



# 2016

## ANNUAL DEVELOPMENT REPORT



Community & Economic Development  
305 SW A Street  
Bentonville, Arkansas 72712  
(479)271-3122

[www.bentonvillear.com](http://www.bentonvillear.com)

# Acknowledgements

## Mayor

Bob McCaslin

## 2016 City Council

Ward 1	Stephanie Orman	John Skaggs
Ward 2	Tim Robinson	Chris Sooter
Ward 3	James Smith	Bill Burkart
Ward 4	Octavio Sanchez	Jim Webb

## 2016 Planning Commission

Scott Eccleston	Richard Binns
Jim Grider	Debi Havner
Joe Haynie	Rod Sanders
Greg Matteri	

## 2016 Board of Adjustment

Rustin Chrisco	Joe Haynie
Sam Pearson	Rick Rogers
Jan Holland	

## 2016 Tree & Landscape Advisory Committee

David Short	Debi Havner
Chris Sooter	Danielle Shasteen
Scott Eccleston	

## 2016 Public Arts Advisory Committee

Chad Alligood	Dayton Castleman
Tom Hoehn	Becky McCoy
Jerris Palmer	Aaron Jones
Kalene Griffith	David Wright
	Shelli Kerr

## Community & Economic Development Staff

Troy Galloway, AICP  
Community & Economic Development Director

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Planning Services Manager

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Senior Planner

Jon Stanley  
Planner

Terry Gosnell  
Building Inspector

Ronnie Swadley  
Building Inspector

Troy Davis  
Code Enforcement Officer

Darren Warren  
Code Enforcement Officer

Annette Brightwell  
Administrative Technician

Lori Leonard  
Administrative Assistant

Diane Shastid  
Administrative Assistant

Ali Worley  
Administrative Assistant



# The City of Bentonville Community Development

## DEVELOPMENT SUMMARY

### Building Inspection

**Permits.** The city issued a total of 1,461 permits in 2016, 86 more than last year. For the second year in a row, multifamily permits increased markedly, doubling from 22 in 2015 to 44 in 2016.

**Inspections.** The total number of inspections increased by 78 from 2015, with a total of 16,795 inspections conducted in 2016. These include building, electrical, plumbing, mechanical and miscellaneous inspections. Code enforcement inspections were down by 7.6% with a total of 2,586. An average of 70 inspections were conducted daily.

**Value.** The 2016 value of all permits was \$372.7 million, up \$50 million from 2015. Single family dwellings make up 46% of total valuation followed by new commercial development with 33%.

**Fees.** 2016 is the first year since 2005 that total fees collected passed the one million mark. The fees were \$1.07 million; a 14.5% increase from 2015.

**Demolition.** Demolition and relocation activity continues to rise. The 90 permits issued this year is nearly double that issued in 2015.

**Completions.** A total of 662 certificates of occupancy (completed structures) were issued, down 7% from 2015.

### Planning

Since 2009, the total number of planning items has steadily increased. In 2016 there were 291 items, up 15% from 2015.

The largest increase was in final plats, from three in 2015 to eight in 2016. The number of large scale developments also increased significantly, up 55% from 2015.

The number of rezonings (39), conditional uses (11) and variances (34) were all down from 2015.

### 2016 Highlights

- Multifamily permits doubled.
- Value increased \$50 million.
- First year fees exceeded \$1 million since 2005.
- Planning applications up 15%.

1,461

Permits Issued

6.5% increase from 2015

#### PLANNING APPLICATIONS INCLUDE:

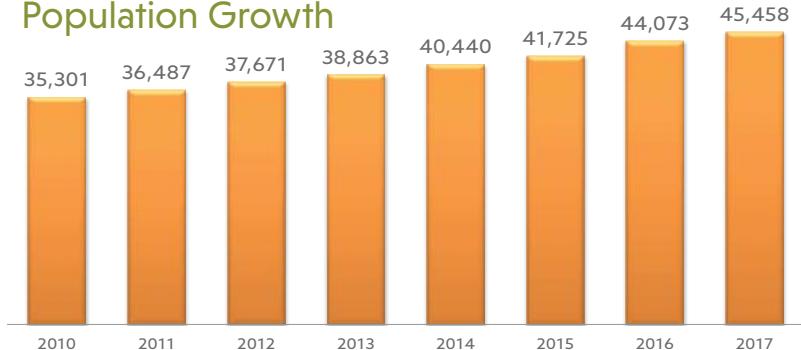
- PRELIMINARY AND FINAL PLATS
- LOT SPLITS
- PROPERTY LINE ADJUSTMENTS
- LARGE SCALE DEVELOPMENTS
- REZONINGS
- CONDITIONAL USES
- VARIANCES

45,458

Population Estimate

Up 3% from 2015

### Population Growth



# RESIDENTIAL

## PERMITTED & COMPLETED DEVELOPMENT

### TOTAL RESIDENTIAL

**Permitted.** Total residential permits issued (single family, multifamily, additions, remodels and accessory structures) in 2016 was 813, up 17% from 2015. The value was \$210.8 million, a 5% increase.

**Completed.** The number of residential units completed was 562.

### SINGLE FAMILY

**Permitted.** The number of single family homes continues to rise annually. Single family permits increased by 23%, with 594 units permitted in 2016. The value of those permits increased, but at a slightly lower rate of 19%, with \$172.5 million. The average size of a single family home permitted was 2,925 square feet.

**Completed.** The total number of single family units completed in 2016 was 466, slightly less than the 489 in 2015.

### MULTIFAMILY

**Permitted.** Multifamily development includes duplexes, townhomes and apartments. The city issued 44 permits for multifamily developments totaling 314 units at a value of nearly \$32 million. The permits were for 31 duplexes (62 units) and 13 multifamily structures (252 units). The average size of a multifamily unit permitted was 1,008 square feet.

**Completed.** A total of 42 duplexes and 48 multifamily units were completed in 2016.

### ADDITIONS & REMODELS

**Permitted.** Permitted residential additions and remodels dropped by 7.4%, however, the value increased by almost 20%.

**Completed.** The number of completed residential additions and remodels was higher, with nearly 28% more completed than in 2015.

### Highlights

- Residential permits up 17%.
- Single family permits up 23%.
- Value of residential up 5%.
- Value of remodels and additions up 20%.

**594**

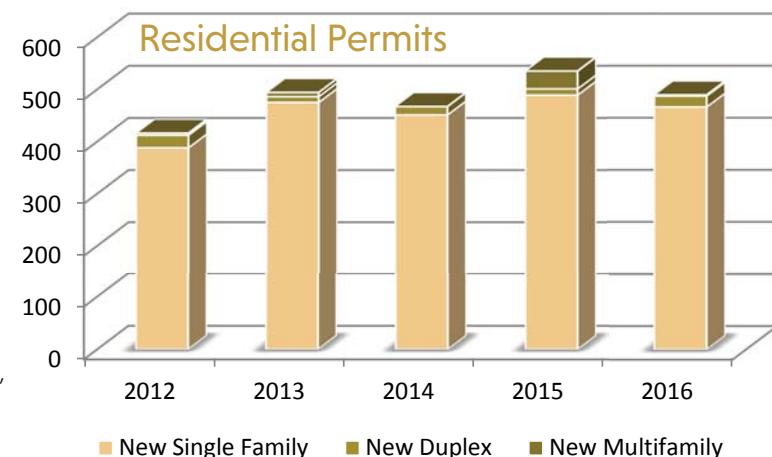
Single Family Permits  
23% increase from 2015

**\$290,569**

Average Value of  
Single Family Permits

**45,458**

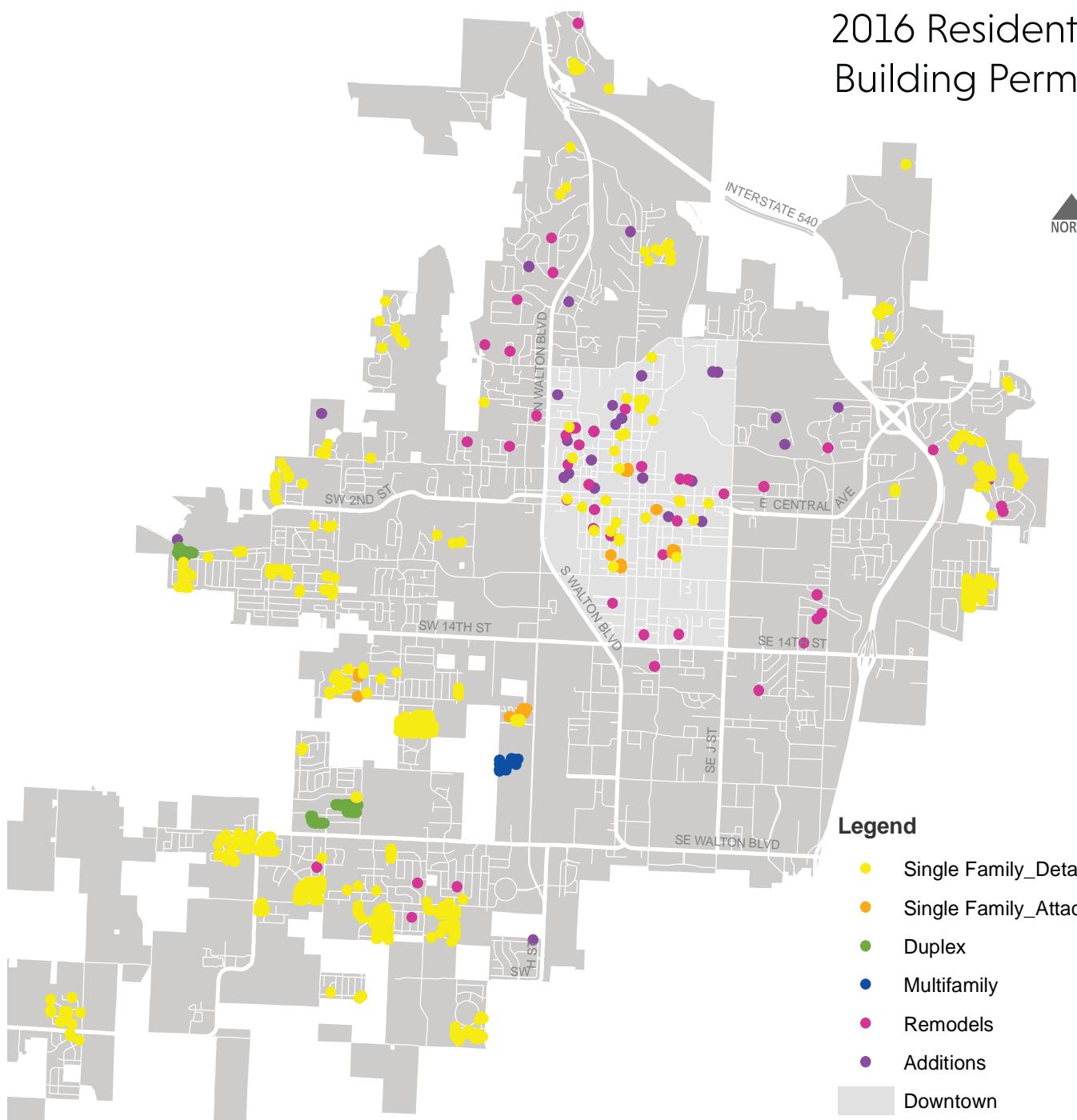
Population -Jan. 1, 2017  
3% increase from 2016





# RESIDENTIAL BUILDING PERMITS

2016 Residential  
Building Permits





# RESIDENTIAL PLANNED DEVELOPMENT

**Platted Lots.** The total number of lots final platted in 2016 is 638, the highest number since 2006. The number of preliminary platted lots is 783...more than double the 338 lots in 2015.

**Large Scale Developments.** A total of 621 multifamily units have been planned through the Large Scale Development process. This includes 81 townhome units and 540 apartment units.

**Rezonings.** Twenty properties were rezoned to a residential district, a slight decrease from 2015. More than half of those rezonings were located downtown.

## Highlights

- Number of final platted lots is highest since 2006.
- Preliminary lots doubled.
- Half of residential rezonings occurred downtown.

**81 Units**

Townhomes Planned

**540 Units**

Multifamily Planned

**638 Lots**

Final Platted

**783 Lots**

Preliminary Platted

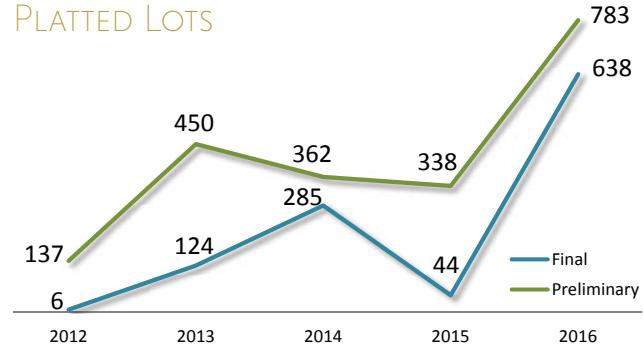
132% increase from 2015



SW D St



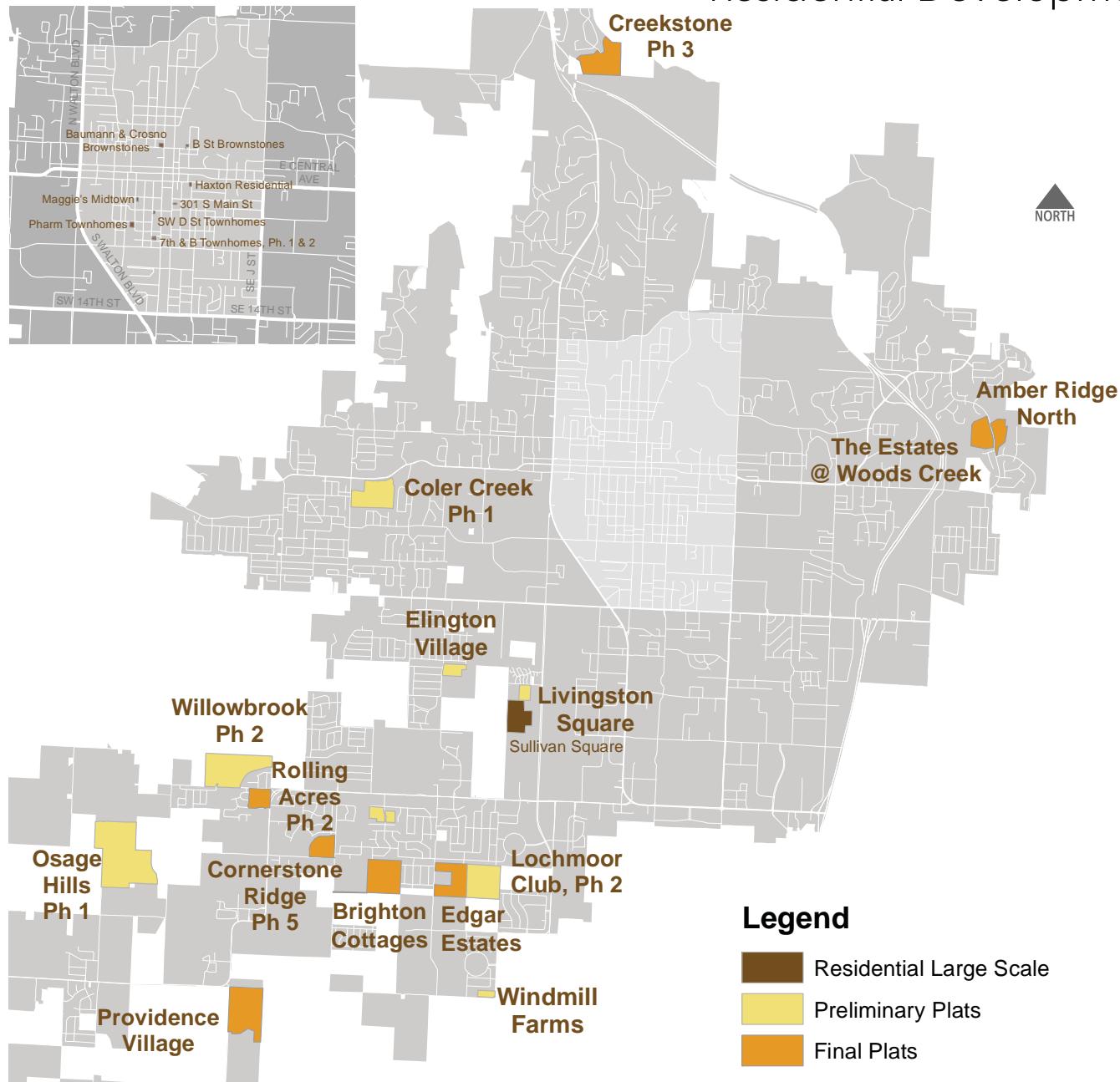
## PLATTED LOTS





# RESIDENTIAL PLANNED DEVELOPMENT

## 2016 Planned Residential Development





# COMMERCIAL & INDUSTRIAL PERMITTED & COMPLETED DEVELOPMENT

## TOTAL COMMERCIAL

**Permitted.** Commercial permits (including new structures, additions and remodels) remained consistent while values increased. Total commercial permits in 2016 was 163, just three less than 2015. Total commercial valuation increased by 31.5%, with a total of \$154 million.

**Completed.** The total number of commercial developments completed in 2016 was 99, a 24% drop from 2015. Approximately 61% of that total was commercial remodels and additions.

## NEW COMMERCIAL

**Permitted.** While total permits stay relatively steady, new commercial permits continue an upward trend with a 65% increase from 2015. The value of new commercial permits more than doubled; \$58.5 million in 2015 to \$121.8 million in 2016. The average value of a new commercial permit was \$2.3 million.

**Completed.** There were 20 new commercial projects completed, compared to 29 in 2015. This included four offices, two stores, one church, one school and one entertainment venue. Eighteen projects filling-in vacant office and retail spaces were completed. The remaining were other nonresidential structures or structures other than buildings.

## REMODELS AND ADDITIONS

**Permitted.** The city permitted seven additions and 103 remodels. The average value was approximately \$302,000 per permit.

**Completed.** There were 61 remodels and additions completed in 2016, down from 70 in 2015.

## INDUSTRIAL

One industrial project was permitted and one completed in 2016. In contrast, no industrial projects were permitted or completed in 2015.

## Highlights

- Commercial value up 31%.
- New commercial permits up 65%.
- Value of new commercial permits doubled.

**\$155 million**  
Commercial Valuation

**53**  
New Commercial

**20**  
Completed Commercial



NEW PEDIATRIC DENTAL CLINIC

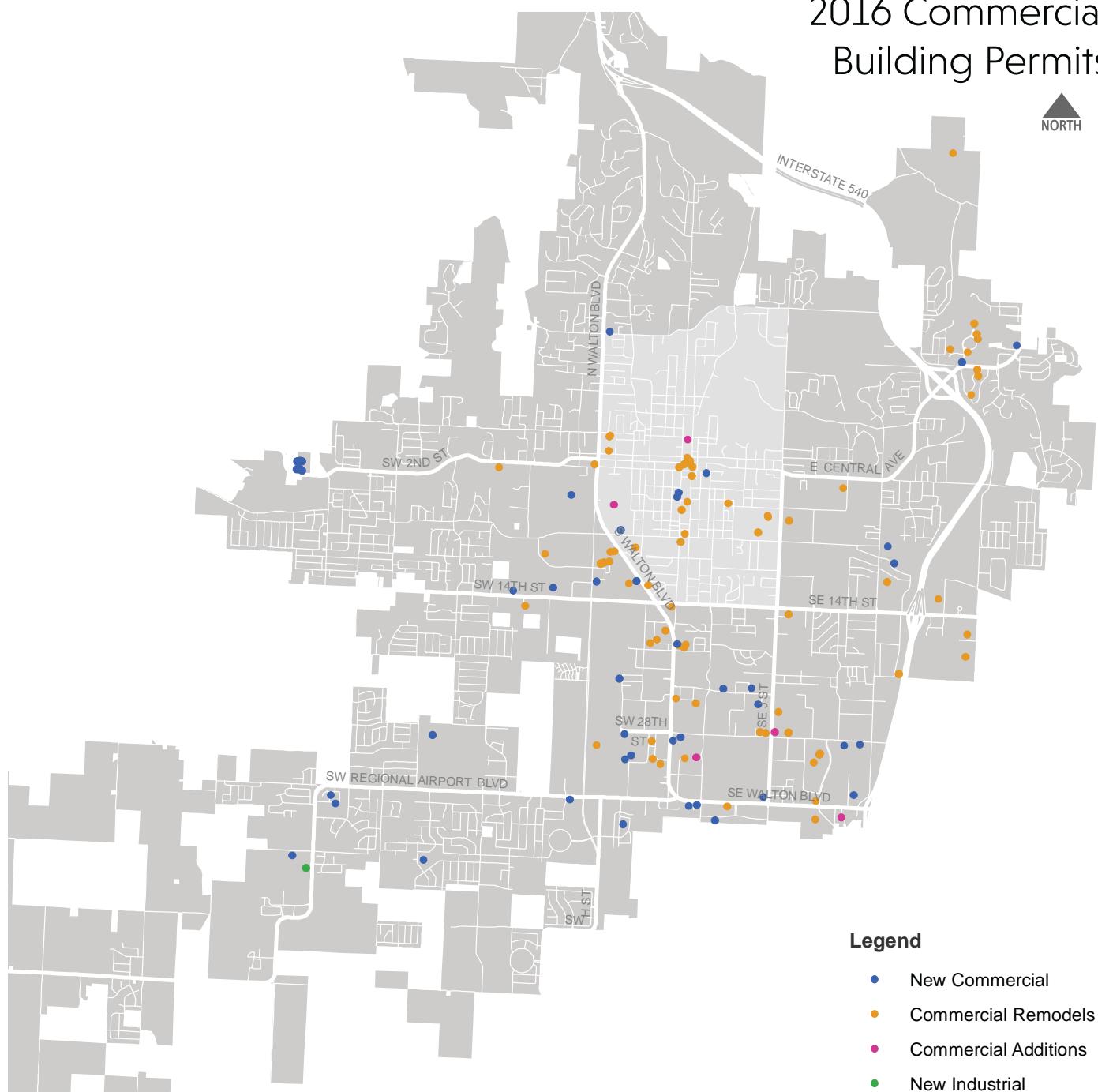


NEW OFFICE SPACE



# COMMERCIAL & INDUSTRIAL BUILDING PERMITS

## 2016 Commercial Building Permits





# COMMERCIAL & INDUSTRIAL PLANNED DEVELOPMENT

## Commercial

The total number of commercial developments planned was 65, a 51% increase from 2015. The total square feet of commercial uses approved through the large scale development process is up 68% from last year; a total of 544,369 square feet in 2016. Consistent with recent years, the largest uses are office and service. Unique to 2016 is just over 55,000 square feet of entertainment uses planned.

In 2016, 16 properties were rezoned to a commercial use, making up 41% of all rezonings. Half of those took place downtown.



PLANNED WAREHOUSE &  
OFFICE SPACE

## Industrial

Bentonville is experiencing increasing levels of industrial activity. Eight properties were rezoned to an industrial district in the last two years. Over 620,000 square feet of industrial space has been approved during the same time period.

DOWNTOWN OFFICE SPACE



## Highlights

- 4 new retail and 3 new restaurants planned.
- 56% increase in the total square feet of commercial and industrial planned.

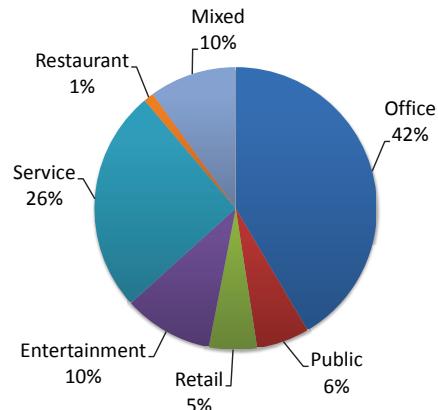
**544,369 sf**

Commercial Space  
Approved  
68% increase from 2015

**41%**

of all rezonings  
were to a commercial  
zoning district

## Planned Commercial by Type

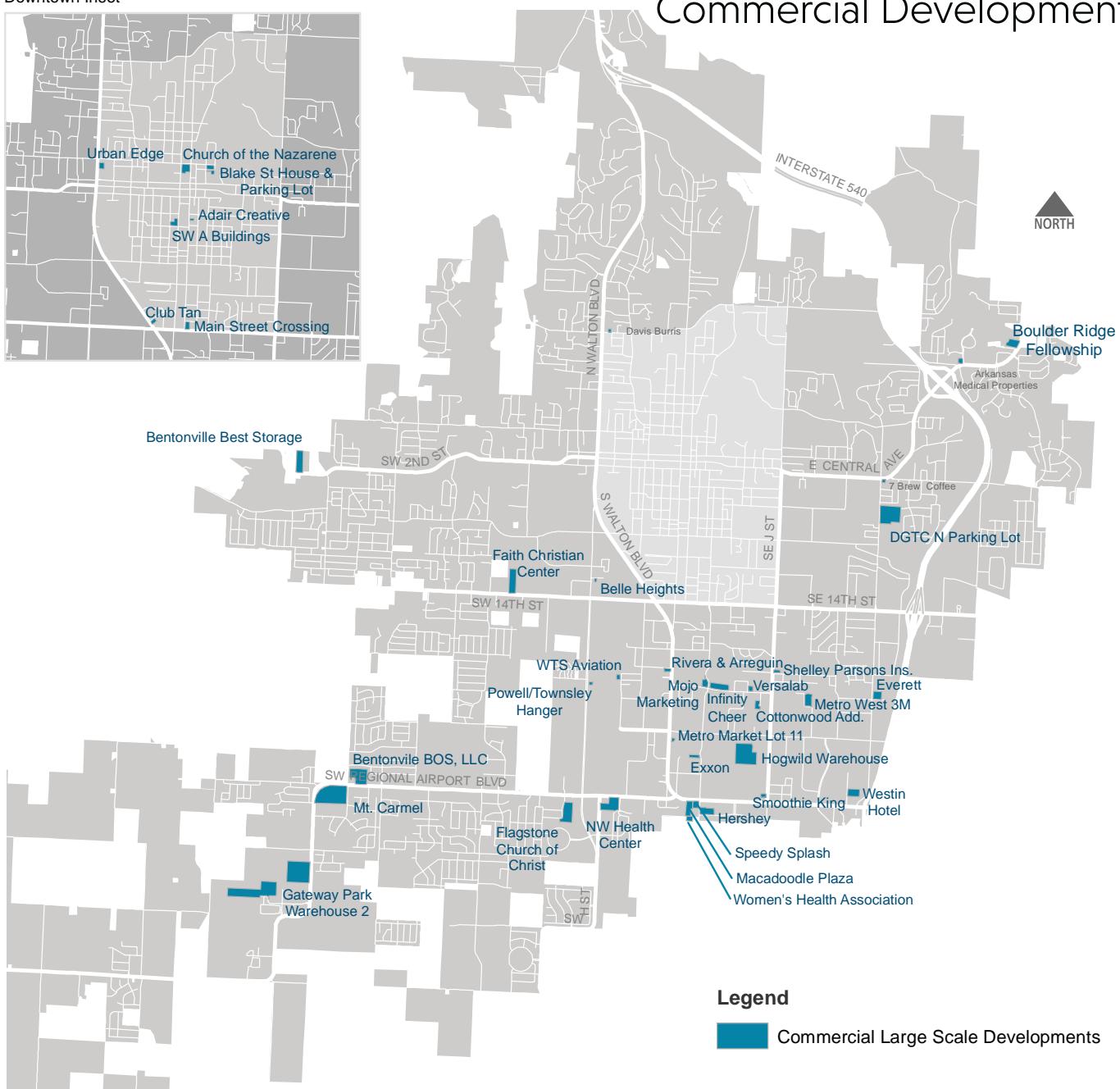
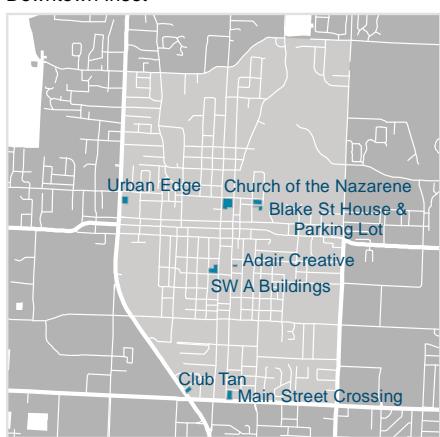


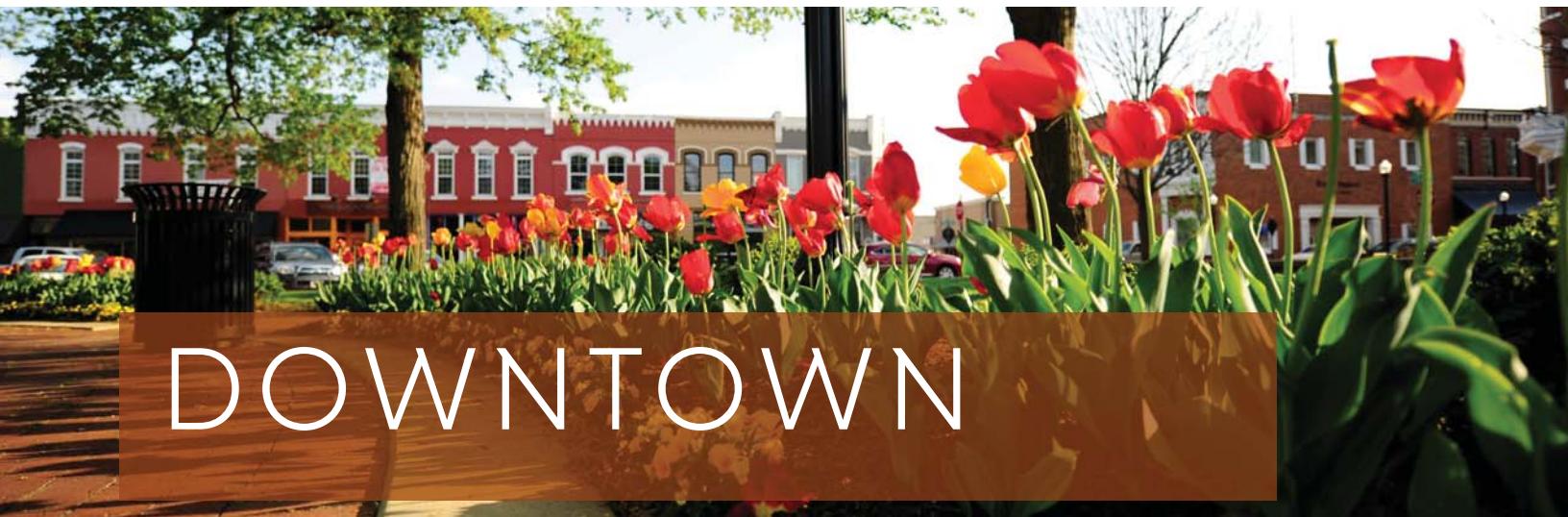


# COMMERCIAL & INDUSTRIAL PLANNED DEVELOPMENT

## 2016 Planned Commercial Development

Downtown Inset





# DOWNTOWN

## Square and Vicinity

- The Benton County Daily Record building on the southwest corner of SW A Street and Central Avenue was remodeled into an event space.

## Art District

- The 6,400 square foot First National Bank is currently under construction on the southwest corner of SW 4th Street and SW A Street. It includes an interior art display area complimenting its location in the Art District.
- Across the street is the 31,991 square foot movie theater and office space being constructed on the northwest corner of SW 4th Street and SW A Street.
- The city relocated its Utility Billing drive-thru to the former AT&T building on the southwest corner of SW 4th Street and Main Street.
- Multistory townhouses and a corner live/work unit at SW B Street and SW 4th Street is under construction.
- Renovation is underway for office space in the Farmer's Exchange building located on SW A Street.



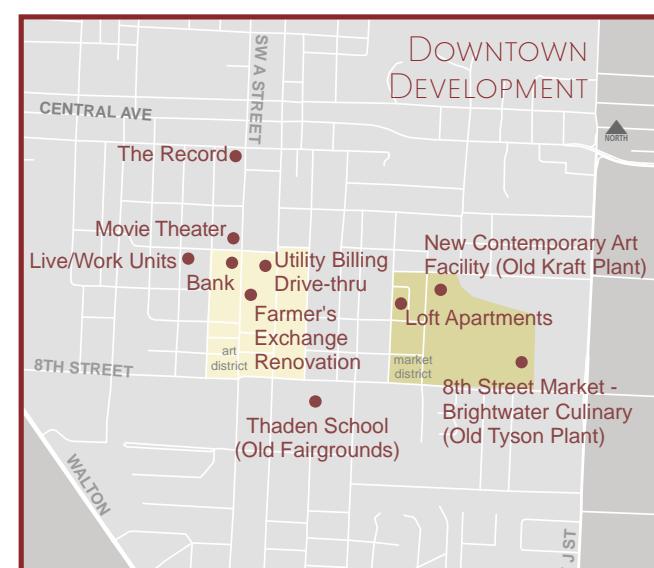
RENOVATED RECORD BUILDING



THEATER UNDER CONSTRUCTION

## Market District

- Redevelopment of the former Tyson Plant at 801 SE 8th Street into the 8th Street Market is underway with a portion opening in early 2017 as the Brightwater Culinary School, a division of Northwest Arkansas Community College.
- Design began on the transformation of the former Kraft Plant, 507 SE E Street, into a contemporary art venue as an extension of Crystal Bridges.
- The location of the Thaden School was announced in 2016. It will be an independent school campus on the site of the former Benton County Fairgrounds on SE 8th Street.
- Tourmaline, 15 loft-style residential units is under construction at 501 SE D Street.



# PLANNING

## Bentonville Community Plan

The Community Plan process that started in 2015 continued throughout 2016. The planning process included two key workshops: the Downtown Residential Workshop on January 13 and a Focus Area Visioning Workshop on February 18.

The Key Issues Interim Report was published in March. The consultants, Houseal Lavigne Associates, spent the remainder of the year preparing the plan and the five special area plans. The documents are due for release in early 2017.

## Bentonville COMMUNITY PLAN

A PLAN FOR A NEW AMERICAN TOWN

## Regulatory Changes

**Municipal Airport Design Standards.** To encourage consistent and compatible development of the municipal airport property, the city adopted design standards on February 9.

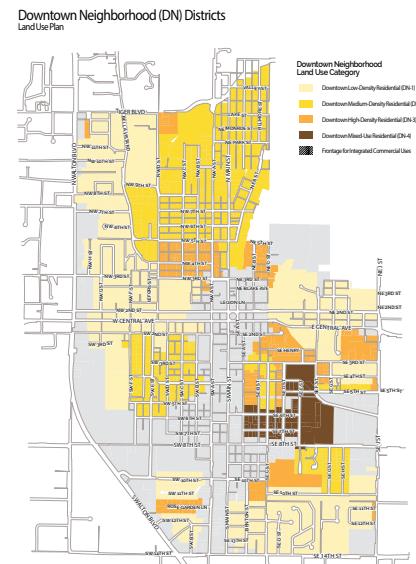
**R-C2 Zoning District Amendment.** As more properties began to request the R-C2, Central Residential - Moderate Density zoning district, inconsistencies with the standards and the purpose of the district were revealed. The allowed height was out of scale and the lot widths resulted in higher densities than desired. These regulations were amended by City Council on June 14.

**Sign Ordinance.** As a result of the *Reed v. Gilbert*, Arizona U.S. Supreme Court case regarding municipal sign law, the city contracted with Randal Morrison, an attorney specializing in sign regulations. He assisted staff in revising the sign code to bring it into compliance with the ruling. The new sign ordinance was adopted on August 23.

**Downtown Zoning.** Bentonville's downtown neighborhoods have been experiencing unprecedented growth and development. Rezonings and variances for residential development were at an all-time high, indicating a need to offer zoning districts designed for a variety of residential types. With the help of planning consultants, Houseal Lavigne Associates, new downtown residential land use categories and zoning districts were adopted on October 11.



PLANNING WORKSHOP HELD IN FEBRUARY





# COMMUNITY

## Events, Programs, Initiatives and Awards

### \$50,000 in Funding for Trees and Landscaping: Tree & Landscape Advisory Committee

The Tree and Landscape Advisory Committee funded nearly \$50,000 in tree and landscaping projects, including planting 6,250 bulbs in the downtown square, giving away 675 trees at the spring and fall tree giveaways. Walton Family Foundation grants totaling \$7,977 contributed to the tree giveaways.

### 11 Miles of Roadway Cleaned: Spring Clean the Streets Day

The 2016 Spring Clean the Streets Day, part of the Great American Cleanup, was held on May 7 with 64 volunteers logging approximately 128 volunteer hours by cleaning 11 miles of roadway.

### Gabriela Salvador Wins Poster Contest: National Community Planning Month

Achievements in the field of planning are celebrated in October with National Community Planning Month. To recognize the 2016 theme of Civic Engagement, Bentonville partnered with local junior and high schools to hold a poster contest. The winning artwork was created by Gabriela Salvador, an eighth grade student who attends Fulbright Junior High School; her art teacher is Jerris Palmer. Gabriela's artwork will be displayed on the south side of the Community Development Building for one year. Additionally, the Mayor read a proclamation at the October 11 City Council meeting designating October as Community Planning Month in Bentonville.



SPRING TREE GIVEAWAY

COMMUNITY PLANNING MONTH POSTER  
CONTEST WINNER GABRIELA SALVADOR  
WITH MAYOR BOB MCCASLIN, JERRIS  
PALMER AND TROY GALLOWAY





# COMMUNITY

## Events, Programs, Initiatives and Awards

### 675 Trees Planted: 4th Annual Tree Planting Blitz

The city and presenting sponsor Walmart held its 4th Annual Tree Planting Blitz on Friday, October 14; city crews and volunteers planted 675, 15 gallon trees at 14 locations throughout the city; 146 volunteers logged approximately 584 hours.

### \$1,500 in Walmart VAP Grants

Bentonville received two Walmart Volunteerism Always Pays (VAP) grants totaling \$1,500 for Walmart employees' participation in the Spring Clean the Streets Day and the 4th Annual Tree Planting Blitz.

### Volunteer Hours Valued at \$9.5 million: Volunteer Community of the Year

Bentonville received the Volunteer Community of the Year Award for the seventh consecutive year. Approximately 33,032 volunteers from 56 partner organizations recorded 403,047 volunteer hours valued at more than \$9.5 million.

### Taxi Program

Bentonville offers a taxi program to assist low-income, elderly and disabled residents with transportation. Nearly \$20,000 funded 1,840 coupons and 7,843 punches, benefitting 90 riders.

### "Tunnel Vision" Public Art Installed

The Tunnel Vision project was initiated by the Public Art Advisory Committee this year. Seven designs have been selected for installation on tunnels along the Bentonville Trail System. Two were installed this year: "Always a Pupil" by Amanda Wilshire and "Aura Activity" by Joann Lacey and Eric Williams. Three designs were created by local high school students. The committee has also commissioned artist Tylur French to design two bike tower sculptures that will be installed in 2017.



ABOVE: 4TH ANNUAL TREE PLANTING BLITZ  
BELOW: TUNNEL VISION ARTWORK



# APPENDIX

## TOTALS

### Completed Development - Certificates of Occupancy (certificates)

	2015		2016		
	No.	% of Total	No.	% of Total	% Change
Single Family	489	69%	466	70%	-04.7%
Duplex	12	2%	21	3%	75.0%
Multifamily	34	5%	2	0%	-94.1%
Residential Alt/Rem/Add	29	4%	37	6%	27.6%
Residential Accessory/Misc	15	2%	36	5%	140.0%
Commercial	29	4%	20	3%	-31.0%
Tenant Infill	24	3%	18	3%	-25.0%
Commercial Alt/Rem/Add	79	11%	61	9%	-22.8%
Industrial	0	0%	1	0%	n/a
<b>TOTAL</b>	<b>711</b>	100%	<b>662</b>	100%	<b>-06.9%</b>

### Building Inspections

	2015		2016		
	No.	% of Total	No.	% of Total	% Change
Inspections	16,716	86%	16,794	87%	0.47%
Code Enforcement	2,798	14%	2,586	13%	-07.58%
<b>TOTAL</b>	<b>19,514</b>	100%	<b>19,380</b>	100%	<b>-00.69%</b>

### Planned Development

	2015		2016		
	No.	% of Total	No.	% of Total	% Change
Preliminary Plats	7	3%	8	3%	14.29%
Final Plats	3	1%	8	3%	166.67%
Lot Splits	61	24%	75	26%	22.95%
Property Line Adjustments	31	12%	43	15%	38.71%
Large Scale Development	47	19%	73	25%	55.32%
Rezoning	47	19%	39	13%	-17.02%
Conditional Use	20	8%	11	4%	-45.00%
Variance	37	15%	34	12%	-8.11%
<b>TOTAL</b>	<b>253</b>	100%	<b>291</b>	100%	<b>15.02%</b>

### Platted Lots

	2015		2016		
	No.	% of Total	No.	% of Total	% Change
Final	44	12%	638	45%	1350.00%
Preliminary	338	88%	783	55%	131.66%
<b>TOTAL</b>	<b>382</b>	100%	<b>1421</b>	100%	<b>271.99%</b>

### Large Scale Developments

	2015		2016		
	No.	% of Total	No.	% of Total	% Change
Residential	4	9%	10	13%	150.00%
Commercial	13	28%	33	44%	153.85%
Industrial	6	13%	5	7%	-16.67%
Public (schools/churches/govt)	2	4%	9	12%	350.00%
Other (i.e. parking lots)	22	47%	18	24%	-18.18%
<b>TOTAL</b>	<b>47</b>	100%	<b>75</b>	100%	<b>59.57%</b>

### Permits Issued

	2015		2016		
	No.	% of Total	No.	% of Total	% Change
Single Family	482	35%	594	41%	23.2%
Multifamily	22	2%	44	3%	100.0%
Residential Alteration/Addition	189	14%	175	12%	-7.4%
Swimming Pool	37	3%	35	2%	-5.4%
Fence	308	22%	232	16%	-24.7%
Relocate/Demo	46	3%	90	6%	95.7%
New Commercial	32	2%	53	4%	65.6%
Commercial Addition	2	0%	7	0%	250.0%
Commercial Alteration/ Infill	132	10%	103	7%	-22.0%
Industrial	0	0%	1	0%	n/a
Sign	117	9%	122	8%	4.3%
Other	8	1%	5	0%	-37.5%
<b>TOTAL</b>	<b>1375</b>	100%	<b>1461</b>	100%	<b>6.3%</b>

86

### Valuation

	2015		2016		
	Value	% of Total	Value	% of Total	% Change
Single Family	\$ 145,022,973	45%	\$ 172,597,941	46%	19.0%
Multifamily	\$ 51,341,347	16%	\$ 31,927,688	9%	-37.8%
Residential Alteration / Addition	\$ 5,232,532	2%	\$ 6,275,737	2%	19.9%
New Commercial	\$ 58,564,020	18%	\$ 121,857,161	33%	108.1%
Commercial Alteration / Addition	\$ 59,340,766	18%	\$ 33,217,714	9%	-44.0%
Industrial	\$ -	0%	\$ 4,298,312	1%	n/a
Swimming Pools	\$ 1,788,670	1%	\$ 1,945,989	1%	8.8%
Signs	\$ 594,859	0%	\$ 607,895	0%	2.2%
<b>TOTAL</b>	<b>\$ 321,885,167</b>	100%	<b>\$ 372,728,437</b>	100%	<b>15.8%</b>

### Square Feet Permitted

	2015		2016		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single Family Total	1,469,106	37%	1,737,932	42%	18.3%
Multifamily	496,377	13%	316,562	8%	-36.2%
New Commercial	472,313	12%	961,052	23%	103.5%
Commercial Alterations/Additions	1,532,161	39%	1,093,664	26%	-28.6%
Industrial	0	0%	39,000	1%	n/a
<b>TOTAL</b>	<b>3,969,957</b>	100%	<b>4,148,210</b>	100%	<b>4.5%</b>

### Fees

	2015		2016		
	Fees	% of Total	Fees	% of Total	% Change
Single Family	\$ 512,154	55%	\$ 611,728	57%	19.4%
Multifamily	\$ 116,279	12%	\$ 87,127	8%	-25.1%
Residential Alteration / Addition	\$ 24,891	3%	\$ 26,505	2%	6.5%
New Commercial	\$ 131,201	14%	\$ 242,043	22%	84.5%
Commercial Alteration / Addition	\$ 127,255	14%	\$ 76,358	7%	-40.0%
Swimming Pools	\$ 9,355	1%	\$ 10,120	1%	8.2%
Signs	\$ 5,589	1%	\$ 6,304	1%	12.8%
Fences	\$ 8,150	1%	\$ 5,800	1%	-28.8%
Relocates and Demos	\$ 2,450	0%	\$ 8,250	1%	236.7%
Other	\$ 2,000	0%	\$ 1,784	0%	-10.8%
<b>TOTAL</b>	<b>\$ 939,324</b>	100%	<b>\$ 1,076,019</b>	100%	<b>14.6%</b>

# APPENDIX

## RESIDENTIAL

### Residential Building Permits (permits)

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
Single Family	482	46%	594	55%	23.24%
Multifamily	22	2%	44	4%	100.00%
Swimming Pool	37	4%	35	3%	-05.41%
Residential Alt/Rem/Add	189	18%	175	16%	-07.41%
Fence	308	30%	232	21%	-24.68%
<b>TOTAL</b>	<b>1038</b>	100%	<b>1080</b>	100%	<b>4.05%</b>

### Residential Building Permits (units)

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
Single Family	482	55%	594	65%	23.24%
Multifamily	396	45%	314	35%	-20.71%
<b>TOTAL</b>	<b>878</b>	100%	<b>908</b>	100%	<b>3.42%</b>

### Residential Building Permits (square feet)

	2015		2016		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single Family Total	1,469,106	75%	1,737,932	85%	18%
Multifamily Total	496,377	25%	316,562	15%	-36%
<b>TOTAL</b>	<b>1,965,483</b>	100%	<b>2,054,494</b>	100%	<b>5%</b>
Avg Size - Single Family	3,048		2,926		-4%
Avg Size - Multifamily	1,253		1,008		-24%

### Residential Building Valuation

	2015		2016		% Change
	Value	% of Total	Value	% of Total	
Single Family	\$ 145,022,973	72%	\$ 172,597,941	82%	19.01%
Multifamily	\$ 51,341,347	25%	\$ 31,927,688	15%	-37.81%
Residential Alteration / Add	\$ 5,232,532	3%	\$ 6,275,737	3%	19.94%
<b>TOTAL</b>	<b>\$ 201,596,852</b>	100%	<b>\$ 210,801,366</b>	100%	<b>4.57%</b>
Avg Value - Single Family	\$ 300,878		\$ 290,569		-03.43%
Avg Value - Multifamily	\$ 129,650		\$ 101,681		-21.57%
Avg Value - Alteration/Add	\$ 27,685		\$ 35,861		29.53%

### Platted Lots

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
Final	44	9%	638	41%	1350%
Preliminary	338	71%	783	51%	132%
Lot Splits	61	13%	75	5%	23%
Property Line Adjustments	31	7%	43	3%	39%
<b>TOTAL</b>	<b>474</b>	100%	<b>1539</b>	100%	<b>225%</b>

### Residential Large Scale Developments (units)

	2015		2016		% Change
	Townhomes	Multifamily	Townhomes	Multifamily	
<b>TOTAL</b>	<b>0</b>	<b>687</b>	<b>81</b>	<b>540</b>	<b>n/a</b>

### Completed Residential - Certificates of Occupancy (certificates)

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
New Single Family	489	84%	466	83%	-05%
New Duplex	12	2%	21	4%	75%
New Multifamily	34	6%	2	0%	-94%
Residential Alt/ Rem/Add	29	5%	37	7%	28%
Residential Access/Misc/Other	15	3%	36	6%	140%
<b>TOTAL</b>	<b>579</b>	100%	<b>562</b>	100.00%	<b>-03%</b>

### Completed Residential - Certificates of Occupancy (units)

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
New Single Family	489	44%	466	84%	-05%
New Duplex	24	2%	42	8%	75%
New Multifamily	606	54%	48	9%	-92%
<b>TOTAL</b>	<b>1119</b>	100%	<b>556</b>	100%	<b>-50%</b>

# APPENDIX

## Project Details for Planned Residential

### Large Scale Residential Developments

#### Townhomes

Project Name	Location	Units
1 301 South Main	301 S Main St	8
2 7th and B Townhomes	226 SW 7 St	9
3 B Street Brownstones	313 NE B St	16
4 Bauman Crosno Brownstones	301-331 NW A St	10
5 Haxton Residential	226-228 SE 2nd St, 200 SE B St	3
6 Maggie's Midtown	SW D St & SW 3 St	4
7 Pharm Townhomes	401-417 SW B St	6
8 Southwest D Street Townhomes	502 & 506 SW D St	9
9 Southwest 7th & B Townhomes	SW 7 St & SW B St	<u>16</u>
	Total Units	81
<b>Multifamily</b>		
10 Sullivan Square	2900 SW I St	<u>540</u>
	Total Units	621

### Residential Preliminary Plats

Project Name	Location	# of Lots
1 Osage Hills, Ph. I & II	Adams Rd	430
2 Elington Village	SW Elington St	39
3 Harbin Pointe Townhomes	SW Buckeye St	4
4 Willowbrook, Ph. II	SW Shell Rd	127
5 Coler Creek, Ph. I	SW Elm Tree Rd	31
6 Livingston Square	SW Parnell Dr	37
7 Lochmoor Club, Ph. II	SW Edinburgh Ave	105
8 Windmill Farms	SW Windmill Rd	<u>10</u>
	Total Lots	783

### Residential Final Plats

Project Name	Location	# of Lots
1 Amber Ridge N. @ Woods Creek	Woods Creek Rd	19
2 Creekstone Estates	NW Riverbend Rd	25
3 Cornerstone Ridge, Ph. V	SW Rainbow Farms Rd	67
4 Providence Village, Ph. I	SW Nomad Rd	189
5 Rolling Acres, Ph. II	SW Shell Rd	54
6 The Estates @ Woods Creek	Woods Creek Rd	15
7 Edgar Estates	SW Bright Rd	95
8 Brighton Cottages	SW Farrington Ave	<u>174</u>
	Total Lots	638

# APPENDIX

## COMMERCIAL & INDUSTRIAL

### Commercial & Industrial Building Permits (permits)

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
New Commercial	32	19%	53	33%	65.6%
Commercial Addition	2	1%	7	4%	250.0%
Commercial Alteration	132	80%	103	63%	-22.0%
<b>Commercial Total</b>	<b>166</b>	100%	<b>163</b>	100%	<b>-01.8%</b>
Industrial	0		1		
<b>Commercial &amp; Industrial Total</b>	<b>166</b>		<b>164</b>		<b>-01.2%</b>

### Commercial & Industrial Building Permits (square feet)

	2015		2016		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	472,313	24%	961,052	47%	103.5%
Commercial Alt/Addition	1,532,161	76%	1,093,664	53%	-28.6%
<b>Commercial Total</b>	<b>2,004,474</b>	100%	<b>2,054,716</b>	100%	<b>2.5%</b>
Industrial	-		39,000		
<b>Commercial &amp; Industrial Total</b>	<b>2,004,474</b>		<b>2,093,716</b>		<b>4.5%</b>
Avg Size - New Commercial	14,760		18,133		22.9%
Avg Size - Commercial Alt/Add	11,434		9,942		-13.0%
Avg Size - Industrial	n/a		39,000		n/a

### Commercial Valuation

	2015		2016		% Change
	No.	% of Total	No.	% of Total	
New Commercial	\$ 58,564,020	50%	\$ 121,857,161	79%	108.1%
Commercial Alt / Add	\$ 59,340,766	50%	\$ 33,217,714	21%	-44.0%
<b>Commercial Total</b>	<b>\$ 117,904,786</b>	100%	<b>\$ 155,074,875</b>	100%	<b>31.5%</b>
Industrial	\$ -		\$ 4,298,312		
<b>Commercial &amp; Industrial Total</b>	<b>\$ 117,904,786</b>		<b>\$ 159,373,187</b>		<b>35.2%</b>
Avg Value - New Commercial	\$ 1,830,126		\$ 2,299,192		25.6%
Avg Value - Comm. Alt/Add	\$ 442,842		\$ 301,979		-31.8%
Avg Value - Industrial	n/a		\$ 4,298,312		n/a

### Commercial / Industrial Large Scale Developments (projects)

	2015		2016	
	No.	% of Total	No.	% of Total
Office	7	16%	15	23.1%
Public	3	7%	9	13.8%
Retail	3	7%	4	6.2%
Entertainment	0	0%	2	3.1%
Service	2	5%	5	7.7%
Restaurant	1	2%	3	4.6%
Mixed	0	0%	4	6.2%
Industrial	6	14%	5	7.7%
Parking Lot expansions	10	23%	12	18.5%
Other/ Minor Improvements	11	26%	6	9.2%
<b>43</b>	100%	<b>65</b>	100.0%	

### Commercial / Industrial Large Scale Developments (square feet)

	2015		2016	
	Size	% of Total	Size	% of Total
Office	119,036	37%	226,007	41.52%
Public	15,405	5%	32,978	6.06%
Retail	155,802	48%	29,870	5.49%
Entertainment	0	0%	55,781	10.25%
Service	32,791	10%	138,970	25.53%
Restaurant	0	0%	6,323	1.16%
Mixed	0	0%	54,440	10.00%
<b>Commercial Total</b>	<b>323,034</b>	100%	<b>544,369</b>	100.00%
<b>Industrial Total</b>	<b>255,948</b>	44%	<b>363,680</b>	40.05%
<b>TOTAL</b>	<b>578,982</b>		<b>908,049</b>	

### Complete Commercial - Certificates of Occupancy

	2015		2016	
	No.	% of Total	No.	% of Total
Commercial	29	22%	20	20%
Tenant Infill	24	18%	18	18%
Commercial Alt/Rem/Add	79	60%	61	61%
Industrial	0	0%	1	1%
<b>TOTAL</b>	<b>132</b>	100%	<b>100</b>	100%

# APPENDIX

## Commercial & Industrial Large Scale Developments

Applicant	Address	Sq. Ft.	Specific Use
1 7 Brew Coffee	2500 E Central Ave	417	REST
2 Adair Creative Offices	307 S Main St	15,233	OFF
3 Aspen Park	3600 & 3500 SW Reg Airport Blvd	87,982	OFF
4 Bentonville Best Storage	10620 W HWY 72	7,280	IND
5 Blake Street Project	301 NE Blake St	N/A	PARK LOT
6 Boulder Ridge Fellowship	4301 E Central Ave	7515	PUB
7 Brighton Cottages Clubhouse	4511 SW Lilly St	1110	PUB
8 Burris Architecture Office	820 Tiger Blvd	2,581	OFF
9 Church of the Nazarene	220 NW A St	15000	PUB
10 Citizen Park Concession	1309 SW Hayfield Ave	1500	PUB
11 Clarks Second	326 & 350 SW A St	31,991	MIXED
12 Club Tan	1301 S Walton Blvd	4,500	SER
13 Coler Creek Parking Lot	Peach Orchard Rd & Palladium Dr	N/A	PARK LOT
14 Community Center Fitness Trail	1101 SW Citizens Cr	N/A	PUB
15 Crystal Bridges Elevator	600 Museum Way	N/A	ENT
16 DGTC North Parking Expansion	805 SE Moberly Ln	435 spaces	PARK LOT
17 Dogwood Trail Improvement	600 Museum Way	N/A	PUB
18 Eisma Cottonwood Addition	2402 SE Cottonwood St	10,025	OFF
19 Everett Buick GMC Parking	2517 SE Best Ln	234 spaces	PARK LOT
20 Exxon Mobil	3100 SE C St	4140	OFF
21 Faith Christian Center	1600 SW 14th St	7853	PUB
22 Farmer's Exchange Parking Lot	409 SW A St	N/A	PARK LOT
23 First Western Bank	1108 S Walton Blvd	5000	OFF
24 Flagstone Church of Christ	3801 SW Eden Brooke St	N/A	PARK LOT
25 Fred's Hickory Inn Access Drive	1502 N Walton Blvd	N/A	PARK LOT
26 Gateway Park Warehouse II	5000 SW Reg Airport Blvd	200,000	IND
27 Haxton District East	224 SE 2nd St	8,100	MIXED
28 Hershey	401 SE Plaza Ave	46,500	OFF
29 Hogwild Warehouse	2908 SE 1st	130,000	IND
30 Infinity Cheer	305 SE 22nd St	23,790	ENT
31 Integrated Dentistry	1101 NE McClain Rd	4,255	OFF
32 King Burrito	2000 S Walton Blvd	2,868	REST
33 Legion Lane Parking Enhancement	210 N Main St	N/A	PARK LOT
34 Livingston Square (off-site sewer ext.)	1111 SW Parnell Ln	N/A	OTHER
35 Lot 2 Belle Heights	805 SW 12th St	4,066	OFF
36 Macadoodles Plaza	3600 & 3606 SE Guess Who Dr	29,550	MIXED
37 Main Street Crossing	101 & 103 SE 14th St	10,605	MIXED
38 Metro Market Lot 11	102 SE 28th St	6504	RET
39 Metro Market Lot 13	2903 S Walton Blvd	7836	RET
40 Mojo Marketing	205 SE 22nd St	10,425	RET
41 Mount Carmel Community	3800 SW Mount Carmel Dr	110,206	RET
42 Naples Retail Center	1001 SW Reg Airport Blvd	13,322	IND
43 North Blake Street House	301 Blake St	18,400	SER
44 Northwest Health System	601 SW Reg Airport Blvd	15,250	RET
45 Optimum Alliance Parking	909 W Central Ave	N/A	SER
46 Powell/Townsley Hangar	2505 and 2507 SW 1st	14,400	OFF
47 Premier Concepts Expansion	2701 SE J St	9,000	PARK LOT
48 Razorback Trail Reroute	NE 2nd St & NE B St	N/A	IND
49 SE 6th Street Sewer Extension	SE D St & SE 6th St	N/A	OFF
50 Shelly Parson Insurance	2001 SE J St	6,425	PUB
51 Smoothie King	3410 SE J St	3,038	OTHER
52 Speedy Splash	216 SE Walton Blvd	5,864	OFF
53 The Record Building Remodel	104 SW A St	N/A	REST
54 TW Hanger	2250 SW Aviation St	12,000	SER
55 Tyson Plant Greenhouse	801 SE 8th St	2208	OTHER
56 Tyson Plant Remodel	801 SE 8th St	N/A	IND
57 Urban Edge	220 & 226 N Walton Blvd	6185	RET
58 Versa Lab Office	907 SE Village Loop	6480	OTHER
59 Wal-Mart DRF Parking	1201 SE Moberly Ln	N/A	MIXED
60 Wal-Mart EDC Tank Replacement	805 SE Moberly Ln	N/A	OFF
61 Wal-Mart Sky Bridge	SE 8th St & SE Moberly Ln	N/A	PARK LOT
62 Wal-Mart Test Kitchen	411 S Walton Blvd	N/A	OTHER
63 Westin Hotel	3401 Medlin Blvd	107 rooms	OTHER
64 Wolf Park Parking	SW Gator Rd & SW Freedom Rd	N/A	PARK LOT
65 Womens Health Association	500 SE Plaza Ave	9,070	SER

## Rezoning - Project Details

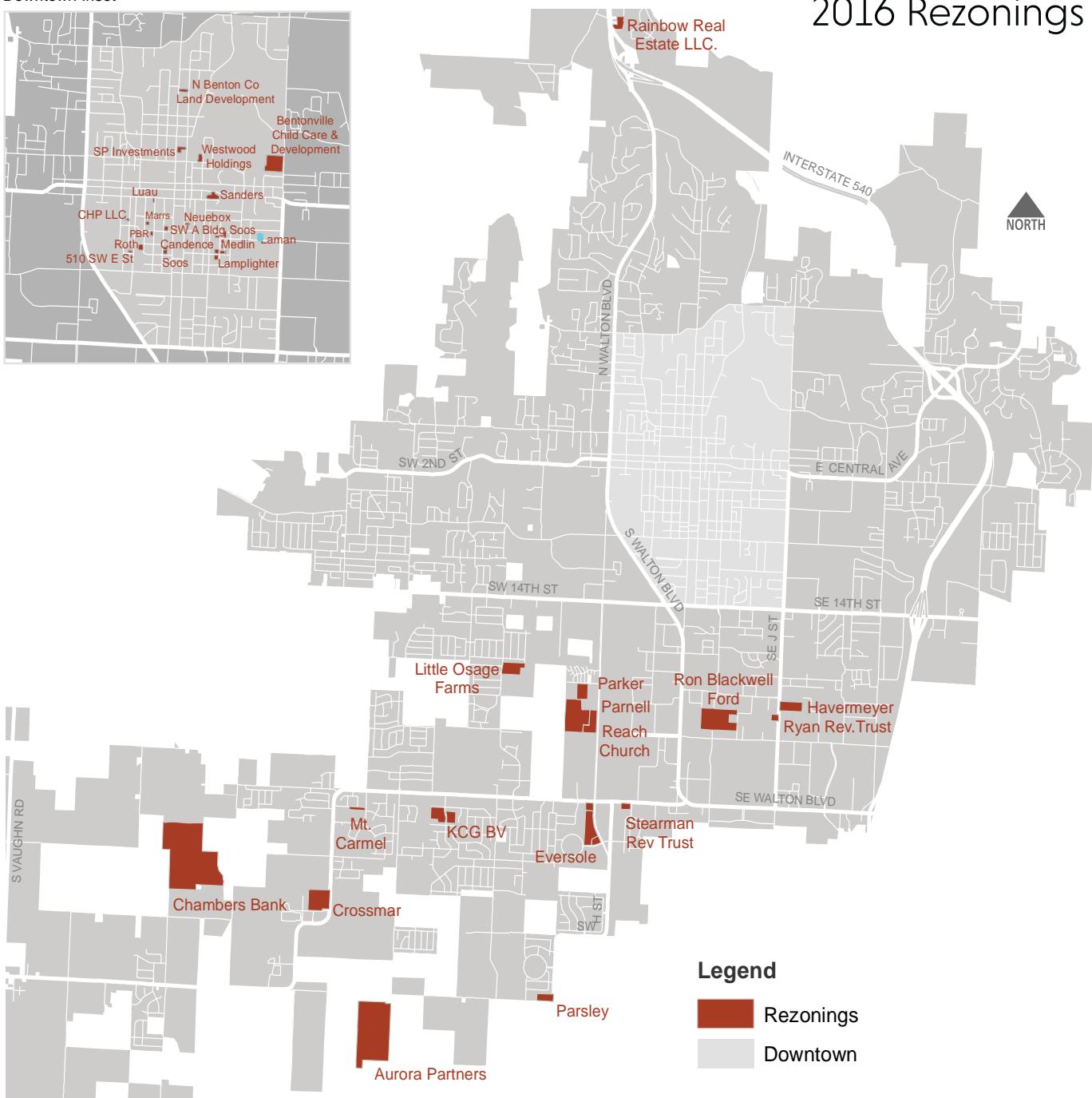
Applicant	Location	From	To
KCG BV, LLC	SW Buckeye St	PUD	R3
Laman	903 SE 5th St	R1	DN2
Steamer Trust	601 SW Reg Airport Blvd	PUD	C1
Rainbow Real Estate, LLC	3604 NW Frontage Road, 3605 NW A1	C2	
PBR Holdings	SW 4th St & SW C St	R1	RC2
Aurora Partners & Thrilled Land Inv	8936 S Morningstar Rd	A1	R1
Terra Firma Holdings	7315 SW Reg Airport Blvd	A1	C2
Craig Soos & Cadence Group, LLC	505 SW B St	DE	DC
Cadence Group, LLC	SW B St (north of alley)	DE	DC
Parnell & Reach Church, Inc	1307 SW Parnell Dr & SW 1 St	A1	R4
Chambers Bank	SW Adams Rd & SW Anglin Rd	PUD	R1
Ryan Revocable Trust	2500 SE J St	A1	C2
Reach Church	2900 SW 1 St	A1	C2
Capstone Investment	510 SW E St	RO	RC2
Lamplighter Restoration, LLC	Orchard Addition		
Lamplighter Restoration, LLC (West)	SE D St & SE 6th St	R3	RC2
Lamplighter Restoration, LLC (East)	SE D St & SE 6th St	R3	RC2
Crossmar Investments	SW Reg Airport Blvd & SW Vendor	A1	I1
Havermeyer Holdings	SE J St	C1	I1
Eversole Revocable Trust	SW 1 St & SW Reg Airport Blvd	A1	C3
Roth Family	502 & 506 SW D St	R1	DE
Little Osage Farms, LLC	SW Elington St	A1	RZL
Parker	1111 SW Parnell Dr	A1	R2
SP Investments	401 N Main St & 310, 402, & 404 N 1st	RC2	
Marrs Developing	305 SW D St	R1	RC2
Bentonville Child Care & Developmen	NE J St	R1	RO
Benton County Land	810 NW A St & 809 N Main St	R1	RC2
CHP, LLC	304 SW Glover St	R1	RC2
Parsley	9004 Windmill Rd	A1	R1
SW A Building	SW 4th St & SW A St	A1	DC
Luau Properties, LLC	202 SW C St	R1	RC2
Mt Carmel Community	SW Reg Airport Blvd & SW Corners	R1	C2
PBR Holdings	SE 2nd St & 301, 305, 307, 309, & R1	DC	
Alta Vista, LLC (Craig Soos)	403 SE 5th St	R1	C3
Nueubox, LLC	S Main St	DE	DC
Medlin	406 SE D St	R1	RC2

# APPENDIX

Downtown Inset

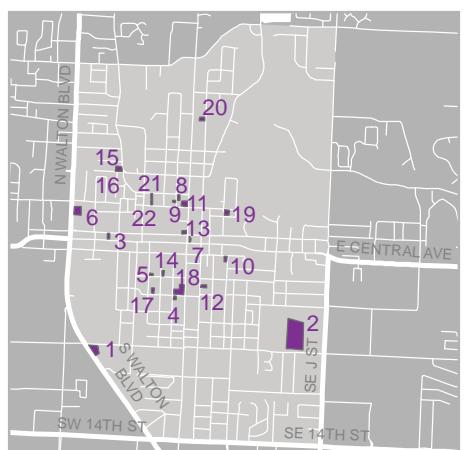


## 2016 Rezonings

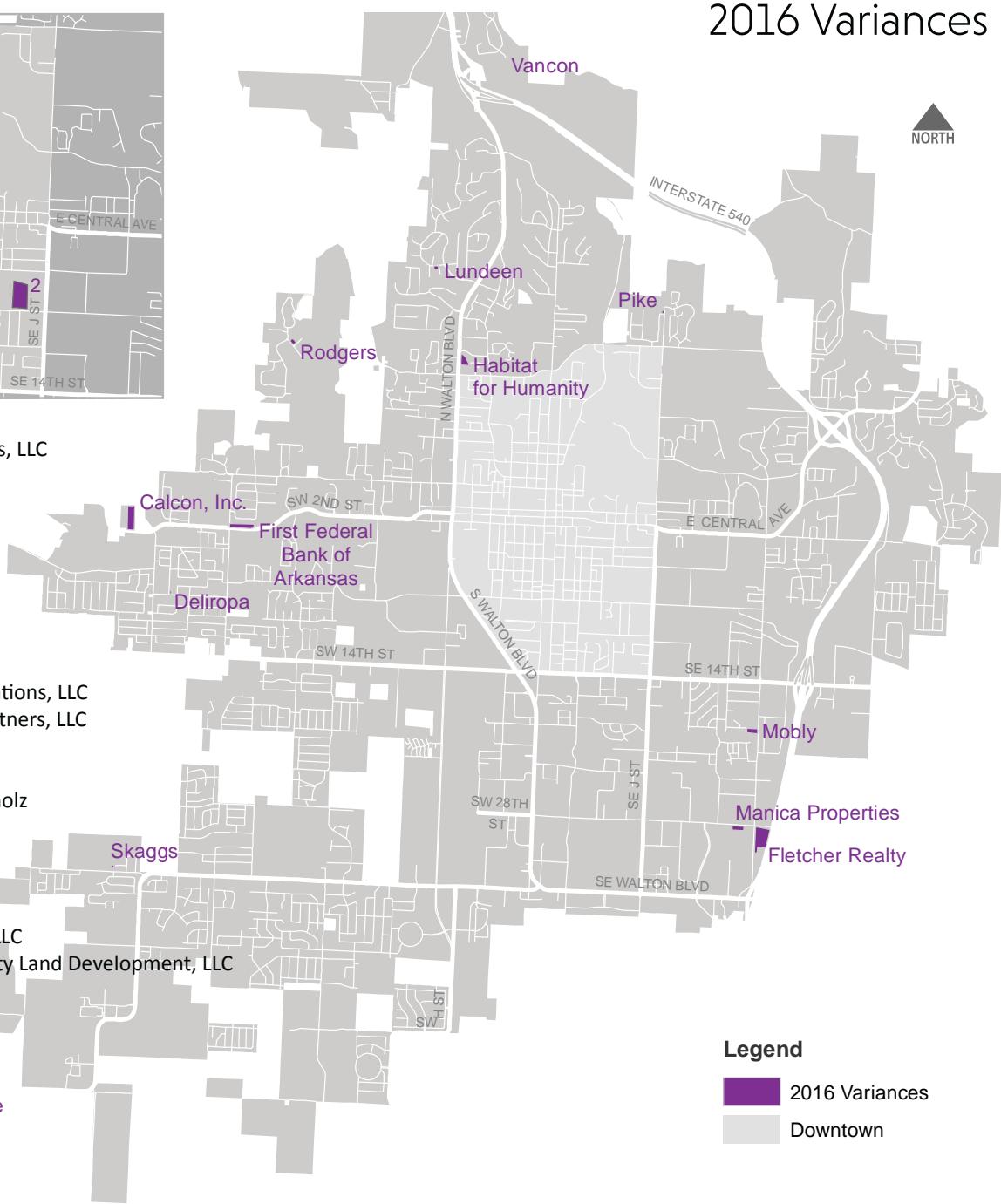


# APPENDIX

Downtown Inset

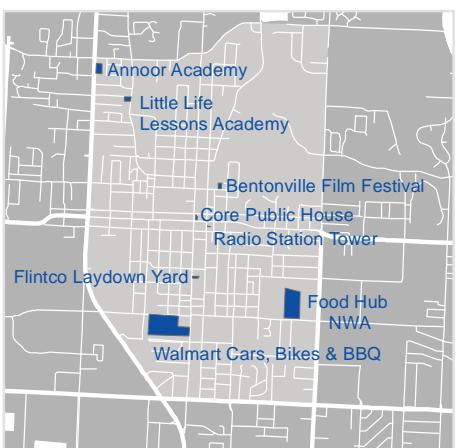


## 2016 Variances

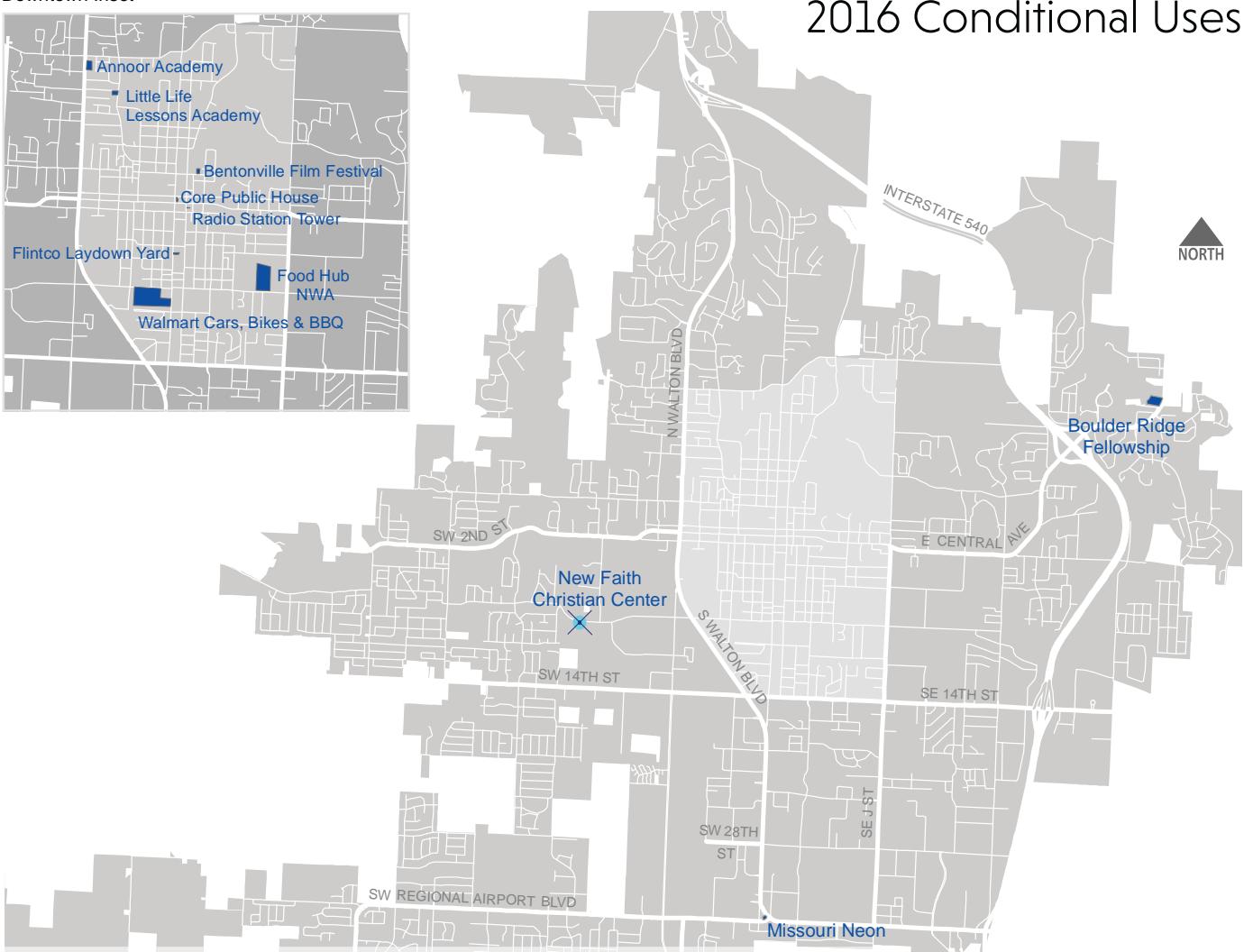


# APPENDIX

Downtown Inset



## 2016 Conditional Uses



Missouri Neon

3510 S Walton Blvd

Digital Billboard

Flintco Laydown Yard

405 SW A St

Temporary Laydown Area

Annoor Academy

1110 & 1112 N Walton Blvd

Educational Facility

Little Life Lessons Academy

813 Bella Vista Rd

Type B Residential Child Care

Bike Rack Brewery

801 SE 8th St

Package Liquor w/in 500' of a park/trail

Core Public House

109 S Main St

Package Liquor w/in 500' of a park/trail

Walmart Cars, Bikes, & BBQ

805 SE Moberly Ln

Temporary Event for Car Show

Boulder Ridge Fellowship

4301 E Central Ave

Religious Facility

Meteor Radio Tower

128 W Central Ave

Wireless Communication Tower

Bentonville Film Festival

Multiple Sites

Temporary Use - Film Festival

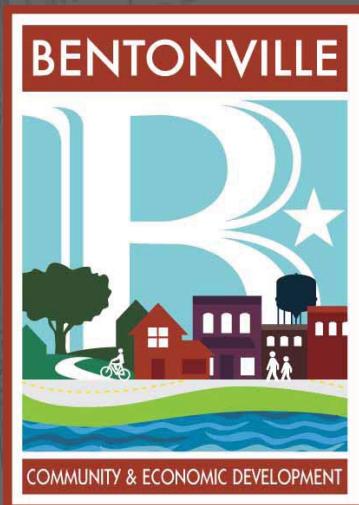
New Faith Christian Center

Religious Facility

### Legend

Conditional Uses

Downtown



Community & Economic Development  
305 SW A Street  
Bentonville, Arkansas 72712  
(479)271-3122

[www.bentonvillear.com](http://www.bentonvillear.com)