

1997

PLANNING DEPARTMENT

YEAR END REPORT

1997 PLANNING DEPARTMENT ACTIVITIES

This portion of this report summarizes the activities of the Conway, Arkansas Planning Department in 1997. The report is given in a synopsis form with the information presented in the various categories of activities.

PLANNING COMMISSION REVIEW

- ◆ Analyses were presented to the Planning Commission for:
 - ◆ 38 Rezoning Requests.
 - ◆ 22 were granted by the City Council.
 - ◆ 0 were refused by the City Council.
 - ◆ 8 were withdrawn.
 - ◆ 8 were held over into 1998.
 - ◆ 2 held over from 1996 were withdrawn.
 - ◆ 3 held over from 1996 were granted by the City Council.
 - ◆ 0 held over from 1996 were refused by the City Council.
 - ◆ 22 Conditional Use Requests.
 - ◆ 15 were granted by the City Council.
 - ◆ 3 were refused by the City Council.
 - ◆ 2 were withdrawn.
 - ◆ 2 were held over into 1998.
 - ◆ 1 held over from 1996 was withdrawn.
 - ◆ 2 held over from 1996 were granted by the City Council.
 - ◆ 0 held over from 1996 were refused by the City Council.
 - ◆ 8 Building Moving Permit Requests
 - ◆ 7 were granted by the City Council.
 - ◆ 0 were refused by the City Council.
 - ◆ 1 was withdrawn.
 - ◆ 0 were held over into 1998.
 - ◆ 0 held over from 1996 were withdrawn.
 - ◆ 2 held over from 1996 were granted by the City Council.
 - ◆ 0 held over from 1996 were refused by the City Council.
- ◆ 1 Site plan was reviewed and approved.

- ◆ 29 Requests for Subdivision Approval
- ◆ A total of 947 lots were submitted in the 29 subdivision requests.
- ◆ 8 of the subdivisions with 383 lots were preliminary submissions. Of these, 2* subdivisions with 16 lots were outside the city limits but within the territorial jurisdiction.

*Rooster Ridge is located partly in the city and Dogwood Estates was annexed into city limits before final approval.

- ◆ No subdivisions with 0 lots were disapproved.
- ◆ No subdivisions with 0 lots were withdrawn.
- ◆ Disposition of Subdivisions

Zoning	Completed		Not Completed	
	No. of Subdivisions	No. of Lots	No. of Subdivisions	No. of Lots
Residential	5*	135	7	379
Commercial	2	6	4**	9
Industrial	1	13	2	32
Total	8	154	13	420

* 1 completed subdivision has 1 residential and 1 commercial lot.

**2 non completed subdivisions have both residential and commercial lots.

- ◆ 5 additional residential subdivisions with 161 lots and 3 commercial subdivisions with 10 lots which were reviewed in earlier years were completed in 1997.

- ◆ 32 Requests for Replat Approval

The 32 requests involved a total of 139 new lots for review, which would have resulted in 2 fewer lots than originally platted.

- ◆ 2 requests for 4 lots becoming 48 lots were preliminary submissions.

- ◆ Disposition of Replats

Zoning	Completed			Not Completed		
	No. of Replats	No. of Old Lots	No. of New Lots	No. of Replats	No. of Old Lots	No. of New Lots
Residential	11	37	26	6	14	71
Commercial	6	19	16	7	40	21
Industrial	1	1	3	0	0	0
Institutional	1*	17	1	1*	13	1
Total	19*	74	46	14*	67	93

* 1 replat was only partially completed and counted in both categories.

- ◆ 4 requests for replatting of 9 residential lots into 9 lots that were reviewed in earlier years were completed.

- ◆ 4 Planned Unit Development activities

- ◆ 4 Planned Unit Development pre-application conferences were held in 1997.

- ◆ 2 Planned Unit Developments were submitted for and given preliminary approval.

- ◆ 2 Planned Unit Development Amendments were submitted for and given preliminary approval.

- ◆ 2 Planned Unit Developments were rezoned and approved by the City Council.

- ◆ 2 Planned Unit Development Amendments were approved by the City Council.

- ◆ 1 Planned Unit Development, involving 2 lots, was reviewed and completed in 1997.

- ◆ 1 Planned Unit Development Amendment involving 5 lots was reviewed and completed in 1997.

- ◆ 1 Planned Unit Development with 165 lots and its Amendment reduced to 163 lots were reviewed but not completed in 1997.

- ◆ No Planned Unit Developments begun in 1996 were completed in 1997.

- ◆ The subdivision, replat and planned unit development activity in 1997 resulted in the creation of a total of 286 new residential, 14 new commercial, 15 new industrial and 1 new institutional lots in the city.
- ◆ An ordinance to amend the requirement for depth of lots in the Zoning Ordinance was prepared, submitted and then withdrawn before City Council action.
- ◆ 1 review of an addition to a mobile home park was reviewed and approved.
- ◆ 7 Requests for Annexation
 - The areas and dispositions are shown below:
 - ◆ 0.82 acres (annexed by Ordinance O-97-16)
 - ◆ 422.93 acres (only 376.59 acres annexed by Ordinance O-97-38, 46.23 acres were withdrawn)
 - ◆ 820.00 acres (845.97 acres annexed by Ordinance O-97-41)
 - ◆ 120.97 acres (not yet annexed)
 - ◆ 111.75 acres (not yet annexed)
 - ◆ 2.00 acres (not yet annexed)
 - ◆ 283.00 acres (not yet annexed)
 - 1761.47 acres total analyzed
 - 1223.38 acres annexed
- ◆ A total of 1223.38 acres were annexed to the city in 1997.
- ◆ The above analyses were furnished to the Mayor, City Council, City Attorney, City Engineer, Conway Corporation and the media.

AREA OF THE CITY AT YEAR'S END

- ◆ At year's end, the area of the city was computed and found to be 33.53 square miles.

BOARD OF ZONING ADJUSTMENT

- ◆ Analyses were performed for the Board of Zoning Adjustment on 8 requests for variance.

STREET ACCEPTANCES

- ◆ The Planning Department assists in the development and preparation of ordinances dealing with street acceptances, closings and naming. A synopsis of these ordinances follows:

- ◆ **STREET ACCEPTANCES**

<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
Victoria Park Subdivision, Phase 2	Montana Trail Oregon Trail Utah Trail	O-97-17
Westlake Subdivision	Westlake Drive	O-97-27
Copper Cove Subdivision, Phase I	Greenwood Circle Joyner Drive Monaco Drive Pyramid Drive Sterling Drive Tuscany Drive	O-97-31
Hickory Creek Subdivision	Castlegate Drive Marleigh Drive	O-97-35
Pinnacle Ridge Subdivision	Pinnacle Ridge Road	O-97-36
Cherub Court Subdivision	Cherub Drive Gabrial Drive Seraph Drive	O-97-44
James Court Subdivision	James Court	O-97-48
Green Gables Subdivision	Hannah Drive Par Fore Drive Turf Lane	O-97-58

- ◆ **STREET CLOSINGS**

<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
C.A. and Robert Harrison Addition	Clayton Street (from Van Ronkle Street to the northwest corner of lot 1, block 5)	O-97-52
None (west of the eastern line of the W 1/2 of the SW 1/4, Section 8, T5N, R13W)	Jacksonville Road	O-97-59
Centennial Valley Subdivision, Phase II (In T5N, R14W)	Cardinal Lane Chickadee Drive Bobolink Drive Kinglet Avenue Oriole Avenue Swan Road Warblers Way Wippoorwill Circle Wippoorwill Drive	O-97-63

◆ **STREET NAMING**

<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
None (west of the railroad and continuing to the city limits as they expand)	Dave Ward Drive (State Highway 286 West)	O-97-11
None (east of the railroad and continuing to the city limits as they expand)	Industrial Boulevard (State Highway 286)	
None (north of the Harkrider Street and U.S. Highway 64 West intersection and Continuing to the city limits as they expand)	Skyline Drive (U.S. Highway 65 and 65B)	
None (west of the Harkrider Street and U.S. Highway 65B intersection and continuing to the city limits as they expand)	Old Morrilton Highway (U.S. Highway 64 West)	
None (south of the Harkrider Street and State Highway 286, Industrial Boulevard intersection and continuing to the city limits as they expand)	South Harkrider Drive (State Highway 365)	

EASEMENT CLOSINGS

◆

<u>SUBDIVISION</u>	<u>LOCATION</u>	<u>ORDINANCE NO.</u>
Conway Industrial Park East	East 20 feet of Part of blocks 4 and 5	O-97-40
Catherine Place Subdivision	Drainage easement between lots 138 And 135	O-97-50
Centennial Valley I & II	All unused easements which lie in the NW ¼ of section 4 and the N ½ of section 5, All in T-5-N, R-14-W	O-97-64
Falcon Crest Subdivision	Easement between lots 35 and 36	O-97-65
Woodland Springs II	Easement between lots 60-R and 61-R	O-97-66

AMENDMENT TO THE SUBDIVISION ORDINANCE

- ◆ The Planning Department prepared an ordinance amending the Subdivision Ordinance to allow the Planning Director to approve substandard lots in lot splits and minor subdivisions in certain conditions. It was approved by the City Council (Ordinance O-97-04).

DEVELOPMENT AND PREPARATION OF PLANNING RELATED ORDINANCES AND RESOLUTIONS

- ◆ The Planning Department was involved in the development and preparation of 3 planning related ordinances. This does not include the 38 rezoning ordinances, the 7 annexation ordinances or the 1 amendment to the Subdivision Ordinance already mentioned. A brief description of each follows:
- ◆ An amendment to the sign ordinance establishing anchoring requirements for a permanently affixed sign (Ordinance O-97-22)
- ◆ An amendment to the boundaries of Conway's Territorial Jurisdiction (Ordinance O-97-39)
- ◆ An ordinance establishing methodologies for issuing temporary building permits (Ordinance O-97-30)
- ◆ Further information related to the latter two ordinances is furnished elsewhere in this document.

COMPUTER MAPPING OF THE CITY

- ◆ The Planning Department has updated the computer map as subdivisions were filed, new streets were built and rezonings were approved. Computer digitized aerial photographic images of about half the city were loaded into the computer system. They may be used as an added layer to the map of the city.

NEW SUBDIVISION ORDINANCE

- ◆ The Planning Department prepared a synopsis of the proposed ordinance and it and the proposed ordinance were sent to the Planning Commission. The Planning Commission sent the proposed new subdivision Ordinance to the City Council with a recommendation for approval.

SIGN ORDINANCE

- ◆ The Planning Department prepared a notice of violation for use with the Sign Ordinance.

LIAISON WITH THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

- ◆ The Planning Department, along with City Engineer Ronnie Hall, served as liaison between the City and the Planning Department of the Arkansas Highway and Transportation Department (AHTD).

THE BICYCLE AND PEDESTRIAN PATHWAY

- ◆ Work continued on the first phase of the bicycle and pedestrian pathway along Tucker Creek. Activities included:
- ◆ 4 meetings involving city staff, property owners, consultants and representatives of the Arkansas Highway and Transportation Department (AHTD).
- ◆ Completion of right-of-way acquisition.

METROPOLITAN PLANNING ORGANIZATION

- ◆ The City of Conway continued as a member of the Little Rock/North Little Rock Metropolitan Planning Organization (MPO) which is headquartered at Metroplan in Little Rock. Planning Department and other activities were as follows:
- ◆ Mayor David Kinley served as a member of the Board.
- ◆ Councilman Brad Hegeman and Greg Nabholz served as newly appointed members of the Transportation Advisory Council representing Conway.

- ◆ Planning Director Bill Polk served as the primary representative and Assistant Planning Director Ken Pickett as the alternate on the Technical Coordinating Committee. Bill Polk also served as a member of the Rail/Grade Separation subcommittee and as a member of the Transportation Improvement Plan (TIP) Screening subcommittee. He and Ronnie Hall also met twice with AHTD on Conway TIP project. This total effort involved 24 scheduled meetings. Bill Polk also served as the Faulkner County representative in these meetings.
- ◆ The proposed railroad overpass at Salem Road and Meadowlake Road was approved and placed on the TIP with funding for engineering and right-of-way acquisition.

AIRPORT STUDY

- ◆ Bill Polk participated in the ongoing airport study. This involved one meeting with Mayor Kinley, consultants and Ronnie Hall and one public hearing.

RECENTLY ANNEXED ROADS

- ◆ Staff shot videotape of conditions of recently annexed roads.

TRAFFIC CALMING

- ◆ Literature regarding traffic calming was procured, methodologies were explored and Ronnie Hall and Bill Polk examined new “speed humps” in North Little Rock.

PUBLIC TRANSIT

- ◆ Staff members attended a meeting in Conway sponsored by Central Arkansas Transit regarding possible future public transit between Conway and Little Rock.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS)

- ◆ Bill Polk attended an Intelligent Transportation Systems Awareness Seminar conducted by the Federal Highway Administration (FHA) and AHTD. A letter was sent to Gary DalPorto of FHA regarding possible funding for projects in Conway. Ronnie Hall and Bill Polk toured the city with Steve Mitchell of AHTD, discussing state funded road improvements and possible ITS applications.

FEDERAL EMERGENCY MANAGEMENT AGENCY

- ◆ The Planning Department assisted Federal Emergency Management Agency (FEMA) Flood Administrator Ronnie Hall in his efforts.

CONSOLIDATED PLAN FOR HOUSING AND URBAN DEVELOPMENT

- ◆ Bill Polk completed the 1997 Action Plan: One Year Use of Funds, Consolidated Plan for Housing and Urban Development for the City of Conway. Finance Director Perry Faulkner and Brenda Blackshire from the Finance Department provided the research support and arranged public hearings and the notification for the public hearings. Ronnie Hall provided technical information on street and drainage improvements.
- ◆ The 1997 Action Plan was accepted by Housing and Urban Development (HUD).
- ◆ Bill Polk rewrote an Analysis of Impediments to Fair Housing, which was accepted by HUD.

- ◆ Bill Polk completed writing of the 1998 Action Plan: One Year Use of Funds, Consolidated Plan for Housing and Urban Development for the City of Conway. Perry Faulkner and Brenda Blackshire provided the research support and arranged public hearings and the notification for the public hearings. Ronnie Hall provided technical information on street and drainage improvements.
- ◆ The 1998 Action Plan activities included several internal meetings and 3 public hearings.
- ◆ The computer software program "Maptitude" was received from HUD and training on the program began.

COMMUNITY DEVELOPMENT BLOCK GRANT

- ◆ The Planning Department coordinated efforts with the Street Department to identify areas and street and drainage projects which would be eligible for infrastructure improvements through the Community Development Block Grant (CDBG) program of HUD.

WELFARE REFORM

- ◆ Bill Polk represented the city at a meeting on Accomplishing More With Less in the Age of Welfare Reform at Heifer Project in Perryville.

AFFORDABLE HOUSING

- ◆ Bill Polk represented the city on a field trip to Northwest Arkansas to observe projects providing affordable housing.

REGULATING MANUFACTURED HOMES

- ◆ Bill Polk attended an informational meeting in Little Rock on Regulating Manufactured Homes. The meeting was sponsored by the Arkansas Municipal League, the Arkansas Chapter of the American Planning Association and the Arkansas Manufactured Housing Association.

COMMUNITY OUTREACH PARTNERSHIP CENTER

- ◆ Bill Polk represented the city in helping prepare an application to HUD to fund a Community Outreach Partnership Center. If funded, the project would, in part, provide funding for a Pilot Neighborhood Planning Project.

AUTOCADMAP

- ◆ The computer program AutoCadMap was procured, Planning Cartographer Christy Sutherland attended a two day seminar on the use of the program and it is now incorporated into the Department work program.

DEVELOPMENT OF MAPS

- ◆ Aside from maps mentioned elsewhere, the following maps of significance were developed:
 - ◆ A city traffic accident map for 1996.
 - ◆ Maps of each proposed activity which came before the Planning Commission.
 - ◆ Overall locational maps for each Planning Commission and Board of Zoning Adjustment meeting.
 - ◆ Maps of submitted variance requests which came before the Board of Zoning Adjustment.
 - ◆ New mapbooks of the city, two with zoning shown and one without zoning shown.

- ◆ Creation of a Subdivision Map Book.
- ◆ Section maps for field work in compiling the address data base.
- ◆ City maps for Police, Fire, Sanitation, Permits and Planning Departments.
- ◆ Printing of seven Prince Street maps over digital aerial images for street widening.
- ◆ University of Central Arkansas (UCA) area map
- ◆ CITY OF CONWAY boundary map for 1970, 1980, 1990 & current.
- ◆ New Territorial Jurisdiction map.
- ◆ C-1 downtown commercial map.
- ◆ Five Dave Ward Drive maps from Harkrider to Tucker Creek showing property configurations and landowners over aerial photo images.
- ◆ Printing various city maps for people requesting up to date maps.
- ◆ Maps created from legal descriptions to verify zoning and/or city limits.
- ◆ Ward boundary maps

ASSIGNMENT OF ADDRESSES

- ◆ Aside from the 421 addresses assigned to new subdivisions, an additional 48 addresses were assigned to existing lots.
- ◆ Approximately 175 addresses were supplied by telephone or by written document.
- ◆ Approximately 100 addresses were supplied for construction permits.
- ◆ Ken Pickett served as the contact person for 911 addressing for the city. This resulted in the following activities:
 - ◆ 15 range verification for Southwestern Bell.
 - ◆ Approximately 3 other mailings to Southwestern Bell concerning annexations/city boundary information and address sketches.
 - ◆ Frequent meetings and communications with the Faulkner County 911 staff to resolve address problems in the transition area near the city-county boundary.

ORIENTATION FOR NEW PLANNING COMMISSION MEMBERS

- ◆ The Planning Department assisted former Planning Commission members Scott Moore and David Henze in orienting new Planning Commission members for 1997 and Scott Moore and outgoing Planning Commission Chair H.B. Hardy in orienting new Planning Commission members for 1998.

ARKANSAS RIVER LEVEE

- ◆ Bill Polk attended a meeting with Corps of Engineers representatives and other city representatives regarding improvements to the levee providing protection where Tucker Creek waters empty into the Arkansas River.

PORTABLE BUILDING ORDINANCE

- ◆ An ordinance controlling the permitting of portable buildings was prepared and passed after two meetings which involved (not all at the same time) Mayor David Kinley, City Council members, interested citizens, Chief Building Inspector Ben Wiedower, Code Enforcement Officer Ronnie White, Bill Polk and Ken Pickett.

EXPANSION OF THE TERRITORIAL JURISDICTION

- ◆ The Conway Territorial Jurisdiction was extended two miles to the east by ordinance (Ordinance O-97-39). Staff completed a survey of the area to record existing development using maps produced within the Department. Bill Polk met with City Councilman Woody Cummins and Faulkner County Quorum Court member David Henze to discuss methodologies to better control street development in the Territorial Jurisdiction.

UNIVERSITY PARK

- ◆ Bill Polk served on a committee, initiated by UCA, which created (with the concurrence of their respective boards) University Park, an area within which employees of the City, UCA, Central Baptist College and Conway Corporation could receive discounts offered by merchants, contractors and other on new single family houses or remodeling of or addition to existing houses. The intent is to help stabilize a potentially deteriorating neighborhood while encouraging employees to live in close proximity to their places of employment. Martine Downs, in Mayor Kinley's office, became the City's administrator for the program.

CENSUS ADDRESS DATA BASE

- ◆ The design, field work and data entry for an address data base to be used by the Census Bureau in the year 2000 and internally in the future was begun. By year's end, the design was complete, about two-thirds of the field work was completed and around one-half of the data entry was done.

DATA BASE

- ◆ By year's end, design was substantially complete and data entry was well under way for a data base which combines Planning Commission activities with several other data bases and provides easier and more efficient production of analyses, letters, minutes and reports.

EMERGENCY PLANNING

- ◆ The Planning Department worked with Fire Chief Bart Castleberry, Faulkner County 911 Office and others in the development of emergency plans for Conway. Activities included:
 - ◆ Gathering examples of emergency plans from other cities and agencies.
 - ◆ An emergency drill at WalMart.
 - ◆ 6 other meetings.

STRATEGIC PLAN

- ◆ Steps were taken to begin a City Council initiated Strategic Plan for the city. Planning staff assisted by procuring materials and attending meetings to provide staff support.

NATIONAL TRUST FOR HISTORIC PRESERVATION

- ◆ Bill Polk met with Daniel Carey with the National Trust for Historic Preservation as part of a national survey on cities and historic preservation.

PUBLIC ART

- ◆ Bill Polk attended a workshop on public art at UCA Baum Gallery.

1996 WARD POPULATIONS

- ◆ An attempt was made to establish ward populations at the time of the 1997 census. However, as the census information was provided by enumeration districts, whose boundaries did not coincide with those of the wards, this proved impossible.

AMERICAN PLANNING ASSOCIATION

- ◆ All members of the Planning Commission and Planning Department staff were members of the Arkansas Chapter of the American Planning Association (APA).
- ◆ Bill Polk served as Member at Large on the Executive Committee.
- ◆ Planning Commissioner Ella Reese served as the Planning Commissioner Representative on the Executive Committee.
- ◆ Bill Polk and Christy Sutherland attended the State Chapter annual meeting in Hot Springs.
- ◆ Bill Polk attended the National Conference in San Diego, California.
- ◆ Bill Polk, Ken Pickett and Planning Technician Mike Garrett attended the summer meeting in Little Rock.
- ◆ Bill Polk and Christy Sutherland attended the 4-State Conference in St. Charles, Missouri.

PRESENTATIONS TO VARIOUS GROUPS

- ◆ Bill Polk gave the following presentations during the course of the year:

<u>Audience</u>	<u>Subject Area</u>
Boatmen's Bank Student Advisory Board	Planning in Conway
Greenbrier Planning Commission	Planning
Faulkner County Leadership Institute	Conway Planning Department
Julia Lee Moore Elementary School Junior Achievement	Conway Planning Department
Carl Stuart Middle School 7th Graders	City Planners
Conway Kiwanis	Planning in Conway, Past, Present and Future
Arkansas Municipal League Annual Convention in Little Rock	Comprehensive Plans and Annexations
Economic Development Group, University of Central Arkansas	Current and Past Activities Influencing Economic Development in Conway, Arkansas
Conway Noon Optimist Club	Planning in Conway, Past, Present and Future
Conway Morning Rotary	Planning in Conway, Past, Present and Future
Pennsylvania Planning Association Annual Conference, State College, Pennsylvania	Avoiding the Commercial Strip
Urban Community Class, Hendrix College	Planning
Greenbrier Leadership Institute, Greenbrier, AR	The Need For and Purpose Of A Planning Commission
Carl Stuart Middle School Geography Classes	How Geography is Used in City Planning

COMMITTEE TO REVIEW FITNESS CENTER PROPOSALS

- ◆ Bill Polk and Christy Sutherland served as members of a committee to review the fitness center proposals for 1997. This committee reviewed the relative merits of the three fitness centers which had presented proposals and recommended that Conway Nautilus be the fitness center serving city employees.

MEDIA RELATIONS

- ◆ The Planning Department attempted to maintain good relationships with the media and provide information as requested. Efforts included furnishing the Log Cabin Democrat, the Arkansas Democrat-Gazette, other newspapers, radio station KCON, other radio stations and various television stations with ongoing information regarding growth and development in the city.

ASSISTANCE TO OTHER CITIES

- ◆ Minor assistance related to planning functions was furnished to Arkadelphia, Greenbrier and Russellville during 1997.

INTERNS

- ◆ Three students from UCA served as interns in the Planning Department in 1997. They were Kelli Nichols and John Keller majoring in geography and Tod White majoring in Public Administration.

NEW EMPLOYEES

- ◆ Scott Conroy was hired as a part-time temporary employee to customize computer software.

REPRESENTATION AT MEETINGS OF CITY BODIES

- ◆ Planning Department staff attended all Planning Commission meetings, all Board of Zoning Adjustment meetings and most City Council meetings, as well as numerous committee meetings of the three bodies.

INFORMATION AND COMPLAINTS

- ◆ Numerous, uncounted complaints and requests for information were handled.

ASSISTANCE TO THE MAYOR'S OFFICE

- ◆ Mike Garrett provided backup staffing for the Mayor's Office as needed.

ASSISTANCE TO BUILDING PERMITTING AND INSPECTIONS

- ◆ The Planning Department provided significant advisory and support functions for the permitting and inspecting process.

1997

BUILDING PERMITTING AND INSPECTING DEPARTMENT YEAR END REPORT

1997 BUILDING PERMITTING AND INSPECTING DEPARTMENT ACTIVITIES

This portion of this report summarizes the activities of the Conway, Arkansas Building Permitting and Inspecting Department in 1997. The report is given in a synopsis form with the information presented in the various categories of activities.

NUMBER OF SINGLE FAMILY HOME PERMITS

- ◆ The volume of building in Conway decreased approximately 17.0% from 1996 (based on single family housing permits). This resulted in 323 single family housing permits being issued, compared to the 1994 record of 513 permits and the 389 permits issued in 1996. This was a decrease of 25.0% over the average of the past five years and a decrease of 2.7% over the average of the last ten years.

CONSTRUCTION RELATED PERMITS

- ◆ A total of 3199 construction related permits were issued in 1997. The breakdown into types of construction permits follows:
 - ◆ 669 - Building Permits (down 108 from 1996)
 - ◆ 802 - Electrical Permits (down 149 from 1996)
 - ◆ 550 - Plumbing Permits (down 78 from 1996)
 - ◆ 475 - Mechanical Permits (down 219 from 1996)
 - ◆ 49 - Parking Lot Permits (down 9 from 1996)
 - ◆ 501 - Gas Permits (down 117 from 1996)
 - ◆ 153 - Sign Permits (up 91 from 1996)
- ◆ 3199 - Total (down 489 from 1996)

This total averages approximately 13 permits per working day

INSPECTIONS AND REINSPECTIONS

- ◆ A total of 6,623 inspections and reinspections were requested during 1997. This was a decrease of 563 or 7.8 percent from 1996. This total averages approximately 27.0 inspections per working day.

ESTIMATED CONSTRUCTION COSTS AND TYPES OF BUILDING PERMITS ISSUED

- ◆ The 669 building permits issued covered buildings with an estimated construction cost of \$73,098,027. This is a decrease of \$29,179,835 from 1996. This is the fifth highest yearly total for which records are available (1979 through 1997). It is a 12.8% decrease from the average for the last five years and a 26.8% increase over the average of the last ten years. Breakdowns by estimated cost (by permits applicant) and by building type follow:

COST		
Number of Building Permits Issued	With Cost of	Construction Cost Subtotal
436 (down 115 from 1996)	Under \$100,000	\$18,217,666 (down \$6,168,768 from 1996)
179 (up 14 from 1996)	\$100,000 - \$250,000	\$26,902,543 (up \$3,662,645 from 1996)
36 (up 3 from 1996)	\$250,000 - \$500,000	\$11,344,000 (up \$1,499,525 from 1996)
14 (down 1 from 1996)	\$500,000 - \$1,000,000	\$10,030,122 (down \$1,110,841 from 1996)
3 (down 6 from 1996)	\$1,000,000 - \$2,500,000	\$4,103,696 (down \$12,362,396 from 1996)
1 (down 3 from 1996)	Over \$2,500,000	\$2,500,000 (down \$14,700,000 from 1996)
669 Total (down 108 from 1996)	Total	\$73,098,027 (down \$29,179,835 from 1996)

TYPE				
Type of Building	Total Cost	Total Square Feet	Number of Building Permits Issued	
Industrial				
Primary	\$ 280,000	19,497	3	
Accessory	\$ 11,900	216	2	
Additions	\$ 886,600	17,599	7	
Remodeling	\$ 411,759	--	2	
Subtotal	\$ 1,590,259	37,312	14	
Commercial				
Primary	\$ 9,228,840	284,936	35	
Accessory	\$ 63,450	7,556	5	
Additions	\$ 1,202,625	41,756	16	
Remodeling	\$ 2,515,167	--	64	
Subtotal	\$13,010,082	334,248	120	
Institutional				
Primary	\$ 4,425,696	88,865	5	
Accessory	\$ 2,250	608	2	
Additions	\$ 2,911,000	58,119	4	
Remodeling	\$ 792,000	--	7	
Subtotal	\$ 8,130,946	147,592	18	

(Continued)

TYPE (continued)

Type of Building	Total Cost	Total Square Feet	Number of Building Permits Issued
Agricultural			
Primary	\$ 0	0	0
Accessory	\$ 2,000	2,000	1
Subtotal	\$ 2,000	2,000	1
Temporary Buildings (A new permit type in 1997)			
Primary	\$ 1,100	1,220	2
Subtotal	\$ 1,100	1,220	2
Multi-Family			
Primary	\$10,072,000	235,637	39
Accessory	\$ 16,000	1,560	2
Additions	\$ 0	0	0
Remodeling	\$ 31,000	--	1
Subtotal	\$10,119,000	237,197	42
(This includes 39 new buildings with a subtotal of 312 housing units)			
Duplex			
Primary	\$ 880,000	25,755	13
Accessory	\$ 0	0	0
Remodeling	\$ 10,000	--	1
Subtotal	\$ 890,000	25,755	14
(This includes a subtotal of 26 housing units)			
Single-Family			
Primary	\$37,977,150	790,375	323
Accessory	\$ 386,103	21,110	63
Additions	\$ 500,894	14,488	32
Remodeling	\$ 468,293	--	35
Remodeling to	\$ 3,600	--	2
Accessory			
Addition to	\$ 18,600	2,270	3
Accessory			
Subtotal	\$39,354,640	828,243	458
(This includes a subtotal of 323 new housing units)			
Total	\$73,098,027	1,613,567	669
(This includes a total of 661 new housing units, a decrease of 47 from 1996)			

CONSTRUCTION COST AND SQUARE FOOTAGE OF SINGLE FAMILY RESIDENCES

- ◆ A breakdown of single family residences by estimated construction cost and by square footage follows:

Cost of Single Family Residences				
Number of Permits Issued	Estimated Construction Cost (Estimated by the Applicant)	Total Cost	Average Cost Per Square Foot	
4 (down 3 from 1996)	Less than \$50,000	\$ 121,000	\$27.30	
54 (down 49 from 1996)	\$50,000 - \$75,000	\$ 3,356,500	\$36.59	
113 (down 24 from 1996)	\$75,000 - \$100,000	\$ 9,534,725	\$47.89	
81 (down 7 from 1996)	\$100,000 - \$150,000	\$ 9,879,000	\$45.29	
45 (up 8 from 1996)	\$150,000 - \$200,000	\$ 7,564,405	\$49.13	
20 (up 8 from 1996)	\$200,000 - \$300,000	\$ 4,601,520	\$54.14	
6 (up 1 from 1996)	Over \$300,000	\$ 2,920,000	\$76.78	
323 (down 66 from 1996)	Totals	\$37,977,150	\$48.05	

The average construction cost per single family home in 1996 was \$117,576. (up \$15,135 per single family home from 1996.)

Size of Single Family Residences				
Number of Permits Issued	Square Footage (includes everything under roof, not just heated and cooled)	Total Square Feet	Average Cost Per Square Foot	
1 (up 1 from 1996)	Less than 1000	832	\$30.05	
49 (down 30 from 1996)	1000 - 1500	69,548	\$48.64	
99 (down 8 from 1996)	1500 - 2000	170,727	\$47.38	
95 (down 59 from 1996)	2000 - 3000	238,383	\$45.77	
53 (up 7 from 1996)	3000 - 4000	178,535	\$47.10	
15 (up 2 from 1996)	4000 - 5000	65,647	\$51.41	
11 (up 6 from 1996)	More than 5000	66,703	\$56.74	
323 (down 66 from 1996)	Totals	790,375	\$48.05	

The average area per single family home in 1997 was 2447 square feet (up 225 square feet per single family home from 1996.)

PER SQUARE FOOT CONSTRUCTION COST OF SINGLE FAMILY RESIDENCES

- ◆ The average contractor estimated per square foot construction cost for new residences was \$48.05, an increase of \$3.49 per square foot from \$44.56 in 1996.

MEETINGS

- ◆ Ben Wiedower attended the Annual Arkansas Plumbing Inspectors' Short School in Harrison and the Arkansas Chapter of the International Association of Electrical Inspectors meetings in Eureka Springs and Conway.

STATE ELECTRICAL BOARD

- ◆ Ben Wiedower served by appointment of the governor in a position on the State Electrical Board which met once a month or more. He also served as the chairman of that board.

COMPLAINTS AND REQUESTS FOR INFORMATION

- ◆ Numerous, uncounted complaints and requests for information were handled.