

# **2014 Urban Development Report**

# Planning and Development Department City of Little Rock

## **Board of Directors - 2014**

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

## **Planning Commission - 2014**

Keith Fountain– Chairperson  
Janet Dillon – Vice Chair  
Jennifer Martinez Belz  
Craig Berry  
Tom Brock  
Alan Bubbus  
Buelah Bynum  
Keith Cox  
Rebecca Finney  
Bill May  
Obra Nunnley, Jr.  
Bill Rector

## **Board of Adjustment – 2014**

Jeff Yates – Chairman  
Brad Wingfield – Vice Chair  
Rajesh Mehta  
Carolyn Lindsey - Polk  
Scott Smith  
Robert Tucker  
Robert Winchester

## **River Market Design**

### **Review Committee - 2014**

Kate East - Chairman  
Terry Burruss  
Michael Hickerson  
Michael McCallum  
Presley Melton  
Jim Rice

## **City Beautiful Commission - 2014**

Edward Peek – Chairperson  
Steve Homeyer – Vice Chair  
Chris Hancock  
Ashley Jones  
Wally Loveless  
Chris Minor  
Chris Morgan  
Chris McCulley  
Cassandra Toro  
Lynn Mittelstaedt Warren  
William Wiedower  
Carrie Young

## **Midtown Advisory Board - 2014**

James Bell – Chairperson  
Glenn Borkowski  
Elizabeth Donovan  
Brock Martin  
Kelly Newberg  
John Spent

## **Construction Board of Adjustment and Appeal -2014**

H. James Engstrom  
Edward Peek  
Ben Stewart

## **Historic District Commission - 2014**

Antoinette Johnson – Chairperson  
Kwadjo Boaitey  
B. J. Bowen  
Mark Brown  
Jennifer Carmen  
Jeremiah Russell  
Randy Ripley  
Rachelle Walsh



## City of Little Rock

### Department of Planning and Development

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

### Planning Zoning and Subdivision

February 13, 2015

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.

The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$3,151,880 in fees, including permit fees, licenses and other miscellaneous charges.

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

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

In 2014, the 2012 Arkansas Fire Prevention Code, Volumes I, II building and III Residential went into effect. Also, the 2014 Arkansas Energy Code and 2014 National Electrical Code were adopted. A number of large projects were permitted in 2014, including the Outlets at Little Rock, CARTI, MISO, several multi-family projects and two hotels. A design overlay district was approved for John Barrow Road and staff continued to be involved with various planning efforts. Amendments were made to the Zoning Ordinance that addressed mobile canteen units (food trucks).

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

Sincerely,

Tony Bozynski, Director  
Planning and Development

## Table of Contents

Building Codes Division Summary .....	1
Zoning and Subdivision Summary .....	5
Planning Division Summary .....	8
Urban Development Data	
Development Activity Summary .....	12
Population Estimates .....	13
Construction Activity .....	14
Residential Housing Construction Values .....	16
Residential Additions and Renovation Activity .....	20
Demolition Activity .....	22
Office Activity .....	24
Commercial Activity .....	25
Industrial Activity .....	26
Annexation Activity .....	27
Subdivision Activity .....	28
Zoning Activity .....	30

## Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections: Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

### Code Compliance

<b>Building</b>				
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Permits Issued</b>	12,016	1,998	2,011	3,859
<b>Inspections</b>	3,505	3,249	1,639	2,693
<b>Violations</b>	477	421	489	551
<b>Fees</b>	\$1, 510,877	\$1, 137,864	\$1, 158,976	\$887,608
<b>Plumbing</b>				
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Permits Issued</b>	2,221	2,063	2,149	1,990
<b>Inspections</b>	3,902	3,943	2,271	3,839
<b>Violations</b>	580	572	525	497
<b>Fees</b>	\$299,601	\$272,278	\$311,193	\$270,351
<b>Electrical</b>				
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Permits Issued</b>	1,873	1,851	2,059	1,991
<b>Inspections</b>	4,039	4,066	2,034	4,537
<b>Violations</b>	346	410	478	796
<b>Fees</b>	\$351,278	\$302,229	\$362,765	\$281,367
<b>Mechanical</b>				
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Permits Issued</b>	1,551	1,565	1,513	1,521
<b>Inspections</b>	2,155	2,271	1,302	3,017
<b>Violations</b>	328	327	380	932
<b>Fees</b>	\$294,095	\$271,775	\$273,977	\$214,839

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

### **Mechanical Inspection**

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

### **Plan Review Section**

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

### **Permit Section**

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

## **Building Codes Division**

---

### **Building Codes Highlights**

During 2014, the Building Codes Division collected over \$3,151,880 in fees including permits, licenses and other miscellaneous charges and performed 14,437 inspections. Ten major unsafe structures were demolished. All informational brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

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

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

The City of Little Rock adopted the 2014 National Electrical Code and 2014 Arkansas Energy Code.

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

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

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

- All inspectors are equipped with radios and cell phones for faster service.
- We provide quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.
- Computer software updated for office and field inspectors.

	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>
<b>Building Plans Reviewed</b>	572	499	439	228	543	536	810	901
<b>Construction B.O.A.</b>	0	0	0	0	0	0	0	0
<b>Franchise Permits</b>	12	16	14	14	13	19	36	26

## **Building Codes Division**

---

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

Projects of significant importance (**Valuations above \$1,000,000**) to the community involving new construction, additions or renovations include:

#### **Residential**

- Ayla Street Apartments (30 Ayla St.)
- MacArthur Commons Apartments (414 E. Capitol)
- Home 2 Suites (2710 S. Shackelford)
- The Point at Brodie Creek (3400 S. Bowman)
- The Villas at Chenal (Villas Circle)
- Main Street Lofts (108 W. 6<sup>th</sup>)
- South Village Apartments (1301 S. Louisiana St.)
- Homewood Suites (400 River Market Ave.)
- Riverdale Residences (1200 Brookwood Dr.)

#### **Mercantile**

- Firestone Tire (7426 Cantrell Rd.)
- Vermear MidSouth ( 4715 S. Shackelford)
- Home Goods (17625 Chenal Pkwy)
- Whole Food Market (501 S. Bowman Rd.)
- Retail Building (6 Bass Pro Drive)
- Outlets at Little Rock (11201 Bass Pro Pkwy)
- Tire & Brake Shop (14908 Cantrell Rd.)
- Cavender's Boot City (10720 Bass Pro Pkwy)
- Market Place Remodel (11121 Rodney Parham Rd.)
- Kaufman's West (14900 Cantrell Rd.)

#### **Churches**

- St. James UMC Additions & Alterations (321 Pleasant Valley Dr.)
- Geyer Springs Baptist Church (12400 Interstate 30)
- Pulaski Heights UMC (4823 Woodlawn)
- Christ the King Additions & Alterations (4000 N. Rodney Parham)
- First Baptist Church (3800 W. 18<sup>th</sup> St.)

#### **Institutional/Healthcare**

- Arkansas Children's Hospital, Human Resources Facility (1919 W. 12<sup>th</sup> St.)
- Arkansas Children's Hospital, Orthopedic Clinic Alterations (#1 Children's Way)
- Carti (8901 Riley Dr.)
- Baptist Health Clinic (9601 Lile Ave.)
- City of Faith Prison Ministries (1400 Garfield Drive)

#### **Restaurants**

- Chipolte Mexican Grill (100 S. University)
- Chow Time (102 S. Rodney Parham)

#### **Business**

- First Security Bank (10 Bass Pro Drive)
- G&K Services (5510 W. 65<sup>th</sup> St.)
- Riverside Acura (13701 David O. Dodd)
- Bank of the Ozarks Data Center (325 W. Capitol)
- Blue Cross Blue Shield (2201 Brookwood Dr.)
- Noah's (21 Rahling Circle)
- Verizon (1400 Riverfront Blvd)
- United Artist Theatre Circuit ( 1200 Breckenridge)
- City of Little Rock Robinson Auditorium (400 W. Markham)
- Riverside Motors (12121 Colonel Glenn)
- Goodwill Industries (7400 Scott Hamilton Rd.)
- Fulk Building Remodel (300 S. Main St.)
- St. Vincent Infirmary (16115 St. Vincent Way, Ste. 101)
- Malvern National Bank (10700 Bass Pro Pkwy)
- Kaufman West (14900 Cantrell Rd.)

#### **Factory/Storage**

- MISO (1700 Centerview Dr.)
- Dassault Falcon Jet, New 14 Bay Hangar (3801 E. 10<sup>th</sup>)
- Dassault Falcon Jet, Cabinet Shop Renovation
- Dassault Falcon Jet, Cabinet Shop Addition
- Dassault Falcon Jet, New Upholstery Shop
- Performance Food Group (4901 Asher)
- Entergy Services (13019 Vimy Ridge Rd.)
- Moon Distributing (2800 Vance St.)
- Bill & Hillary Clinton National Airport (#1 Airport Dr.)
- Little Rock Wastewater Pump Station (1901 Cantrell Rd.)
- Porocel Corporation (10200 Arch Street Pike)
- Ring Container Technologies (9000 Frazier)



## **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.

### **2014 Sign Code Statistics**

Sign permits brought in \$65,907 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

561 Sign Permits Issued  
2244 Sign Inspections and Re-inspections

In 2015, 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.

### **2014 Plans Review for Zoning, Subdivision and Landscape Requirements**

212 Commercial Plans/New, Additions or Remodeling  
208 Commercial Landscape Plans and Revised Plans

### **2014 Other Activities**

139 Site Inspections  
75 Certificates of Occupancy  
10 Grading Permits Reviewed  
85 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 4,200 inspections and re-inspections were performed.

#### **2014 Plan Reviews for Permits**

1539 Residential Plans – New or Additions

#### **2014 Privileges Licenses**

1936 Retail, Commercial, Office, Industrial and Home Occupation Reviews

#### **2014 Information Inquiries**

5246 Request for Sign, Zoning, Enforcement or Licenses

#### **2014 Court Cases**

57 Cases – All Types

#### **2014 Citations Issued**

31 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 2014, 8 locations were approved administratively for upgrades to existing sites. Staff shall continue to encourage collocation of WCF facilities. Then Planning Commission reviewed 2 applications for Tower Use Permits. Of these, 1 was approved by the Commission.

### **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 2014, the Division and the Planning Commission reviewed 2 zoning site plans, both of which were approved by the Planning Commission.

### **Subdivision Site Plans**

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2014, the Division and the Planning Commission reviewed 10 Subdivision Site Plans, with 9 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 2014, the Commission reviewed 25 CUP applications. Of these, the Commission approved 23 applications.

## **Zoning and Subdivision Division**

---

### **Board of Zoning Adjustment**

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2014, the Board heard a total of 75 cases. Of the 75 requests, 72 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 4 such appeal cases in 2014, 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 2014, the Planning Commission reviewed 10 rezoning requests, 0 special use permit requests, 6 proposed right-of-way abandonment requests and 3 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 2014, Staff reviewed 20 preliminary plats and 48 final plats.

### **Planned Zoning District**

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2014, 79 Planned Zoning District applications were reviewed, with 62 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 all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission, the division staff may work on special studies. A few of the major work efforts from 2014 are described below.

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

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and prepares a written review. In those cases where an amendment is determined to be necessary, a full staff report (conditions, changes, recommendations) is generated. Division staff completed two in the series of area reviews of the City Land Use Plan (west of I-430, south of Kanis/Chenal; and west of I-430, north of Kanis/Chenal). Planning staff reviewed five requests for Land Use Plan changes in 2014 and four requests for Master Street Plan changes. Of these, the Planning Commission forwarded four Land Use Plan changes and all four Master Street Plan Amendments to the Board of Directors.

### **Boards and Commissions Supported**

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

In 2014, the Historic District Commission approved 10 applications for Certificates of Appropriateness (COA). An additional 24 Certificates of Compliance were given by Staff for maintenance items within the District. There were 2 nominations for Natural Register status and one re-nomination in 2014.

### **GIS & Graphics Activities**

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGIS committees dealing with maintenance and development of the regional GIS. Staff continues the development of web-based applications for internal use of the GIS by departmental staff. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues with the GIS. The 'Official Zoning Map' has moved from hardcopy (mylar section maps) to a digital PDF. The 'Official Zoning Map' is generated once a month and stored on an internal City server.

**2014**

**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 2014 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 2014.

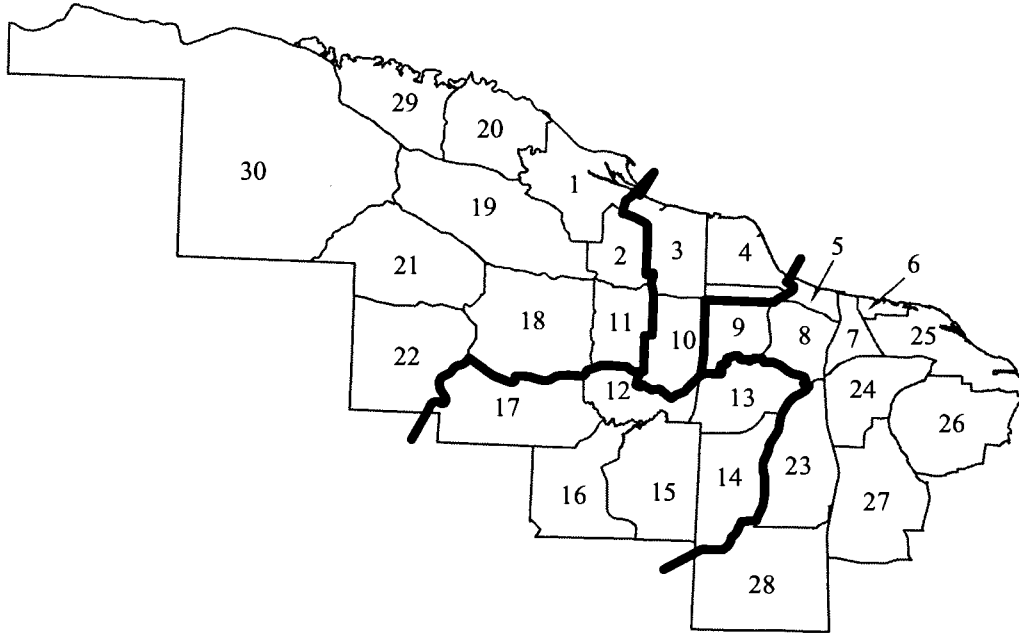
Thirty (30) Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts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

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

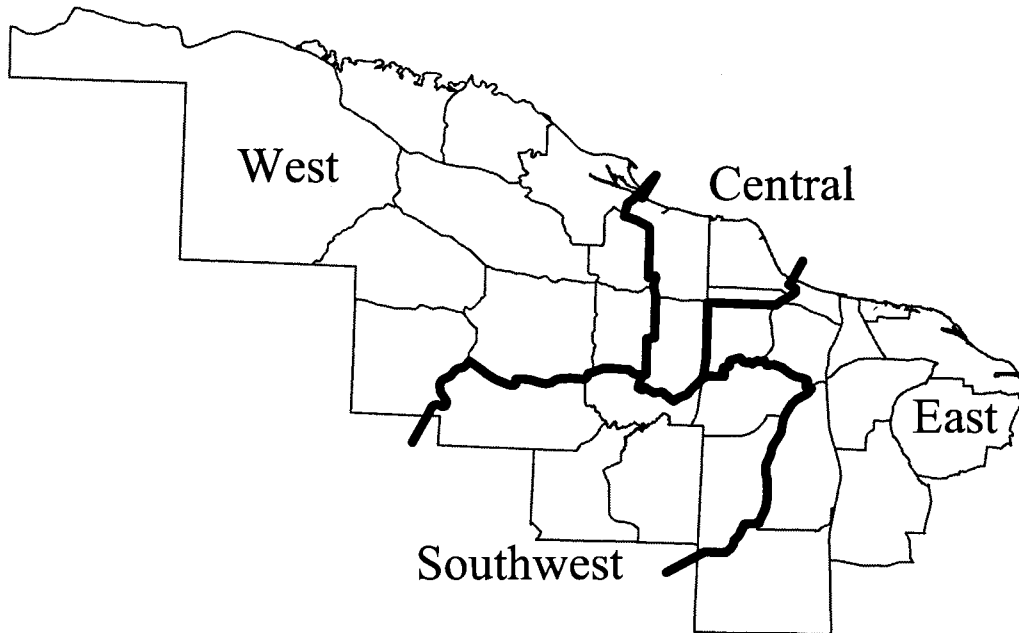
	<b>Planning District</b>	<b>Sub - Area</b>
<b>1</b>	River Mountain	West
<b>2</b>	Rodney Parham	West
<b>3</b>	West Little Rock	Central
<b>4</b>	Heights/Hillcrest	Central
<b>5</b>	Downtown	East
<b>6</b>	East Little Rock	East
<b>7</b>	I-30	East
<b>8</b>	Central City	East
<b>9</b>	I-630	East/Central
<b>10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

# Urban Development Report

## Planning Districts



## Sub - Areas



## **Development Activity Summary**

---

### **Population Estimate**

2014 Population Census count – 195,730

### **New Construction**

416 permits; up 1.2% from 411 in 2013

### **Single-Family Housing**

349 units; down 0.6% from 351 units in 2013  
\$266,575 avg.; down 1.05% from \$269,412 in 2013

### **Multi-Family Housing**

629 units; up 12.3% from 560 units in 2013

### **Residential Renovations/Additions**

933 permits; up 7.2% from 870 in 2013  
\$37,575,010 construction dollars; down 19.6% from \$46,731,015 in 2013

### **Demolitions**

166 residential units; up 1.8% from 163 in 2013

### **Office**

389,247 square feet; up 265.1% from 106,604 in 2013  
\$86,867,499 construction dollars; up 484.4% from \$14,865,252 in 2013

### **Commercial**

804,659 square feet; up 56% from 515,946 in 2013  
\$77,414,979 construction dollars up 50.8% from \$51,326,587 in 2013

### **Industrial**

9922 square feet; up 68.7% from 5880 in 2013  
\$881,250 construction dollars; up 220.5% from \$275,000 in 2013

### **Annexations**

One annexation in 2014 with 11.4 Acres, compared to no annexations in 2013

### **Preliminary Plats**

194 residential lots; down 43.1% from 341 lots in 2013  
358.29 total acres; up 86.7% from 191.91 acres in 2013

### **Final Plats**

46 cases; down 14.8% from 54 cases in 2013  
372.68 acres; up 29.3% from 288.186 acres in 2013

### **Rezoning**

10 cases; down 41.2% from 17 cases in 2013  
99.58 acres; down 65.5% from 288.473 acres in 2013

### **PZD's**

62 cases; up 3.3% from 60 cases in 2013  
394.98 acres; down 2.6% from 405.63 acres in 2013



## Population Growth and Estimates

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

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth was in the west and southwest parts of the City. The east and central sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

The construction sector continues to be at historic lows, for the seventh year. The City of Little Rock uses the ‘small area’ method to produce a population estimate for the City. This method produces an estimate of 195,730 which is a slight increase in population for 2014. A change in 455 people or less than a quarter of a percent is basically ‘no change’. Single Family home development remains weak, but there has been some activity with new multifamily development in Little Rock.

<b>Little Rock Population</b>		
<b>Year</b>	<b>Population</b>	<b>Annual % change</b>
<b>1900</b>	38,307	-
<b>1910</b>	45,941	19.93%
<b>1920</b>	65,142	41.79%
<b>1930</b>	81,679	25.39%
<b>1940</b>	88,039	7.79%
<b>1950</b>	102,213	16.10%
<b>1960</b>	107,813	5.48%
<b>1970</b>	132,483	22.88%
<b>1980</b>	159,024	20.03%
<b>1990</b>	175,795	10.55%
<b>2000</b>	183,133	4.17%
<b>2010</b>	193,524	5.67%
<b>2011</b>	193,130	-0.2%
<b>2012</b>	194,000	0.45%
<b>2013</b>	195,275	0.66%
<b>2014</b>	195,730	0.23%

Metroplan in their Metrotrends publication from August 2014 estimates that the City of Little Rock has a population of 197,870. This is some 2000 above the City estimate (a full 1% more people). The Bureau of the Census’ American Community Survey estimates a 197,357 (2013) population for Little Rock. This number is over 2000 above the City estimate for 2013. Both Metroplan and the Census’ American Community Survey estimate a two (2) percent increase in population from 2010. While the City of Little Rock’s estimate is a one (1) percent increase. For those who will be using the Bureau’s new estimates that replaced the Long Form - the ACS (American Community Survey), care should be used since the numbers are based on samples. ACS numbers should be compared to other ACS numbers to see trends and changes in the area’s profile (if any), and not compared to actual count years.

## Construction Activity

During 2014, the total number of new construction permits issued was 5 permits less than that issued in 2013. In 2014 there were 416 permits issued for a total of \$312,098,912 construction dollars. New single-family construction decreased by 0.6% (2 units) over that issued in 2013. The average construction cost of single-family homes decreased 1.05% to \$266,575.

### Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	9	\$386,889	0	0	9
2	1	\$ 300,000	0	0	1
3	4	\$365,000	0	0	4
4	11	\$546,455	1	261	272
5	0	\$0	1	59	59
6	0	\$0	0	0	0
7	2	\$112,500	0	0	2
8	7	\$128,071	1	16	23
9	11	\$129,909	0	0	11
10	9	\$147,222	3	14	23
11	0	\$0	5	81*	81*
12	37	\$132,630	0	0	37
13	1	\$120,000	0	0	1
14	0	\$0	0	0	0
15	14	\$105,512	0	0	14
16	6	\$138,230	0	0	6
17	9	\$253,667	0	0	9
18	63	\$311,321	6	144	207
19.1	108	\$327,455	0	0	108
19.2	9	\$400,556	0	0	9
20	31	\$201,129	2	48	79
21	15	\$219,467	0	0	15
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	2	\$89,500	0	0	2
25	0	\$0	0	0	0
26	0	\$0	0	0	0
	<b>349</b>	<b>\$266,575</b>	<b>22</b>	<b>629*</b>	<b>978*</b>

\*Note: Planning District 11 – 73 bed/57 room assisted living facility

## Construction Activity

Permits for non-residential projects remained the same with 45 permits. The number of commercial permits increased one to 35 permits with the area added increasing 56 percent to 804,659 square feet. Office permits increased 60 percent to eight, with an area of 389,247 square feet or an increase of 265.1% from 2013. For Industrial, there was one permit, just as in 2012. There was a reduction of four Public/quasi-public projects permitted in 2014 (1 project).

### Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP Permits
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	
1	3	41,800	0	0	0	0	0
2	0	0	0	0	0	0	0
3	3	25,762	0	0	0	0	0
4	0	0	0	0	0	0	0
5	1	90,471	0	0	0	0	0
6	0	0	0	0	1	9922	0
7	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0
9	0	0	0	0	0	0	1
10	2	10,589	3	261,822	0	0	0
11	2	65,375	1	50,356	0	0	0
12	2	49,309	0	0	0	0	0
13	1	9100	0	0	0	0	0
14	0	0	0	0	0	0	0
15	2	26,025	0	0	0	0	0
16	12*	404,880	2	29,147	0	0	0
17	0	0	0	0	0	0	0
18	1	3168	0	0	0	0	0
19.1	3	43,050	1	43,872	0	0	0
19.2	2	26,030	0	0	0	0	0
20	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0
24	1	9100	0	0	0	0	0
25	0	0	1	4050	0	0	0
26	0	0	0	0	0	0	0
	<b>35</b>	<b>804,659</b>	<b>8</b>	<b>389,247</b>	<b>1</b>	<b>9922</b>	<b>1</b>

\*Two storage yards with no structures (PD16)

## Residential Housing Construction Values

The single-family housing construction activity remained at historically low levels for 2014. The reported activity was at or below the bottom for that monthly average (over the last two decades). The third quarter saw the worst activity with 21 units per month permitted. The first and fourth quarters saw averages of 32 and 37 homes permitted per month, respectively. The second quarter reported the second lowest monthly activity with just over 26 units permitted per month. While the number of single family permits did fall by two, there were two homes moved-in to the City, one from North Little Rock and the other a factory built home. So the total single-family houses added in Little Rock for 2014 was the same as that is 2013 – 351 units. The single-family new construction market has not returned to the levels of that in the 1990s prior to the housing peak of the mid-2000s.

### Residential Activity

Single Family			
Year	Permit	Cost	Avg. Cost
2004	797	\$208,521,990	\$261,633
2005	967	\$249,478,968	\$257,993
2006	810	\$198,940,867	\$245,606
2007	708	\$163,698,102	\$231,212
2008	360	\$86,050,351	\$239,029
2009	322	\$73,902,733	\$229,516
2010	341	\$65,974,182	\$193,473
2011	328	\$65,271,132	\$198,997
2012	395	\$83,343,472	\$210,996
2013	351	\$94,563,674	\$269,412
2014	349	\$93,034,772	\$266,575

Multi-family			
Year	Permit	Units	Cost
2004	77	1100	\$49,089,845
2005	30	300	\$54,908,813
2006	7	15	\$1,838,950
2007	20	564	\$84,519,844
2008	32	280	\$18,439,339
2009	30	330	\$11,157,150
2010	23	402	\$18,080,016
2011	111	1023	\$69,202,958
2012	12	350	\$25,748,000
2013	15	560	\$38,459,112
2014	22	629	\$49,900,412

There were several multifamily develops of 50-units or more permitted in 2014, the largest development was for 261 units. This new apartment community in the Riverdale area of Little Rock near Cedar Hill Road and Riverfront Drive is in the Heights/Hillcrest Planning District. The next largest project was a 144-unit expansion of the Pointe at Brodie Creek Apartment Community, west of Bowman Road and north 36<sup>th</sup> Street in the Ellis Mountain Planning District. A development at the Good Shepard community along Aldersgate Road added an assisted living facility with 57 rooms and 73 beds. This is in the I-430 Planning District of western Little Rock. A new building along East Capitol Avenue at Rivermarket Avenue in the Downtown Planning District was permitted with 59 apartments.

Several smaller projects added an additional 92-units in various sections of Little Rock during the 2014 calendar year.

## Residential Housing Construction Values

The primary residential new growth area is the west sub-area, with a smaller amount in the southwest sub-area. The west sub-area continued to dominate the market with 67.6 percent of the new units (236). The Chenal Valley District leads the way with 108 units or 30.9 percent of all new homes. In 2014, 236 units were permitted, down 25 units or 9.6% from 2013. For the seventh year this remains well below the ‘normal’ level for the west sub-area.

The City of Little Rock normally adds 450 to 550 single-family units. For 2014, 349 single-family units were added. For the seventh year the level of activity for 2014 remains low, there are no signs yet of a return to ‘normal’ levels.

### Single Family Units

	Sub-area			
	East	Central	S-west	West
<b>2014 Permits</b>	20	26	67	236
<b>2013 Permits</b>	17	24	49	261
<b>2012 Permits</b>	26	15	86	268
<b>2011 Permits</b>	43	21	84	180
<b>2010 Permits</b>	29	31	84	197
<b>2009 Permits</b>	8	26	108	180
<b>2008 Permits</b>	18	42	101	199
<b>2007 Permits</b>	67	58	202	381
<b>2006 Permits</b>	26	61	257	466
<b>2005 Permits</b>	30	49	252	636
<b>2004 Permits</b>	15	41	194	547
	East	Central	S-west	West
<b>2014 %</b>	5.7%	7.4%	19.2%	67.6%
<b>2013 %</b>	4.8%	6.8%	14.0%	74.4%
<b>2012 %</b>	6.6%	3.8%	21.8%	67.8%
<b>2011 %</b>	13.1%	6.4%	25.6%	54.9%
<b>2010 %</b>	8.5%	9.1%	24.6%	57.8%
<b>2009 %</b>	2.5%	8.1%	33.5%	55.9%
<b>2008 %</b>	5.0%	11.7%	27.8%	55.3%
<b>2007 %</b>	9.5%	8.2%	28.5%	53.8%
<b>2006 %</b>	3.2%	7.5 %	31.7%	57.5%
<b>2005 %</b>	3.1%	5.1%	26%	65.8%
<b>2004 %</b>	1.9%	5.1%	24.3%	68.6%

## Residential Housing Construction Values

The average construction cost of a new single-family home decreased 1.05% or \$2837 from that in 2013. The average unit value in 2013 was \$269,412 compared with \$266,575 in 2014. Housing values are represented below in five distribution categories: less than \$100,000, less than \$200,000, less than \$400,000, less than \$600,000 and \$600,000 and above. There were 21 units constructed below \$100,000, 124 units constructed in the range of \$100,000 to \$199,999, 153 units constructed in the range of \$200,000 to \$399,999, 33 units constructed in the range of \$400,000 to \$599,999 and 18 units above \$600,000.

**Construction Cost Single Family Homes**

<b>Planning District</b>	<b>\$600,000 &amp; Greater</b>	<b>\$400,000 - \$599,999</b>	<b>\$200,000 - \$399,999</b>	<b>\$100,000- \$199,999</b>	<b>Below \$100,000</b>	<b>Total</b>
<b>1</b>	1	2	6	0	0	<b>9</b>
<b>2</b>	0	0	1	0	0	<b>1</b>
<b>3</b>	0	2	2	0	0	<b>4</b>
<b>4</b>	3	3	4	1	0	<b>11</b>
<b>5</b>	0	0	0	0	0	<b>0</b>
<b>6</b>	0	0	0	0	0	<b>0</b>
<b>7</b>	0	0	0	2	0	<b>2</b>
<b>8</b>	0	0	0	6	1	<b>7</b>
<b>9</b>	0	0	0	11	0	<b>11</b>
<b>10</b>	0	0	1	7	1	<b>9</b>
<b>11</b>	0	0	0	0	0	<b>0</b>
<b>12</b>	0	0	0	25	12	<b>37</b>
<b>13</b>	0	0	0	1	0	<b>1</b>
<b>14</b>	0	0	0	0	0	<b>0</b>
<b>15</b>	0	0	0	13	1	<b>14</b>
<b>16</b>	0	0	0	3	3	<b>6</b>
<b>17</b>	0	0	9	0	0	<b>9</b>
<b>18</b>	0	12	38	12	1	<b>63</b>
<b>19.1</b>	13	12	53	30	0	<b>108</b>
<b>19.2</b>	1	2	6	0	0	<b>9</b>
<b>20</b>	0	0	20	11	0	<b>31</b>
<b>21</b>	0	0	13	2	0	<b>15</b>
<b>24</b>	0	0	0	0	2	<b>2</b>
<b>Total</b>	<b>18</b>	<b>33</b>	<b>153</b>	<b>124</b>	<b>21</b>	<b>349</b>

One third of the new homes were in the \$100,000-200,000 range with the largest number of units in the \$200,000-400,000 range (43.8% of all the new homes). The number of units above \$400,000 experienced remained the same, however four fewer houses were permitted in the over >600,000 range. While the two ranges below \$200,000 saw increases in activity for 2014. The lowest range (<\$100,000) experienced an increase of 31.3% in the number of units added. The 200,000 to 100,000 range experienced a 5.1% increase and represented more than a third of all units (35.5%).

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

## Residential Housing Construction Values

---

housing (over \$600,000) was built in the Chenal Valley District (68.1% or 13 units) mostly in the Chenal Valley Subdivision. The Ellis Mountain Planning District primarily the Woodlands Edge Subdivision saw an ‘up tic’ of over \$400,000 valued homes to 12 built or almost a quarter (23.5%) of the units in that range.

The average construction value decreased 1.05 percent for the City. The average value in the higher end sub-areas (west and central) so an increase in the west approximately \$12,600 and a decrease in the central approximately \$37,000 in 2014. The central sub-area continues to have the highest average value at \$349,269, a 9.6% decrease from 2013 or \$37,002. The west sub-area increased in value 4.3% to \$304,628 (a \$12,685 increase). The southwest sub-area experienced an increase of just over \$9200 or 6.8% to \$143,535. The east sub-area continues to have the lowest average values at \$122,225. That was an decrease of 1.7% from 2013. The east sub-area average value is less than half that of the City of Little Rock average for new units values in 2014.

<b>Sub-area</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>West</b>	\$288,776	\$279,274	\$218,883	\$245,193	\$240,821	\$291,943	\$304,628
<b>Central</b>	\$307,332	\$389,813	\$270,172	\$365,024	\$329,406	\$386,271	\$349,269
<b>Southwest</b>	\$133,770	\$131,014	\$139,665	\$110,934	\$124,598	\$134,340	\$143,535
<b>East</b>	\$127,719	\$121,094	\$94,727	\$96,549	\$121,035	\$124,297	\$122,225

## **Residential Renovations/Additions**

---

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2014, single-family reinvestment totaled over \$23.5 million dollars. The Heights/Hillcrest Planning District had the greatest number of single-family permits issued in 2014 with 123 (15.8% of all the projects for 2014). The I-630 and Central City Planning Districts followed with 119 and 104 permits respectively. These three district accounted for 44.4% of the permits for renovations and additions combined as well as 46.5% of the added value for this activity. This is the area of Little Rock from University Avenue to Interstate30 and north of the Fourche Bottoms except for downtown – basically the pre-1950 City of Little Rock.

The east sub-area accounts for 35.7% of the permits for renovations and 34.5% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to ‘bring the housing up to code’. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The highest level of permits was in the east sub-area with 35.7%, and the second highest number of dollars spent (34.5% or \$4.89 million). The central sub-area had the highest amount of valuation added \$5.65 million or 39.9% of all the added value and 28.3% of the permits (169) added in 2014. The southwest sub-area had the least dollars \$1.49 million (10.5%) and the least permits with 84 (14.1%).

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. In 2014, there were about five of these. Approximately 5 permits to ‘finish-out’ condominiums are included with the multifamily renovation figure for the Chenal and Downtown areas. There were also 116 units added in Downtown in previous non-residential buildings in 2014.

### **Multi-Family Renovations**

The central sub-area accounted for 40.3% of the permits (62) with the second lowest amount spent \$1,494,800 or 10.7% of the added value. The least permits were in the west and southwest sub-areas with 16 and 11 (respectively). The east sub-area had the greatest amount spent (\$10,688,017), with the most permits issued, 65 (42.2%).

### **Single-Family Additions**

Single-family additions were concentrated in the central and west sub-areas (81 and 63 respectively). Citywide 182 permits were issued for a total of \$8,422,804. The central sub-area accounted for 62.9% (\$5,930,243) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (47 permits and almost \$4.8 million). The second highest number of permits was in the West Little Rock Planning District with 24 and just under \$1 million worth of value added. In the west sub-area 63 permits were issued for \$2,617,351. The Chenal Districts accounted for 25 permits, while the River Mountain District accounted for 22 permits alone. The permit value was over \$1.4 million in the River Mountain District. Overall the average value of permits issued for additions decreased by 8.5 percent or \$4824.



## 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	\$64,115	34	\$40,765	0	\$0
2	7	\$38,428	23	\$14,982	1	\$11,500
3	24	\$41,018	55	\$32,010	5	\$117,000
4	47	\$103,166	76	\$43,620	35	\$18,386
5	0	\$0	8	\$47,513	30	\$332,220
6	0	\$0	1	\$12,350	0	\$0
7	0	\$0	4	\$26,250	1	\$10,000
8	10	\$27,384	94	\$26,556	22	\$25,205
9	2	\$50,382	117	\$17,254	14	\$12,730
10	10	\$14,200	30	\$18,507	19	\$12,211
11	4	\$18,000	9	\$23,497	4	\$205,789
12	6	\$25,667	14	\$17,943	0	\$0
13	2	\$41,000	10	\$38,023	1	\$10,000
14	4	\$10,724	10	\$11,833	9	\$13,667
15	6	\$8,451	39	\$16,153	0	\$0
16	4	\$16,500	7	\$5,889	1	\$2,000
17	1	\$2,000	0	\$0	0	\$0
18	5	\$10,903	9	\$18,302	7	\$39,586
19.1	11	\$13,696	38	\$28,581	1	\$60,000
19.2	14	\$108,546	15	\$32,501	1	\$132,000
20	0	\$0	0	\$0	2	\$178,000
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	2	\$49,500	2	\$11,750	1	\$13,000
25	1	\$100,000	2	\$15,000	0	\$0
	<b>182</b>	<b>\$51,774</b>	<b>597</b>	<b>\$23,743</b>	<b>154</b>	<b>\$90,763</b>

## Demolition Activity

The net change in residential units for 2014 was an increase of 812 residential units. The east sub-area had a net loss of 91 single-family units. The central sub-area increased a net of six single-family units. The west sub-area had the largest net increase of 226 residences. The southwest sub-area added a net 49 single-family homes. Five of the City's thirty planning districts experienced net losses of residential units during 2014. The I-30 District went from neutral to negative and the Central City District went from positive to negative in 2014. The I-630, 65<sup>th</sup> Street East, and Geyer Springs East Districts were negative both years.

### Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
<b>West</b>	236	10	226
<b>Central</b>	26	20	6
<b>Southwest</b>	67	18	49
<b>East</b>	20	111	-91

The West Little Rock and Rodney Parham Districts went from negative to positive with the East Little Rock and Port Districts going neutral in 2014. The Central City and I-630 Districts experienced double-digit net loss in the number of housing units (28 and 48 respectively).

### Residential Units Change

Planning District	Units Added	Units Demo	Net
<b>1 River Mountain</b>	9	1	<b>8</b>
<b>2 Rodney Parham</b>	7	0	<b>7</b>
<b>3 West Little Rock</b>	4	1	<b>3</b>
<b>4 Heights/Hillcrest</b>	272	14	<b>258</b>
<b>5 Downtown</b>	59	1	<b>58</b>
<b>6 East Little Rock</b>	0	0	<b>0</b>
<b>7 I-30</b>	2	5	<b>-3</b>
<b>8 Central City</b>	23	51	<b>-28</b>
<b>9 I-630</b>	11	59	<b>-48</b>
<b>10 Boyle Park</b>	23	5	<b>18</b>
<b>11 I-430</b>	81	4	<b>77</b>
<b>12 65<sup>th</sup> Street West</b>	37	2	<b>35</b>
<b>13 65<sup>th</sup> Street East</b>	1	3	<b>-2</b>
<b>14 Geyer Springs E.</b>	0	2	<b>-2</b>
<b>15 Geyer Springs W.</b>	14	8	<b>6</b>
<b>16 Otter Creek</b>	6	0	<b>6</b>
<b>17 Crystal Valley</b>	9	3	<b>6</b>
<b>18 Ellis Mountain</b>	207	1	<b>206</b>
<b>19.1 Chenal Valley</b>	108	2	<b>106</b>
<b>19.2 Chenal Ridge</b>	9	0	<b>9</b>
<b>20 Pinnacle</b>	79	3	<b>76</b>
<b>21 Burlingame</b>	15	0	<b>15</b>
<b>22 West Fourche</b>	0	0	<b>0</b>
<b>23 Arch Street Pike</b>	0	0	<b>0</b>
<b>24 College Station</b>	2	1	<b>1</b>
<b>25 Port</b>	0	0	<b>0</b>
<b>Total</b>	<b>978</b>	<b>166</b>	<b>812</b>

Three districts account for over 70% of the units removed in 2013 – Central City, I-630 and Heights/Hillcrest Districts. The Central City District had the most units lost (59 units) or 35.5% of all the units removed in 2014. Fifty-one units (30.7% of all units lost) were lost in the I-630 District. Thus over 60% of the lost units were between I-30 and University Avenue, south of I-630 to Fourche Creek again this year.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the east Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 Districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 70 percent of all units lost (116 of 166 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

## Demolition Activity

### Single-Family Units Removed

Planning District	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
1	3	13	1	2	1	1	4	2	0	0	1	28
2	1	0	0	0	0	3	0	0	2	0	0	6
3	4	5	13	5	7	3	3	1	0	5	1	47
4	12	12	19	15	17	12	16	10	6	7	14	140
5	2	1	1	3	0	0	1	0	1	0	1	10
6	8	3	26	123	51	24	26	8	6	2	0	277
7	3	14	3	3	7	2	7	3	4	1	5	52
8	23	33	31	49	26	48	32	43	48	42	48	423
9	23	27	40	23	26	75	46	79	65	32	57	493
10	6	3	7	8	4	5	6	6	6	5	5	61
11	1	4	1	0	1	2	3	4	3	0	2	21
12	2	1	5	0	0	5	0	1	3	2	2	21
13	1	3	1	2	0	7	2	2	1	4	3	26
14	4	2	2	3	1	3	6	7	2	9	2	41
15	4	4	6	6	3	10	0	14	10	8	8	73
16	1	1	3	4	1	0	0	1	1	2	0	14
17	0	0	0	0	0	0	0	1	0	0	3	4
18	2	5	1	1	0	0	0	0	0	2	1	12
19	3	2	5	1	4	0	5	1	1	1	2	25
20	0	0	0	0	0	0	0	0	0	0	3	3
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	1	0	0	2	0	0	2	0	2	1	8
25	0	1	0	1	1	0	0	0	1	1	0	5
<b>Total</b>	<b>103</b>	<b>135</b>	<b>165</b>	<b>249</b>	<b>152</b>	<b>200</b>	<b>157</b>	<b>185</b>	<b>160</b>	<b>125</b>	<b>159</b>	<b>1790</b>

## Office Activity

During 2014, the square footage of new office space added increased by 265.1% from 2013. The total square footage permitted in 2014 was 389,247. The number of permits issued increased 60% (8 permits in 2014, 5 permits in 2013). In 2014, the total construction cost was \$86,867,499 an increase of 484.4 percent.

The central sub-area had the greatest number of permits with 3 (32.5%) and the highest value \$56,388,629. The west and southwest sub-areas both added 2 buildings with a value of \$18,286,870 and \$12 million respectively. The east sub-area had on building project at a value of \$192,000.

Three buildings were over 25,000 square feet. The largest, CARTI, building with 252,272 square-feet is in the Boyle Park District. The second largest project was MISO with 50,356 square-feet in the I-430 District. And the third is an office building for St Vincent's west campus – 43,872 square-feet. CARTI and St Vincent buildings are both medical related. The MISO building is an office for a multi-state electric coop.

### Building Permits – Office

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

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

Project	Location	Sub-area	Sq. Ft.
CARTI	8901 Riley Drive	central	252,272
MISO	1700 Centerview Drive	west	50,356
St. Vincent – Office	16115 St Vincent Way	west	43,872

## Commercial Activity

The total of new commercial construction added in 2014 amounted to 804,659 square feet of commercial space. This represents a increase of 56% in square footage added from that in 2013. The total construction value of new commercial increased by 50.8% from that reported in 2013. In 2013, \$51,326,587 construction dollars were permitted compared to \$77,414,979 in 2014. The number of structures permitted increased 2.9% to 35 projects in 2014.

The majority (82.9%) of the activity in 2014 was in the west and southwest sub-areas with 13 and 16 buildings, respectively. There were 15 buildings with areas greater than 20,000 square-feet permitted in 2014. Of these six were for the new outlet mall near Otter Creek Road and Interstate 30 and account for six of the eight largest commercial structures for 2014. The remaining two were both hotels: a HomeSuites – Hilton (90,471 square-feet) at 4<sup>th</sup> and Rivermarket Avenue in the Downtown Planning District, and Home2Suites –Hilton (53,405 square-feet) on Shackleford Road, south of I-430 in the I-430 Planning District.

Two of the remaining 20,000+ projects are auto dealerships near Colonel Glenn and David O Dodd Roads (Subaru and Acura). Kaufman Lumber started a project off Cantrell Road near Taylor Loop Road for a 25,800 square-foot lumber/hardware store. Home Goods permitted a 24,0000 square-foot home furniture store in the Promenade Center at Chenal Parkway and Rahling Road. A new retail center was permitted at Chenal Parkway and Kanis Road with 22,941 square-feet. A Cavender’s was permitted near the new ‘outlet mall’ site with 22,418 square-feet. A last larger commercial project was a mini-storage along Mabelvale Cut-Off Road with 20,400 square-feet.

### Building Permits – Commercial

Year	Permits	Sq. Ft.	Cost
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611
2002	20	231,895	\$17,981,631
2003	26	962,519	\$35,555,179
2004	32	529,251	\$34,259,001
2005	45	677,554	\$71,665,809
2006	27	478,592	\$32,646,539
2007	27	823,137	\$49,595,750
2008	14	268,887	\$28,758,181
2009	15	331,778	\$30,170,698
2010	12	423,700	\$19,806,111
2011	23	165,749	\$19,627,293
2012	30	736,986	\$67,925,739
2013	34	515,946	\$51,326,587
2014	35	804,659	\$77,414,979

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

Project	Location	Sub-area	Sq. Ft.
Outlets at Little Rock bldg. A	11400 I-30	southwest	129,180
HomeSuites -Hilton	400 River Market Avenue	east	90,471
Outlets at Little Rock bldg. B	11400 I-30	southwest	66,799
Outlets at Little Rock bldg. C	11400 I-30	southwest	61,658
Home2Suites - Hilton	2710 Shackleford Road	west	53,405
Outlets at Little Rock bldg. D	11400 I-30	southwest	36,016
Outlets at Little Rock bldg. G	11400 I-30	southwest	34,157
Outlets at Little Rock bldg. E	11400 I-30	southwest	29,078
Subaru Dealership	12121 Colonel Glenn Road	west	26,592
Kaufman Lumber	14900 Cantrell Road	west	25,800
Home Goods	17625 Chenal Parkway	west	24,000
Chenal Curve (shell building)	16900 Chenal Parkway	west	22,941
Acura Dealership	13701 David O Dodd Road	west	22,717
Cavender’s	10720 Bass Pro Parkway	southwest	22,418

## **Industrial Activity**

---

A total of 9922 square feet of industrial projects were permitted during 2014 in the City. This one project was permitted at bond and East 6<sup>th</sup> Street. It is intended to be a maintenance support building for Central Arkansas Library System.

### **Building Permits – Industrial**

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

## Annexation Activity

The City accepted one annexation in 2014. The current City Limits of Little Rock contains 122.71 square miles. During the first decade of the twenty-first century Little Rock experienced a 2.9 percent increase in size. While in the last two decades of the twentieth century the increases were 27.8 percent and 9.3 percent (1980s and 1990s respectively). Approximately 3.5 square miles was added between 2000-2009, with other 0.34 square miles from added between 2010-2014. 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.

<b>Year</b>	<b>Cases</b>	<b>Annexed Acres</b>	<b>City Limits Sq. Miles</b>
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876
2002	1	5.34	118.884
2003	1	2.77	118.888
2004	3	377.24	119.477
2005	5	47.49	119.55
2006	1	9.94	119.57
2007	1	137.94	119.78
2008	6	1109.16	122.18
2009	2	29.63	122.23
2010	1	80.24	122.35
2011	1	1.46	122.36
2012	1	212.54	122.69
2013	0	0	122.69
2014	1	11.4	122.71

## 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 2014 with seventeen approved plats up three from 2013. The total acreage in 2014 increased 86.7 percent from 191.91 acres to 358.29 acres.

### Approved Preliminary Plats

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1									4	45.9	73
4									1	1.03	2
10	1	4.92									
11	1 <sup>(1)</sup>	94.7 <sup>(1)</sup>	1 <sup>(1)</sup>	94.7 <sup>(1)</sup>					1	0.28	2
12					1	29.6			1	1.7	6
16					1	100+					
17									1	16.6	33
18							1	11.4	2	28.36	61
29									1	10.9	14
30									1	12.9	3
<b>Total</b>	<b>2<sup>(1)</sup></b>	<b>99.62<sup>(1)</sup></b>	<b>1<sup>(1)</sup></b>	<b>94.7<sup>(1)</sup></b>	<b>2</b>	<b>129.6</b>	<b>1</b>	<b>11.4</b>	<b>12</b>	<b>117.67</b>	<b>194</b>

(1) This is the same case (area) – total area is 94.7 acres of non-residential use

Non-residential activity as measured by cases remained at low levels with four cases which is two more than that in 2013. The total non-single family acreage platted increased 745 percent to 240.62 acres from 28.47 acres. Residential platting activity was the same with 12 plats. Single-family acreage decreased 28 percent from 163.44 acres to 117.67 acres. The number of residential lots decreased 43.1 percent to 194 residential lots in 2014 from 341 residential lots in 2013.

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 2014, there were 46 final plats, this is a 14.8% decrease from 2013. The acreage involved in 2014 was 372.68 acres, up 29.3% from that in 2013.

The west sub-area had the most signed plats with 27 (56.7%) and the most area involved with a final plat 208.33 acres (55.9%). The central and southwest sub-areas had the second greatest number of final plats at eight each (15.2%). The east sub-area had the least activity, with three cases and only 5.79 acres of area. The southwest sub-area had the second greatest area with 1022.22 acres (27.4%), with its eight cases. The Ellis Mountain District had the most cases at eight, with the Otter Creek District having the second greatest at six cases. The Ellis Mountain District also had the most area with 119.88 acres (32.17%) followed by the Otter Creek District with 97.03 acres (26%). The total area involved in a final plats increased in 2014 by 29.3% to 372.68 acres. However the number of approved final plats declined in 2014 by 14.8% to 46 plats.

Plan District	Final Plat		
	cases	acres	lots
<b>1</b>	5	20.82	15
<b>2</b>	1	0.37	3
<b>3</b>	3	5.6	5
<b>4</b>	4	49.77	6
<b>10</b>	1	1.24	1
<b>11</b>	2	1.11	4
<b>12</b>	1	1.91	1
<b>15</b>	1	3.28	2
<b>16</b>	6	97.03	11
<b>18</b>	8	119.88	114
<b>19.1</b>	4	34.5	76
<b>19.2</b>	2	8.61	5
<b>20</b>	3	8	34
<b>21</b>	1	6.63	23
<b>23</b>	1	1.02	1
<b>24</b>	1	1.02	1
<b>25</b>	1	3.75	1
<b>29</b>	1	8.41	4
<b>Total</b>	<b>546</b>	<b>372.68</b>	<b>307</b>

## Zoning Activity

In 2014, there were ten cases filed for reclassification. This was a decrease of seven cases and almost 200 less acres involved in the reclassifications than in 2013 (288.473 acres to 99.58 acres). One case represents 60.2 percent of the area reclassified. This case was in the eastern area (College Station/Sweet Home Planning District), along Interstate 440 at the Lindsay Road interchange for future development of the land.

There were three other reclassification cases in 2014 that were over five acres in area. The largest remaining case was a request for MF-18 (Multifamily 24 units per acre District) at the southeast corner of Shackelford Road and 36<sup>th</sup> Street. This 15.8 acre site is currently vacant and wooded. This is within the I-430 Planning District in western Little Rock. The Chenal Planning District experienced a request for 11.4 acres of O-2 (Office and Institutional District) zoning along Kirk Road, south of Rahling Road. This was requested to allow for the development of small office buildings surrounding an existing pond on the site. The only other request over 5 acres was for AF (Agricultural and Forestry District) in the River Mountain Planning District along Peckerwood Drive. This was for the expansion of the Little Rock Athletic Club on 5.7 acres of land.

### Approved Zoning Cases

Planning District	Commercial		Office		Multi-Family		Single-Family		Industrial	
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres
1 <sup>(1)</sup>										
9					1	0.16				
11					1	15.82	2 <sup>(2)</sup>	0.542		
12	2	5.18								
18							1 <sup>(3)</sup>	0.78		
19			1	11.42						
24									1	60
<b>Total</b>	<b>6</b>	<b>5.18</b>	<b>2</b>	<b>11.42</b>	<b>2</b>	<b>15.98</b>	<b>3</b>	<b>1.322</b>	<b>1</b>	<b>60</b>

(1) Reclassification of 5.68 acres to AF (Agricultural/Forestry District) for recreational use

(2) Both were zoning to R-4 (Two-family Residential District) for duplexes

(3) Reclassification to R-7A (Manufactured Home District)

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, representing 86 percent of the re-classification cases and 79.8 percent of the area re-classified. During 2014, 62 cases were approved with the PZD process with a total of 394.98 acres. Planned Zoning Districts were approved in all sub-areas of the City.

As with ‘straight’ zoning, most of the cases were for small areas, 44 of the 62 cases contained areas of 5 acres or less. There were only ten cases with more than ten acres in area. The majority of the larger Planned Zoning District applicants dealt with adding uses, parking or signage issues. The ones with use changes or new development were: two multifamily developments along Bowman Road (one just north of 36<sup>th</sup> Street and the other just north of Colonel Glenn Road) and one for an elderly housing (attached) development off Chenal Drive near Rahling Road.

## Zoning Activity

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2014, the number of cases decreased by five or 6.5 percent from 2013. The area involved in reclassifications decreased 28.7% to 494.56 acres from 694.103 acres. The tables of Rezoning and PZD approved cases show the areas that should be watch most closely for development in 2014 or soon thereafter. Because of the nature of PZD request, these are projects likely to be developed in the near future. Some of this activity is to make existing developments ‘legal’, but most represents potential new development or redevelopment in areas.

### PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	10.1						
2							1	0.55
3								
4	1 <sup>(1)</sup>	0.34	2	0.9			7	1.55
5 <sup>(2)</sup>	2	1.51	1	3.13			1 <sup>(1)</sup>	0.16
6								
7 <sup>(2)</sup>			1	0.48			1 <sup>(1)</sup>	0.16
8							1	0.14
9	2	0.84	1	2.61	1	0.43	1	0.17
10	4	16.86	2	1.12	1	0.88		
11	5	139.88	3	5.47			1	6.27
12	2	18.08						
13					2	10.6		
14					1	2.37		
15	1	8.5						
16	2	5.32						
17								
18	2	11.17					3	30.88
19	1	5.76	2	22.84			1	38.23
20								
24	1	0.85					1	0.52
30								
<b>Total</b>	<b>25</b>	<b>219.21</b>	<b>12</b>	<b>36.55</b>	<b>5</b>	<b>14.28</b>	<b>18</b>	<b>78.63</b>

(1) Repeal of a Planned Zoning District and return to former zoning

(2) Repeal of Planned Zoning District to return to Urban Use (UU) – 1.03 Acres PD5, 0.25 Acres PD7

# Planning and Development Staff - 2014

Tony Bozynski, Director

Venita Harris, Administrative Assistant

## **Building Codes Division**

Chuck Givens – Mgr.  
Mark Alderfer  
Ronnie Campbell  
Gregory Case  
Arnold Coleman  
Charlie Cowart  
Dennis Johnson  
Richard Maddox  
Ronyha O’Neal-Champ  
Wayne Shaw  
Curtis Richey  
Stephanie Steele  
Terry Steele  
Gerard Walsh  
Tim Whitener

## **Planning Division**

Walter Malone – Mgr.  
Alice Anderson  
John Ball  
Willie (Trey) Edwards III  
Brian Minyard

## **Zoning and Subdivision Division**

Dana Carney – Mgr.  
Stephen Coleman  
Kevin Douthard  
Jan Giggar  
Donna James  
Felicia Jefferson  
Janet Lampkin  
Monte Moore  
Bob Muehlhausen  
Kenny Scott  
Tracy Spillman  
Alice Taylor  
Mark Trammel