

2014

ANNUAL DEVELOPMENT REPORT

Community & Economic Development
305 SW A Street
Bentonville, Arkansas 72712
(479)271-6826

www.bentonvillear.com

ACKNOWLEDGEMENTS

Mayor

Bob McCaslin

2014 City Council

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Ward 2	Roger Thomas	Chris Sooter
Ward 3	James Smith	Bill Burkart
Ward 4	Burton Head	Jim Grider

2014 Planning Commission

Tom Byland	Richard Binns
Lisa Bohn	Debi Havner
Joe Haynie	Rod Sanders
James Stanley	

2014 Board of Adjustment

Rustin Chrisco	Greg Matteri
Sam Pearson	Rick Rogers
James Stanley	

2014 Tree & Landscape

Advisory Committee

David Short	Debi Havner
Chris Sooter	Al Einert
Scott Eccleston	

2014 Public Arts Advisory Committee

Chad Alligood	Dayton Castleman
Tom Hoehn	Becky McCoy
Randy Townzen	Kalene Griffith
David Wright	

Community & Economic Development Staff

Troy Galloway, AICP
Community & Economic Development Director

Lance Blasi
Chief Building Inspector

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Economic Development Manager

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Beau Thompson
Planner

Jon Stanley
Planner

Danielle Shasteen
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Ronnie Swadley
Building Inspector

Terry Gosnell
Building Inspector

Darren Warren
Code Enforcement Officer

Troy Davis
Code Enforcement Officer

Annette Brightwell
Administrative Technician

Diane Shastid
Administrative Assistant

Cathy Cesena
Administrative Assistant

Lori Leonard
Administrative Assistant

BUILDING INSPECTION

- **Permits.** The Building Inspections division issued 1,227 total permits in 2014, near equal the 1,225 in 2013. The highest increase was in multifamily permits, 145% over 2013.
- **Building Inspections.** The total number of building inspections decreased by 12%, with 14,228 inspections conducted in 2014.
- **Valuation.** The 2014 total valuation of \$321,836,524 is an \$83 million increase from 2013. Single family dwellings make up 39% of total valuation followed by commercial development with 33%. This is a shift from years past when single family dwellings made up nearly 60% of total valuation.
- **Fees.** Total fees collected increased 26% with a total of \$934,266 collected in 2014.
- **Certificates of Occupancy.** A total of 573 certificates of occupancy were issued, down 14% from 2013.
- **Code Enforcement.** Code enforcement inspections decreased by 1%, maintaining an annual average of 2,400 inspections.
- **Demolition.** Demolition / relocate permits continue to rise, totaling 42, up from 39 in 2013.

NOTEWORTHY: Multifamily development made up 18% of total valuation with nearly \$60 million. Last year multifamily only made up 3% of total valuation.

Residential Units Permitted
1,087, 94% increase

Development Activity
176 items, 50% increase

Value of All Activity
\$83 million above 2013

Population Growth
18% since 2010 Census

2014

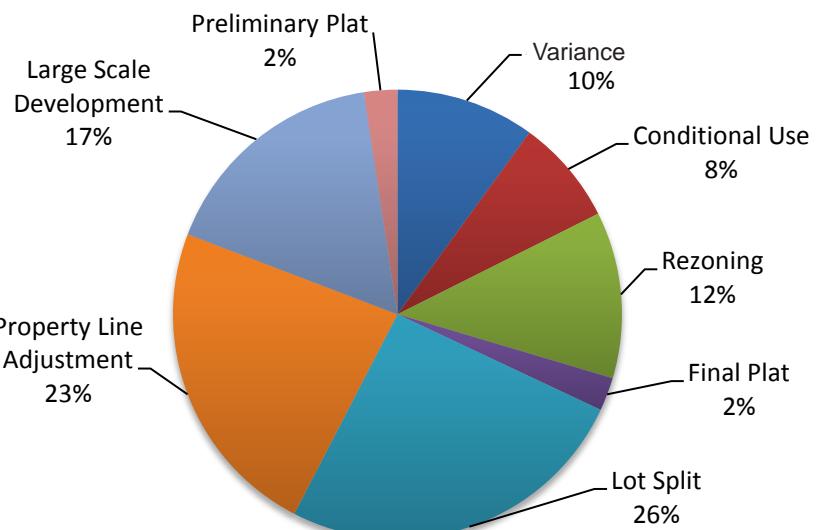
DEVELOPMENT DATA

PLANNING

- Since 2009, the total number of planning items has steadily increased. In 2014 there were 176 items, a 50% increase from 2013.
- The number of items in all categories remained steady, except lot splits, doubling from 32 in 2013 to 64 in 2014, and property line adjustments, which increased by 76%.
- 62% of the new **large scale developments** are commercial; a total of 15 developments.
- **Rezonings** increased by just 3% over the last year; a total of 30 in 2014.

NOTEWORTHY: The slight decrease in variances (-4%) is a significant shift compared to a 189% increase between 2012 and 2013.

2013 Planning Items





RESIDENTIAL

Residential Valuation
\$190.2 million

↑ 27%

Lots Final Platted
285

↑ 104%

Alterations, Remodels
& Additions Permitted
241

↑ 24%

Total residential units permitted was up by 94%, due in large part to a significant increase in the number of multifamily units permitted. 50 units were permitted in 2013 and 638 were permitted in 2014.

Total residential valuation is up by 27%.

Single family residential building permits dropped by 12% last year. However, valuation only dropped 9%.

Residential occupancy permits (467) were down by 4% from 2013.

Residential alterations, remodels and additions remain high compared to the past 10 years, with 241 in 2014, a 24% increase over 2013. In addition, the valuation of those alterations were up 10% over 2013.

A total of 70 multifamily units have been planned through the Large Scale Development process. 20 units are townhomes and the remaining are apartments.

POPULATION

The current population estimate represents an increase of 3.2% from last year.

The population has grown 56% in the last ten years, and 18% since the 2010 U.S. Census.

The city's Master Plan projections have been on target. The plan projects a 2015 population of 42,645, just slightly above the current estimate of 41,725.

Staff uses certificates of occupancy data to determine population estimates. The current estimate uses the 2010 U.S. Census data as the base.

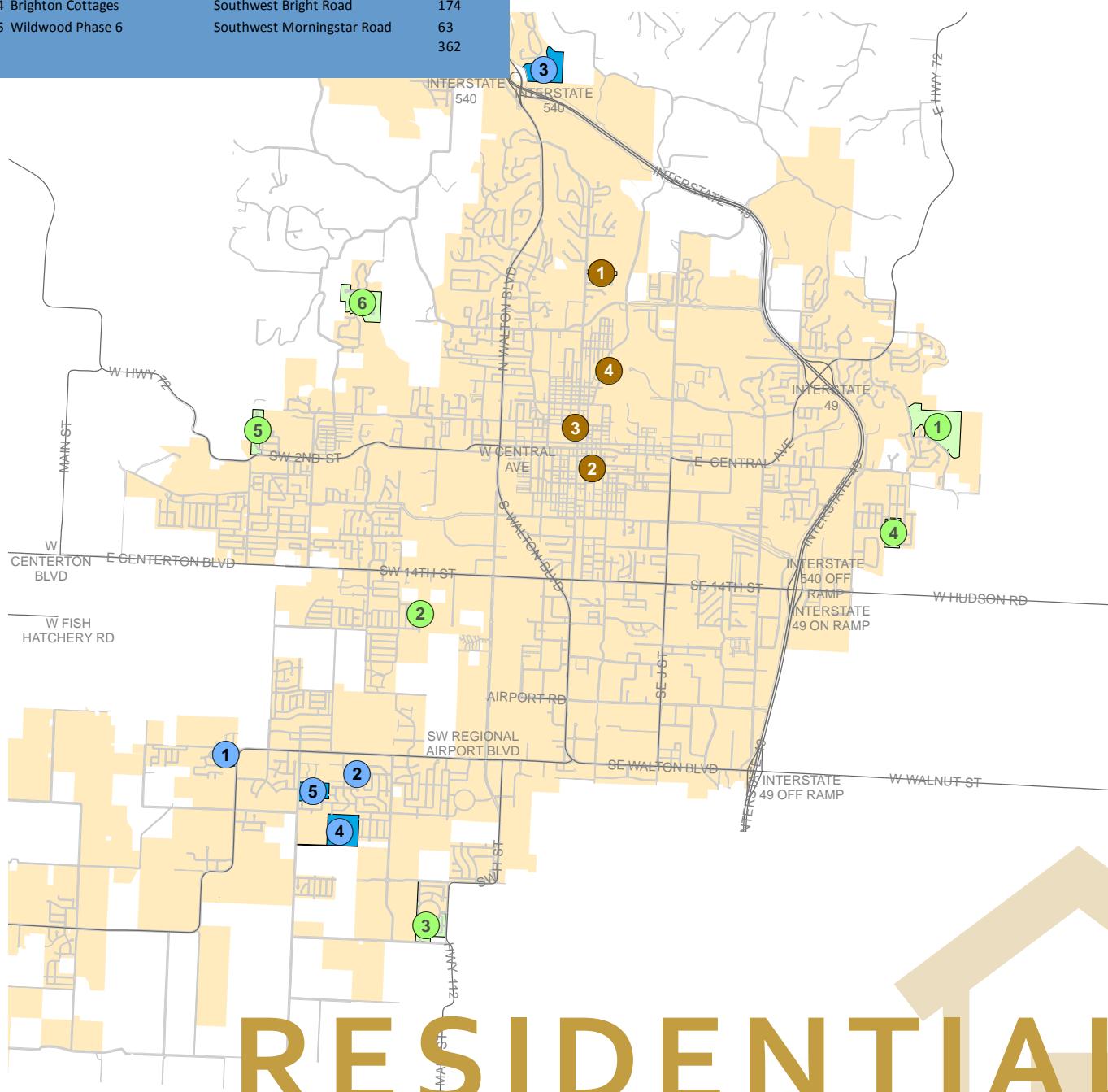
2015 Population Estimate
41,725

2014 Residential Developments

Residential Development Projects (LSD)		Units
1 The Woodlands at Creekside	Northwest 'A' Street	50 units
2 210 SE A ST Townhomes	210 Southeast 'A' Street	5 units
3 Lamplighter Townhomes	3rd Street	4 units
4 Black Apple Addition	821 Northeast 'A' Street	11 units
		70 units

Final Plats			
Project Name	Location	# of Lots	
1 Amber Ridge	Northeast Marina Drive	37	
2 Windwood Phase 6	Southwest 18th Street	26	
3 Central Park Phase 5	Windmill Road	68	
4 College Place Phase 9	Southeast Hendrix Drive	56	
5 White Oak Trails Phase 2	Southwest 2nd Street	54	
6 Angel Falls North	Peach Orchard Road	44	
		285	

Preliminary Plats		
Project Name	Location	# of Lots
1 Rolling Acres Phase II	Shell Road	52
2 Arbor Lane II	Boulevard	49
3 Creekstone Estates	Northwest Riverbend Road	24
4 Brighton Cottages	Southwest Bright Road	174
5 Wildwood Phase 6	Southwest Morningstar Road	63
		362



COMMERCIAL

New commercial development continues an upward trend, with a 39% increase in new commercial building permits. Total commercial building permits (which includes new, additions, alterations and infills) are down 13% due to the decrease in commercial alterations in 2014.

Commercial valuation has increased over the past few years, but this year represents the largest increase; 51% higher than 2013.

Commercial certificates of occupancy have decreased 37% since 2013.

The total square feet approved through the large scale development review process is up 85% from last year, with a total of 578,982 approved in 2014. The retail sector had the largest amount of square feet approved with nearly 155,000 square feet.

SQUARE FEET APPROVED

100,000 sq. ft.

2013 ■■■■■

2014 ■■■■■■■■■

Commercial Value

\$85.9m
2013

\$129.6m
2014

51%

New Permits

28
2013

39
2014

39%

CRACKER BARREL



WALMART TO GO



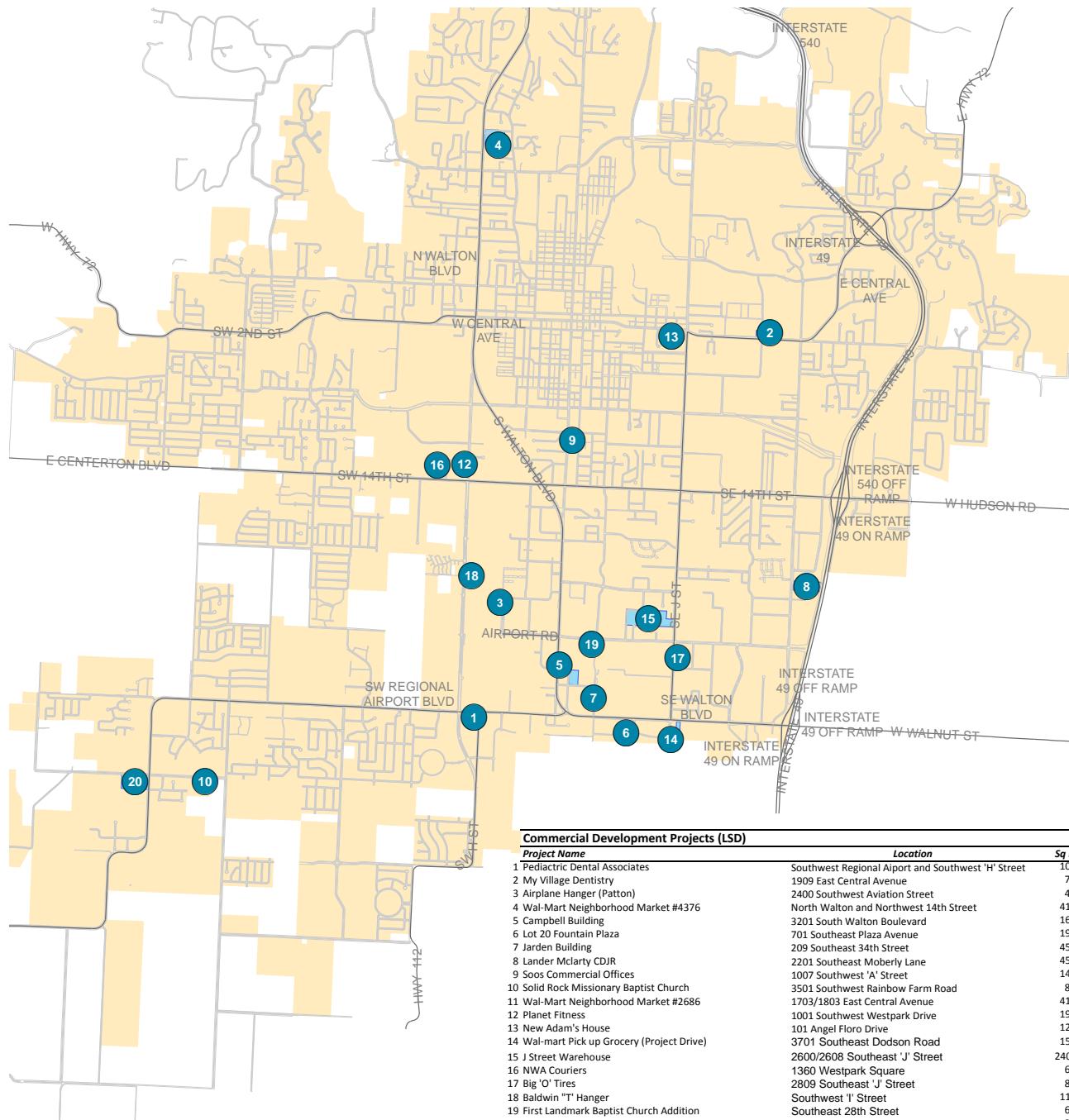
BIG O TIRES



GUESS WHO?

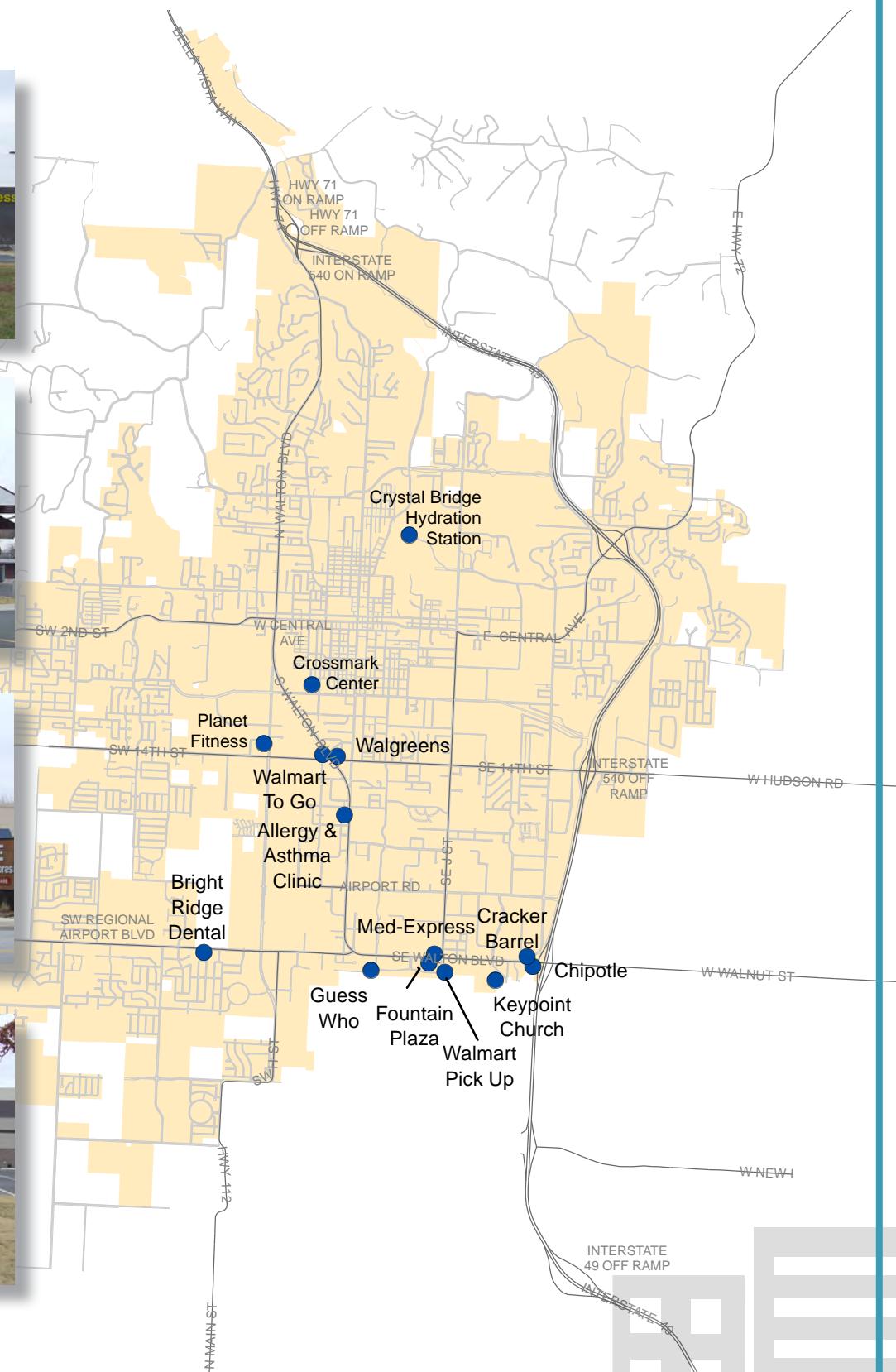


2014 Large Scale Commercial Developments



COMMERCIAL

2014 Certificates of Occupancy



COMMERCIAL

ZONING

Rezonings remained steady with 30 items compared to 29 last year.

Conditional uses also remained the same with 19 items, same as last year.

Variances decreased by one item, with 25 in 2014 and 26 in 2013. Between 2011 and 2012, the number of variances dropped by 40%.

Variances are concentrated in the downtown area, making up nearly 75% of all variance requests.

Rezonings

29 30
2013 2014



*Increased
by 1 item*

Conditional Uses

19 19
2013 2014

*No
Change*

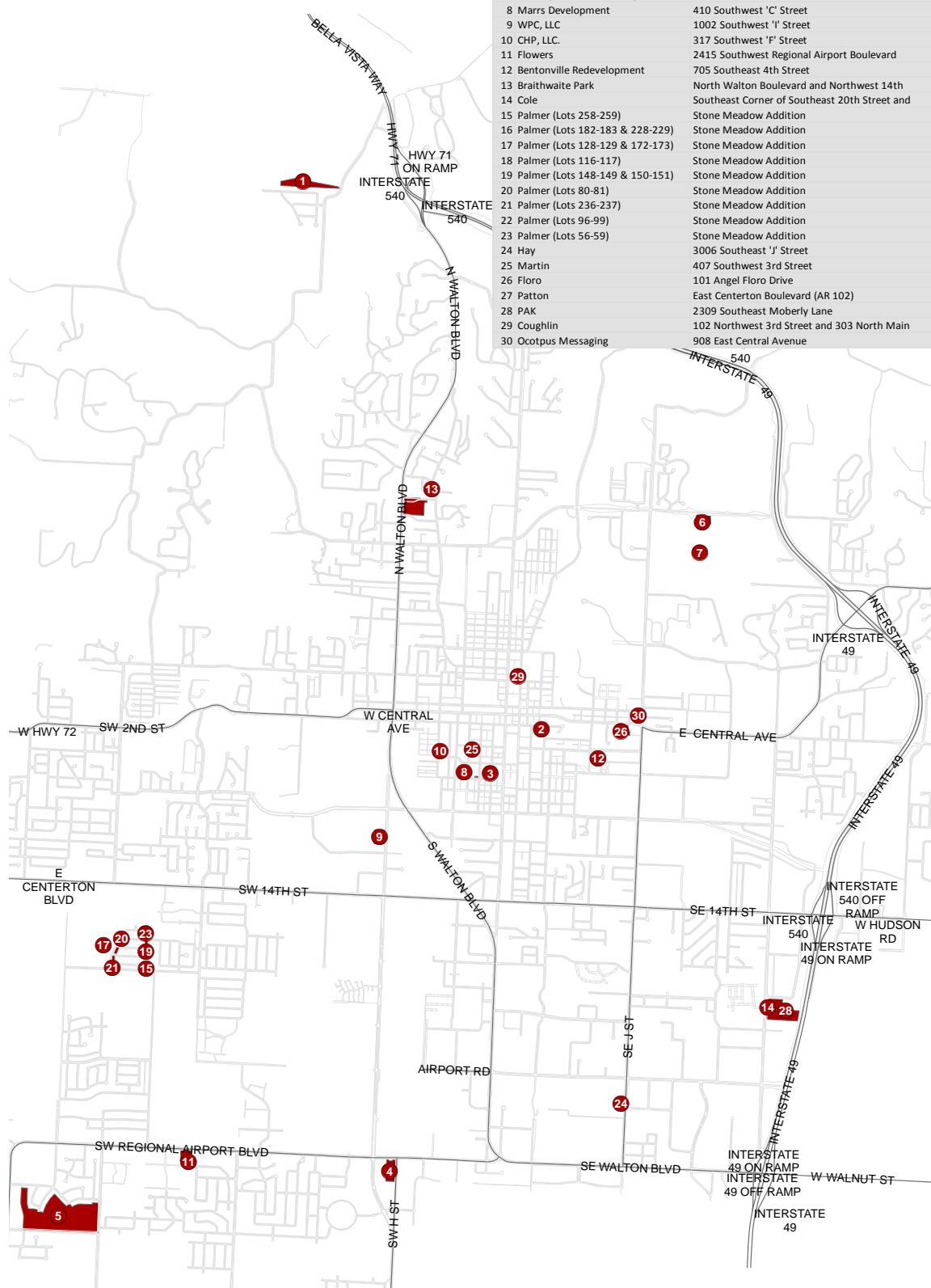
Variances

26 25
2013 2014



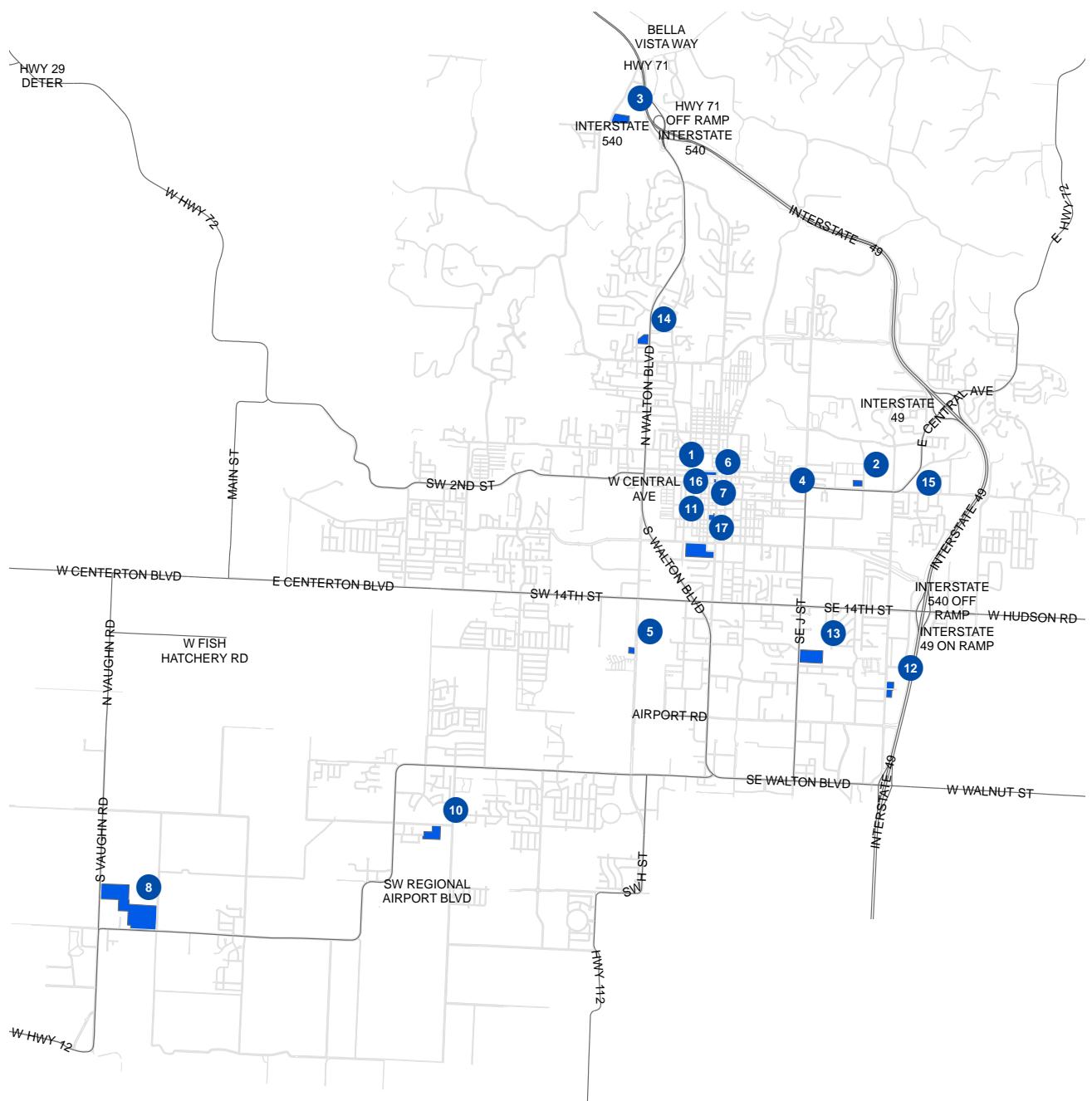
*Decreased
by 1 Item*

2014 Rezonings



ZONING

2014 Conditional Uses

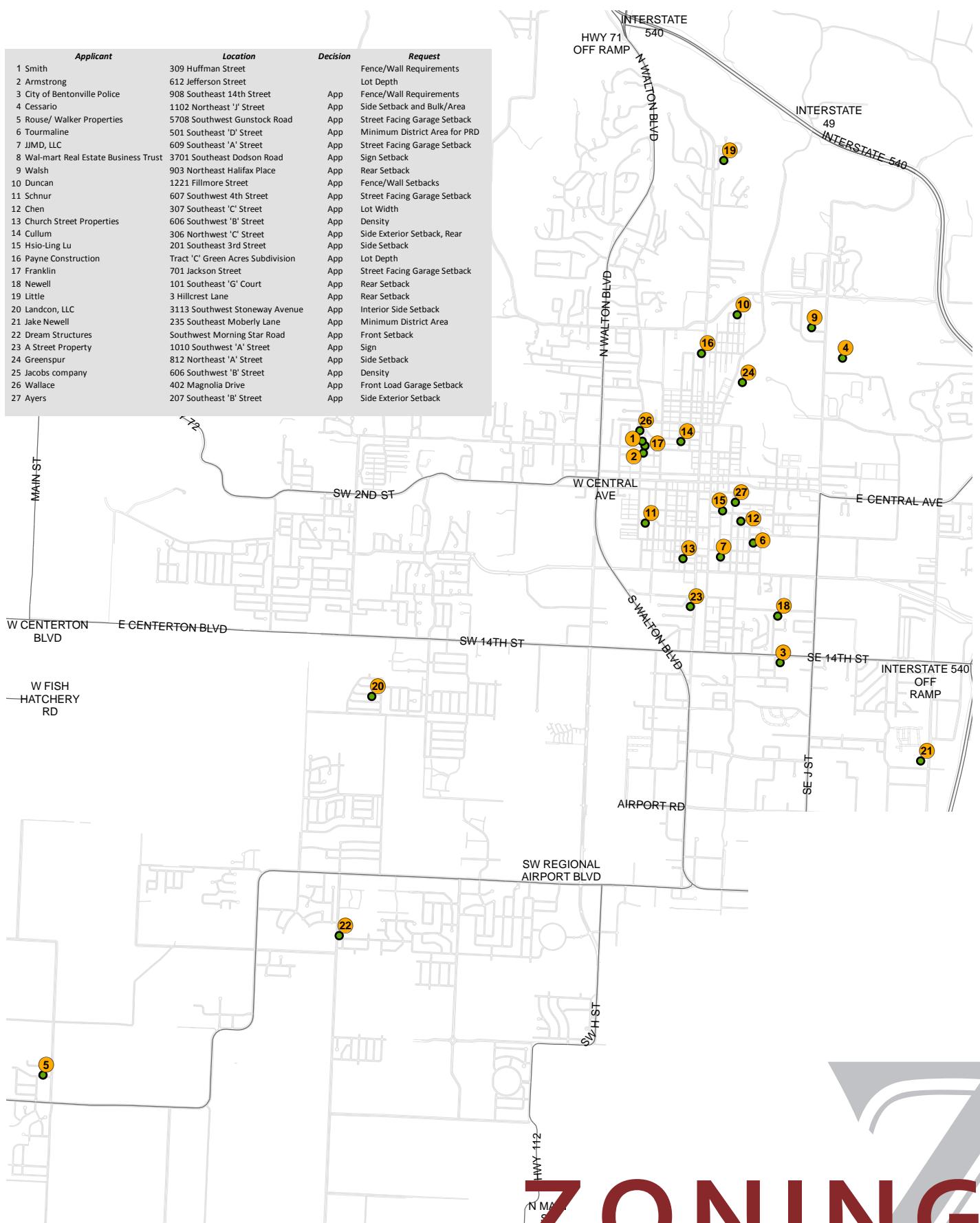


Applicant	Location	Decision	Request
1 Methodist Church (Boy Scout Shed)	201 Northwest 2nd Street	App	Temporary Use
2 Walmart Neighborhood Market	1703 and 1803 East Central Avenue	App	Alcohol Sales
3 AHTD Mechanic Shop	Peach Orchard Road	App	Temporary Use
4 Wegner Christmas Tree Sales	910 East Central	App	Temporary Use
5 White Barn	2204 Southwest 'I' Street	App	Bed and Breakfast
6 BackStage Downtown	104 Southwest 'A' Street	App	Temporary Use
7 Ramo D'Olivo	215 South Main Street (Suite 3)	App	Alcohol Sales
8 Ominous Haunted House	7640 Southwest Regional Airport Boulevard	App	Haunted House
9 Ramo D'Olivo	217 South Main Street	App	Alcohol Sales
10 Solid Rock Baptist Church	3501 Southwest Rainbow Farm Road	App	Religious Facility
11 Bike Rack Brewing Co.	410 Southwest 'A' Street	App	Alcohol Sales
12 Everett	2517 Southeast Best Lane	App	Temporary Tent
13 Bentonville High School Portables	1901 Southeast 'J' Street	App	Temporary
14 W-S Management	Northwest Walton Boulevard	App	Educational Facility
15 Fletcher Daycare	8 Jordan Lane	App	Residential Daycare
16 Fashion Show	104 Southwest 'A' Street	App	Temporary Use
17 Bikes Cars and BBQ	410 Southwest 8th Street	App	Temporary Use

ZONING

2014 Variances

Applicant	Location	Decision	Request
1 Smith	309 Huffman Street		Fence/Wall Requirements
2 Armstrong	612 Jefferson Street		Lot Depth
3 City of Bentonville Police	908 Southeast 14th Street	App	Fence/Wall Requirements
4 Cessario	1102 Northeast 'J' Street	App	Side Setback and Bulk/Area
5 Rouse / Walker Properties	5708 Southwest Gunstock Road	App	Street Facing Garage Setback
6 Tourmaline	501 Southeast 'D' Street	App	Minimum District Area for PRD
7 JJMD, LLC	609 Southeast 'A' Street	App	Street Facing Garage Setback
8 Wal-mart Real Estate Business Trust	3701 Southeast Dodson Road	App	Sign Setback
9 Walsh	903 Northeast Halifax Place	App	Rear Setback
10 Duncan	1221 Fillmore Street	App	Fence/Wall Setbacks
11 Schnur	607 Southwest 4th Street	App	Street Facing Garage Setback
12 Chen	307 Southeast 'C' Street	App	Lot Width
13 Church Street Properties	606 Southwest 'B' Street	App	Density
14 Cullum	306 Northwest 'C' Street	App	Side Exterior Setback, Rear
15 Hsio-Ling Lu	201 Southeast 3rd Street	App	Side Setback
16 Payne Construction	Tract 'C' Green Acres Subdivision	App	Lot Depth
17 Franklin	701 Jackson Street	App	Street Facing Garage Setback
18 Newell	101 Southeast 'G' Court	App	Rear Setback
19 Little	3 Hillcrest Lane	App	Rear Setback
20 Landcon, LLC	3113 Southwest Stoneway Avenue	App	Interior Side Setback
21 Jake Newell	235 Southeast Moberly Lane	App	Minimum District Area
22 Dream Structures	Southwest Morning Star Road	App	Front Setback
23 A Street Property	1010 Southwest 'A' Street	App	Sign
24 Greenspur	812 Northeast 'A' Street	App	Side Setback
25 Jacobs company	606 Southwest 'B' Street	App	Density
26 Wallace	402 Magnolia Drive	App	Front Load Garage Setback
27 Ayers	207 Southeast 'B' Street	App	Side Exterior Setback



ZONING



COMMUNITY PROGRAMS

CDBG

Community Development Block Grant Program

\$149,235.42

Completed Downtown Trail

Constructed 500 linear feet of 10-foot wide hard surface trail connecting SE B and SE A Streets to complete the Downtown Trail, linking to the Regional Razorback Greenway.

\$46,407.02

Waterline Upgrade

Replaced 1,500-feet of an old 4-inch cast iron water main with an 8-inch PVC waterline along S. Main Street between S.E. 4th and S.E. 8th Streets.

\$92,261.65

SE 6th St. Sidewalks

Constructed 2,152 linear feet of 5-foot wide sidewalk to provide pedestrian access between the Arts District and the Market District. Funded in part by the Endeavor Foundation.

1,055 *Volunteer Hours Logged*

Spring Great American Cleanup
May 17, 2014
80 volunteers
255 volunteer hours
Picked up litter on 5 miles of roadway

2nd Annual Tree Planting Blitz
October 24, 2014
200 volunteers
800 volunteer hours
Planted 634, 15 gallon trees



TAXI
COUPON PROGRAM

161 riders

7% Low Income
38% Very Low Income
55% Extremely Low Income

9,094 Coupons Used

Valued at **\$18,216**

**TREE
GIVEAWAYS**
270 trees

**TREE
PLANTING BLITZ**
700 trees

SE A STREET
2, 2.5-inch lacebark elm

LEGACY ORCHARD
90, 3-inch legacy maple trees

SQUARE BEAUTIFICATION
8,900 bulbs and 5,670 viola plugs

MEMORIAL PARK SOCCER FIELDS
6, 25 gallon allee elm
7, 25 gallon yoshino cherry

\$75,000
Investment in Trees

1,000+
Trees Planted

TREE & LANDSCAPE Advisory Committee

TREE CANOPY ASSESSMENT

Bentonville partnered with the Arkansas Forestry Commission to initiate a Tree Canopy Assessment to determine the current percentage of tree canopy within the city limits of Bentonville. The results from Plan-It Geo's analyses revealed the city is about 25% tree canopy and 48% is available for tree planting. The recommended goal is for 35% tree canopy.

25%

Tree Coverage
in Bentonville



Art Installed on North Bentonville Trail



In October 2014, the Bentonville Public Art Advisory Committee presented its inaugural public art initiative, Bentonville City ARt, with three sculptures installed on the North Bentonville Trail. Located along the hard surface trail within a seven minute walk south/east of the Hidden Springs parking area, these works constitute a sculpture trail intended to enhance the user experience. The sculptures were selected for their ability to beautify, draw attention to, and visually augment the landscape along the trail, their potential to function as informative educational sites via signage and touring, and for their likelihood to encourage photography and sharing via social media.

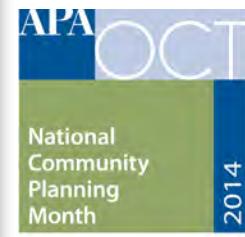


**LANDSCAPING OF THE
MONTH AWARD**
Old High Middle School
406 NW 2nd St

COMMUNITY PROGRAMS



Youth Poster Contest Winner:
Cait Hudgens
8th Grade - Fulbright Junior High



[HEALTH AND PROSPERITY]

Proclamation read on October 28, 2014 designating October as Community Planning Month in the Bentonville

Cait's artwork is on display on the Community Development Building throughout 2015.

Published pamphlet on "Bentonville and Planning."

grants & donations

\$25,000 - Walmart to purchase trees

\$7,888 - Arkansas Forestry Commission for a tree canopy assessment

\$200,000 - Walton Family Foundation to help construct a 10' wide trail on North Walton Blvd.

\$500 - Walmart VAP Program in recognition of associate's volunteer time

\$500 - Alliance for Community Trees to purchase t-shirts for Tree Planting Blitz

\$254,199 - Transportation Alternative Funds to construct North Walton Blvd. Trail

\$1,000 - BRR Architecture to purchase trees

\$500 - Oelke Construction Company to purchase trees

In Kind - Crossland Construction, Hutchens, Yarnell's Ice Cream, Raines Tree Care, Blue Line Rentals, Arvest and AMP

\$488,087

Awarded in Private & Federal Grants

awards & recognition



Tree City USA 16th Year

Volunteer Community of the Year 5th Year

City of Distinction Tree Planting Blitz (Green/Energy Conservation Initiatives)

Arkansas American Planning Association
Downtown Master Plan (Implementation)
SE Downtown Plan (Comprehensive Planning)

COMMUNITY PROGRAMS

ECONOMIC DEVELOPMENT

Bentonville Blueprint Wrapped Up

The Bentonville Blueprint was developed with the involvement of more than 400 participants that included interviews, visioning sessions and an online survey. The Blueprint includes both the identification of seven targeted sectors for Bentonville to focus its marketing efforts, as well as strategic priorities in seven areas of focus with strategies and action items related to each. These targets and strategic priorities will allow the City of Bentonville to focus on leveraging its exceptional assets, mitigating its challenges and filling voids in its economic development inventory. In addition, an implementation plan and metrics to measure results were also provided.



2014's New Businesses

RESTAURANT

- Chipotle Mexican Grill
- Cracker Barrell
- Boneheads
- Burrito Loco 2
- Gooseberry Handmade Pies
- IDK Cafe
- Shipley's Donuts
- Thai Basil
- The Pedaler's Pub

RETAIL

- Guess Who?
- Walgreens
- Walmart To Go
- Walmart Online Pickup
- Kate Austin
- Needful Things
- One Eyed Jacks Fine Tobacco
- South Walton Spirits
- Vapor World
- Vintage Glam & Junqu

RECREATION & LEISURE

- Planet Fitness

MEDICAL

- Bright Ridge Dental
- Allergy & Asthma Clinic
- MedExpress

LONG RANGE PLANNING

PLANS

SE Downtown Area Plan

Prepared in 2013, Adopted in 2014

North Walton Boulevard Enhancement Plan: CONCEPT DRAWINGS

ORDINANCES

Sidewalk Amendment

Ord. No. 2014-46

Establishes when a sidewalk is to be constructed by a property owner.



APPENDIX

2014 Development Data

Development Activity			
	2013	2014	% Change
Preliminary Plats	7	6	-14%
Final Plats	7	6	-14%
Lot Splits	32	64	100%
Property Line Adjustments	33	58	76%
Large Scale Development	38	42	11%
TOTAL	117	176	50%

Platted Lots			
	2013	2014	% Change
Final	140	285	104%
Preliminary	383	362	-5%

Large Scale Developments			
	2013	2014	% Change
Residential	5	4	-20%
Commercial	24	15	-38%
Industrial	0	3	-
Public (schools/churches/govt)	1	2	100%
Other (i.e. parking lots)	8	0	-100%
	38	24	-37%

Zoning Activity			
	2013	2014	% Change
Rezoning	29	30	3%
Conditional Use	19	19	0%
Variance	26	25	-4%
TOTAL	74	74	0%

Certificates of Occupancy (certificates)			
	2013	2014	% Change
Single Family	475	451	-5%
Duplex	11	16	45%
Multi-family	8	0	-100%
Residential Alt/Rem/Add	34	18	-47%
Residential Accessory/Misc	12	10	-17%
Commercial	19	14	-26%
Tenant Infill	24	9	-63%
Commercial Alt/Rem/Add	80	55	-31%
TOTAL	663	573	-14%

Building Inspections			
	2013	2014	% Change
Inspections	16,222	14,228	-12%
Code Enforcement	2,486	2,462	-1%

Permits Issued			
	2013	2014	% Change
Single Family	509	449	-12%
Multifamily	20	49	145%
Residential Alteration	195	241	24%
Swimming Pool	37	30	-19%
Fence	159	155	-3%
Relocate/Demo	39	42	8%
New Commercial	28	39	39%
Commercial Addition	7	10	43%
Commercial Alteration/ Infill	122	88	-28%
Sign	101	122	21%
Other	8	2	-75%
TOTAL	1225	1227	0%

Valuation			
	2013	2014	% Change
Single Family	\$ 139,747,973	\$ 126,614,146	-9%
Multi-family	\$ 5,960,099	\$ 59,136,229	892%
Residential Alteration / Add	\$ 4,124,521	\$ 4,518,422	10%
Commercial	\$ 36,569,786	\$ 106,922,321	192%
Commercial Alteration / Add	\$ 49,400,407	\$ 22,720,965	-54%
Swimming Pools	\$ 1,486,343	\$ 1,342,306	-10%
Signs	\$ 655,603	\$ 582,135	-11%
Other	\$ -	\$ -	0%
TOTAL	\$ 237,944,732	\$ 321,836,524	35%

Fees			
	2013	2014	% Change
Single Family	\$ 501,419	\$ 451,322	-10%
Multi-family	\$ 20,739	\$ 147,082	609%
Residential Alteration / Add	\$ 20,322	\$ 22,387	10%
Commercial	\$ 61,151	\$ 227,763	272%
Commercial Alteration / Add	\$ 118,703	\$ 65,446	-45%
Swimming Pools	\$ 7,845	\$ 7,045	-10%
Signs	\$ 4,530	\$ 6,570	45%
Fences	\$ 4,000	\$ 3,801	-5%
Relocated and Demos	\$ 2,350	\$ 2,350	0%
Other	\$ 2,000	\$ 500	-75%
TOTAL	\$ 743,059	\$ 934,266	26%

APPENDIX

RESIDENTIAL

Residential Large Scale Developments

	2013	2014	% Change
Multifamily	5	70	1300%

Residential Building Permits (permits)

	2013	2014	% Change
Single Family	509	449	-12%
Multi-family	20	49	145%
Swimming Pool	37	30	-19%
Residential Alt/Rem/Add	195	241	24%
Fence	159	155	-3%
TOTAL	920	924	0%

Residential Building Permits (units)

	2013	2014	% Change
Single Family	509	449	-12%
Multi-family	50	638	1176%
	559	1087	94%

Residential Certificates of Occupancy (certificates)

	2013	2014	% Change
New Single Family	475	451	-5%
New Duplex	11	16	45%
New Multifamily	8	0	-100%
Residential Alt/ Rem/Add	34	18	-47%
Residential Access/Misc/Other	12	10	-17%
TOTAL	540	495	-8%

Residential Certificates of Occupancy (units)

	2013	2014	% Change
New Single Family	475	451	-5%
New Duplex	22	32	45%
New Multifamily	96	0	-100%
TOTAL	593	483	-19%

Platted Lots

	2013	2014	% Change
Final	140	285	104%
Preliminary	383	362	-5%
Lot Splits	32	64	100%
Property Line Adjustments	33	58	76%

Residential Valuation

	2013	2014	% Change
Single Family	\$ 139,747,973	\$ 126,614,146	-9%
Multi-family	\$ 5,960,099	\$ 59,136,229	892%
Residential Alteration / Add	\$ 4,124,521	\$ 4,518,422	10%
TOTAL	\$ 149,832,593	\$ 190,268,797	27%

Residential Fees

	2013	2014
Fees	\$542,480	\$620,791

COMMERCIAL

Large Scale Developments

	2013	2014	% Change
Commercial	24	15	-38%
Industrial	0	3	0%

Commercial Building Permits

	2013	2014	% Change
New Commercial	28	39	39%
Commercial Addition	7	10	43%
Commercial Alteration	122	88	-28%
TOTAL	157	137	-13%

Commercial Certificates of Occupancy

	2013	2014	% Change
Commercial	19	14	-26%
Tenant Infill	24	9	-63%
Commercial Alt/Rem/Add	80	55	-31%
TOTAL	123	78	-37%

Commercial Square Feet Approved

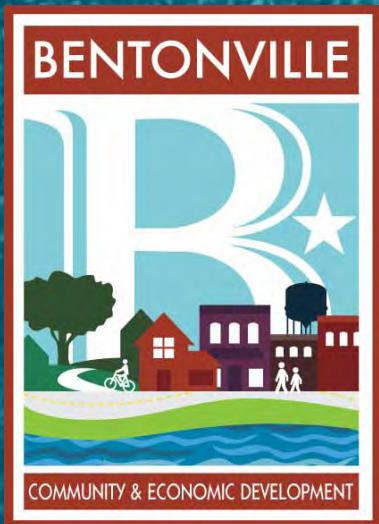
	2013	2014	% Change
Office	99,280	119,036	20%
Public	52,000	15,405	-70%
Retail	137,604	155,802	13%
Service	9,796	32,791	235%
Restaurant	13,590	0	-100%
Industrial	0	255,948	0%
TOTAL	312,270	578,982	85%

Commercial Valuation

	2013	2014	% Change
Valuation	\$ 85,970,193	\$ 129,643,286	51%

Commercial Fees

	2013	2014	% Change
Fees	\$ 179,854	\$ 293,209	63%



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