



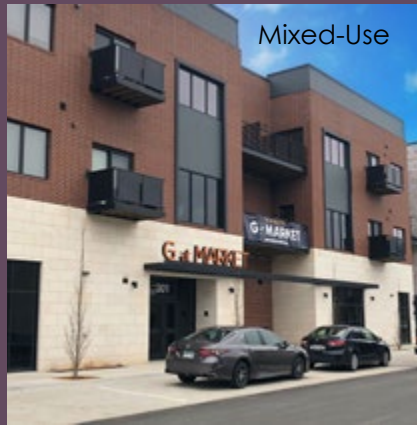
# 2022

## ANNUAL DEVELOPMENT REPORT

Restaurant



Mixed-Use



Parking Garage



Hybrid Workspace



# STARTED & COMPLETED DEVELOPMENT SUMMARY

Total  
Permits

**1,481**

-5%

Total  
Value

**\$766 M**

-31%

Total  
Sq. Ft.

**5 M**

-46%

Total  
Completions

**668**

+14%

Fees  
Collected

**\$1.8 M**

-23%

Total  
Inspections

**1,212**

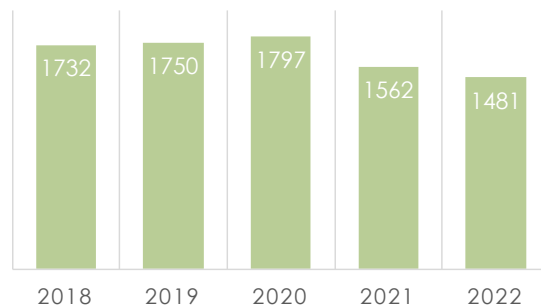
+7%

Bentonville's Annual Development Report is a compilation of data from Building and Planning to present a picture of 2022 development activity. Building data, including permits, certificates of occupancy and inspections, identify development that has started and completed construction. Percentages shown represent the change from the previous year.

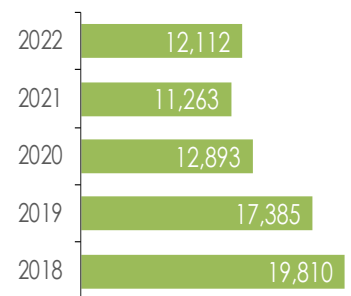
## Building Services

- In 2022, total building permits decreased for the second year in a row. However, the percent decrease was lower at -5% compared to -13% between 2020 and 2021.
- Project completions increased by 14% following the significant decrease of -35% between 2020 and 2021.

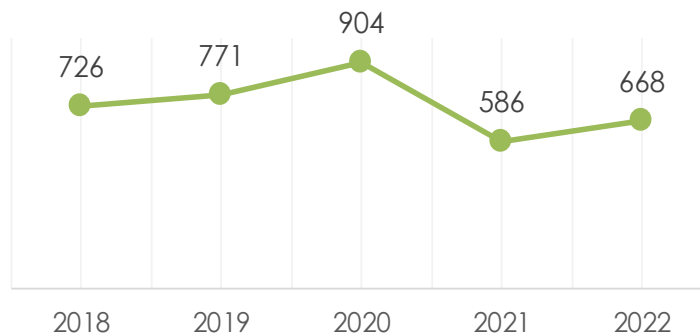
Building Permits  
5-Year Trend



Building Inspections  
5-Year Trend



Certificates of Occupancy  
5-Year Trend



# PLANNED DEVELOPMENT SUMMARY

Total  
Projects

**384**

+5%

Final  
Platted Lots

**327**

-33%

Large Scale  
Developments

**74**

+23%

Total  
Rezoning

**79**

+2%

Total  
Variances

**42**

+13%

Population  
Estimate

**58,890**

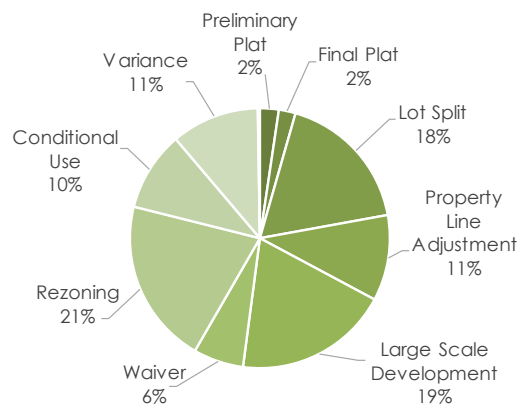
+3%

The Planning data, including plats, large scale developments and rezonings are projects in the planning phase of development. These numbers can be an indicator of activity levels for Building Services the following year. Percentages shown represent the change from the previous year.

## Planning

- Planning project totals have exceeded 360 consistently over the last three years.
- Of all projects, 58% are development and subdivisions while the remaining 42% are zonings, conditional uses and variances.

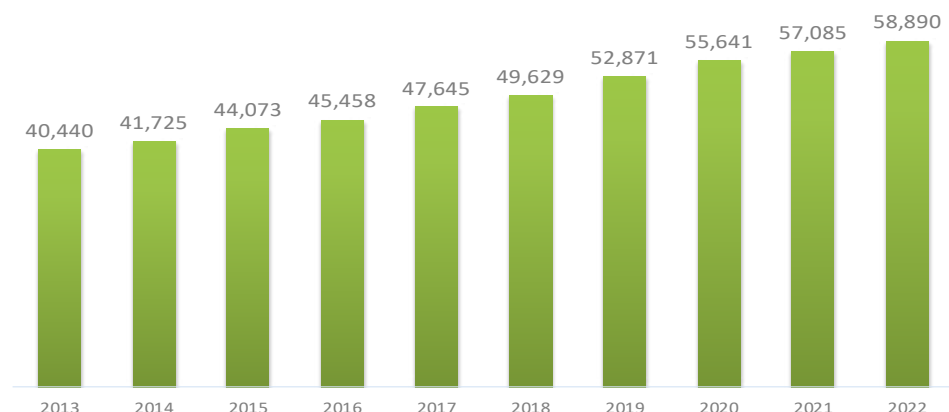
Planning Projects by Type  
2022



Planning Projects  
5-Year Trend



Population Estimates  
10-Year Trend



# RESIDENTIAL

Total  
Units Started

**1,053**

-10%

Single Family  
Units Started

**478**

+5%

Multifamily  
Units Started

**575**

-16%

Avg. Value of  
Single Family

**\$412,798**

+39%

Avg. Size of  
Single Family

**2,931 sf**

-2%

Total Units  
Completed

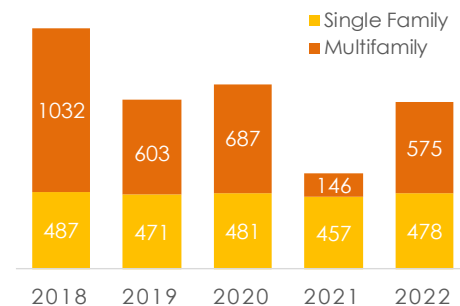
**834**

+27%

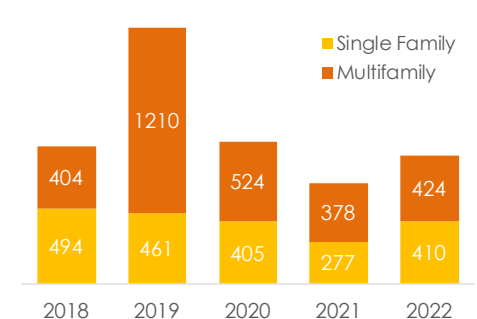
## Permitted & Completed Residential

- The average value of single family homes has remained relatively steady, with slight increases over the last five years. However, in 2022, those values jumped nearly 40%, with an average value of \$412,798.
- The total number of single family units started in 2022 was up by 5% and multifamily units were down by 16%. However, the number of multifamily units completed over the last five years has outpaced single-family units by approximately 890 units.

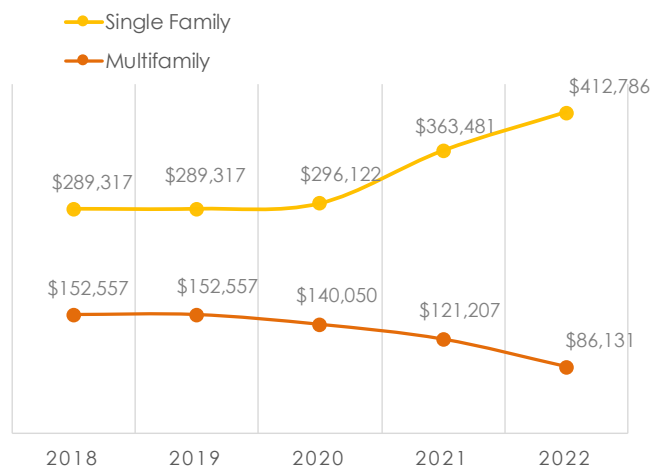
Units Started  
5-Year Trend



Units Completed  
5-Year Trend



Average Value  
5-Year Trend



# RESIDENTIAL

Residential  
Lots Finaled

**321**

-35%

Preliminary  
Platted Lots

**825**

+27%

Multifamily  
Units Planned

**546**

-45%

Rezones to  
Residential

**48**

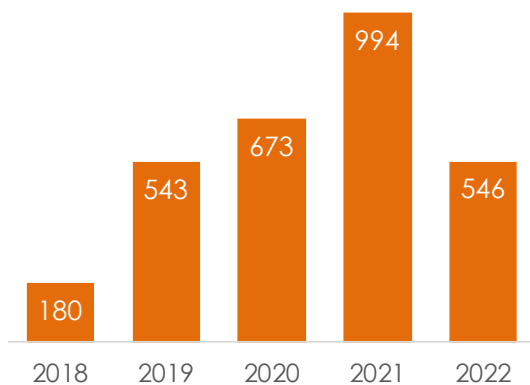
+14%

## Planned Residential

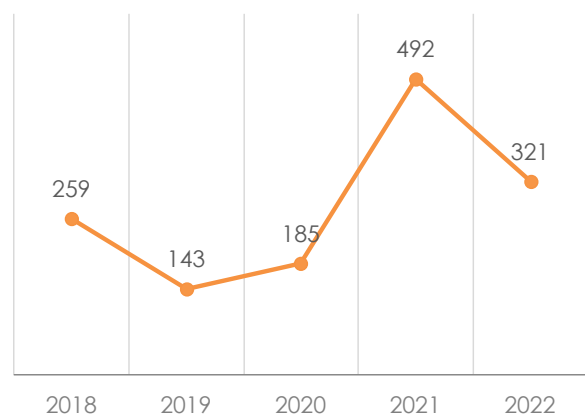
- Data on planned residential is mixed, but suggest 2023 residential development numbers may increase.
- Less single family lots came online in 2022, however there was a significant increase in the number of lots preliminary platted.
- The number of multifamily units planned was down this year, but the number of rezones to residential increased.



Multifamily Units Planned  
5-Year Trend



Residential Lots Final Platted  
5-Year Trend



# COMMERCIAL & NONRESIDENTIAL

## Commercial Permits

**161**

-6%

## Commercial Value

**\$493 M**

-46%

## Started New Commercial

**39**

-22%

## Commercial Completed

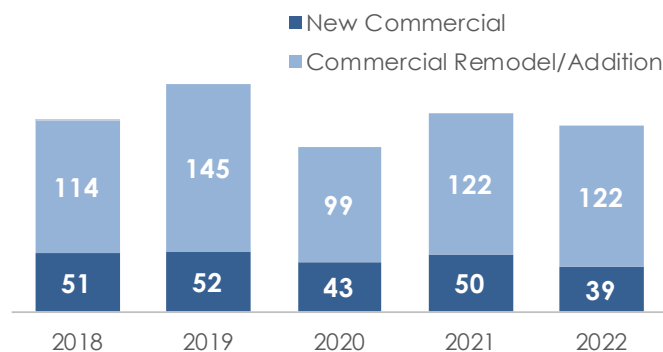
**116**

-4%

## Permitted & Completed Commercial

- Valuation of all commercial permits was down by 46%. However, 2021 was an outlier because of the number and value of permits issued for the new Walmart Home Office. When compared to 2020 though, 2022 valuation was up by 77%.
- Nearly all commercial permitting activity was down in 2022. However, the number and value of commercial remodels and additions were up nearly 45%.
- One of the city's larger commercial projects, The Ledger, was completed in 2022. A 230,000 square foot hybrid workspace and retail structure with a bike path traveling vertically up the building.

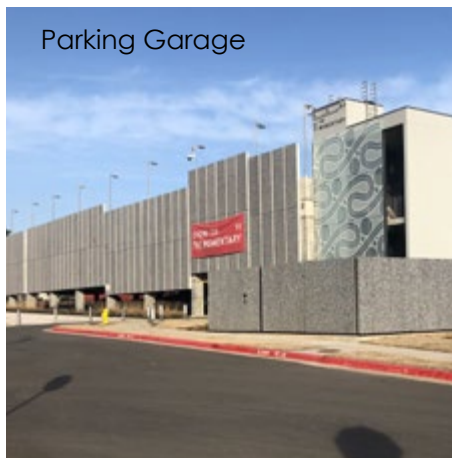
## Commercial Permits by Type 5-Year Trend



Medical Office



Parking Garage



Religious Facility



# COMMERCIAL & NONRESIDENTIAL

Non-Residential  
Projects

**64**

+36%

Commercial  
Projects

**35**

+46%

Industrial  
Projects

**0**

0%

Other  
Projects

**29**

+32%

Rezoned to  
Commercial

**13**

0%

Rezoned to  
Industrial

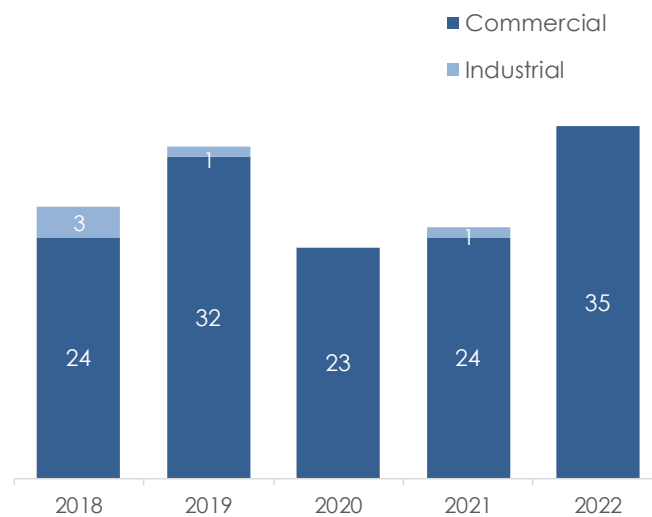
**1**

0%

## Planned Commercial

- While permitting experienced a decrease in 2022, the number of projects brought through the planning process increased by 36%.
- Nearly 55% of all non-residential projects were new commercial developments. The rest of the projects were either public or infrastructure related improvements.
- The number of new commercial projects, 35, is the highest number of projects since 2014, when there were 39 new commercial projects.

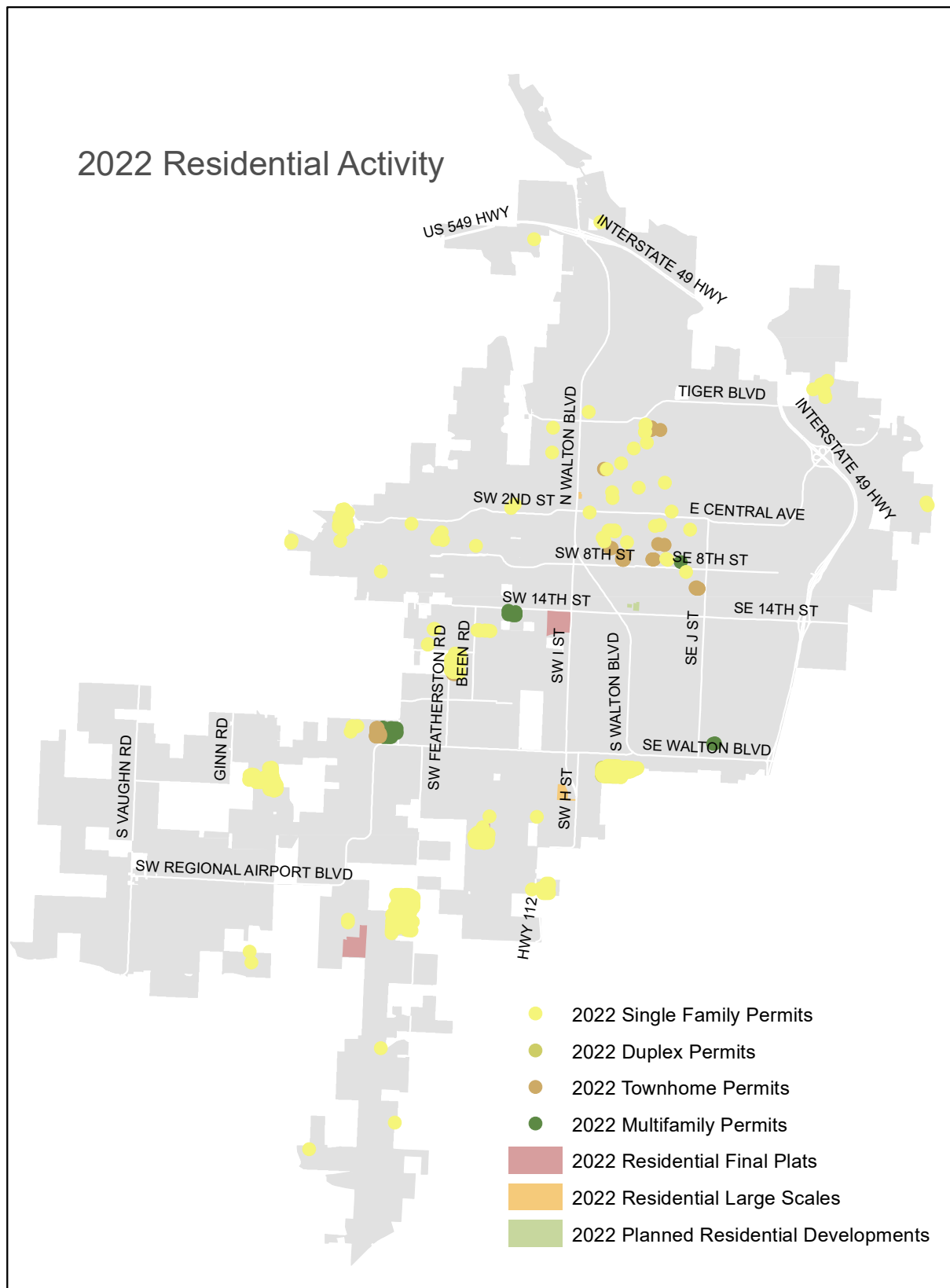
## Total Commercial Planned 5-Year Trend



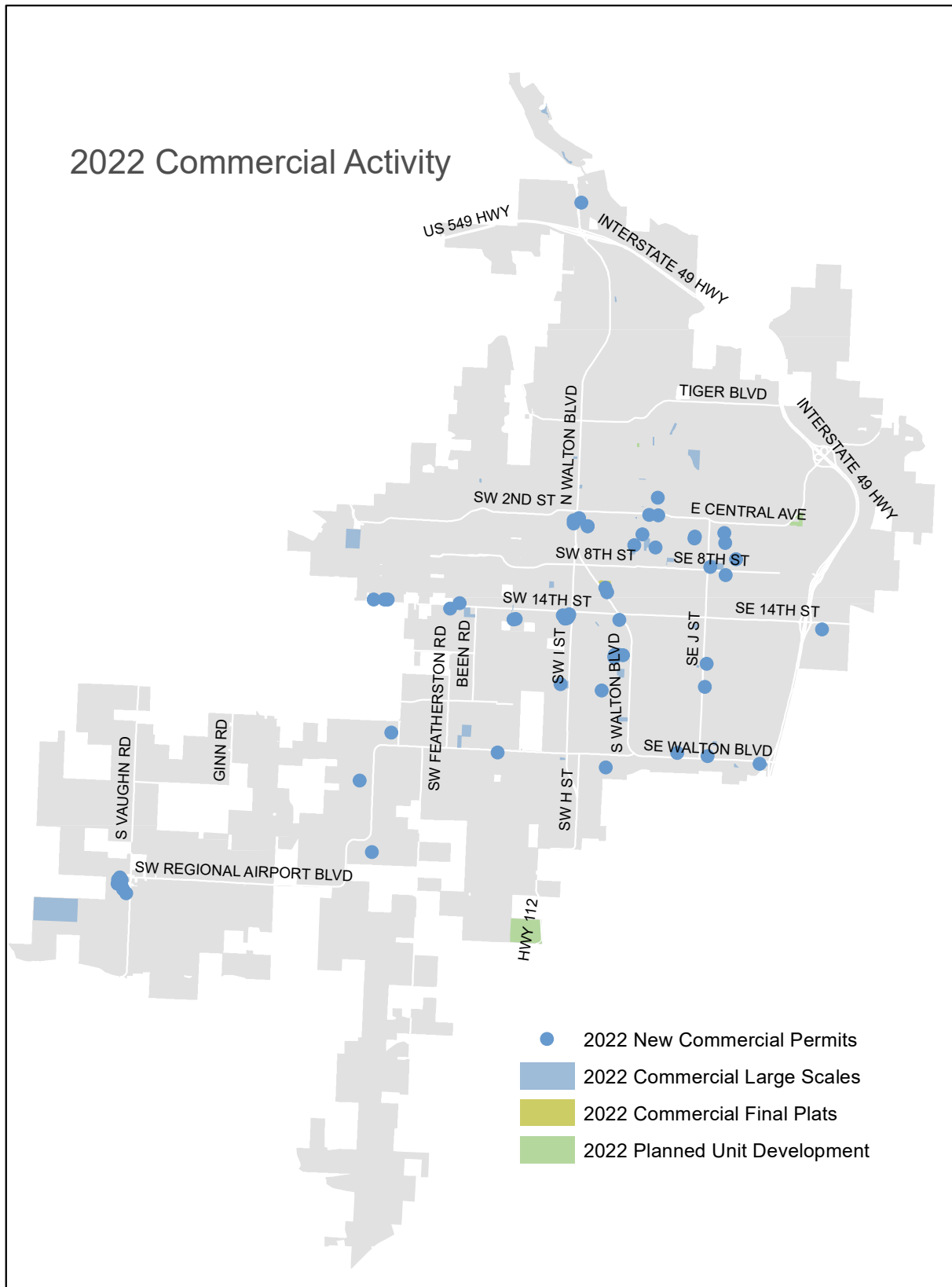
Redbird Retail



# RESIDENTIAL MAP 2022



# COMMERCIAL & NONRESIDENTIAL MAP 2022



# COMMUNITY ENRICHMENT

Participating  
Neighborhoods

**21**

+50%

Party Trailer  
Reservations

**9**

+200%

Tree Planting  
Neighborhoods

**7**

+40%

Clean-up  
Kits Used

**15**

+25%

The Community Enrichment division of Bentonville Planning has worked on dozens of projects to improve Bentonville and implement the Bentonville Community Plan, including tree giveaways, landscaping, public art, and neighborhood organizing. The division also works with property maintenance and organizing opportunities for community engagement.

## Great Neighborhoods Program

The Great Neighborhood Partnership (GNP) program established by Mayor Orman in 2019 continues to grow and engage residents. In 2022, the number of neighborhoods participating in the GNP increased from 14 to 21. The Neighborhood Advisory Council held 11 meetings with guest speakers from the Bentonville Public Library, Bentonville Parks and Recreation Department, and the Transportation Department.

### Block Party Trailer

Nine neighborhoods reserved the Block Party Trailer in 2022. This trailer includes supplies, such as tables, chairs, coolers, and games to help neighborhoods host events that encourage neighbors to get to know each other.

### Neighborhood Tree Planting

The GNP partnered with the Bentonville Parks Conservancy to work with neighborhoods in the program to plant trees within the neighborhood. Seven partnering neighborhoods participated in the program in 2022.

### Holiday Decorating Contest

In December, the GNP held its third annual Holiday Decorating Contest, open to all neighborhoods or areas within Bentonville. Eight neighborhoods entered the contest, with Lochmoor Club winning the Most Holiday Spirit Award and Woods Creek winning the People's Choice Award.

### Clean-Up Kits

As part of the neighborhood program, the city offers clean up kits for groups wishing to pick up litter along city streets. In 2022, 15 clean-up kits were distributed. The program is expanding in 2023 with the introduction of a mobile tool shed that will be available for neighborhood clean-up projects and support property maintenance efforts.



# COMMUNITY ENRICHMENT

## Environment & Beautification

Trees  
Distributed

**1,240**

+23%

Public Art  
Installations

**1**

Tree City USA  
Designation

**24 years**

Code  
Inspections

**1,902**

+28%

### Tree Giveaways

The Tree and Landscape Advisory Committee distributed 1,240 trees to Bentonville residents during the spring and fall tree giveaway events. The giveaways were made possible by the Bentonville Parks Conservancy, Steuart Walton, and the Walton Family Foundation.

### Tree City USA

For the 24th consecutive year, Bentonville was recognized as a Tree City USA by spending at least \$2 per capita on tree related expenditures, having an active tree board and hosting an Arbor Day Celebration.

### Landscape Awards

The Tree and Landscape Advisory Committee recognized five property owners with a Residential Landscaping of the Month Award. The award recognizes residents who have improved and maintained the exterior landscaping of their homes.

### Public Art Installation

In 2022, the Bentonville Public Art Advisory Committee expanded the public art inventory in Bentonville with one installation. *Found* by artist Timothy Jorgensen was selected from 23 proposals and installed in Train Station Park in July. The artwork is a tower of mirrored aluminum letters spelling-out "Bentonville."

### Property Maintenance

The Code Enforcement division is responsible for enforcing the property maintenance codes, conducting inspections and posting public hearing signs. In 2022, the city's two code enforcement officers opened 1,065 code enforcement cases and closed out 1,079 cases. Nearly half of those were generated by the Bentonville311 reporting system. They conducted nearly 2,000 inspections, removed 743 nonconforming signs, reviewed 198 fence permits and posted 309 public hearing signs.



# COMMUNITY ENRICHMENT

Bentonville Connections Meetings

2

Developers Workshop

1

Joint CC/PC Meeting

1

## Community Engagement

### Bentonville Connections

The city hosted two Bentonville Connections meetings. Mayor Orman, City Council members, and city staff engaged residents in a conversation about public safety, property maintenance, community programs and city initiatives.

### Developers Workshop

Bentonville Planning hosted a workshop with architects, engineers, and contractors to discuss recent regulatory developments and the current state of the city's development process. Planning intends to hold Fall and Spring workshops in 2023.

### Joint City Council / Planning Commission Work Sessions

Bentonville Planning hosted a joint meeting between City Council and Planning Commission to share information with those officials to ensure greater consistency in implementing the Community Plan.

### City Hall Shred It Day

For the first year, the city partnered with Republic Services to offer a City Hall Shred-it Day. This provided Bentonville residents an opportunity to safely dispose of personal papers. Residents registered for a time and drove through while staff collected their items and placed them into the shredder.

### Clean the Streets

Volunteers helped clean Bentonville city streets in two events, one in the spring and another in the fall. A total of 534 people volunteered for the two events.

### City Hall Selfie Day

For the second year in a row, Bentonville participated in #CityHallSelfie day. This is a day all about pride in local government, hosted by Engaging Local Government Leaders (ELGL). Employees and residents were asked to take a selfie in front of a municipal building and post on social media with the #cityhall-selfie. Bentonville was nationally recognized and awarded the Most Creative #CityHall Selfie Award.



# APPENDIX

## DEVELOPMENT TOTALS

### Permits Issued

	2021		2022		% Change
	Permits	% of Total	Permits	% of Total	
Single-family	457	29.3%	478	32.3%	4.6%
Multi-family	29	1.9%	19	1.3%	-34.5%
Residential Rem/Add	260	16.6%	267	18.0%	2.7%
New Commercial	50	3.2%	39	2.6%	-22.0%
Tenant Infill	113	7.2%	109	7.4%	-3.5%
Commercial Rem/Add	9	0.6%	13	0.9%	44.4%
Industrial	0	0.0%	0	0.0%	0.0%
Swimming Pool	72	4.6%	75	5.1%	4.2%
Fence	212	13.6%	198	13.4%	-6.6%
Relocate/Demolition	96	6.1%	97	6.5%	1.0%
Sign	264	16.9%	186	12.6%	-29.5%
Other	0	0.0%	0	0.0%	-
<b>TOTAL</b>	<b>1562</b>		<b>1481</b>		<b>-5.2%</b>

### Square Feet Permitted

	2021		2022		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single-family	1,434,991	15.4%	1,401,060	28.0%	-2.4%
Multi-family	165,297	1.8%	526,944	10.5%	218.8%
New Commercial	6,616,328	71.0%	2,395,351	47.9%	-63.8%
Commercial Rem/Add	1,096,181	11.8%	680,212	13.6%	-37.9%
Industrial	0	0.0%	0	0.0%	-
<b>TOTAL</b>	<b>9,312,797</b>		<b>5,003,567</b>		<b>-46.3%</b>

### Valuation

	2021		2022		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 166,110,805	14.9%	\$ 197,311,684	25.7%	18.8%
Multi-family	\$ 17,696,181	1.6%	\$ 49,525,192	6.5%	179.9%
Residential Rem/Add	\$ 16,808,280	1.5%	\$ 17,080,490	2.2%	1.6%
New Commercial	\$ 859,220,075	76.9%	\$ 431,489,474	56.3%	-49.8%
Commercial Rem/Add	\$ 51,786,448	4.6%	\$ 61,831,503	8%	19.4%
Industrial	-	0.0%	-	0.0%	-
Swimming Pools	\$ 4,178,445	0.4%	\$ 8,311,719	1.1%	98.9%
Signs	\$ 1,483,246	0.1%	\$ 1,032,960	0.1%	-30.4%
Other	\$ 20,000	0.0%	\$ -	0.0%	-100.0%
<b>TOTAL</b>	<b>\$ 1,117,283,480</b>		<b>\$ 766,583,022</b>		<b>-31.4%</b>

### Fees Collected

	2021		2022		% Change
	Fees	% of Total	Fees	% of Total	
Single-family	\$ 625,985	26.4%	\$ 767,877	42.1%	22.7%
Multi-family	\$ 49,778	2.1%	\$ 80,104	4.4%	60.9%
Residential Rem/Add	\$ 83,093	3.5%	\$ 84,952	4.7%	2.2%
New Commercial	\$ 1,387,860	58.6%	\$ 642,061	35.2%	-53.7%
Commercial Rem/Add	\$ 151,722	6.4%	\$ 177,653	9.7%	17.1%
Swimming Pools	\$ 22,545	1.0%	\$ 43,130	9.7%	688.0%
Signs	\$ 16,999	0.7%	\$ 12,789	0.7%	-24.8%
Fences	\$ 6,510	0.3%	\$ 5,910	0.3%	-9.2%
Relocate/Demolition	\$ 5,500	0.2%	\$ 5,400	0.3%	-1.8%
Other	\$ 17,376	0.7%	\$ 3,298	0.2%	-81.0%
<b>TOTAL</b>	<b>\$ 2,367,368</b>		<b>\$ 1,823,174</b>		<b>-23.0%</b>

## Planned Development

	2021		2022		% Change
	Projects	% of Total	Projects	% of Total	
Preliminary Plat	22	6.0%	9	2.3%	-59.1%
Final Plat	6	1.6%	8	2.1%	33.3%
Lot Split	65	17.8%	68	17.7%	4.6%
Property Line Adjustment	53	14.5%	41	10.7%	-22.6%
Large Scale Development	60	16.4%	74	19.3%	23.3%
Waivers	20	5.5%	24	6.3%	20.0%
Rezoning	77	21.1%	79	20.6%	2.6%
Conditional Use	23	6.3%	38	9.9%	65.2%
Variance	37	10.1%	42	10.9%	13.5%
General Plan Amendment	2	0.5%	1	0.3%	-50.0%
<b>TOTAL</b>	<b>365</b>		<b>384</b>		<b>5.2%</b>

### Platted Lots

	2021		2022		% Change
	Lots	% of Total	Lots	% of Total	
Preliminary	661	57.3%	825	71.6%	24.8%
Final	492	42.7%	327	28.4%	-33.5%
<b>TOTAL</b>	<b>1153</b>		<b>1152</b>		<b>-0.1%</b>

### Large Scale Developments

	2021		2022		% Change
	Projects	% of Total	Projects	% of Total	
Residential	13	21.7%	10	13.5%	-23.1%
Commercial	24	40.0%	35	47.3%	45.8%
Industrial	1	1.7%	0	0.0%	-100.0%
Public (schools/govt)	4	6.7%	4	5.4%	0.0%
Other (infrastructure)	18	30.0%	25	33.8%	38.9%
<b>TOTAL</b>	<b>60</b>		<b>74</b>		<b>23.3%</b>

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

	2021		2022		% Change
	Certificates	% of Total	Certificates	% of Total	
Single-family	277	47.3%	410	61.4%	48.0%
Multi-family	105	17.9%	83	12.4%	-21.0%
Residential Rem/Add	67	11.4%	59	8.8%	-11.9%
Residential Access/Misc	16	2.7%	0	0.0%	-
New Commercial	40	6.8%	30	4.5%	-25.0%
Tenant Infill	15	2.6%	23	3.4%	53.3%
Commercial Rem/Add	66	11.3%	63	9.4%	-4.5%
Industrial	0	0.0%	0	0.0%	-
<b>TOTAL</b>	<b>586</b>		<b>668</b>		<b>14.0%</b>

### Inspections

	2021		2022		% Change
	Inspections	% of Total	Inspections	% of Total	
Building Inspections	11,263	88.4%	12,112	86.4%	7.5%
Code Enforcement	1,479	11.6%	1,902	13.6%	28.6%
<b>TOTAL</b>	<b>12,742</b>		<b>14,014</b>		<b>10.0%</b>

# APPENDIX

## RESIDENTIAL

### Residential Permits

	2021		2022		
	Permits	% of Total	Permits	% of Total	% Change
<b>Permits</b>					
Single-family	457	61.3%	478	62.6%	4.6%
Multi-family	29	3.9%	19	2.5%	-34.5%
<b>SUBTOTAL</b>	<b>486</b>		<b>497</b>		<b>2.3%</b>
Residential Rem/Add	260	34.9%	267	34.9%	2.69%
<b>TOTAL PERMITS</b>	<b>746</b>		<b>764</b>		<b>2.41%</b>
<b>Units</b>					
	Units	% of Total	Units	% of Total	% Change
Single-family	481	41.2%	478	45.4%	-0.6%
Multi-family	687	58.8%	575	54.6%	-16.3%
<b>TOTAL UNITS</b>	<b>1168</b>		<b>1053</b>		<b>-9.8%</b>

### Residential Size

	2021		2022		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single-family	1,434,991	89.7%	1,401,060	72.7%	-2.4%
Multi-family	165,297	10.3%	526,944	27.3%	218.8%
<b>TOTAL</b>	<b>1,600,288</b>		<b>1,928,004</b>		<b>20.5%</b>
Avg Size - Single-family	2,983		2,931		-1.8%
Avg Size - Multi-family	241		916		73.7%

### Residential Valuation

	2021		2022		
	Value	% of Total	Value	% of Total	% Change
Single-family	\$ 166,110,805	82.8%	\$ 197,311,684	74.8%	18.8%
Multi-family	\$ 17,696,181	8.8%	\$ 49,525,192	18.8%	179.9%
<b>SUBTOTAL</b>	<b>\$ 183,806,986</b>		<b>\$ 246,836,876</b>		<b>34.3%</b>
Rem / Add	\$ 16,808,280	8.4%	\$ 17,080,490	6.5%	1.6%
<b>TOTAL</b>	<b>\$ 200,615,266</b>		<b>\$ 263,917,366</b>		<b>31.6%</b>
Avg Value - Single-family	\$ 296,122		\$ 412,786		39.4%
Avg Value - Multi-family	\$ 140,050		\$ 86,131		-38.5%
Avg Value - Rem/Add	\$ 51,797		\$ 63,972		23.5%

## COMMERCIAL & INDUSTRIAL

### Commercial & Industrial Permits

	2021		2022		
	Permits	% of Total	Permits	% of Total	% Change
New Commercial	50	29.1%	39	24.2%	-22.0%
Commercial Tenant Infill	113	65.7%	109	67.7%	-3.5%
Commercial Rem/Add	9	5.2%	13	8.1%	44.4%
<b>COM TOTAL</b>	<b>172</b>		<b>161</b>		<b>-6.4%</b>
Industrial	0		0		-
<b>TOTAL</b>	<b>172</b>		<b>161</b>		<b>-6.4%</b>

### Commercial & Industrial Size

	2021		2022		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
New Commercial	6,616,328	85.8%	2,395,351	77.9%	-63.8%
Commercial Rem/Add	1,096,181	14.2%	680,212	22.1%	-37.9%
<b>COM TOTAL</b>	<b>7,712,509</b>		<b>3,075,563</b>		<b>-60.1%</b>
Industrial	-		-		0.0%
<b>TOTAL</b>	<b>7,712,509</b>		<b>3,075,563</b>		<b>-60.1%</b>
Avg Size - New Commercial	132,327		61,419		-53.6%
Avg Size - Com Rem/Add	9,701		6,240		-35.7%
Avg Size - Industrial	-		-		-

### Commercial & Industrial Valuation

	2021		2022		
	Value	% of Total	Value	% of Total	% Change
New Commercial	\$ 859,220,075	94.3%	\$ 431,489,474	87.5%	-49.8%
Commercial Rem/Add	\$ 51,786,448	5.7%	\$ 61,831,503	12.5%	19.4%
<b>COM TOTAL</b>	<b>\$ 911,006,523</b>		<b>\$ 493,320,977</b>		<b>-45.8%</b>
Industrial	-		-		0.0%
<b>TOTAL</b>	<b>\$ 911,006,523</b>		<b>\$ 493,320,977</b>		<b>-45.8%</b>
Avg Value - New Commercial	\$ 17,184,402		\$ 11,063,833		-35.6%
Avg Value - Com Rem/Add	\$ 458,287		\$ 567,261		23.8%
Avg Value - Industrial	\$ -		\$ -		-

### Residential Plotted Lots

	2021		2022		
	Lots	% of Total	Lots	% of Total	% Change
Preliminary	651	57.0%	825	72.0%	26.7%
Final	492	43.0%	321	28.0%	-34.8%
<b>TOTAL LOTS</b>	<b>1,143</b>		<b>1,146</b>		<b>0.3%</b>

	2021		2022		
	Subdivisions	% of Total	Subdivisions	% of Total	% Change
Preliminary	9	60.0%	9	64.3%	0.0%
Final	6	40.0%	5	35.7%	-16.7%
<b>TOTAL SUBDIVISIONS</b>	<b>15</b>		<b>14</b>		<b>-6.7%</b>

### Residential Multi-family Planned

	2021		2022		
	Units	% of Total	Units	% of Total	% Change
Townhomes	53	5.3%	65	11.9%	22.6%
Multi-family	941	94.7%	481	88.1%	-48.9%
<b>TOTAL</b>	<b>994</b>		<b>546</b>		<b>-45.1%</b>
	2021		2022		
	Projects	% of Total	Projects	% of Total	% Change
Townhomes	5	38.5%	7	58.3%	40.0%
Multi-family	8	61.5%	5	41.7%	-37.5%
<b>TOTAL</b>	<b>13</b>		<b>12</b>		<b>-7.7%</b>

Total Planned Lots and Units

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

	2020		2022		
	C of O's	% of Total	C of O's	% of Total	% Change
Single-family	277	61.7%	410	74.3%	48.0%
Multi-family	105	23.4%	83	15.0%	-21.0%
<b>SUBTOTAL</b>	<b>382</b>		<b>493</b>		<b>29.1%</b>
Residential Rem/Add	67	14.9%	59	10.7%	-11.9%
<b>TOTAL CERTIFICATES</b>	<b>449</b>		<b>552</b>		<b>22.9%</b>
	2021		2022		
	Units	% of Total	Units	% of Total	% Change
Single-family	277	42.3%	410	49.2%	48.0%
Multi-family	378	57.7%	424	50.8%	12.2%
<b>TOTAL UNITS</b>	<b>655</b>		<b>834</b>		<b>27.3%</b>

### Commercial & Industrial Planned (Large Scale Development)

	2021		2022		
	Projects	% of Total	Projects	% of Total	% Change
Commercial	24	51.1%	35	54.7%	45.8%
Industrial	1	2.1%	0	0.0%	-100.0%
<b>SUBTOTAL</b>	<b>25</b>		<b>35</b>		<b>40.0%</b>
Public	4	8.5%	4	6.3%	0.0%
Other	18	38.3%	25	39.1%	38.9%
<b>TOTAL</b>	<b>47</b>		<b>64</b>		<b>36.2%</b>

### Complete Commercial - Certificates of Occupancy

	2021		2022		
	Certificates	% of Total	Certificates	% of Total	% Change
New Commercial	40	33.1%	30	25.9%	-25.0%
Commercial Rem/Add	66	54.5%	63	54.3%	-0.5%
Tenant Infill	15	12.4%	23	19.8%	53.3%
Industrial	0	0.0%	0	0.0%	-
<b>TOTAL</b>	<b>121</b>		<b>116</b>		<b>-4.1%</b>

# APPENDIX

## ZONING ACTIVITY

### Zoning Activity

	2021 No.	2022 No.	% Change
Rezoning	77	79	2.6%
Conditional Use	23	38	65.2%
Variance	37	42	13.5%
<b>TOTAL</b>	<b>137</b>	<b>159</b>	<b>16.1%</b>

### Rezoning

	2021 No.	% of Total	2022 No.	% of Total	% Change
Zoned to:					
Agriculture	1	1.3%	0	0.0%	-100.0%
Residential	42	54.5%	48	61.5%	14.3%
Commercial	13	16.9%	13	16.7%	0.0%
Industrial	0	0.0%	1	1.3%	0.0%
Mixed Use	21	27.3%	16	20.5%	-23.8%
<b>TOTAL</b>	<b>77</b>		<b>78</b>		<b>1.3%</b>
Downtown Residential	25		21		-16.0%
Downtown Commercial	5		1		-80.0%
Downtown Mixed Use	14		10		-28.6%
<b>DOWNTOWN TOTAL</b>	<b>44</b>	57%	<b>32</b>	41%	<b>-27.3%</b>

### Conditional Uses

	2021 No.	% of Total	2022 No.	% of Total	% Change
Permanent Uses	7	30.4%	16	42.1%	128.6%
Temporary Uses	12	52.2%	16	42.1%	33.3%
Special Events	1	4.3%	4	10.5%	300.0%
Noise	3	13.0%	2	5.3%	-33.3%
<b>TOTAL</b>	<b>23</b>		<b>38</b>		<b>65.2%</b>

### Variances

	2021 No.	% of Total	2022 No.	% of Total	% Change
Setbacks	16	43.2%	25	59.5%	56.3%
Lot Width/Size	2	5.4%	3	7.1%	50.0%
Density	1	2.7%	0	0.0%	-100.0%
Sign	6	16.2%	5	11.9%	-16.7%
Fence	10	27.0%	6	14.3%	-40.0%
Sight Triangle	2	5.4%	1	2.4%	-50.0%
Design	0	0.0%	2	4.8%	-
Flood	0	0.0%	0	0.0%	-
<b>TOTAL</b>	<b>37</b>		<b>42</b>		<b>13.5%</b>

## POPULATION

### Population Estimate

	C of O's (units)	Persons per unit <sup>4</sup>	Population Added	Population Estimate	Percent Change
<b>Dec. 31, 2021 Estimate</b>				<b>57,085</b>	
SF units completed (2022)	410	2.8	1,148		
MF units completed (2022)	424	1.55	657		
Total (2022)	834	-	<b>1,805</b>		
<b>December 31, 2022 Estimate</b>				<b>58,890</b>	<b>3.2%</b>

### Population Trends

Year <sup>1</sup>	Pop. Estimate	Change	Pop. Added
2010	35,301		
2011	37,754	6.9%	2,453
2012	38,863	2.9%	1,109
2013	40,440	4.1%	1,577
2014	41,725	3.2%	1,285
2015	44,073 <sup>2</sup>	5.6%	2,348
2016	45,458	3.1%	1,385
2017	47,645	4.8%	2,187
2018	49,629	4.2%	1,984
2019	52,871	6.5%	3,242
2020	55,641 <sup>3</sup>	5.2%	2,770
2021	57,085 <sup>4</sup>	2.6%	1,444
2022	58,890	3.2%	1,805
Ten Year Increase (2013-2022)		46%	18,450
2035 Projection	72,463 <sup>5</sup>		

<sup>1</sup> As of December 31.

<sup>2</sup> Adjusted person per unit by type (SF or MF) with 2009-2013 ACS, 5 yr estimates, U. S. Census Bureau.

<sup>3</sup> Adjusted for 2020 Census count of 54,164.

<sup>4</sup> Adjusted person per units with 2017-2021 ACS, 5 yr estimates, U.S. Census Bureau.

<sup>5</sup> Source: 2018 Bentonville Community Plan

# ACKNOWLEDGEMENTS

## **Mayor**

Stephanie Orman

## **2022 City Council**

Tim Robinson, Ward 1

Cindy Acree, Ward 2

Aubrey Patterson, Ward 3

Octavio Sanchez, Ward 4

Gayatri Agnew, Ward 1

Chris Sooter, Ward 2

Bill Burckart, Ward 3

Holly Hook, Ward 4

## **2022 Planning Commission**

Dana Davis, *Chairperson*

Elaine Kerr

Joe Haynie

Eric Hipp

Richard Binns / Danny Bennett

Rod Sanders

Reggie Wright

## **2022 Board of Adjustment**

Dean Kruithof, *Chairperson*

Celia Swanson

Joe Haynie

BJ Phillips

Sam Pearson

## **2021 Tree & Landscape Advisory Committee**

Nathan Lembke, *Chairperson*

Jessie Wagner

Ralph Weber

Mark Bray

Holly Hook, *ex-officio*

David Short

Gulizar Baggson

Stephen Gilbert

## **2022 Public Arts Advisory Committee**

Tom Hoehn, *Chairperson*

Kate Schaffer

Steven Baker

Chad Nicholson

Kalene Griffith, *ex-officio*

Grant Cottrell

Brittany Vernon

Kaitlin Garcia-Maestes

Gayatri Agnew, *ex-officio*

## **Building Safety & Fire Inspection**

Brad Arnold, Fire Marshal

Lance Blasi, Chief Building Inspector

## **Bentonville Planning**

Tyler Overstreet, Planning Director

Thomas Adler, Development Services Manager

Shelli Kerr, Community Enrichment Manager