.

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 accompanying figures illustrate boundaries of the areas of each Planning District and sub-areas, the following table provides the Planning District names and corresponding sub-area

Table 1. City of Little Rock Planning Districts

	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

Figure 1. Planning Districts

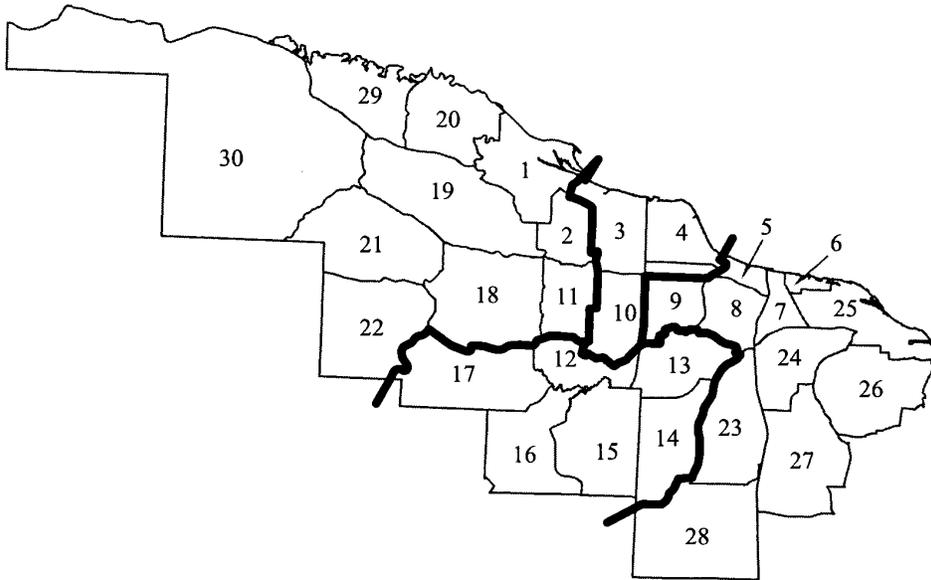
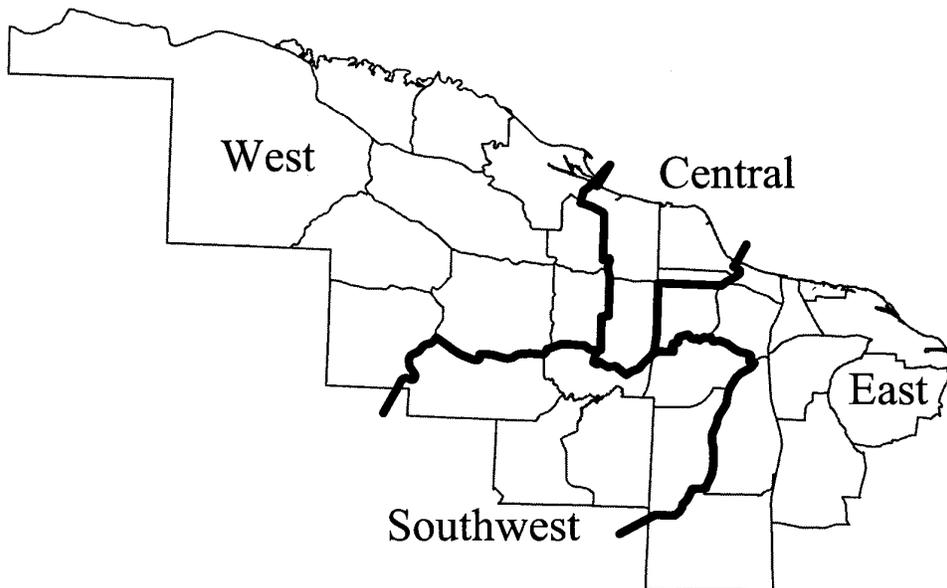


Figure 2. Sub-Areas for Planning Districts



II. Summary | Factsheet

New Construction

509 permits; up 4.5% from 487 in 2019

Single-Family Housing

391 units; down 1% from 395 units in 2019

\$324,953 avg.; up 5% from \$309,349 in 2019

Multi-Family Housing

556 units; down 38% from 897 units in 2019

Residential Renovations/Additions

1023 permits; up 2.1% from 1002 in 2019

\$71,367,179 construction dollars; up 25.7% from \$56,786,401 in 2019

Demolitions

117 residential units; down 15.2% from 138 in 2019

Office

45,657 square feet; down 6.4% from 48,753 in 2019

\$22,678,550 construction dollars; up 144% from \$9,292,388 in 2019

Commercial

274,977 square feet; up 10.1% from 249,679 in 2019

\$34,597,521 construction dollars; up 30.7% from \$26,480,542 in 2019

Industrial

30,000 square feet; down 60% from 75,155 in 2019

\$1,300,000 construction dollars; down 53.2% from \$2,775,000 in 2019

Annexations

Two annexations in 2020 with 80.7 Acres, compared to three annexation in 2019

Preliminary Plats

599 residential lots; up 93.9% from 304 lots in 2019
455.76 total acres; up 148% from 183.88 acres in 2019

Final Plats

42 cases; up 68% from 25 cases in 2019
148.48 acres; down 31.3% from 216.27 acres in 2019

Rezoning

13 cases; same from 13 cases in 2019
26.07 acres; down 51.1% from 53.36 acres in 2019

PZD's

42 cases; down 23.6% from 55 cases in 2019
193.07 acres; down 15.9% from 229.66 acres in 2019

III. Construction Activity

During 2020, the total number of new residential construction permits issued was up 5% from 2019. With issuance of 391 Single-family unit permits, activity remained relatively in line with 2019 when the City permitted 395 single-family homes. While we had an increase in the number of multi-family units permitted, from 54 in 2019 to 79 in 2020, many of the projects were smaller in scale. The City added a total of 556 multi-family units in 2020. This is 38% fewer number of units than added to the City in 2019. While the City had a nominal decrease in single-family permits issued (1%), average construction cost of single-family homes increased by 5% to \$324,953, up from \$309,349 in 2019.

Table 2. 2020 Residential Construction Activity

Planning District		Single-Family		Multi-Family		Total
		Permits	Avg. Cost	Permits	Total Units	Units
1	River Mountain	12	\$403,494	-	-	12
3	West Little Rock	15	\$469,200	-	-	15
4	Heights/Hillcrest	21	\$826,048	-	-	21
6	East Little Rock	2	\$307,500	-	-	2
7	I-30	2	\$100,000	-	-	2
8	Central City	25	\$239,648	1	2	27
9	I-630	7	\$132,469	1	2	9
10	Boyle Park	11	\$176,158	15	52	63
11	I-430	4	\$177,500	10	156	160
12	65th Street West	35	\$157,316	-	-	35
14	Geyer Springs East	3	\$97,333	-	-	3
15	Geyer Springs West	22	\$149,086	-	-	22
16	Otter Creek	-	-	26	78	78
17	Crystal Valley	10	\$262,600	-	-	10
18	Ellis Mountain	46	\$254,478	-	-	46
19	Chenal	108	\$426,279	6	113	221
20	Pinnacle	6	\$388,244	20	153	159
21	Burlingame Valley	3	\$376,667	-	-	3
22	West Fourche	59	\$246,454	-	-	59
TOTAL		391	\$324,953	79	556	947

The single-family new construction market has not returned to the levels of the late twentieth century. In 2005, the City of Little Rock permitted 967 single-family permits, then 810 in 2006, in 2007 the City issued 708 single-family permits, then in 2008 only 360 permits were issued. 2020

was a healthy post-housing bubble year, with the City permitting 391 single-family homes. We experienced a weaker first six-months (139 units) with the second half of the year being at or near pre-bubble monthly levels of single-family homes permitted (252).

Table 3. A Decade of Permits

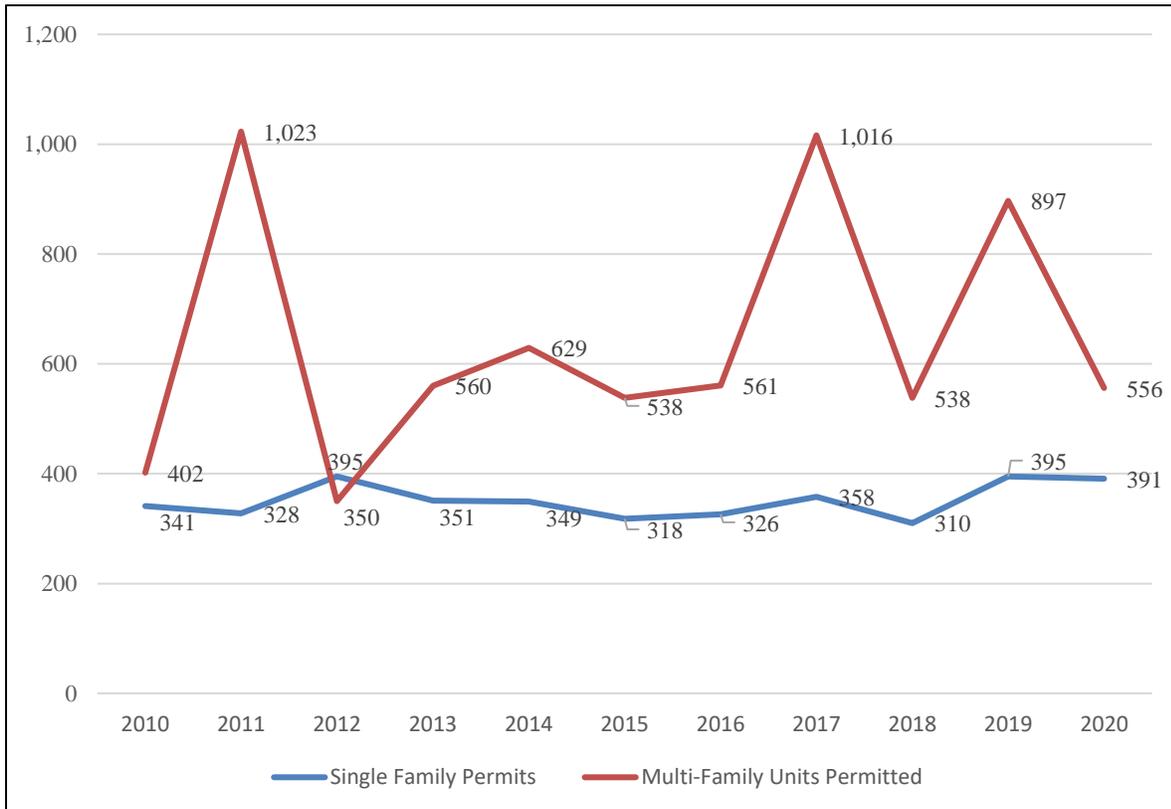
Single Family				Multi-family			
Year	Permit	Cost	Avg. Cost	Year	Permit	Units	Cost
2010	341	\$65,974,182	\$193,473	2010	23	402	\$18,080,016
2011	328	\$65,271,132	\$198,997	2011	111	1023	\$69,202,958
2012	395	\$83,343,472	\$210,996	2012	12	350	\$25,748,000
2013	351	\$94,563,674	\$269,412	2013	15	560	\$38,459,112
2014	349	\$93,034,772	\$266,575	2014	22	629	\$49,900,412
2015	318	\$85,126,545	\$267,694	2015	30	538	\$25,321,486
2016	326	\$95,118,695	\$291,775	2016	15	561	\$35,759,028
2017	358	\$106,513,731	\$297,524	2017	149	1016	\$68,192,942
2018	310	\$101,132,865	\$326,235	2018	37	538	\$52,388,804
2019	395	\$120,955,280	\$309,349	2019	54	897	\$76,105,914
2020	391	\$127,056,471	\$324,953	2020	79	556	\$46,960,115

Of the 79 multi-family projects permitted in 2020, the development that yielded the most units was the age restricted 153-unit The Blake at Chenal Valley, located at 2101 Rahling Road (just north Kirk Road) in the Chenal Planning District. Another of the multi-family projects permitted in 2020 was the 108-unit, Hampton Astoria at 22901 Chenal Valley Drive, also in the Chenal Planning District. The 84-unit, The Heights at Shackleford was permitted just north of Colonel Glenn Road in the I-430 Planning District. Also in the I-430 Planning District is the 72-unit, The Peaks on Dover Drive, north of 36th Street. A new 24-unit building was added to the exiting Parham Pointe Apartment complex at 1400 Leander Road in the Boyle Park Planning District. Also in the Boyle Park Planning District, 20 units in ten duplexes were permitted as The Cottages at Little Rock, on Labelle Drive off of Kanis Road.

Other multi-family units added to the City’s stock include duplexes and triplexes, some in larger residential developments, such as Chenal Village (an age restricted community) and The Village at the Gateway. One duplex (2 units) were added to the Chenal Village development. In the Boyle

Park Planning District, two duplexes were added in the John Barrow neighborhood between John Barrow Road and Boyle Park. In the Otter Creek Planning District, Village at the Gateway (on Vimy Ridge Road, south of Alexander Road) added 26 triplexes, a total of 78 units.

Figure 3. Single-Family and Multi-Family Units Permitted (2010-2020)



IV. Construction Activity by Sub-area

The primary residential new growth area is the west sub-area. The west sub-area continued to dominate the market with 60.9 percent of the new units (238). The Chenal Valley Planning District leads the way with 108 units or 27.6 percent of all new homes in the City. The Burlingame Planning District (west sub-area) had the second largest increase in houses 59 units or 15.1 percent of the market. These houses were built south of Denny Road along the southern edge of the Chenal Development. In 2020 only the west sub-area experienced a slight decline in permit activity (6 units or -2.5%). Both the east and southwest sub-areas had an increase of one unit over that in 2019 or 3.5% and 1.4 % increases respectively. The central sub-area had a four unit increase in activity or 8% increase in 2020.

For 2020, 391 single-family units were added, the third highest one-year total of new houses since the housing bubble burst in 2008. This is just four units less than that for 2019, the second-best post-bubble year.

Table 4. Single-Family Permits by Sub-Area

	Planning District Sub-Area								Total Permits
	East		Central		Southwest		West		
2020 Permits	29	7.4%	54	13.8%	70	17.9%	238	60.9%	391
2019 Permits	28	7.2%	51	12.8%	70	17.6%	246	62.4%	395
2018 Permits	26	8.4%	39	12.6%	29	9.3%	216	69.7%	358
2017 Permits	26	7.3%	47	13.1%	47	13.1%	238	66.5%	326
2016 Permits	4	1.2%	41	12.6%	48	14.7%	233	71.5%	318
2015 Permits	18	5.7%	28	8.8%	74	23.3%	198	62.3%	349
2014 Permits	20	5.7%	26	7.4%	67	19.2%	236	67.6%	351
2013 Permits	17	4.8%	24	6.8%	49	14.0%	261	74.4%	395
2012 Permits	26	6.6%	15	3.8%	86	21.8%	268	67.8%	328
2011 Permits	43	13.1%	21	6.4%	84	25.6%	180	54.9%	341
2010 Permits	29	8.5%	31	9.1%	84	24.6%	197	57.8%	391

V. Construction Cost

The average construction cost of a new single-family home increased 5% or \$15,604 from that in 2019. The average unit value in 2019 was \$309,349 compared with \$324,953 in 2020. Housing values are represented below in five distribution categories: less than \$100,000, with 5 units; \$100,000 to \$199,999, with 123 units; \$200,000 to \$399,999, with 171 units; \$400,000 to \$599,999, 60 units, and above \$600,000, with 32 units.

Figure 4. Construction Cost Cohorts of Single-Family Home Permits

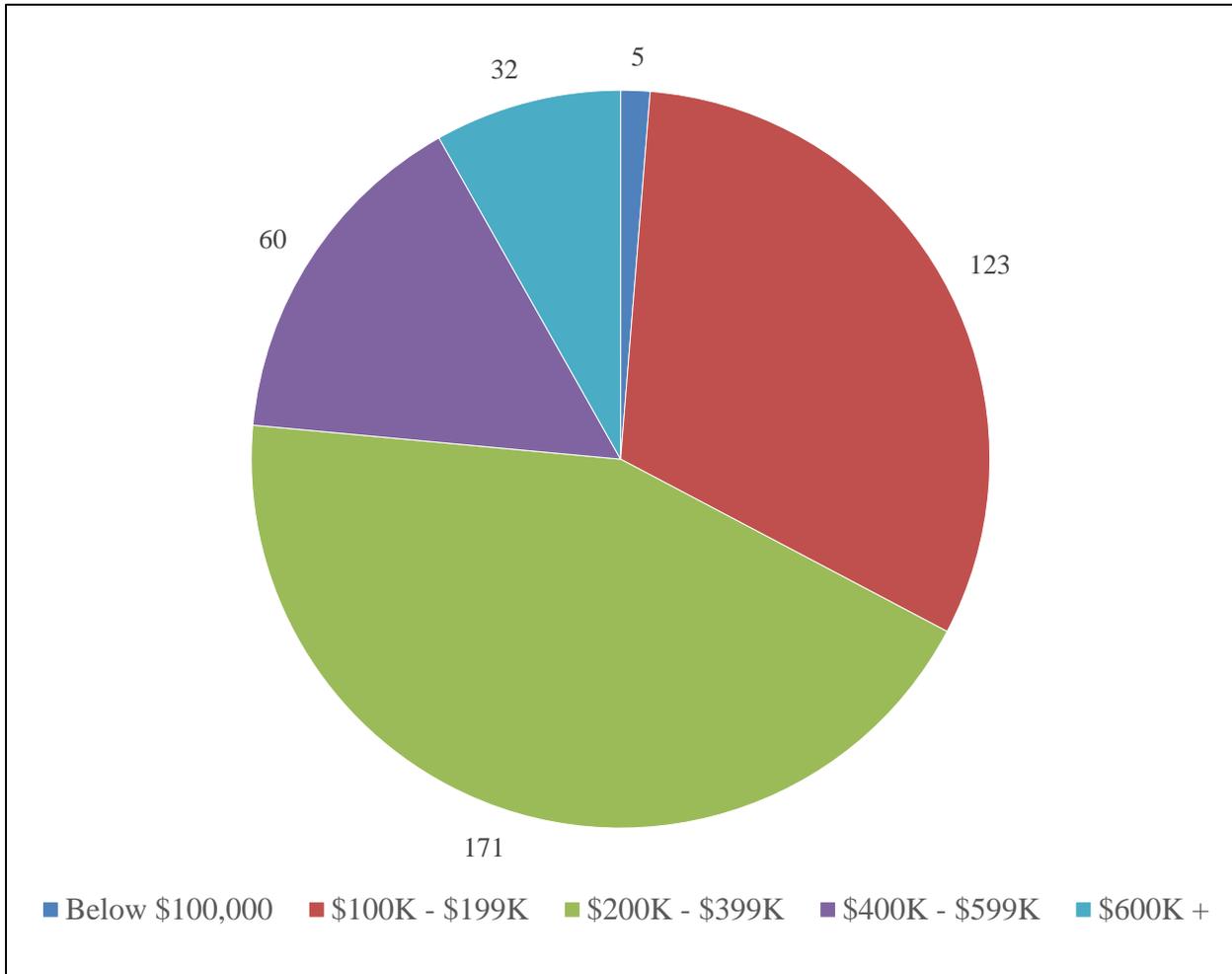


Table 5. Construction Cost Cohorts of Single-Family Home Permits

	Planning District	\$600,000 & Greater	\$400,000 - \$599,999	\$200,000 - \$399,999	\$100,000- \$199,999	Below \$100,000	Total
1	River Mountain	2	1	9	-	-	12
3	West Little Rock	5	3	6	1	-	15
4	Heights/Hillcrest	8	8	5	-	-	21
6	East Little Rock	-	1	-	1	-	2
7	I-30	-	-	-	2	-	2
8	Central City	-	2	12	10	1	25
9	I-630	-	-	2	2	3	7
10	Boyle Park	-	-	1	10	-	11
11	I-430	-	-	-	4	-	4
12	65th Street West	-	1	3	31	-	35
14	Geyer Springs East	-	-	-	2	1	3
15	Geyer Springs West	-	-	1	21	-	22
17	Crystal Valley	-	-	10	-	-	10
18	Ellis Mountain	2	1	24	19	-	46
19	Chenal	14	39	51	4	-	108
20	Pinnacle	1	1	3	1	-	6
21	Burlingame Valley	-	2	1	-	-	3
22	West Fourche	-	1	43	15	-	59
	Total	32	60	171	123	5	391

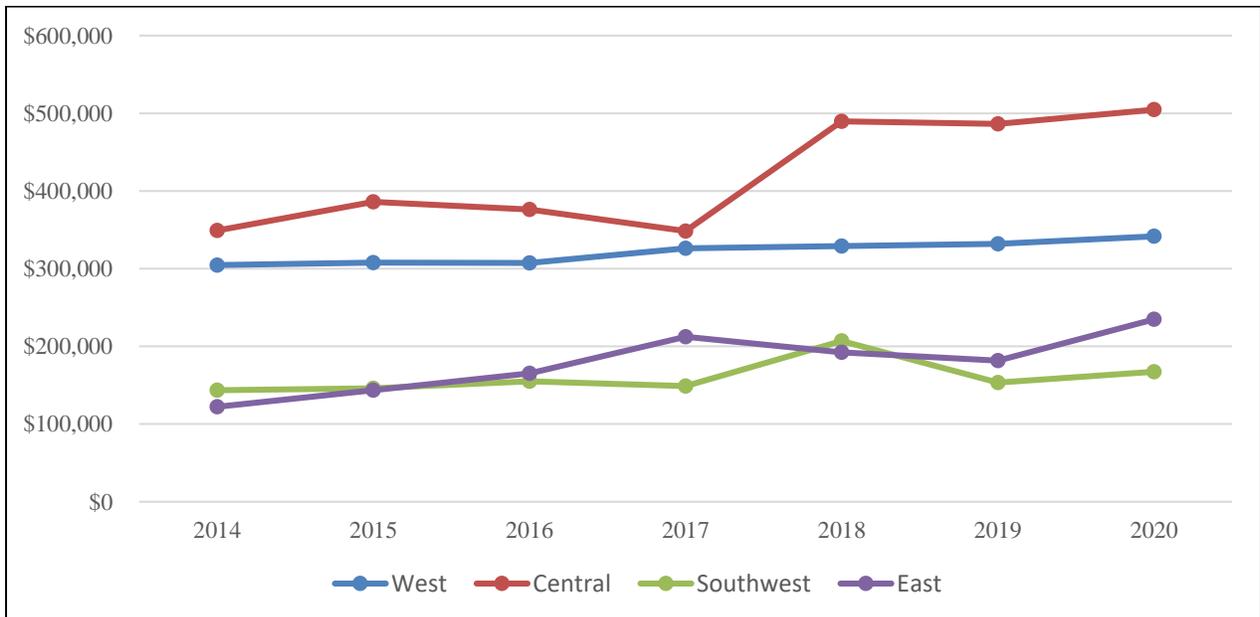
Just under half of the new homes (43.7%) had a construction value between two and four hundred thousand dollars, for the last eight (8) years this price range has had the most new homes permitted. The under \$100,000 range had the fewest homes permitted in 2020 with five (5) units, a 54.5% decrease from the 11 homes in the price range permitted in 2019. In 2020 more houses were permitted in the price ranges over \$200,000 and less in the ranges below \$200,000, than that in 2019. The \$100K to \$200K range also experienced a decrease by 25 permits (13.5%) in 2020. The two range cohorts over \$400K ranges had a total of 92 units in 2020, only 80 were permitted in 2019. Over sixty-eight percent of the over \$600,000 new housing market was split between the Chenal Valley (14) 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.

Table 6. Average Construction Value by Sub-area

Sub-area	2014	2015	2016	2017	2018	2019	2020
West	\$304,628	\$307,776	\$307,305	\$326,152	\$328,870	\$331,893	\$341,581
Central	\$349,269	\$386,179	\$376,122	\$348,431	\$489,651	\$486,259	\$504,630
Southwest	\$143,535	\$145,858	\$154,904	\$148,671	\$206,914	\$153,206	\$167,199
East	\$122,225	\$143,353	\$165,050	\$212,150	\$192,308	\$181,761	\$234,697

All sub-areas had an increase in construction value for 2020; the average construction value increased 5% within the City of Little Rock. The west and central sub-areas continued to add higher value units. The central sub-area continues to have the highest average value at \$504,630, an increase of 3.8% from 2019. The west sub-area increased in value 2.9% from \$331,893 (a \$9,688 increase). The west and central sub-areas sustained an average greater than the overall median construction value (\$324,953). The southwest sub-area experienced an increase of \$13,993 or 9.1% to \$167,199. The east sub-area had an increase in average value of 29.1% or \$52,936 from that is 2019. The southwest sub-area had the lowest average construction value for new housing in 2020. The southwest sub-area average new housing value is just over half that of the City of Little Rock average, with the east sub-area average new housing value at 72.2% of the citywide average new unit value in 2020.

Figure 5. Average Construction Value by Sub-area



VI. Non-Residential Construction Activity by Sub-area

Permits for non-residential projects decreased 11.4% to 39 permits, five (5) less than in 2019. The number of commercial permits decreased by 12 permits (41.4%), but the area added to the City’s inventory increased 10.1% from 249,679 square feet. Office permits increased 57.1 percent to eleven projects, with a total area of 45,657 square feet or a decrease of 6.4% from 2019. For Industrial, there was one permit, down one from 2019, with a 60 percent decrease in area added. There was a 66.6 percent increase in the number of Public/Quasi-public projects permitted in 2020 (from 6 projects).

Table 7. Non-Residential Construction Activity

Planning		Commercial		Office		Industrial		PQP
District		Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
2	Rodney Parham	-	-	1 ⁽¹⁾	200	-	-	-
3	West Little Rock	1	3,198	-	-	-	-	-
4	Heights/Hillcrest	-	-	2	27,301	-	-	1
5	Downtown	-	-	-	-	-	-	2
7	I-30	-	-	-	-	-	-	1
9	I-630	1	860	-	-	-	-	1
10	Boyle Park	-	-	-	-	-	-	1
11	I-430	-	-	4 ⁽¹⁾	12,416	-	-	1
12	65th Street West	2	14,629	-	-	-	-	-
14	Geyer Springs East	-	-	-	-	-	-	1
16	Otter Creek	6	59,709	-	-	-	-	-
17	Crystal Valley	-	-	-	-	-	-	-
18	Ellis Mountain	3	170,769	1	1,500	-	-	-
19	Chenal	-	-	2 ⁽¹⁾	3,400	-	-	2
20	Pinnacle	2	15,812	-	-	-	-	-
21	Burlingame Valley	2	10,000	-	-	-	-	-
26	Port South	-	-	1	840	1	30,000	-
		17	274,977	11	45,657	1	30,000	10

⁽¹⁾ Temporary building included

Figure 6. Non-Residential Construction Permit Activity

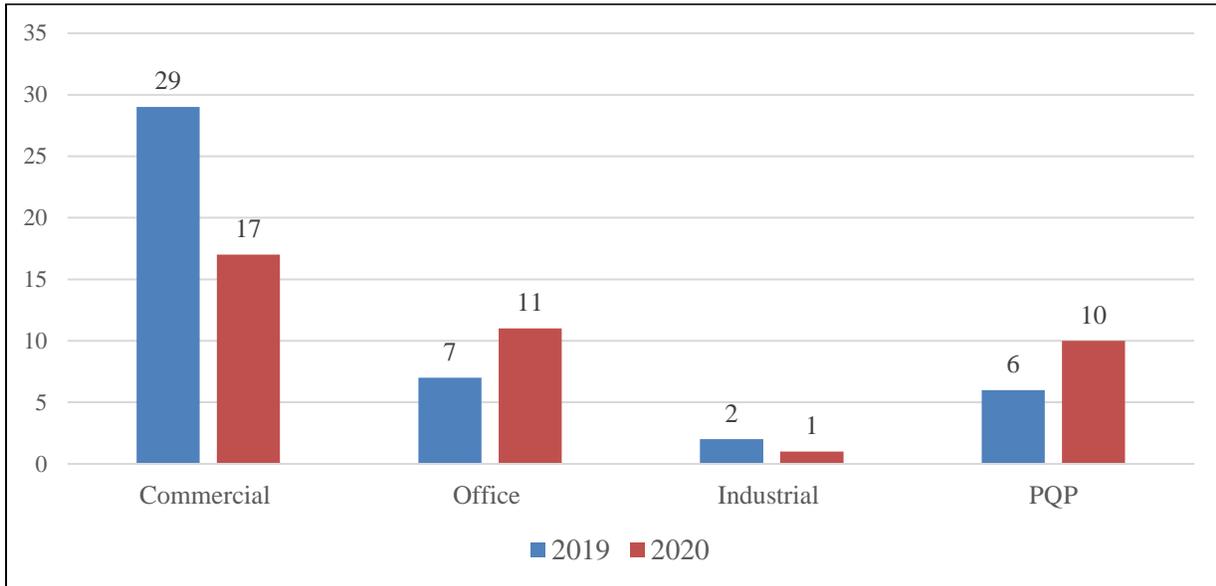
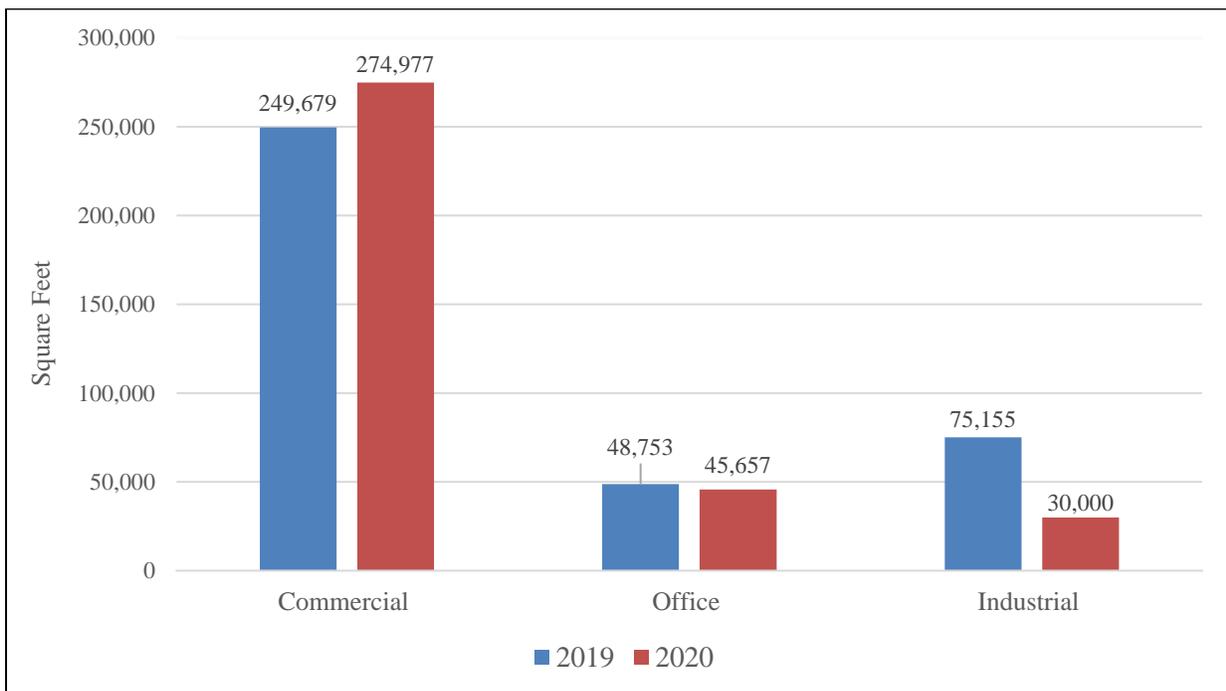


Figure 7. Non-Residential Construction Square Feet Added



VII. Renovation and Additions

Reinvestment in Little Rock neighborhoods is documented by the amount of renovation and addition activity within neighborhoods. During 2020, single-family reinvestment totaled over \$37.1 million dollars. The Central City Planning District had the greatest number of single-family renovation and additions permits issued in 2020 with 119 (14.1% of all renovation/addition projects for 2020). The Heights/Hillcrest, I-630 and West Little Rock Planning Districts followed with 116, 115, and 84 permits respectively. These four districts combined accounted for 51.5% of the permits for renovations and additions as well as 55.4% of the added value for this activity.

The east sub-area accounts for 35.1% of the permits for renovations and 25.9% 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 next highest level of permits was in the central sub-area with 30.1%, and the highest number of dollars spent (33.1% or \$7.23 million). The west sub-area had the next highest amount of valuation added \$6.4 million or 29.3% of all the added value and 19.7% of the permits (111) added in 2020. The southwest sub-area had the least dollars \$2.57 million (11.7%) and the fewest permits with 85 (15.1%).

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 2020, there were about fifteen of these. Fifty-eight of the permits issued for renovations were to ‘bring to code’ the structure.

Multi-Family Renovations

The west sub-area accounted for the most multifamily renovation permits with 67 (37.2%) with a value of \$1.5 million in 2020. The east sub-area had the second highest value of those permits - \$12.3 million (36%) and with 50 permits, the second most issued. The central sub-area represented 27.5% of the added value (\$5,981,233) with 27.2% of the activity – 44 permits. The southwest sub-area had the least amount spent (\$804,000) and the least activity, 14 permits (7.8%) for 2020.

Single-Family Additions

Single-family additions were concentrated in the west and central sub-areas (113 and 108 respectively). Citywide 279 permits were issued for a total of \$15,133,702. The central sub-area accounted for 56.1% (\$8,487,398) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (56 permits and almost \$6.1 million). The second highest number of permits was in the West Little Rock Planning District with 33 and just over \$2 million worth of value added. In the west sub-area 113 permits

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were issued for \$4,942,852. The River Mountain District accounted for 30 permits. The Chenal Valley District with 21 permits and the Chenal Ridge District accounted for 20 permits. Overall, the average value of permits issued for additions decreased by 26.2 percent or \$19,235.

Table 8. Renovations & Additions

Planning District & Sub-area			Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
			Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	River Mountain	W	30	\$44,125	29	\$61,100	2	\$16,443
2	Rodney Parham	W	17	\$32,722	24	\$50,751	15	\$81,487
3	West Little Rock	C	33	\$61,706	51	\$41,531	3	\$59,208
4	Heights/Hillcrest	C	56	\$108,550	60	\$59,230	38	\$135,016
5	Downtown	E	-	-	1	\$60,000	15	\$506,835
6	East Little Rock	E	-	-	-	-	-	-
7	I-30	E	1	\$62,777	4	\$12,792	1	\$31,800
8	Central City	E	16	\$26,489	103	\$31,194	24	\$136,600
9	I-630	E/C	18	\$23,767	97	\$28,136	14	\$120,029
10	Boyle Park	C	7	\$21,028	44	\$23,623	4	\$27,000
11	I-430	W	8	\$9,569	24	\$29,929	41	\$335,641
12	65th Street West	SW	6	\$21,074	8	\$26,444	-	-
13	65th Street East	SW	4	\$15,176	15	\$26,827	5	\$15,000
14	Geyer Springs East	SW	3	\$27,009	19	\$27,128	3	\$31,667
15	Geyer Springs West	SW	14	\$35,727	38	\$29,096	5	\$118,800
16	Otter Creek	SW	7	\$32,397	2	\$41,915	-	-
17	Crystal Valley	SW	0	\$0	1	\$250,000	1	\$40,000
18	Ellis Mountain	W	13	\$39,326	3	\$24,027	-	-
19	Chenal	W	21	\$70,923	19	\$108,722	-	-
20	Pinnacle	W	20	\$46,172	10	\$41,250	9	\$12,820
21	Burlingame Valley	W	3	\$16,167	2	\$94,500	-	-
22	West Fourche	W	1	\$13,703	-	-	-	-
23	Arch Street Pike	E	-	-	-	-	-	-
24	College Station	E	-	-	-	-	-	-
25	Port	E	1	\$19,000	5	\$22,280	-	-
26	Port South	E	-	-	5	\$16,800	-	-
27	Fish Creek	E	-	-	-	-	-	-
28	Arch Street South	E	-	-	-	-	-	-
29	Barrett	W	-	-	-	-	-	-
30	Buzzard Mountain	W	-	-	-	-	-	-
			279	\$54,243	564	\$39,011	180	\$190,175

Table 9. Unites Added v. Units Demolished

Planning District		Units Added	Units Demo	Net
1	River Mountain	12	6	6
2	Rodney Parham	-	1	- 1
3	West Little Rock	15	9	6
4	Heights/Hillcrest	21	21	-
5	Downtown	-	-	-
6	East Little Rock	2	2	-
7	I-30	2	12	- 10
8	Central City	27	25	2
9	I-630	9	8	1
10	Boyle Park	63	7	56
11	I-430	160	-	160
12	65th Street West	35	2	33
13	65th Street East	-	2	- 2
14	Geyer Springs East	3	4	- 1
15	Geyer Springs West	22	10	12
16	Otter Creek	78	1	77
17	Crystal Valley	10	1	9
18	Ellis Mountain	46	0	46
19	Chenal	221	3	218
20	Pinnacle	159	0	159
21	Burlingame Valley	3	0	3
22	West Fourche	59	0	59
23	Arch Street Pike	-	-	-
24	College Station	-	-	-
25	Port	-	3	- 3
26	Port South	-	-	-
27	Fish Creek	-	-	-
28	Arch Street South	-	-	-
29	Barrett	-	-	-
30	Buzzard Mountain	-	-	-
Total		947	117	830

The net change in residential units for 2020 was an increase of 830 units. The east sub-area again had a net loss of single-family units – this year 13. The central sub-area had a net gain of 15 single-family units. The west sub-area had the largest net increase of 228 residences. The southwest sub-area added a net 56 single-family homes. The Heights/Hillcrest, Downtown and Port Districts went from negative net values to net to neutral net in 2020. Five of the City’s thirty planning districts experienced net losses of residential units during 2020. The Rodney Parham District went from units added in 2019 to net negative in 2020. The I-30, 65th Street East, Geyer Springs East and College Station Districts were net negative in both 2019 and 2020.

The I-30 District experienced the largest net loss in housing units. Four Districts account for 58.1% of the units removed— Central City, Heights/Hillcrest, I-30 and Geyer Springs West Districts. The Central City District had the most units lost (25 units) or 21.4% of all the units removed in 2020. Twenty-one units (17.9% of all units lost) were lost in the Heights/Hillcrest District. Both Districts also had double-digit net losses of single-family units (23 and 21 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 60.7 percent of all units lost (71 of 117 units) in 2020.

Table 10. Single-Family Unit Change by Sub-Area

Sub-Area	SF Units Added	SF Units Demo	Net
West	238	10	228
Central	54	39	15
Southwest	70	14	56
East	29	42	- 13

Figure 8. Single-Family Unit Change by Sub-Area

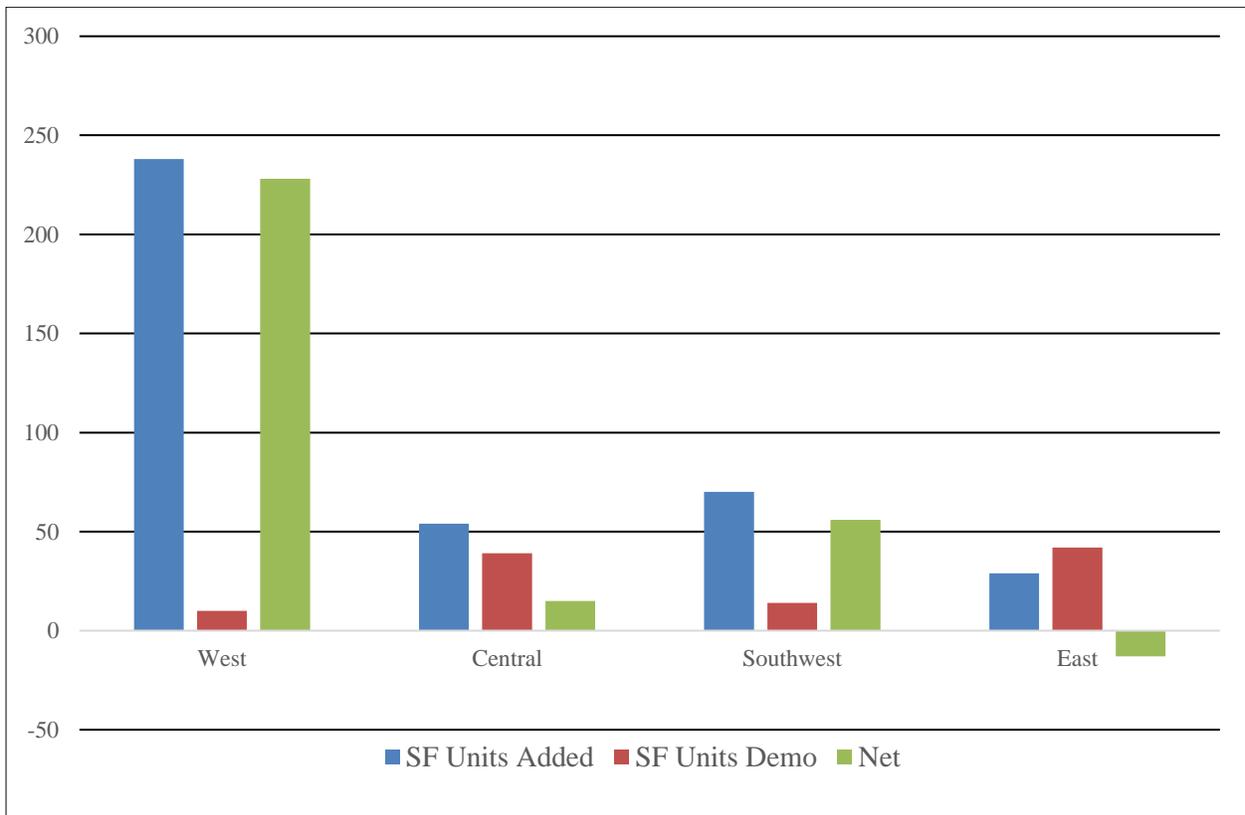


Table 11. A Decade of Single-Family Units Demolished/Removed

Planning District		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
1	River Mountain	4	2	-	-	1	3	1	2	1	1	6	21
2	Rodney Parham	-	-	2	-	-	1	-	-	-	1	1	5
3	West Little Rock	3	1	-	5	1	4	5	5	25	5	9	61
4	Heights/Hillcrest	16	10	6	7	14	17	23	27	25	28	21	194
5	Downtown	1	-	1	-	1	1	-	-	-	1	-	5
6	East Little Rock	26	8	6	2	-	3	2	5	2	9	2	65
7	I-30	7	3	4	1	5	4	3	5	4	5	8	49
8	Central City	32	43	48	42	48	31	34	30	21	17	23	369
9	I-630	46	79	65	32	57	46	25	26	43	16	8	443
10	Boyle Park	6	6	6	5	5	11	3	6	4	4	7	63
11	I-430	3	4	3	-	2	5	-	6	4	-	-	27
12	65th Street West	-	1	3	2	2	1	2	5	5	2	2	25
13	65th Street East	2	2	1	4	3	2	8	1	3	3	2	31
14	Geyer Springs East	6	7	2	9	2	5	11	6	2	2	4	56
15	Geyer Springs West	-	14	10	8	8	8	-	7	3	2	4	64
16	Otter Creek	-	1	1	2	-	1	1	4	-	1	1	12
17	Crystal Valley	-	1	-	-	3	-	5	1	2	-	1	13
18	Ellis Mountain	-	-	-	2	1	2	3	1	3	1	-	13
19	Chenal	5	1	1	1	2	1	1	4	1	2	3	22
20	Pinnacle	-	-	-	-	3	-	-	1	-	-	-	4
24	West Fourche	-	2	-	2	1	-	-	-	1	3	3	12
25	Arch Street Pike	-	-	1	1	-	1	-	2	2	6	-	13
Total		157	185	160	125	159	147	127	144	151	109	105	1,569

VIII. Office Space Development

While the number of permits issued for office space increased by 57.1% (eleven permits in 2020 vs. seven permits in 2019), the square footage of new office space added to the City’s inventory decreased by 6.4% from 2019. In 2020 there was 45,657 square feet of office spaced permitted. In 2020, the total construction cost was \$22,678,550 an increase of 144 percent. The west sub-area captured most of the office growth with 8 of the 11 total permits being issued in this sub-area, with a construction value of \$15,042,359. The east sub-area had one office project, with 7,500 square feet. The central sub-area had two projects with 27,300 square feet. No office activity occurred in the southwest sub-area. In 2020, the City of Little Rock had one office project permitted in excess of 25,000 square feet, the Centennial Bank development in the Heights Hillcrest Planning District (Central sub-area), there were no projects permitted in 2019 over 25,000 square feet.

Table 12. Office Development Permits

Year	Permits	Sq. Ft.	Cost
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454
2002	11	99,759	\$9,229,585
2003	22	384,965	\$35,711,284
2004	29	271,496	\$45,341,699
2005	22	281,541	\$27,203,217
2006	17	159,135	\$23,716,810
2007	23	266,666	\$39,685,437
2008	14	152,822	\$18,191,428
2009	8	60,692	\$7,752,100
2010	6	66,224	\$20,572,684
2011	15	166,787	\$18,512,815
2012	9	82,482	\$13,285,244
2013	5	106,604	\$14,865,252
2014	8	389,247	\$86,867,499
2015	14	225,978	\$42,447,278
2016	6	105,418	\$20,258,800
2017	15	343,983	\$60,762,974
2018	11	329,053	\$113,188,049
2019	7	48,753	\$9,292,388
2020	11	45,657	\$22,678,550

IX. Commercial Space Development

The total of new commercial construction added to the City’s inventory in 2020 amounted to 274,977 square feet, an increase of 10.1% from what was added to the City’s inventory in 2019. The total construction value of new commercial increased by 30.7% from what was reported in 2019. In 2020, \$34,597,521 construction cost was permitted compared to \$26,480,542 in 2019. The number of structures permitted decreased 41.4% to 17 projects in 2020.

In 2020 the west sub-area had the second greatest number of projects (7), the most area added (196,581 square-feet) and highest construction value (\$28,099,851). The east sub-area had no projects. The southwest sub-area had the most projects (8). The second most area added (7,438 square-feet) and second highest construction value of projects permitted (\$4,047,670) is in this sub-area. The central sub-area had two projects with less than two percent of the area added in 2020. In 2020 only one project was over 20,000 square feet, Costco at 16901 Chenal Parkway, in Ellis Mountain Planning District (West) at the southwest corner of Chenal Parkway and Kirk Road.

Table 13. Commercial Development Permits

Year	Permits	Sq. Ft.	Cost
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587
2014	35	804,659	\$77,414,979
2015	26	434,733	\$51,158,067
2016	35	696,341	\$57,249,318
2017	33	320,389	\$33,311,051
2018	27	421,181	\$49,112,052
2019	29	249,679	\$26,480,542
2020	17	274,977	\$34,597,521

X. Industrial Space Development

The single industrial project permitted in 2020 added a total of 30,000 square feet of industrial space to the City. The City permitted one project in 2020, compared with two industrial projects in 2019. The 2020 industrial project was for a warehouse in the Port Planning District. The location is 10415 Industrial Harbor Drive.

Table 14. Industrial Development Permits

Year	Permits	Sq. Ft.	Cost
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000
2002	9	150,235	\$6,353,680
2003	6	138,255	\$10,650,090
2004	8	113,142	\$2,642,000
2005	6	128,585	\$12,591,006
2006	7	115,919	\$7,591,799
2007	6	211,184	\$21,380,347
2008	8	940,598	\$60,727,710
2009	2	52,147	\$1,925,000
2010	4	142,781	\$11,728,357
2011	2	27,549	\$2,559,707
2012	0	0	\$0
2013	1	5880	\$275,000
2014	1	9220	\$881,250
2015	2	336,619	\$17,340,941
2016	2	44,000	\$5,119,310
2017	4	84,664	\$9,263,630
2018	2	26,693	\$4,056,570
2019	2	75,155	\$2,775,000
2020	1	30,000	\$1,300,000

XI. Annexations into the City of Little Rock

The current City Limits of Little Rock contains 122.6 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. This past decade the land area within the City increased by less than 1% mass. While in the last two decades of the twentieth century the increases were 27.8% and 9.3% (1980's and 1990's respectively). Approximately 3.2 square miles was added between 2000-2009, with another 1.35 square miles added between 2010-2019. This compares to over 10 square miles added in the last decade of the twentieth century. The City accepted applications for two annexations in 2020 totalling about 81 acres.

Figure 9. Annexations by Decade

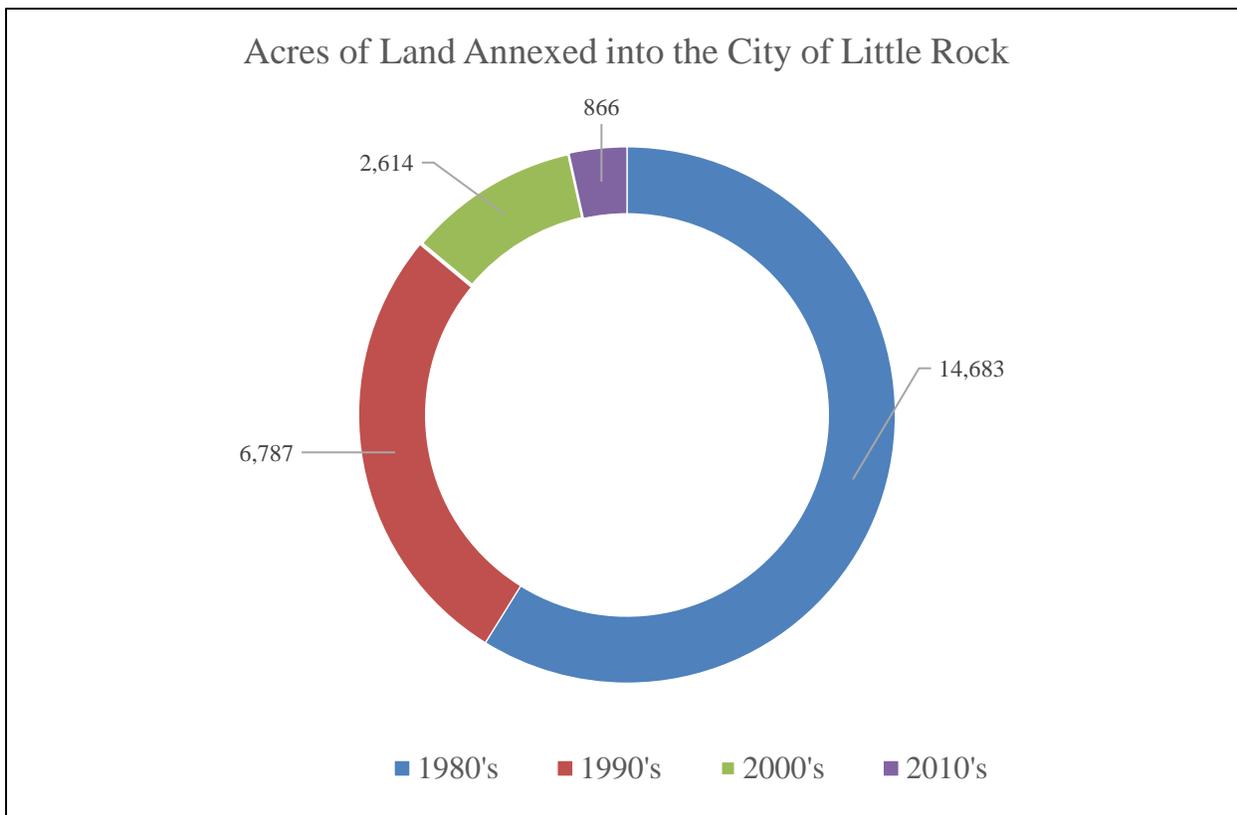


Table 15. Annexations

Year	Cases	Acres Annexed		Year	Cases	Acres Annexed
1980	10	1,951.29		2001	2	566.86
1981	9	608.97		2002	1	5.34
1982	7	367.95		2003	1	2.77
1983	-	-		2004	3	377.24
1984	10	364.91		2005	5	47.49
1985	4	8,746.25		2006	1	9.94
1986	1	21.24		2007	1	137.94
1987	5	446.16		2008	6	1,109.16
1989	1	2,176.69		2009	2	29.63
1990	2	2,781.28		2010	1	80.24
1991	1	686.13		2011	1	1.46
1992	-	-		2012	1	212.54
1993	5	1,093.29		2013	-	-
1994	3	1,942.77		2014	1	11.4
1995	1	72.48		2015	1	27.00
1996	8	695.02		2016	3	100.20
1997	2	820.15		2017	2	123.90
1998	3	247.64		2018	2	284.00
1999	1	1,229.62		2019	3	25.20
2000	2	328.06		2020	2	80.70

Historical records of Little Rock growth show large expansions occurring in the mid-1950s and again in the late 1970s. It is a third surge of annexations in the early to mid-1980s that gave the City a noticeable change in form. 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.

XII. Preliminary Plat Subdivision Activity

Subdivision plat activity is a good measure of likely development to occur over the next year. The 2020 Preliminary Plat Approval provides details of Planning Commission approved preliminary plats. Preliminary plat activity remained light in 2020 with seventeen approved plats – up six from 2019. The total acreage platted increased 148% from 183.88 acres platted in 2019 to 455.80 acres platted in 2020

Table 16. 2020 Preliminary Plat Approval

Plan Dist.		Commercial		Office		Industrial		Multi-Family		Single Family		Residential Lots
		cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1	River Mountain	-	-	-	-	-	-	-	-	1	3.46	14
2	Rodney Parham	1	17.6	-	-	-	-	-	-	-	-	-
11	I-430	-	-	1	9.02	-	-	-	-	-	-	-
16	Otter Creek	1	16.1	-	-	-	-	-	-	-	-	-
17	Crystal Valley	-	-	-	-	-	-	-	-	2	8.09	4
18	Ellis Mountain	4	47.09	-	-	-	-	-	-	3 ¹	123.3 ¹	228 ¹
19	Chenal	1	13.4	-	-	-	-	-	-	3	217.7	353
Total		7	94.19	1	9.02	-	-	-	-	9¹	352.55¹	599¹

(1) Includes a time extension for single-family subdivision with 90 acres and 118 lots

Non-residential activity as measured by cases increased fourfold to eight cases, up from two in 2019. The total non single-family acreage platted increased 452 percent from 18.68 acres to 103.21 acres. Residential platting activity remained the same with 8 plats, plus one time extension plat. Single-family acreage increased 58.9 percent to 262.55 acres from 165.2 acres. The number of residential lots increased 58.2 percent to 481 residential lots in 2020 from 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.

XIII. Final Plat Subdivision Activity

During 2020, there were 42 final plats, a 68% increase in those process in 2019; however, the acreage platted in 2020 came to about 148.5 acres. This is a decrease of 31.3% from the total acreage platted in 2019.

Table 17. Final Plats Processed 2020

Planning District		Final Plat		
	District	Cases	Acres	Lots
1	River Mountain	3	4.8	4
2	Rodney Parham	2	11.56	3
4	Heights/Hillcrest	9	3.5	17
5	Downtown	1	0.51	1
7	I-30	2	0.7	2
8	Central City	2	0.5	4
9	I-630	1	0.3	2
10	Boyle Park	4	0.55	9
12	65th Street West	2	31.03	121
15	Geyer Springs West	2	13.51	39
17	Crystal Valley	1	4.97	2
18	Ellis Mountain	2	10.49	36
19	Chenal	7	21.14	30
21	Burlingame Valley	3	37.04	26
23	Arch Street Pike	1	7.88	2
Total		42	148.48	298

There were only eight signed final plats composed of more than three (3) lots, meaning 81% of the final plats signed in 2020 were for 1, 2 or 3 parcel plats, not larger subdivisions.

The largest plat based on the number of lots created had 76 lots and is the Wisteria Subdivision, between David O’Dodd Road and Interstate-430, north of Woodridge Drive in the 65th Street West Planning District.

The second largest subdivision by number of lots (45) was the Stagecoach Meadows Subdivision, north of Lanehart Road, west of McPherson Road, also in the 65th Street West Planning District. The final plat with the third most lots of 2020 was Phase 2 of Copper Run Subdivision, this 35-lot project was south of Pride Valley Road just west of Layman Lane. Fletcher Valley Subdivision (Phase 1), on the north side of Kanis Road at Chenal Downs was the next largest subdivision with 22 lots, located in the Burlingame Valley Planning District. The first phase of ‘The Parks’ Subdivision included 18 lots, southeast of Mann Road, west of Wilderness Road in Geyer Springs

West. LaMarche Village at Taylor Loop Road and La Marche has 15 new residential lots in the Chenal Planning District. Also in the Chenal Planning District, 13 lots were permitted with the expansion of the Hallen Courts Addition in the Chenal Valley Development. All the aforementioned subdivisions are final plats for single-family projects.

While the number of final plats process in 2020 increased by 68%, the number of lots decreased 17.2% (62 less lots yielded from final plats processed in 2019).

XIV. Zoning Cases

In 2020, there were thirteen cases approved for reclassification, the same number of cases as processed in 2019. The amount of land re-classified in 2020 decreased by 27.29 acres (98.1%) from 2019. There were three reclassification cases in 2020 that were over five acres in area.

The largest re-classification was of 11.7 acres of partially wooded lands at the north terminus of Brookside Drive, from Planned Residential Development (PRD) to Urban Residential District (R-5); this application was to secure entitlements for the development of a multifamily project.

A second wooded tract of 10.2 acres on both sides of Woodlands Trail and south of Kanis Road was reclassified from Single Family District (R-2) and Planned Commercial Development (PCD) to both Neighborhood Commercial District (C-1) on 2.64 acres and General Commercial District (C-3) on 7.64 Acres, creating the opportunity for future commercial development.

The third site, at 10217 Chicot Road, north of Mabelvale Cut-off Road, was an undeveloped 5.2 acre area reclassified was from Single Family District (R-2) to Neighborhood Commercial District (C-1) with an OS (Open Space) strip along the northern boundary of the site. This action also allows for future commercial development of the site.

Table 18. 2020 Approved Zoning Cases

Planning District		Commercial		Office		Multi-Family ¹		Single-Family		Industrial	
		cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
6	East Little Rock	-	-	-	-	1	0.22	-	-	-	-
7	I-30	-	-	-	-	-	-	1	0.15	-	-
8	Central City	-	-	-	-	-	-	1	0.12	-	-
9	I-630	-	-	1	2.1	1	0.64	-	-	-	-
11	I-430	1	2.6	-	-	2	0.61	-	-	-	-
15	Geyer Springs West	2	6.0 ²	-	-	-	-	-	-	-	-
18	Ellis Mountain	1	10.3	1	3.1	-	-	-	-	-	-
24	College Station	-	-	-	-	1	0.31	-	-	-	-
Total		4	18.9	2	5.2	5	1.78	2	0.27	-	-

(1) All approved reclassifications to Multi-Family all to R4 (Two-Family District)

(2) Includes reclassification to OS (Open Space District) of north 20 feet (0.312 A) of a C-1 reclassification

XV. Planned Zoning District Developments

The Planned Zoning District (PZD) entitlement process allows owners/developer to utilize an alternative to ‘straight’ zoning when it is desirable to present a unified site plan and plat for City review. Planned Zoning District activity remained more active than ‘straight’ reclassifications, representing 76.4% of all re-classification cases and 88.1% of the land area re-classified in 2020. During 2020, the City approved 42 PZD cases, with a total of 193.07 acres. Both the number of cases and area reclassified using the Planned Zoning District process was less in 2020.

As with ‘straight’ zoning, most of the cases were for small land areas, 34 of the 42 cases were for sites of 5 acres or less. There were five (5) cases with more than ten (10) acres. Of these, two (2) cases involved more than 20 acres. The largest PZD project of 2020 was the 31.8 acre site of the proposed Costco, southwest corner of Kirk Road and Chenal Parkway. The second largest was a 23.3 acre site west of Vimy Ridge Road and north of Pleasant Hill Road, where a new entrance to the ‘Villages at the Gateways Development project is proposed, including commercial development, a solar farm and addition triplex residential development.

To get a complete view of the zoning activity, one needs to look at both PZD and straight zoning reclassifications. For 2020, the combined number of cases decreased by 13 cases or 19.1% from 2019 levels. The total land area involved in reclassifications fell by 22.6% to 219.14 acres from 283.02 acres in 2020. The tables of Rezoning and PZD approved cases show the areas that should be watched most closely for development in 2021 or soon thereafter. Because of the nature of PZD developments, these are projects likely to be developed in the near future.

Table 19. Approved Planned Zone Developments 2020

Planning District		Commercial		Office		Industrial		Residential	
		cases	acres	cases	acres	cases	acres	cases	acres
1	River Mountain	1	3.10					1 ¹	6.73
2	Rodney Parham							1	2.42
3	West Little Rock	1	1.15	1	0.29			2 ¹	11.82
5	Downtown	1	1.03						
6	East Little Rock							1 ¹	0.06
7	I-30					1	0.23		
8	Central City	2 ¹	0.75	4	10.38			1	0.11
9	I-630							3	0.62
10	Boyle Park	3 ¹	9.13					2	4.35
14	Geyer Springs E.	1	1.35			1	4.58		
15	Geyer Springs W.	1	3.44			1	0.45	1	0.57
16	Otter Creek	2	28.32						
18	Ellis Mountain	3	37.06					1 ¹	17.35
19	Chenal	1	6.21	4	18.05				
20	Pinnacle	1	4.11	1	1.76				
21	Burlingame Valley			1	1.1			1	16.55
Total		17	95.66	11	31.577	3	5.26	11	60.58

(1) Repeals of Planned Zoning District: PD 1 to R2 – 6.73 A; PD 3 to R2 with 0.16 Ac.; PD 3 to R5 with 11.66 Ac.; PD 6 to R4 with 0.057 Ac.; PD 8 to UU with 0.08 Ac. ; PD 10 to C3 with 1.17 Ac. ; PD 18 to R2 with 17.35 Ac.

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