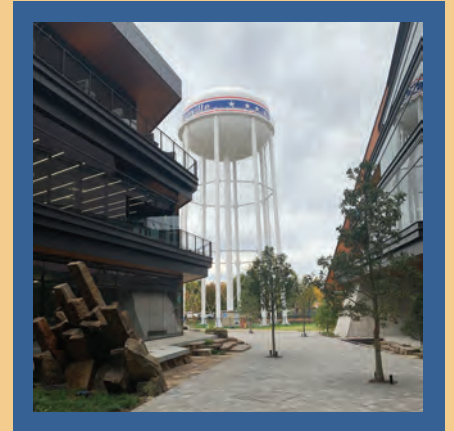




2023

Development Report



Development Summary

STARTED & COMPLETED DEVELOPMENT

1,660

Permits

▲ 12.1%

\$615 M

Total Valuation

▼ 19.7%

3.59 M

Total Square Feet

▼ 28.1%

846

Total Completions

▲ 26.6%

\$1.87 M

Fees Collected

▲ 2.8%

12,693

Total Inspections

▲ 4.8%

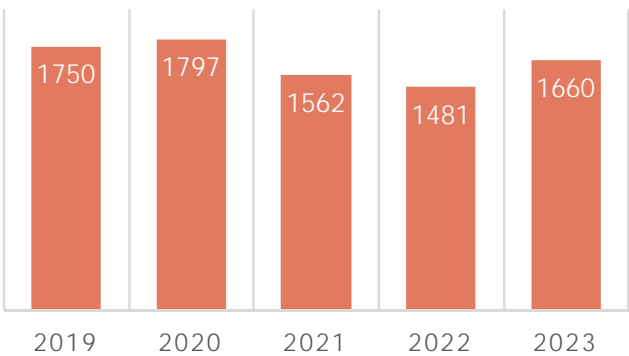
Bentonville's Annual Development Report is a compilation of data from two departments: Building & Fire Safety and Bentonville Planning.

Permitting

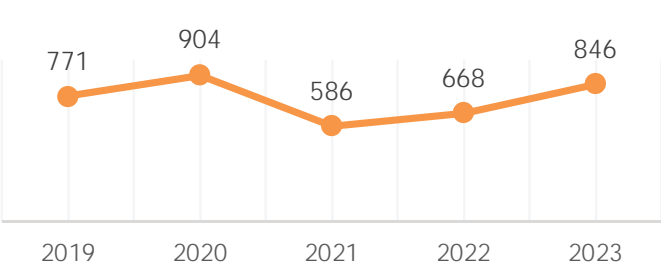
Building data, including permits, certificates of occupancy and inspections, identify development that has started and completed construction.

- Total number of building permits issued increased between 2022 and 2023 by 12.1%, with a 2023 total of 1,660 permits. This is a reversal after two years of declining permits.
- Total number of completed projects, represented by certificates of occupancy issued, also increased in 2023. The increase was 26.6%, from 668 in 2022 to 846 in 2023.
- Total number of inspections completed increased 4.8%. For the second year in a row inspections increased, averaging over 12,000 inspections each year.

Building Permits



Certificates of Occupancy



Development Summary

PLANNED DEVELOPMENT

Planning

Planning data include preliminary and final plats, large scale developments, property line adjustments, lot splits, rezonings, conditional uses, variances and waivers.

- Bentonville Planning processed 347 total projects in 2023, down 9.4% from 2022.
- For the fourth year in a row, the number of rezoning requests increased, from 79 last year to 89 this year. The number of variance requests decreased from 42 last year to 32 this year.
- Planning received eight preliminary plats and nine final plats. All nine preliminary plats were residential with a total of 422 lots. For final plats, four were commercial and five were residential
- Lot splits were down by 7.4%. Property line adjustments were down by 22%, the second year of more than a 20% decrease in property line adjustments.
- Planning received 52 large-scale development requests, down 29.7% from 2022. Twelve were residential projects, primarily multifamily development. There were 14 new commercial projects planned totaling 1.1 million square feet, including a hotel, several offices, a church, a recreational facility and coffee and tea shops.
- Planning staff reviewed 204 sign permits, up 10% from 2022. Staff also processed 41 outdoor vendor permits and four parklet permits.

61,165
Population Estimate
▲ 3.9%

347
Total Projects
▼ 9.4%

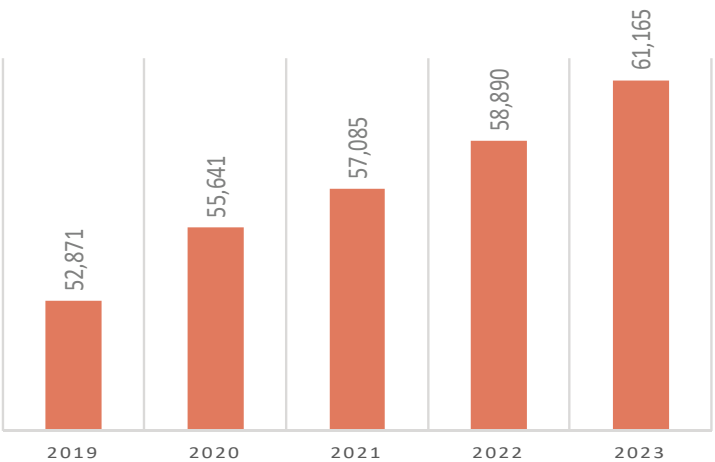
291
Final Platted Lots
▼ 11.0 %

52
Large Scale
Developments
▼ 29.7%

89
Total Rezonings
▲ 12.7%

32
Total Variances
▼ 23.8%

Population Estimates



Residential STARTED & COMPLETED DEVELOPMENT

1,101

Total
Units Started

▼ 20.0%

516

Single Family
Units Started

▲ 7.9%

585

Non-Single-Family
Units Started

▼ 34.9%

\$365,871

Average Value of
Single Family

▼ 11.4%

2,175 sf

Average Size of
Single Family

▼ 25.8%

955

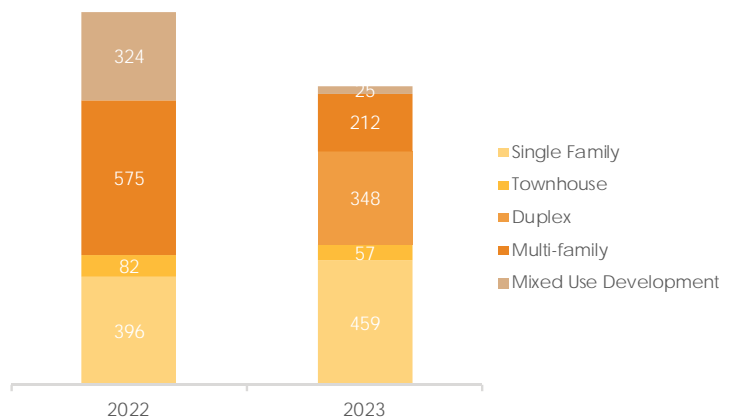
Total Units Completed

▲ 14.5%

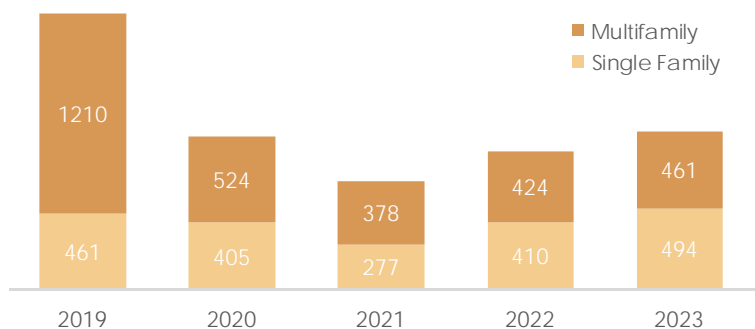
Permitted and Completed Residential

- Total number of residential units started in 2023 was down by 20% from 2022 with a total of 1,101 units. This decrease is likely an adjustment after 2022 had the largest number of permitted units in more than five years.
- Of those units, 46.9% were single family which includes both single family detached structures and townhomes. The total number of single family units started increased by 7.9%. However, the average value and size of a single family home decreased. Value went from \$412,786 in 2022 to \$365,871 in 2023, down 11.4%. The average size decreased 25.8%, from 2,931 in 2022 to 2,175 in 2023.
- The remainder of units started were duplex (348), multi-family (212) and residential units in mixed-use developments (25). While a larger percentage of total units permitted, the number of multi-family units started was down by 2.6% from 2022. Opposite of single family, the size and value both increased for multi-family. The value jumped 143% and the average size increased 44.3%.

Residential Units Permitted



Residential Units Completed



Residential PLANNED DEVELOPMENT

Planned Residential

- Total lots platted in 2023 were down significantly from 2022. The number of lots final platted decreased 12.5% and those preliminary platted decreased 48.8%.
- In 2023, 322 single family units were planned as part of a large scale development.
- The number of multifamily units planned increased by 67.4% with 168 townhomes and 746 multifamily units, totalling 914 units.

281

Residential Lots
Final Platted

▼ 12.5%

422

Residential Lots
Preliminary Platted

▼ 48.8%

914

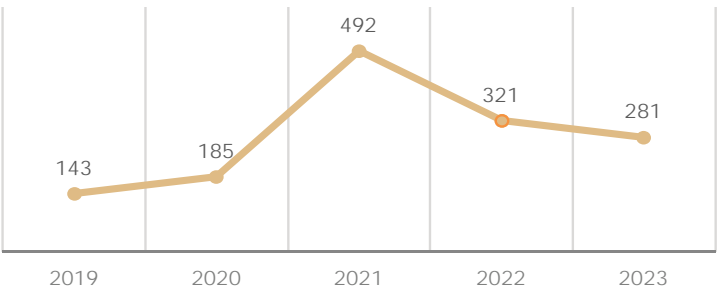
Multifamily Units
Planned

▲ 67.4%

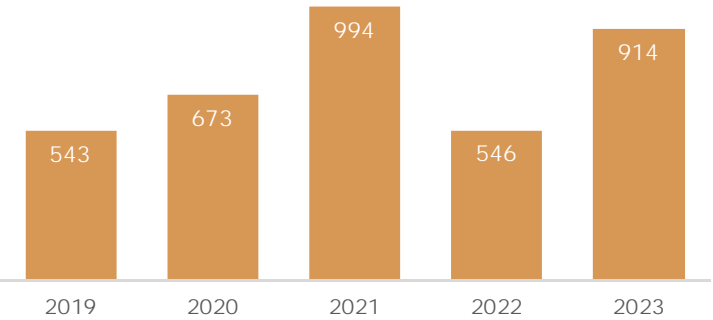
322

Single Family Units
Approved as Large Scale
Development

Residential Lots Final Platted



Multifamily Units Planned



Lightbox Townhomes



Cottages at Simpson Farms



Commercial and Nonresidential STARTED & COMPLETED DEVELOPMENT

156

Total
Commercial Permits

▼ 3.1%

\$286.6 M

Commercial
Value

▼ 41.9%

38

New
Commercial Permits

▼ 2.6%

138

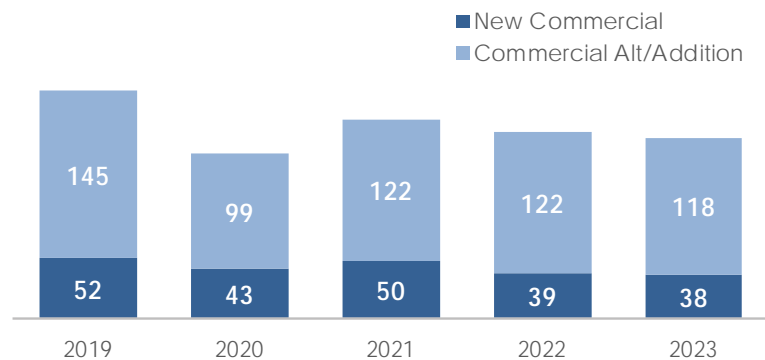
Commercial
Completed

▲ 19.0%

Permitted and Completed Commercial

- The number of commercial and nonresidential building permits are down slightly from 2022. Building & Fire Safety issued 156 total commercial and nonresidential permits. Of those, 38 are new commercial structures.
- The value of all commercial permits decreased considerably at 41.9%. Value in 2022 was approximately \$493 million compared to \$286 million in 2023.
- Commercial projects completed increase 19% over 2022.

Commercial Permits



1003 S Walton Blvd



600 SW 41st St



Commercial and Nonresidential PLANNED DEVELOPMENT

Planned Commercial

- The number of commercial and non-residential projects planned decreased significantly from 2022, down 37.5%.
- Total new commercial projects decreased from 35 in 2022 to 14 in 2023. However, last year's numbers were the highest since 2014.

40

Total Commercial and
Non-residential Projects

▼ 37.5%

14

Commercial Projects

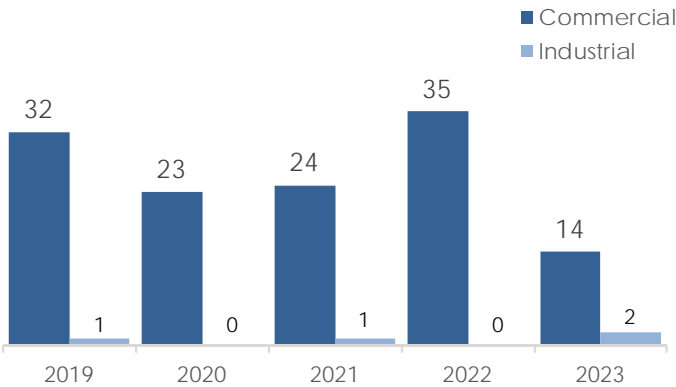
▼ 60.0%

7

Rezones
to Commercial

▼ 46.2%

Planned Commercial & Industrial Projects



Gateway North 200

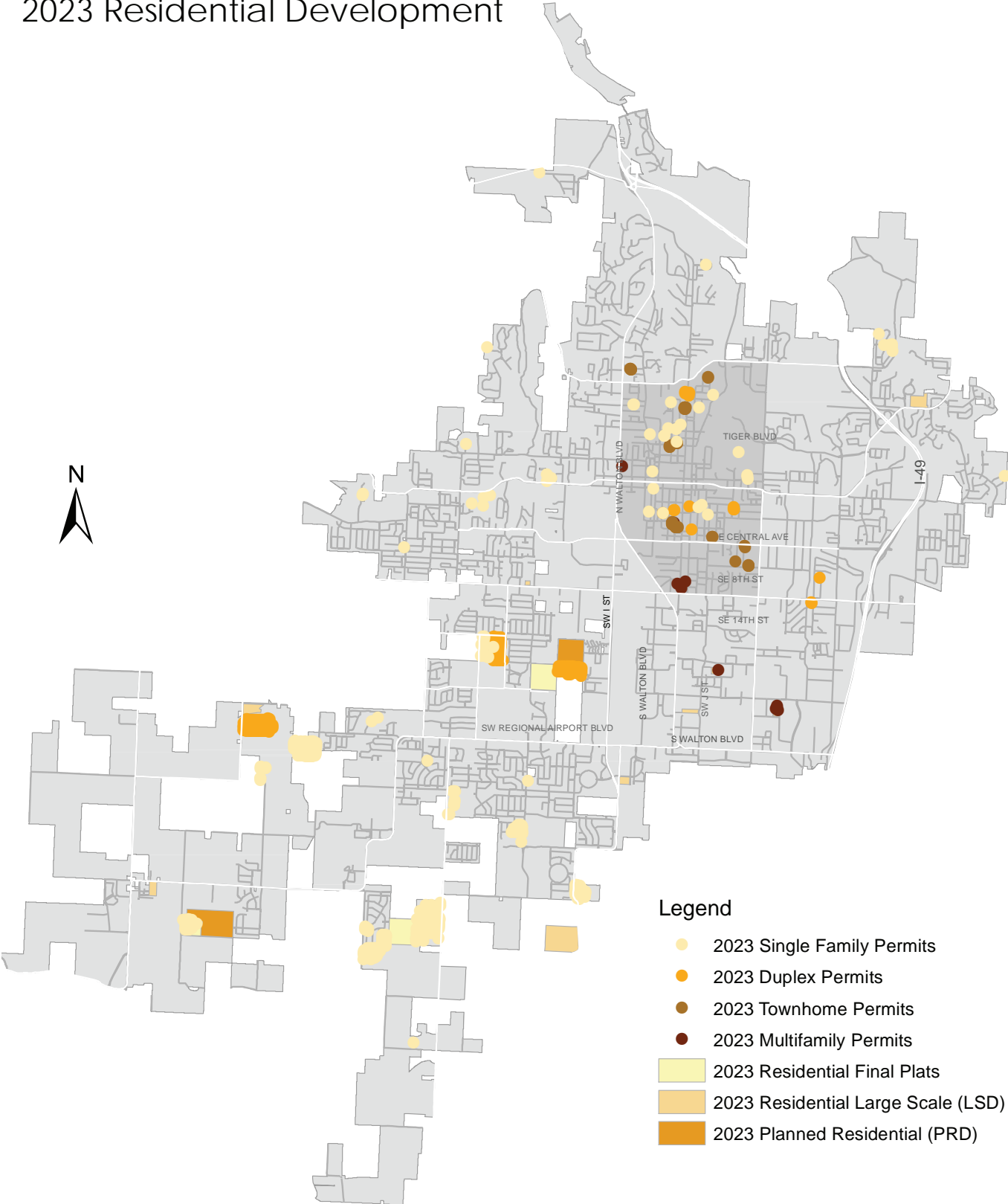


7Brew



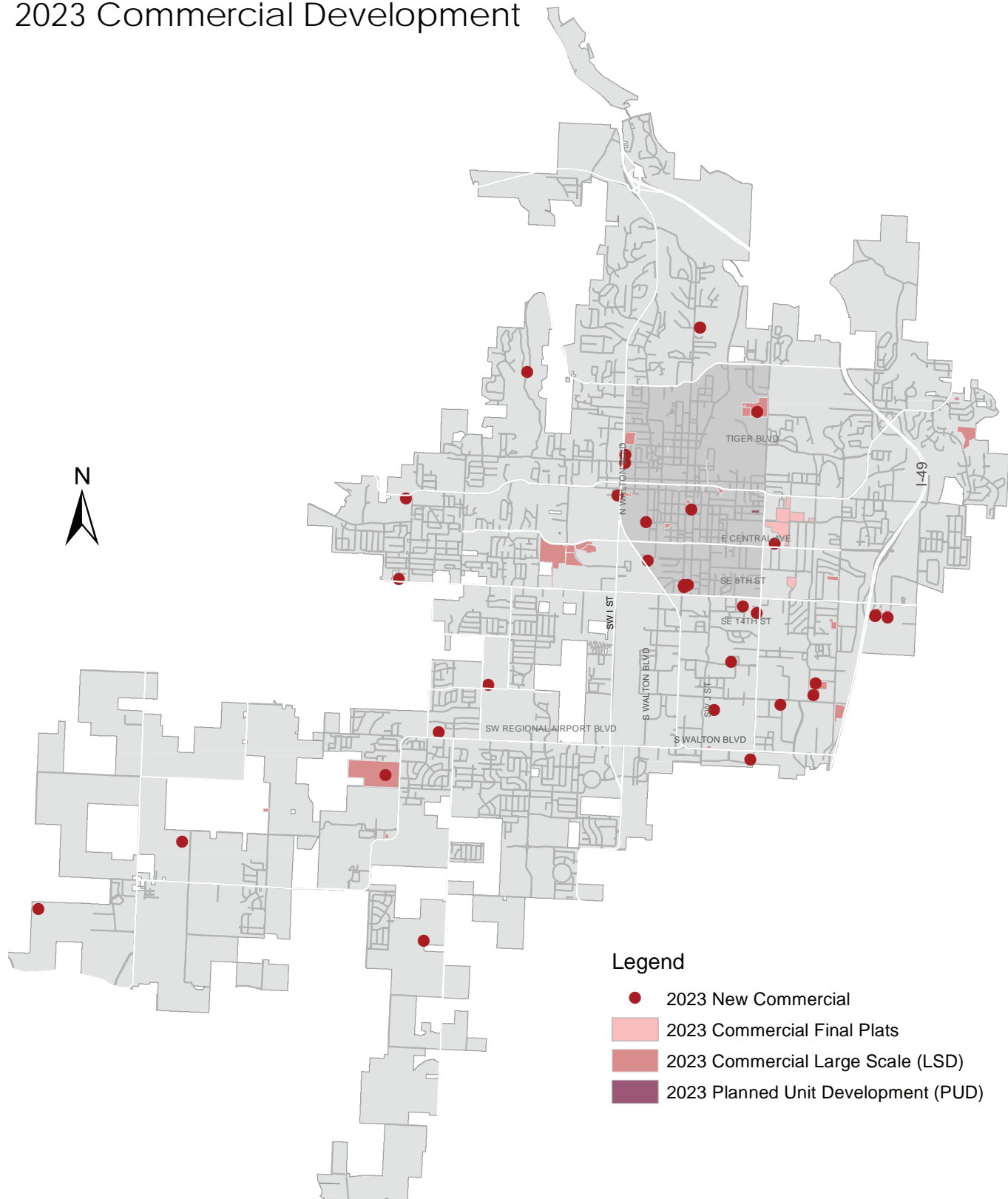
Residential Development Map

2023 Residential Development



Commercial and Nonresidential Map

2023 Commercial Development



Comprehensive Planning

27

Neighborhoods

▲ 28.5%

10

Block Party
Trailer Reservations

The Comprehensive Planning division engaged in dozens of projects throughout 2023 to implement the Bentonville Community Plan and fulfill one of its guiding principles of creating a unique Bentonville experience. Tree giveaways, neighborhood programming, street clean-ups, public art installations, initiating an update to the 2018 Community Plan, and a year-long celebration of Bentonville's Sesquicentennial (150th) all contributed to that experience.

Great Neighborhoods Partnership

The Great Neighborhoods Partnership (GNP) established by Mayor Orman in 2019 continues to grow and connect with local residents. In 2023, the number of neighborhoods participating in the program increased from 21 to 27. The Neighborhood Advisory Council held 11 meetings with guest speakers from the Bentonville Public Library, Bentonville Code Enforcement, Bentonville Parks and Recreation Department, and a tour of the new Animal Services Facility.

Ten neighborhoods reserved the Block Party Trailer in 2023. 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.

The GNP Tool Trailer was unveiled in February. One resident used the trailer and was able to maintain their property avoiding potential code violations. Inside the trailer, there is a lawnmower, weed eater, leaf blower, power tools, and more that can be used by neighbors to keep their property well maintained.

In June, the GNP held its second annual Landscaping Contest, open to all neighborhoods. Lochmoor Club won the award with the most participating homes.

In December, the GNP held its fourth annual Holiday Decorating Contest, open to all Bentonville neighborhoods. Eight neighborhoods entered the contest with Hanover winning the Most Holiday Spirit Award and Creekstone winning the People's Choice Award.

As part of the neighborhood program, the city offers clean up kits for groups wishing to pick up litter along city streets. In 2023, clean-up kits were distributed to 11 neighborhoods.

2023 Holiday
Decorating Contest Winners



Comprehensive Planning

Bentonville's Sesquicentennial

In addition to a few of the event and activities mentioned earlier, the city and community partners held at least one special event each month of 2023 to celebrate Bentonville's Sesquicentennial.

150th display booths were set up at existing events, including National Night Out, the Multicultural Festival, April First Friday, and the Noon2Moon Bike Race. These booths provided information about the city's history and commemorative items, such as coloring books, stickers, and coins.

New events included the City Hall Blood Drive in partnership with the Community Blood Center of the Ozarks, Ride to Work Wednesday in partnership with Bentonville Moves, Pedal It Forward gave away 150 bikes, and the City of Bentonville's first ever float in the Christmas Parade. Mayor Orman's photo contest winners were included in a commemorative 2023 calendar.

At the Fall Bentonville Connections, the Bentonville 150th Time Capsule was dedicated. The capsule was designed by Dave and Jenny Marrs of HGTV's *Fixer to Fabulous*. Bentonville employees, residents, and business partners donated items that reflected Bentonville in 2023. A few items included the Congressional Record of Bentonville's Sesquicentennial, a tote bag with 150th memorabilia, a Bentonville Public Library 150th themed library card, a Bentonville History Museum box that held signatures from all major boards and commissions and facts comparing 1873 to 2023.

The celebration was elevated with several special promotions. The Bentonville150 webpage served as the repository of all things related to the anniversary. Airship Coffee created a special 150th anniversary drink called "Black Apple Shake." The city quizzed the community on social media with Trivia Tuesdays. And local residents shared their stories of Bentonville through a collection of professionally produced videos.



Pedal it Forward's
150 Bike Giveaway



150th Coloring Book



150th Christmas Float



Comprehensive Planning

20+
Opportunities for
Engagement

Bentonville Connections



#CityHallSelfie Day



City Hall Shred It Day



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.

City Hall Selfie Day. For the third year in a row, Bentonville participated in #CityHallSelfie day. This is a day dedicated to pride in local government, hosted by Engaging Local Government Leaders. Employees and residents were asked to take a selfie in front of a municipal building and post on social media with the hashtag *cityhallselfie*. Bentonville was nationally recognized and awarded the Best Community Engagement for #CityHallSelfie Day in 2023.

City Hall Shred It Day. For the second 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. Approximately 5,700 pounds of paper were shredded by Bentonville residents in 2023.

Developer Workshop. Bentonville Planning hosted two forums with architects, engineers, and contractors to discuss regulatory changes and improvements in the development review process.

Joint Planning Commission City Council Meeting. Bentonville Planning also hosted a joint meeting between Planning Commission and City Council. The meeting was designed to share information with city officials to ensure greater consistency in implementing the Community Plan.

Bentonville Connections



Comprehensive Planning

Public Art

2023 marked the most active year for the Bentonville Public Art Advisory Committee since it began in 2012. In May, *Double Slit Skyline* by Dewane Hughes was installed on a temporary display site at the corner of NW A Street and Tiger Blvd. This is a 16' tall steel sculpture on loan to the city. In June, *Upper Cut* by Alvaro Bonfiglio was unveiled at the Creekside Park grand opening. It is a 31' x 6' sustainable wood sculpture of a gigantic cricket bat located next to the new cricket field.

One temporary piece and two permanent pieces were installed in celebration of Bentonville's Sesquicentennial. Each piece is representative of the 40,000 acres of apple orchards in the 1870s when Benton County was one of the largest apple-producing counties in the nation. Local artist Gina Gallina created the *Cozy Apple* an apple-shaped inflatable wrapped in crocheted granny circles. One *Cozy Apple* "roamed" to different outdoor locations June through November and the other was fabricated with the help of local community members and is now on display at the Bentonville Public Library. In November, *Seeds of Bentonville* by Justin Deister was installed in front of City Hall. Inside an apple slice shape are 150 apple seeds imaged with words provided by local residents describing what they love about Bentonville.

Also, during 2023, the Public Art Advisory Committee published an interactive map and created promotional materials. The map provides locations, photos, artist information, and details about the city's 35 art pieces installed on public property.

5

Public Art Installations

Double Slit Skyline



Cozy Apple



Seeds of Bentonville



Upper Cut



Comprehensive Planning

1,170

Trees Given Away

▲ 28.5%

25 years

Tree City USA
Designation

16

Code Amendments
and Updates

Trees & Environment

The Tree and Landscape Advisory Committee recognized six property owners with a Residential Landscaping of the Month Award and five businesses with the Commercial Landscaping of the Month award. These awards recognize residents and businesses that have improved and maintained their landscaping.

The Tree and Landscape Advisory Committee distributed a total of 1,170 trees to Bentonville residents during the spring and fall tree giveaway events. 150 of these trees were PawPaw trees, native to Bentonville, in celebration of Bentonville's 150th Anniversary. The giveaways were made possible by the Bentonville Parks Conservancy, Steuart Walton, and the Walton Family Foundation.

All of these efforts contributed to Bentonville being recognized as a Tree City USA for the 25th consecutive year.

Code Updates

Planning staff prepared and processed 16 ordinances, 11 were primarily minor adjustments or clarifications. The five most significant amendments included revising building material requirements for large scale developments, identifying regulations that apply within the city's extra-territorial jurisdiction, regulations for on-street and RV parking, minimum residential driveways widths and establishing a business registry.

Tree Giveaway



Tree Giveaway



Comprehensive Planning

Plan Bentonville

During the 2018 Community Plan process, the citizens of Bentonville collectively prioritized thoughtful growth as a pressing concern. In response, the city kicked-off Phase 1 of Plan Bentonville, a community conversation around exactly what thoughtful growth looks like providing an opportunity to shape that vision with specifics. More than 1,400 community members completed the initial online survey providing baseline data on who we are and what we value.

Code Enforcement

In 2023, the city's two code enforcement officers opened 606 code enforcement cases and closed out 626 cases. Almost 60% of the cases opened were generated by the Bentonville311 reporting system. Code enforcement officers conducted 979 inspections, removed 1,249 nonconforming signs, reviewed 218 fence permits and posted 324 public hearing signs.

Code Enforcement, in partnership with the Great Neighborhoods Partnership, introduced a new program called Crime Prevention Through Environment Design (CPTED). The program focuses on crime prevention through management of the built and natural environments. Code enforcement officers certified in CPTED offer an exterior property survey that identifies ways in which the property owner can reduce opportunity for crime. The code enforcement team completed 11 individual home surveys during the first year.

1,500

Participants in
Community Survey

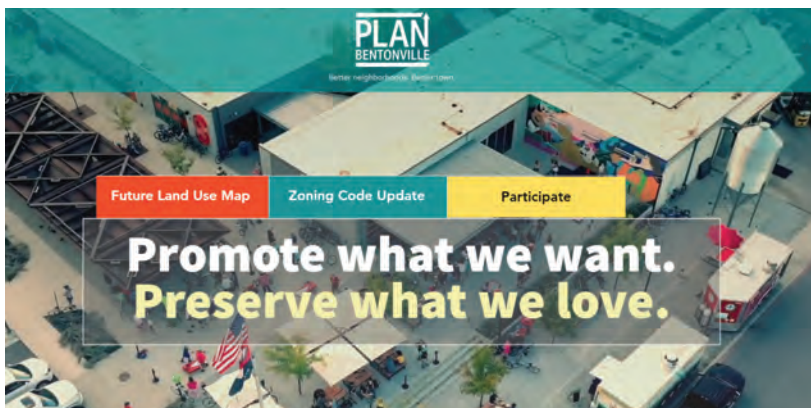
979

Property Maintenance
Inspections

▼ 48.5%

11

CPTED
Surveys



Appendix

Permits Issued

	2022		2023		% Change
	Permits	% of Total	Permits	% of Total	
Single-family	478	32.3%	516	31.1%	7.9%
Multi-family	19	1.3%	195	11.7%	926.3%
Residential Rem/Add	267	18.0%	239	14.4%	-10.5%
New Commercial	39	2.6%	38	2.3%	-2.6%
Tenant Infill	109	7.4%	111	6.7%	1.8%
Commercial Rem/Add	13	0.9%	7	0.4%	-46.2%
Industrial	0	0.0%	0	0.0%	-
Swimming Pool	75	5.1%	62	3.7%	-17.3%
Fence	198	13.4%	222	13.4%	12.1%
Relocate/Demolition	97	6.5%	66	4.0%	-32.0%
Sign	186	12.6%	204	12.3%	9.7%
Other	0	0.0%	0	0.0%	-
TOTAL	1481		1660		12.1%

Square Feet Permitted

	2022		2023		% Change
	Sq. Ft.	% Of Total	Sq. Ft.	% of Total	
Single-family	1,401,060	28.0%	1,122,521	31%	-19.9%
Multi-family	526,944	10.5%	740,688	21%	40.6%
New Commercial	2,395,351	47.9%	1,259,751	35%	-47.4%
Commercial Rem/Add	680,212	13.6%	476,658	13%	-29.9%
Industrial	0	0.0%	-	0	-
TOTAL	5,003,567		3,599,618		-28.1%

Valuation

	2022		2023		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 197,311,684	25.7%	\$ 188,789,410	30.7%	-4.3%
Multi-family	\$ 49,525,192	6.5%	\$ 117,233,166	19.0%	136.7%
Residential Rem/Add	\$ 17,080,490	2.2%	\$ 16,641,020	2.7%	-2.6%
New Commercial	\$ 431,489,474	56.3%	\$ 203,165,363	33.0%	-52.9%
Commercial Rem/Add	\$ 61,831,503	8.1%	\$ 83,493,033	14%	35.0%
Industrial	\$ -	0.0%	\$ -	0.0%	-
Swimming Pools	\$ 8,311,719	1.1%	\$ 5,103,132	0.8%	-38.6%
Signs	\$ 1,032,960	0.1%	\$ 1,415,210	0.2%	37.0%
Other	\$ -	0.0%	\$ -	0.0%	-
TOTAL	\$ 766,583,022		\$ 615,840,334		-19.7%

Fees Collected

	2022		2023		% Change
	Fees	% of Total	Fees	% of Total	
Single-family	\$ 767,877	42.1%	\$ 730,583	39.0%	-4.9%
Multi-family	\$ 80,104	4.4%	\$ 394,700	21.1%	392.7%
Residential Rem/Add	\$ 84,952	4.7%	\$ 83,614	4.5%	-1.6%
New Commercial	\$ 642,061	35.2%	\$ 408,569	21.8%	-36.4%
Commercial Rem/Add	\$ 177,653	9.7%	\$ 201,428	10.7%	13.4%
Swimming Pools	\$ 43,130	2.4%	\$ 26,825	1.4%	-37.8%
Signs	\$ 12,789	0.7%	\$ 12,472	0.7%	-2.5%
Fences	\$ 5,910	0.3%	\$ 6,540	0.3%	10.7%
Relocate/Demolition	\$ 5,400	0.3%	\$ 4,468	0.2%	-17.3%
Other	\$ 3,298	0.2%	\$ 4,989	0.3%	51.3%
TOTAL	\$ 1,823,174		\$ 1,874,188		2.8%

Appendix

Planned Development

	2022		2023		% Change
	Projects	% of Total	Projects	% of Total	
Preliminary Plat	9	2.3%	8	2.3%	-11.1%
Final Plat	8	2.6%	9	2.6%	12.5%
Lot Split	68	18.2%	63	18.2%	-7.4%
Property Line Adjustment	41	9.2%	32	9.2%	-22.0%
Large Scale Development	74	15.0%	52	15.0%	-29.7%
Waivers	24	6.9%	24	6.9%	0.0%
Rezoning (+PUD/PRD)	79	25.6%	89	25.6%	12.7%
Conditional Use	38	11.0%	38	11.0%	0.0%
Variance	42	9.2%	32	9.2%	-23.8%
TOTAL	383		347		-9.4%

Platted Lots

	2022		2023		% Change
	Lots	% of Total	Lots	% of Total	
Preliminary	825	71.6%	422	59.2%	-48.8%
Final	327	28.4%	291	40.8%	-11.0%
TOTAL	1152		713		-38.1%

Large Scale Developments

	2022		2023		% Change
	Projects	% of Total	Projects	% of Total	
Residential	10	13.5%	12	23.1%	20.0%
Commercial	35	47.3%	14	26.9%	-60.0%
Industrial	0	0.0%	2	3.8%	--
Public (schools/govt)	4	5.4%	10	19.2%	150.0%
Other (infrastructure)	25	33.8%	14	26.9%	-44.0%
TOTAL	74		52		-29.7%

Completed Development - Certificates of Occupancy (certificates)

	2022		2023		% Change
	Certificates	% of Total	Certificates	% of Total	
Single-family	410	61.4%	494	58.4%	20.5%
Multi-family	83	12.4%	141	16.7%	69.9%
Residential Rem/Add	59	8.8%	73	8.6%	23.7%
Residential Access/Misc	0	0.0%	0	0.0%	--
New Commercial	30	4.5%	32	3.8%	6.7%
Tenant Infill	23	3.4%	25	3.0%	8.7%
Commercial Rem/Add	63	9.4%	81	9.6%	28.6%
Industrial	0	0.0%	0	0.0%	--
TOTAL	668		846		26.6%

Inspections

	2022		2023		% Change
	Inspections	% of Total	Inspections	% of Total	
Building Inspections	12,112	86.4%	12,693	92.8%	4.8%
Code Enforcement	1,902	13.6%	979	7.2%	-48.5%
TOTAL	14,014		13,672		-2.4%

Appendix

Residential Permits

Permits	2022		2023		% Change
	Permits	% of Total	Permits	% of Total	
Single-family	396		459		15.9%
Townhomes	82		57		-30.5%
Single-family Total	478	95.6%	516	71.7%	7.9%
Duplex	0		186		--
Multi-family	19		9		-52.6%
Multi-family Total	19	3.8%	195	27.1%	926.3%
Mixed Use Projects	3	0.6%	9	1.3%	200.0%
TOTAL	500		720		44.0%

Units	2022		2023		% Change
	Units	% of Total	Units	% of Total	
Single-family	396		459		15.9%
Townhomes	82		57		-30.5%
Single-family Total	478	34.7%	516	46.9%	7.9%
Duplex	0		348		--
Multi-family	575		212		-63.1%
Multi-family Total	575	41.8%	560	50.9%	-2.6%
Mixed Use Projects	324		25	2.3%	-92.3%
TOTAL UNITS	1377		1101	100.0%	-20.0%

Residential Size

	2022		2023		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single-family	1,401,060	72.7%	1,122,521	60.2%	-19.9%
Multi-family	526,944	27.3%	740,688	39.8%	40.6%
TOTAL	1,928,004		1,863,209		-3.4%
Avg Size - Single-family	2,931		2,175		-25.8%
Avg Size - Multi-family	916		1,323		44.3%

Residential Valuation

	2022		2023		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 197,311,684	74.8%	\$ 188,789,410	58.5%	-4.3%
Multi-family	\$ 49,525,192	18.8%	\$ 117,233,166	36.3%	136.7%
SUBTOTAL	\$ 246,836,876		\$ 306,022,576		24.0%
Rem / Add	\$ 17,080,490	6.5%	\$ 16,641,020	5.2%	-2.6%
TOTAL	\$ 263,917,366		\$ 322,663,596		22.3%
Avg Value - Single-family	\$ 412,786		\$ 365,871		-11.4%
Avg Value - Multi-family	\$ 86,131		\$ 209,345		143.1%

*Multi-family includes any residential other than single-family.

Appendix

Single Family Planned

	2022		2023		
	Lots	% of Total	Lots	% of Total	% Change
Lots					
Preliminary	825	72.0%	422	41.2%	-48.8%
Final	321	28.0%	281	27.4%	-12.5%
TOTAL LOTS	1146		703		
Single Family Units (LSD)	0		322		
TOTAL SF UNITS	1,146		1,025		-10.6%
	Subdivisions	% of Total	Subdivisions	% of Total	% Change
Subdivisions					
Preliminary	9	46.7%	7	56.3%	-22.2%
Final	6	60.0%	9	37.5%	50.0%
TOTAL SUBDIVISIONS	15		16		6.7%

Residential Multi-family Planned

	2022		2023		
	Units	% of Total	Units	% of Total	% Change
Units					
Townhomes	65	11.9%	168	18.4%	158.5%
Multi-family	481	88.1%	746	81.6%	55.1%
TOTAL	546		914		67.4%
	Projects	% of Total	Projects	% of Total	
Projects					
Townhomes	7	58.3%	5	45.5%	-28.6%
Multi-family	5	41.7%	6	54.5%	20.0%
	12		11		-8.3%

Completed Residential - Certificates of Occupancy (CofO)

	2022		2023		
	C of O's	% of Total	C of O's	% of Total	% Change
Certificates					
Single-family	410	74.3%	494	69.8%	20.5%
Multi-family	83	15.0%	141	19.9%	69.9%
SUBTOTAL	493		635		28.8%
Residential Rem/Add	59	10.7%	73	10.3%	23.7%
TOTAL CERTIFICATES	552		708		28.3%
	Units	% of Total	Units	% of Total	% Change
Units					
Single-family	410	49.2%	494	51.7%	20.5%
Multi-family	424	50.8%	461	48.3%	8.7%
TOTAL UNITS	834		955		14.5%

Appendix

Commercial & Industrial Permits

	2022		2023		% Change
	Permits	% of Total	Permits	% of Total	
New Commercial	39	24.2%	38	24.4%	-02.6%
Commercial Tenant Infill	109	67.7%	111	71.2%	1.8%
Commercial Rem/Add	13	8.1%	7	4.5%	-46.2%
COM TOTAL	161		156		-03.1%
Industrial	0		0		-
TOTAL	161		156		-03.1%

Commercial & Industrial Size

	2022		2023		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	2,395,351	77.9%	1,259,751	72.5%	-47.4%
Commercial Rem/Add	680,212	22.1%	476,658	27.5%	-29.9%
COM TOTAL	3,075,563		1,736,409		-43.5%
Industrial	-		-		0.0%
TOTAL	3,075,563		1,736,409		-43.5%
Avg Size - New Commercial	61,419		33,151		-46.0%
Avg Size - Com Rem/Add	6,240		4,294		-31.2%
Avg Size - Industrial	-		-		-

Commercial & Industrial Valuation

	2022		2023		% Change
	Value	% of Total	Value	% of Total	
New Commercial	\$ 431,489,474	87.5%	\$ 203,165,363	70.9%	-52.9%
Commercial Rem/Add	\$ 61,831,503	12.5%	\$ 83,493,033	29.1%	35.0%
COM TOTAL	\$ 493,320,977		\$ 286,658,396		-41.9%
Industrial	\$ -		\$ -		0.0%
TOTAL	493,320,977		286,658,396		-41.9%
Avg Value - New Commercial	\$ 11,063,833		\$ 5,346,457		-51.7%
Avg Value - Com Rem/Add	\$ 567,261		\$ 752,189		32.6%
Avg Value - Industrial	\$ -		\$ -		-

Appendix

Commercial & Industrial Planned (Large Scale Development)

	2022		2023		% Change
	Projects	% of Total	Projects	% of Total	
Commercial	35	54.7%	14	35.0%	-60.0%
Industrial	0	0.0%	2	5.0%	---
SUBTOTAL	35		16		-54.3%
Public	4	6.3%	10	25.0%	150.0%
Other	25	39.1%	14	35.0%	-44.0%
	64		40		-37.5%

Complete Commercial - Certificates of Occupancy

	2022		2023		% Change
	Certificates	% of Total	Certificates	% of Total	
New Commercial	30	25.9%	32	23.2%	6.7%
Commercial Rem/Add	63	54.3%	81	58.7%	28.6%
Tenant Infill	23	19.8%	25	18.1%	8.7%
Industrial	0	0.0%	0	0.0%	-
TOTAL	116		138		19.0%

Appendix

Zoning Activity

	2022	2023	
	No.	No.	% Change
Rezoning	79	89	12.7%
Conditional Use	38	38	0.0%
Variance	42	32	-23.8%
TOTAL	159	159	0.0%

Rezoning

	2022		2023		
	No.	% of Total	No.	% of Total	% Change
Zoned to:					
Agriculture	0	0.0%	1	1.1%	-
Residential	48	61.5%	72	80.9%	50.0%
Commercial	13	16.7%	7	7.9%	-46.2%
Industrial	1	1.3%	0	0.0%	0.0%
Mixed Use	16	20.5%	9	10.1%	-43.8%
TOTAL	78		89		14.1%
Downtown Residential	21		47		123.8%
Downtown Commercial	1		0		-100.0%
Downtown Mixed Use	10		6		-40.0%
DOWNTOWN TOTAL	32	41%	53	60%	65.6%

Conditional Uses

	2022		2023		
	No.	% of Total	No.	% of Total	% Change
Permanent Uses	16	42.1%	20	52.6%	25.0%
Temporary Uses	16	42.1%	12	31.6%	-25.0%
Special Events	4	10.5%	5	13.2%	25.0%
Noise	2	5.3%	1	2.6%	-50.0%
TOTAL	38		38		0.0%

Variances

	2022		2023		
	No.	% of Total	No.	% of Total	% Change
Setbacks	25	59.5%	15	60.0%	-40.0%
Lot Width/Size	3	7.1%	1	4.0%	-66.7%
Density	0	0.0%	0	0.0%	-
Sign	5	11.9%	2	8.0%	-60.0%
Fence	6	14.3%	6	24.0%	0.0%
Sight Triangle	1	2.4%	0	0.0%	-100.0%
Design	2	4.8%	1	4.0%	-50.0%
Flood	0	0.0%	0	0.0%	-
TOTAL	42		25		-40.5%

Appendix

POPULATION

Population Estimate

	C of O's (units)	Persons per unit ⁴	Population Added	Population Estimate	Percent Change
Dec. 31, 2022 Estimate				58,890	
SF units completed (2023)	494	2.87	1418		
MF units completed (2023)	461	1.86	857		
Total (2023)	955	-	2275		
December 31, 2023 Estimate				61,165	3.9%

Population Trends

Year ¹	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 ²	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 ³	5.2%	2,770
2021	57,085 ⁴	2.6%	1,444
2022	58,890	3.2%	1,805
2023	61,165 ⁶	3.9%	2,275
Ten Year Increase (2014-2023)		47%	19,440
2035 Projection	72,463 ⁵		

¹ As of December 31.

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

³ Adjusted for 2020 Census count of 54,164.

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

⁵ Source: 2018 Bentonville Community Plan.

⁶ Adjusted person per unit with 2018-2022 ACS, 5 yr estimates, U.S. Census Bureau.



Mayor
Stephanie Orman

2023 City Council

Beckie Seba, Ward 1
Gayatri Agnew, Ward 1
Cindy Acree, Ward 2
Chris Sooter, Ward 2
Aubrey Patterson, Ward 3
Bill Burckart, Ward 3
Octavio Sanchez, Ward 4
Holly Hook, Ward 4

2023 Planning Commission

Rod Sanders, Chairperson
Elaine Kerr
Danny Bennett
Joe Haynie
Dana Davis
Eric Hipp
Reggie Wright

2023 Board of Adjustment

Dean Kruithof, Chairperson
Celia Swanson
BJ Phillips
Joe Haynie
Sam Pearson

Bentonville Planning

Tyler Overstreet, Planning Director
Thomas Adler, Development Services Manager
Shelli Kerr, Comprehensive Planning Manager

Building Safety & Fire Inspection

Brad Arnold, Fire Marshal
Lance Blasi, Chief Building Inspector



**2023 Public Art
Advisory Committee**

Tom Hoehn, Chairperson
Kate Schaffer
Grant Cottrell
Steven Baker
Brittany Vernon
Chad Nicholson
Kalene Griffith, ex-officio
Gayatri Agnew, ex-officio
Elizabeth Miller, ex-officio
Cynthia Post Hunt, ex-officio



**2023 Tree & Landscape
Advisory Committee**

Jessie Wagner, Chairperson
Nathan Lembke
Ashley Harris
Ralph Weber
Gulizar Baggson
Mark Lankford
Mark Bray
Holly Hook, ex-officio