



# 2017

## ANNUAL DEVELOPMENT REPORT



Community Development  
305 SW A Street  
Bentonville, Arkansas 72712  
(479)271-3122  
[www.bentonvillear.com](http://www.bentonvillear.com)



# ACKNOWLEDGEMENTS

## **Mayor**

Bob McCaslin

## **2017 City Council**

Ward 1	Stephanie Orman	Chad Goss
Ward 2	Tim Robinson	Chris Sooter
Ward 3	Bill Burckart	
Ward 4	Octavio Sanchez	

## **2017 Planning Commission**

Scott Eccleston	Richard Binns
Jim Grider	Tregg Brown
Joe Haynie	Rod Sanders
Elaine Kerr	

## **2017 Board of Adjustment**

Rustin Chrisco	Joe Haynie
Sam Pearson	Rick Rogers
Jan Holland	

## **2017 Tree & Landscape Advisory Committee**

David Short	Nathan Lembke
Chris Sooter	Ralph Weber
Scott Eccleston	
Staff Support:	Danielle Semsrott

## **2017 Public Arts Advisory Committee**

Tania Knudsen	Johnetta Dexter
Becky McCoy	Jerris Palmer
Lauren Haynes	Tim Robinson
Kalene Griffith	
Staff Support:	
Shelli Kerr	Danielle Semsrott
David Wright	

## **Community Development Staff**

Shelli Kerr, AICP  
Interim Community Development Director

## **Planning**

Jon Stanley, Senior Planner  
Danielle Semsrott, AICP, Senior Planner  
Tyler Overstreet, Planner  
Ali Worley, Administrative Assistant

## **Building Inspection**

Lance Blasi, Chief Building Inspector  
Terry Gosnell, Inspector  
Kevin Stafford, Inspector  
Troy Davis, Code Enforcement Officer  
Darren Warren, Code Enforcement Officer  
Annette Brightwell, Administrative Technician  
Lori Leonard, Administrative Assistant  
Kim Hatcher, Administrative Assistant



# DEVELOPMENT SUMMARY

## Building Inspection

**Permits.** The city issued a total of 1,562 permits in 2017, a 7% increase from last year.

**Inspections.** The total number of inspections increased almost 9% from 2016, with a total of 18,279 inspections conducted in 2017. These include building, electrical, plumbing, mechanical and miscellaneous inspections.

**Value.** The 2017 value of all permits was \$395 million, a 6% increase from 2016. Single family housing has historically been the largest contributor to valuation, however that changed in 2017. New commercial development made up the largest part of valuation, at 45%, followed by new single family homes with 34%.

**Fees.** Total fees collected in 2017 was \$1.1 million; a 3.6% increase from 2016.

**Demolition.** Demolition and relocation activity dropped by nearly 20% from 2016, with a 2017 total of 73 permits.

**Completions.** A total of 715 certificates of occupancy (completed structures) were issued, up 8% from 2016.

## Planning

The number of planning projects are the highest since 2005. In 2017, there were 350 items, up nearly 24% from 2016.

The largest number of projects were in large scale developments and rezonings. The largest increase was the number of rezonings, from 39 to 81.

As expected, platting activity decreased from last year's record numbers, with the exception of property line adjustments, which increased 42%.

## 2017 Highlights

- Building permits up 7%.
- Inspections up 9%.
- Planning projects up 24%.
- Rezonings up 108%.

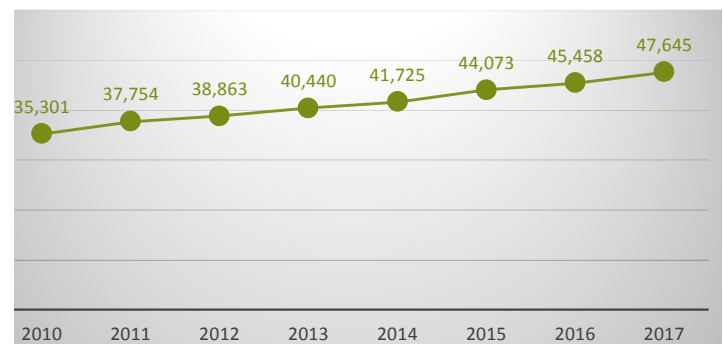
**\$395 million**  
Value of Building Permits

**18,279**  
Inspections

**715**  
Completed Permits

**47,645**  
Population Estimate  
Up 5% from 2016

## Population Growth



# RESIDENTIAL

## PERMITTED & COMPLETED DEVELOPMENT

### TOTAL RESIDENTIAL

**Started.** Total residential units permitted/started (single family and multifamily) in 2017 was 903, up nearly 3% from 2016, valued at \$183.3 million.

**Completed.** The number of residential units completed (issued a certificate of occupancy) was 1,065, double that in 2016.

### SINGLE FAMILY

**Started.** The number of single family homes permitted was 459 units, with an average size of 2,953 square feet.

**Completed.** The total number of single family units completed in 2017 was 495, an increase of 6% from 2016.

### MULTIFAMILY

**Started.** Multifamily development includes duplexes, townhomes and apartments. The city issued 46 permits for multifamily developments totaling 444 units valued at almost \$50 million. The permits were for 22 duplexes (44 units) and 24 multifamily structures (400 units). The average size of a multifamily unit permitted was 1,089 square feet, representing a slightly larger average than 2016.

**Completed.** A total of 570 multifamily units were completed, compared to 90 in 2016. The 2017 completions consisted of 36 duplex units and 534 multifamily units.

### ADDITIONS & REMODELS

**Started.** Permitted residential additions and remodels dropped for the second year in a row, from 175 in 2016 to 131 in 2017. The average value of an alteration or addition was \$31,398.

**Completed.** The number of completed residential additions and remodels was also lower in 2017 than 2016, with 25 in 2017.

## 2017 Highlights

- Permitted residential units up 3%.
- Residential units completed doubled from 2016.
- Single family units completed up 6%.

459

Single Family Permitted

\$291,564

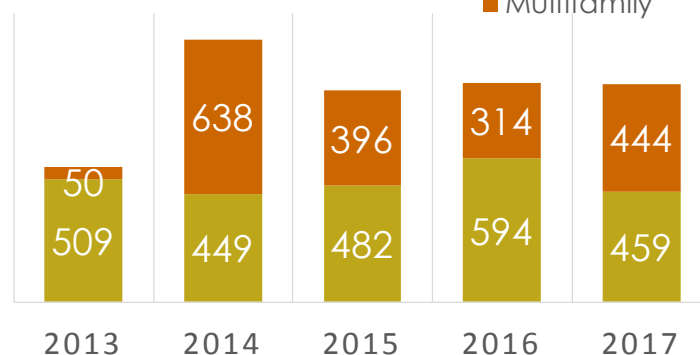
Average value of single family permit

1,065

Residential Units Completed

Residential Units Permitted

■ Single Family  
■ Multifamily



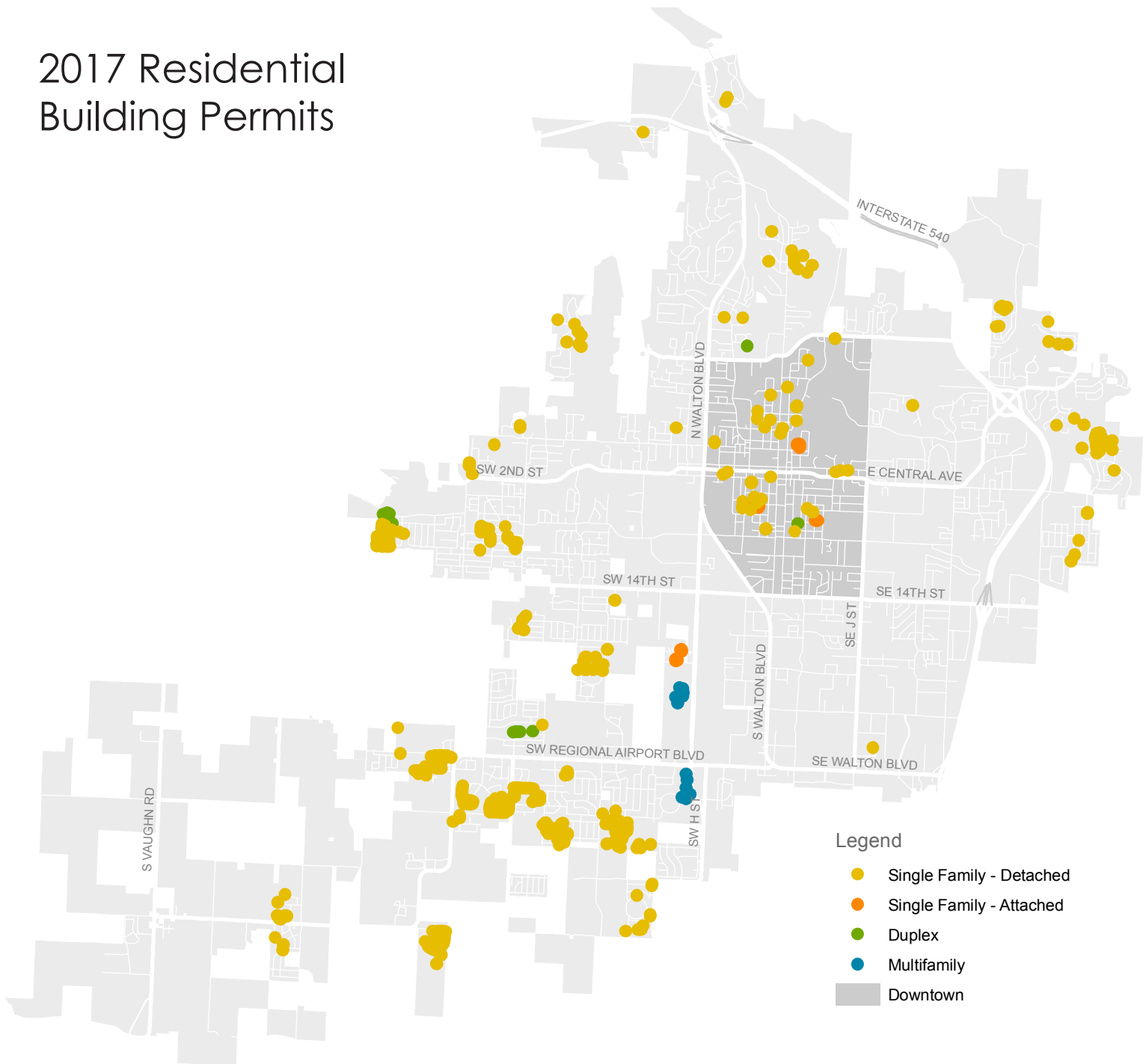




# RESIDENTIAL

## BUILDING PERMITS

### 2017 Residential Building Permits





# RESIDENTIAL PLANNED DEVELOPMENT

## PLATTED LOTS

A total of 309 lots were final platted in 2017, less than half of what was final platted in 2016. Preliminary platted lots dropped, too, from 783 in 2016 to 685 in 2017.

## LARGE SCALE DEVELOPMENTS

While the number of platted lots decreased, the number of residential units approved through large scale development increased over 200%. The number of townhomes went up 68% with a total of 136 in 2017. Multifamily units increased at an even higher rate, 227% with a total of 1,767 units.

## REZONINGS

Nearly 70% of all rezonings in 2017 were to a residential district. Of those, 73% were located downtown.

## 2017 Highlights

- 227% increase in planned multifamily units.
- 130% increase in residential rezonings.
- 73% of residential rezonings located downtown.

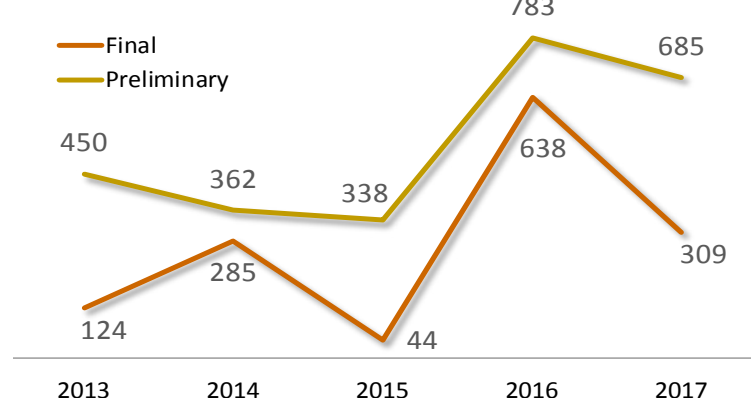
**1,903 units**  
Planned Multifamily

**309 lots**  
Final Platted

**685 lots**  
Preliminary Platted



## Platted Lots



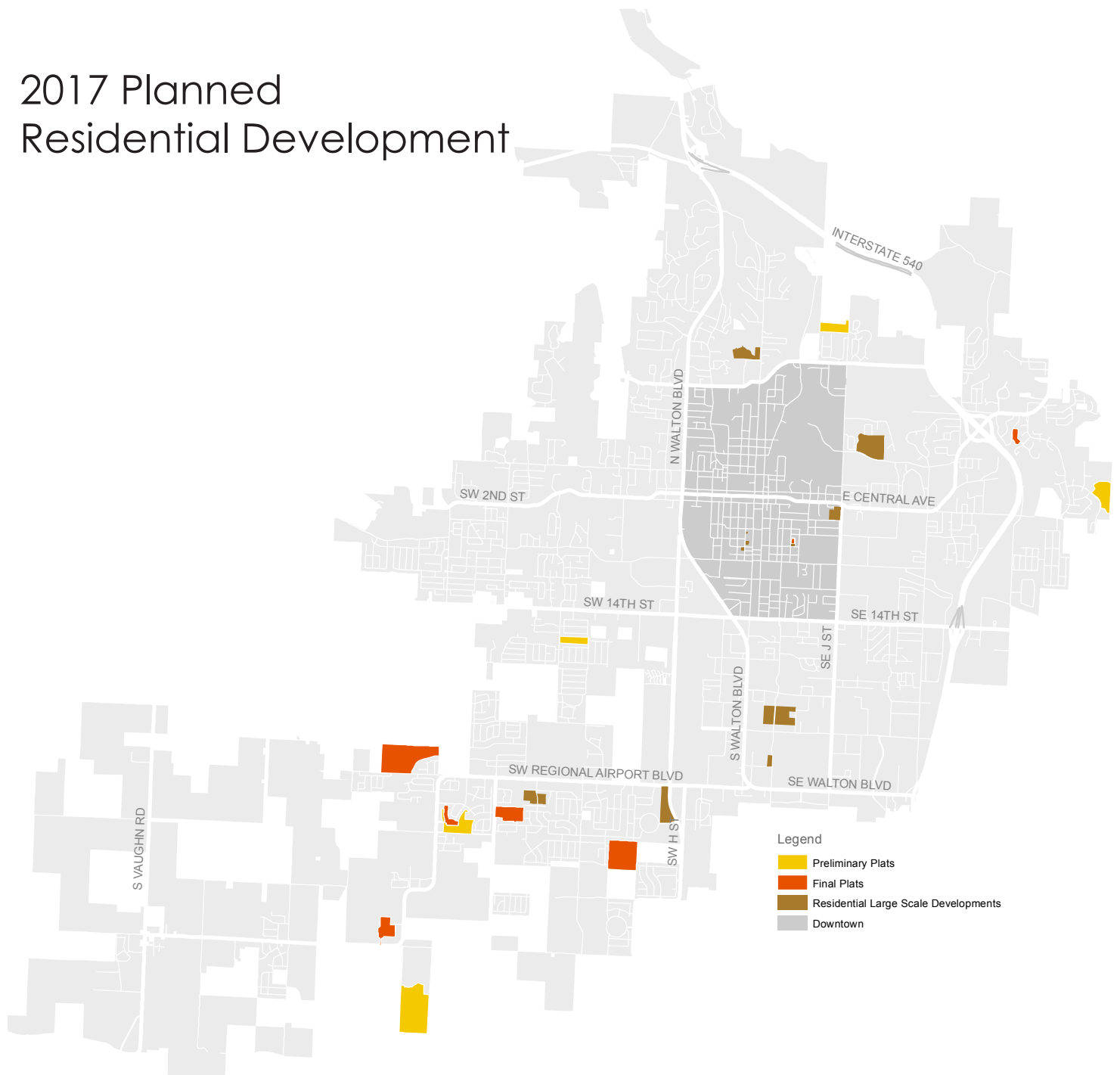




# RESIDENTIAL

## PLANNED DEVELOPMENT

### 2017 Planned Residential Development



# COMMERCIAL & INDUSTRIAL

## PERMITTED & COMPLETED DEVELOPMENT

### TOTAL COMMERCIAL

**Started.** Commercial permits (including new structures, additions and remodels) increased by 9%, with 178 permitted in 2017. For the second year in a row, total commercial valuation increased by 31.5%, with a total value of nearly \$204 million.

**Completed.** The total number of commercial developments completed in 2017 was 93, down from 99 completed in 2016.

### NEW COMMERCIAL

**Started.** New commercial permits continue several years of an upward trend with a 42% increase from 2016. The value of new commercial permits increased similarly, with \$177.2 million. The average value of a new commercial permit remained steady at \$2.3 million.

**Completed.** There were 29 new commercial projects completed in 2017, up 45% from 2016. This included 13 offices, three stores, two churches, and one hotel. Thirty-three projects filling-in vacant office and retail spaces were completed.

### REMODELS AND ADDITIONS

**Started.** The city permitted three additions and 100 remodels. The average value was approximately \$259,516 per permit.

**Completed.** There were 30 remodels and additions completed in 2017, down from 61 in 2016.

### INDUSTRIAL

**Started.** No industrial permits were issued in 2017. Only one was permitted in 2016.

**Completed.** One industrial project was completed in 2017, the same as in 2016.

### 2017 Highlights

- Commercial permits up 9%.
- Commercial value up 31%.
- 93 commercial completed.

75

New Commercial Permits

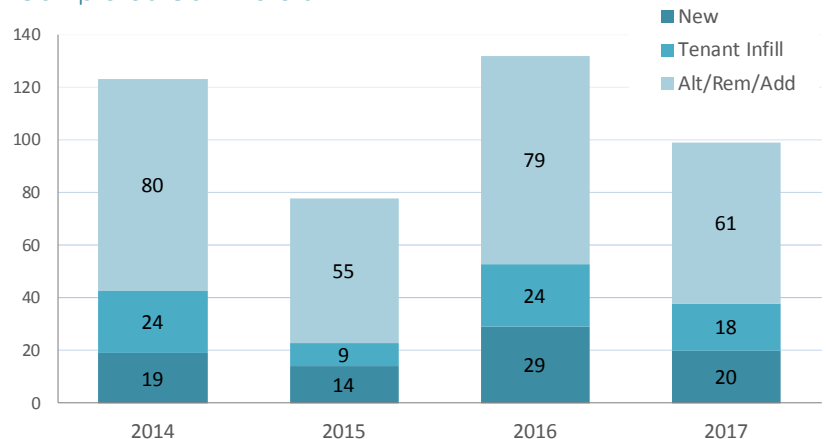
\$204 million

Permitted  
Commercial Value

\$2.3 million

Average Value of a  
Commercial Permit

Completed Commercial



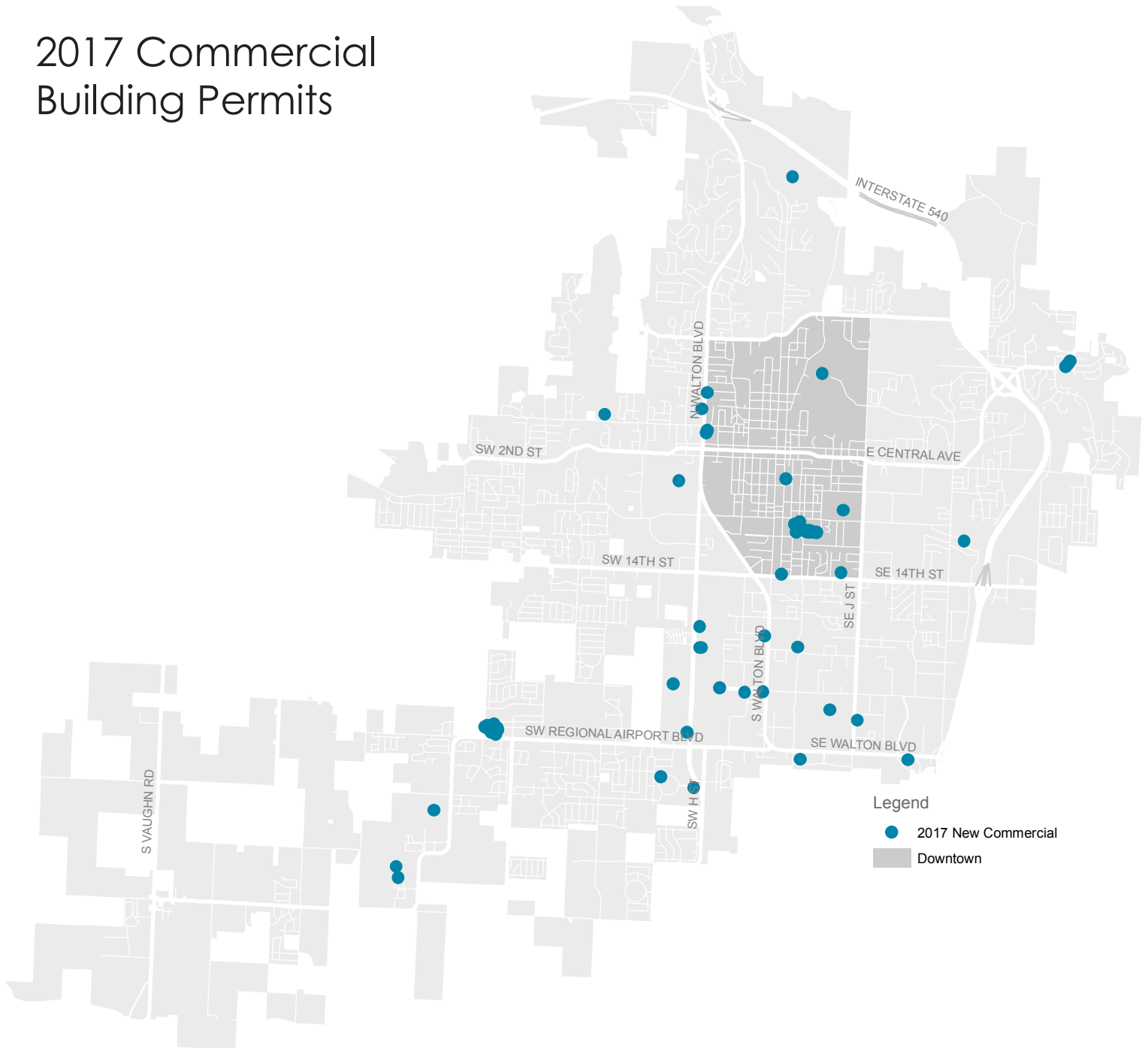




# COMMERCIAL & INDUSTRIAL

## BUILDING PERMITS

### 2017 Commercial Building Permits





# COMMERCIAL & INDUSTRIAL

## PLANNED DEVELOPMENT

### COMMERCIAL

The total number of commercial large scale development projects in 2017 was 32, just one less than 2016. The total square feet of commercial developments approved was 573,812, a 12% increase from 2016. Nearly a quarter of all projects are office-type development, followed by service and retail development.

### INDUSTRIAL

Five industrial projects were approved through large scale development totaling 363,680 square feet. Two properties were rezoned to an industrial district in 2017, consistent with last year.

### 2017 Highlights

- 4 retail and 3 restaurants planned.
- 12% increase in the square footage of planned commercial.

573,812 sf

Planned commercial

1.6 million sf

Planned industrial



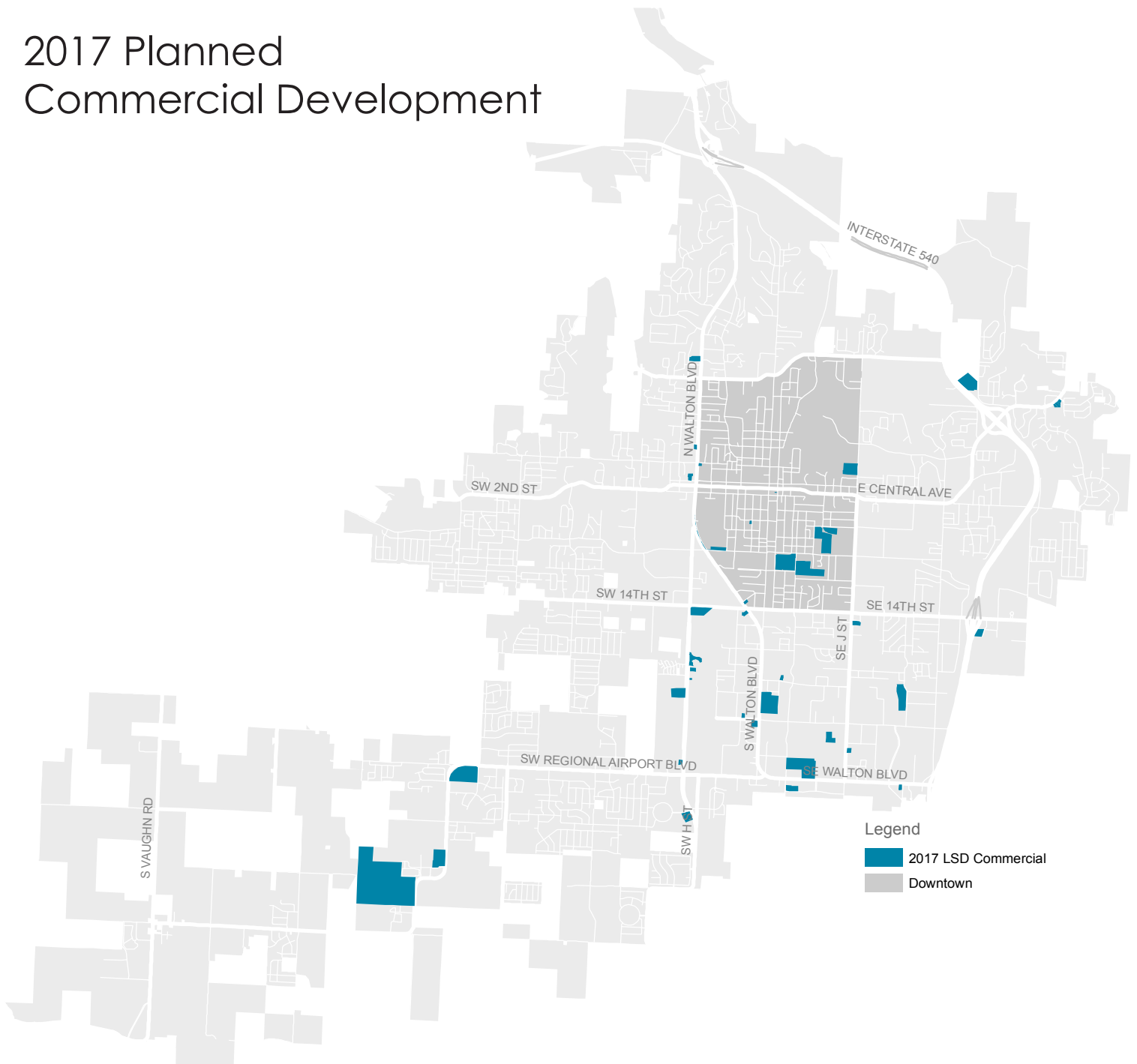




# COMMERCIAL & INDUSTRIAL

## PLANNED DEVELOPMENT

### 2017 Planned Commercial Development









# COMPREHENSIVE PLANNING

## REGULATORY CHANGES

**House Moving Ordinance Amendment.** The city's regulations regarding moving houses did not allow structures to be relocated from one location to another within the city limits. To promote historic preservation, on August 22, 2017, the city amended the regulations to allow historic structures to be relocated within the city limits.

**Medical Marijuana Zoning Ordinance.** On November 8, 2016, the voters of the State of Arkansas passed The Arkansas Medical Marijuana Amendment of 2016, Amendment 98 of the Arkansas Constitution. In response, city council adopted an ordinance on September 12, 2017 to identify appropriate zoning districts for the location of medical marijuana cultivation facilities and dispensaries.

**Addressing Ordinance Amendment.** A growing community combined with changing technology warranted a review and update of the city's addressing regulations. City council approved this amendment on November 28, 2017.

**Sign Ordinance Amendment.** An annual review of the sign ordinance uncovered the need for clarification and updates to meet current conditions. The amendment addressed nonconforming signs as they relate to redevelopment on the property, requiring a sign permit for replacement of a new sign face, and clarified definitions for awning and canopy signs. City council approved the amendment on November 28, 2017.

**Sight Distance Regulations Amendment.** In the zoning and subdivision regulations, sight distances at intersections and driveways used a basic sight triangle configuration. This regulation contradicted the city's street specifications that use AASHTO standards. The amendment, adopted on December 12, 2017, changed the sight distance requirements in the zoning and subdivision regulations to meet AASHTO standards for consistency with the street specifications.

## *Bentonville* **COMMUNITY PLAN** A PLAN FOR A NEW AMERICAN TOWN

Planning consultants and city staff continued to work on the detailed illustrations for the plan along with analysis of the proposed Future Land Use Plan.

### Land Use Plan Amendments

Ten property owners submitted voluntary requests to amend the Future Land Use map. Planning Commission approved all requests.

These amendments are located primarily in the southwest portion of the city. While most were increasing the residential density, one changed land use from commercial to industrial use.





# COMMUNITY

## Events, Programs, Initiatives and Awards

Initiatives to enhance Bentonville's appearance, environment, and sense of community included public art, tree and flower plantings, tree giveaways, volunteer events, and neighborhood meetings.

### BUTTERFLIES AND BIKES IN PUBLIC ART

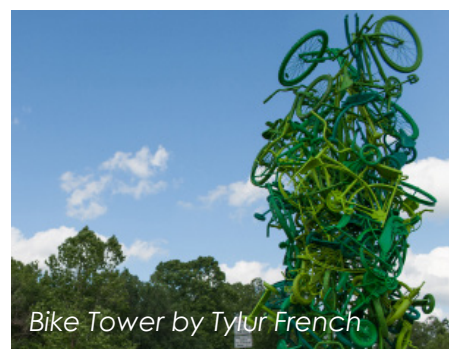
The Public Art Advisory Committee initiated three projects this year and approved two proposals for installation on public property. In early 2017, artist Kenneth Siemens installed his piece "Hello" on the tunnel on NE A Street. In the fall, students from Bentonville West High School installed winning artwork on the tunnel at Wishing Springs Trail. New this year was the installation of two Bike Tower sculptures by Tylur French on the Razorback Greenway. Visit Bentonville donated "Monarch and Dandelion" by Amanda Wilshire installed at Orchards Park. The Mars Agency completed a painting at the Bentonville Skate Park in October.

### 1170 TREES PLANTED AND GIVEN AWAY

The city maintained its Tree City USA designation for the eighteenth consecutive year exceeding the \$2 per capita requirement by spending approximately \$258,727 on community forestry related expenditures. The Tree and Landscape Committee funded nearly \$26,000 in tree-related projects and gave away 770 trees to Bentonville residents, with financial assistance provided by a grant from the Walton Family Foundation. The committee also purchased 6,250 bulbs planted on the Bentonville square. The fifth annual Tree Planting Blitz held on Friday, Oct. 13 with presenting sponsor Walmart resulted in the planting of 430, 15-gallon trees on public property at six locations as well as pruning and trimming of trees planted in previous years.

### VOLUNTEERS CLEANED 24 MILES OF ROADWAY

Approximately 24 miles of roadway were cleaned up during the 2017 Spring Clean the Streets Day, part of the Great American Cleanup, held on April 22.







# COMMUNITY

## Events, Programs, Initiatives and Awards

### EIGHT YEARS OF OUTSTANDING VOLUNTEERISM

Bentonville received the Volunteer Community of the Year Award for the eighth consecutive year. Approximately 23,522 volunteers from 49 partner organizations recorded 400,601 volunteer hours valued at more than \$9.6 million. Six active Adopt-A-Street groups, made up of 55 volunteers, donated 93 hours of their time to pick up litter along their assigned city street, totaling 51 bags of trash. 152 volunteers logged approximately 456 volunteer hours as part of the Spring Clean the Streets Day. At the Tree Planting Blitz, 123 volunteers logged more than 492 hours. Bentonville received three Walmart Volunteerism Always Pays (VAP) grants totaling \$750 for Walmart employees' volunteering with the City of Bentonville.



Twins (left to right) Nicholas and Zachary Graziani pick up litter along trails.

### FOUR NEIGHBORHOOD MEETINGS

The Mayor continued neighborhood meetings by holding one in each of the city's four wards, engaging approximately 175 residents. Since 2009, the city has hosted 21 neighborhood meetings.



Hello by Kenneth Siemens

### TRANSPORTATION ASSISTANCE

Bentonville offers transportation assistance for low-income, elderly and disabled Bentonville residents by supplementing the costs associated with taxi and Ozark Regional Transit (ORT) fares. In 2017, 828 coupons and 13,670 punches were redeemed totaling \$27,340. The taxi program has 217 approved riders, of which 109 are extremely low income, 74 very low income, 17 low income and 17 presumed benefit (over 62 and disabled). The city issued 157 \$25 punch cards to the 26 approved ORT riders.



Anumi Wickramasinghe is recognized for her winning artwork.

### ANUMI WICKRAMASINGHE WINS POSTER CONTEST

The city proclaimed October as Community Planning Month and sponsored an art poster contest. The winning artwork, designed by Anumi Wickramasinghe an eighth grader attending Fulbright Junior High School, is displayed on the side of the Community Development building until October 2018.

# APPENDIX

## TOTALS

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

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Single Family	466	70%	495	74%	6.2%
Duplex	21	3%	18	3%	-14.3%
Multifamily	2	0%	28	4%	1300.0%
Residential Alt/Rem/Add	37	6%	25	4%	-32.4%
Residential Accessory/Misc	36	5%	10	1%	-72.2%
Commercial	20	3%	29	4%	45.0%
Tenant Infill	18	3%	33	5%	83.3%
Commercial Alt/Rem/Add	61	9%	30	4%	-50.8%
Industrial	1	0%	1	0%	0.0%
<b>TOTAL</b>	<b>662</b>	<b>100%</b>	<b>669</b>	<b>100%</b>	<b>1.1%</b>

### Building Inspections

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Inspections	16,794	87%	18,279	93%	8.8%
Code Enforcement	2,586	13%	1,334	7%	-48.4%
<b>TOTAL</b>	<b>19,380</b>	<b>100%</b>	<b>19,613</b>	<b>100%</b>	<b>1.2%</b>

### Planned Development

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Preliminary Plats	8	3%	9	3%	12.5%
Final Plats	8	3%	7	2%	-12.5%
Lot Splits	75	26%	54	16%	-28.0%
Property Line Adjustments	43	15%	61	18%	41.9%
Large Scale Development	73	25%	84	24%	15.1%
Rezoning	39	13%	69	20%	76.9%
Conditional Use	11	4%	20	6%	81.8%
Variance	34	12%	32	9%	-5.9%
General Plan Amendments	---	---	10	3%	---
<b>TOTAL</b>	<b>291</b>	<b>100%</b>	<b>346</b>	<b>100%</b>	<b>18.9%</b>

### Platted Lots

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Final	638	45%	309	31%	-51.6%
Preliminary	783	55%	689	69%	-12.0%
<b>TOTAL</b>	<b>1421</b>	<b>100%</b>	<b>998</b>	<b>100%</b>	<b>-29.8%</b>

### Large Scale Developments

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Residential	10	13%	13	16%	30.0%
Commercial	33	44%	32	41%	-3.0%
Industrial	5	7%	5	6%	0.0%
Public (schools/govt)	9	12%	9	11%	0.0%
Other (i.e. parking lots)	18	24%	20	25%	11.1%
<b>TOTAL</b>	<b>75</b>	<b>100%</b>	<b>79</b>	<b>100%</b>	<b>5.3%</b>

### Permits Issued

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Single Family	594	41%	459	29%	-22.7%
Multifamily	44	3%	46	3%	4.5%
Residential Alteration/A	175	12%	131	8%	-25.1%
Swimming Pool	35	2%	53	3%	51.4%
Fence	232	16%	397	25%	71.1%
Relocate/Demo	90	6%	73	5%	-18.9%
New Commercial	53	4%	75	5%	41.5%
Commercial Addition	7	0%	3	0%	-57.1%
Commercial Alteration/	103	7%	100	6%	-2.9%
Industrial	1	0%	0	0%	n/a
Sign	122	8%	201	13%	64.8%
Other	5	0%	24	2%	380.0%
<b>TOTAL</b>	<b>1461</b>	<b>100%</b>	<b>1562</b>	<b>100%</b>	<b>6.9%</b>

### Valuation

	2016		2017		% Change
	Value	% of Total	Value	% of Total	
Single Family	\$ 172,597,941	46%	\$ 133,829,911	34%	-22.5%
Multifamily	\$ 31,927,688	9%	\$ 49,528,757	13%	55.1%
Residential Alt/Add	\$ 6,275,737	2%	\$ 4,113,200	1%	-34.5%
New Commercial	\$ 121,857,161	33%	\$ 177,268,811	45%	45.5%
Commercial Alt/Add	\$ 33,217,714	9%	\$ 26,730,189	7%	-19.5%
Industrial	\$ 4,298,312	1%	\$ -	0%	n/a
Swimming Pools	\$ 1,945,989	1%	\$ 2,529,714	1%	30.0%
Signs	\$ 607,895	0%	\$ 1,147,173	0%	88.7%
<b>TOTAL</b>	<b>\$ 372,728,437</b>	<b>100%</b>	<b>\$ 395,147,755</b>	<b>100%</b>	<b>6.0%</b>

### Square Feet Permitted

	2016		2017		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single Family Total	1,737,932	42%	1,355,364	31%	-22.0%
Multifamily	316,562	8%	483,424	11%	52.7%
New Commercial	961,052	23%	1,853,478	43%	92.9%
Commercial Alterations,	1,093,664	26%	651,419	15%	-40.4%
Industrial	39,000	1%	0	0%	n/a
<b>TOTAL</b>	<b>4,148,210</b>	<b>100%</b>	<b>4,343,685</b>	<b>100%</b>	<b>4.7%</b>

### Fees

	2016		2017		% Change
	Fees	% of Total	Fees	% of Total	
Single Family	\$ 611,728	57%	\$ 473,936	43%	-22.5%
Multifamily	\$ 87,127	8%	\$ 125,389	11%	43.9%
Residential Alteration /	\$ 26,505	2%	\$ 20,522	2%	-22.6%
New Commercial	\$ 242,043	22%	\$ 384,828	35%	59.0%
Commercial Alteration /	\$ 76,358	7%	\$ 65,571	6%	-14.1%
Swimming Pools	\$ 10,120	1%	\$ 13,480	1%	33.2%
Signs	\$ 6,304	1%	\$ 8,881	1%	40.9%
Fences	\$ 5,800	1%	\$ 9,900	1%	70.7%
Relocates and Demos	\$ 8,250	1%	\$ 6,310	1%	-23.5%
Other	\$ 1,784	0%	\$ 5,990	1%	235.8%
<b>TOTAL</b>	<b>\$ 1,076,019</b>	<b>100%</b>	<b>\$ 1,114,807</b>	<b>100%</b>	<b>3.6%</b>



# APPENDIX

## RESIDENTIAL

### Residential Building Permits (permits)

	2016		2017		
	No.	% of Total	No.	% of Total	% Change
Single Family	594	55%	459	42%	-22.73%
Multifamily	44	4%	46	4%	4.55%
Swimming Pool	35	3%	53	5%	51.43%
Residential Alt/Rem/Add	175	16%	131	12%	-25.14%
Fence	232	21%	397	37%	71.12%
<b>TOTAL</b>	<b>1080</b>	<b>100%</b>	<b>1086</b>	<b>100%</b>	<b>0.56%</b>

### Residential Building Permits (units)

	2016		2017		
	No.	% of Total	No.	% of Total	% Change
Single Family	594	65%	459	51%	-22.73%
Multifamily	314	35%	444	49%	41.40%
<b>TOTAL</b>	<b>908</b>	<b>100%</b>	<b>903</b>	<b>100%</b>	<b>-0.55%</b>

### Residential Building Permits (square feet)

	2016		2017		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single Family Total	1,737,932	85%	1,355,364	74%	-22%
Multifamily Total	316,562	15%	483,424	26%	53%
<b>TOTAL</b>	<b>2,054,494</b>	<b>100%</b>	<b>1,838,788</b>	<b>100%</b>	<b>-10%</b>
Avg Size - Single Family	2,926		2,953		1%
Avg Size - Multifamily	1,008		1,089		7%

### Residential Building Valuation

	2016		2017		
	Value	% of Total	Value	% of Total	% Change
Single Family	\$ 172,597,941	82%	\$ 133,829,911	71%	-22.46%
Multifamily	\$ 31,927,688	15%	\$ 49,528,757	26%	55.13%
Residential Alteration / Add	\$ 6,275,737	3%	\$ 4,113,200	2%	-34.46%
<b>TOTAL</b>	<b>\$ 210,801,366</b>	<b>100%</b>	<b>\$ 187,471,868</b>	<b>100%</b>	<b>-11.07%</b>
Avg Value - Single Family	\$ 290,569		\$ 291,568		0.34%
Avg Value - Multifamily	\$ 101,681		\$ 111,551		9.71%
Avg Value - Alteration/Add	\$ 35,861		\$ 31,398		-12.44%

### Platted Lots

	2016		2017		
	No.	% of Total	No.	% of Total	% Change
Final	638	45%	309	31%	-52%
Preliminary	783	55%	685	69%	-13%
<b>TOTAL</b>	<b>1421</b>	<b>100%</b>	<b>994</b>	<b>100%</b>	<b>-30%</b>

### Residential Large Scale Developments (units)

	2016		2017		
	No.	% of Total	No.	% of Total	% Change
Townhomes	81	13%	136	13%	68%
Multifamily	540	87%	1,767	87%	227.22%
<b>TOTAL</b>	<b>621</b>	<b>100%</b>	<b>1903</b>	<b>0%</b>	<b>206.44%</b>

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

	2016		2017		
	No.	% of Total	No.	% of Total	% Change
New Single Family	466	83%	495	86%	6%
New Duplex	21	4%	18	3%	-14%
New Multifamily	2	0%	28	5%	1300%
Residential Alt/ Rem/Ad	37	7%	25	4%	-32%
Residential Access/Misc	36	6%	10	2%	-72%
<b>TOTAL</b>	<b>562</b>	<b>100%</b>	<b>576</b>	<b>100%</b>	<b>2%</b>

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

	2016		2017		
	No.	% of Total	No.	% of Total	% Change
New Single Family	466	84%	495	46%	6%
New Duplex	42	8%	36	3%	-14%
New Multifamily	48	9%	534	50%	1013%
<b>TOTAL</b>	<b>556</b>	<b>100%</b>	<b>1065</b>	<b>100%</b>	<b>92%</b>

# APPENDIX

## COMMERCIAL & INDUSTRIAL

### Commercial & Industrial Building Permits (permits)

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
New Commercial	53	33%	75	42%	41.5%
Commercial Addition	7	4%	3	2%	-57.1%
Commercial Alteration	103	63%	100	56%	-02.9%
<b>COM TOTAL</b>	<b>163</b>	<b>100%</b>	<b>178</b>	<b>100%</b>	<b>9.2%</b>
Industrial	1	---	0	---	-100.0%
<b>COM/IND TOTAL</b>	<b>164</b>	<b>---</b>	<b>178</b>	<b>---</b>	<b>8.5%</b>

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

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Commercial	33	70%	32	70%	-3%
Industrial	5	11%	5	11%	0%
Public	9	19%	9	20%	0%
<b>TOTAL</b>	<b>47</b>	<b>100%</b>	<b>46</b>	<b>100%</b>	<b>-2%</b>

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

	2016		2017		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	961,052	47%	1,853,478	74%	92.9%
Commercial Alt/Addition	1,093,664	53%	651,419	26%	-40.4%
<b>COM TOTAL</b>	<b>2,054,716</b>	<b>100%</b>	<b>2,504,897</b>	<b>100%</b>	<b>21.9%</b>
Industrial	39,000	---	0	---	---
<b>COM/IND TOTAL</b>	<b>2,093,716</b>	<b>---</b>	<b>2,504,897</b>	<b>---</b>	<b>19.6%</b>
Avg Size - New Commercial	18,133		24,713		36.3%
Avg Size - Commercial Alt/Add	9,942		6,324		-36.4%
Avg Size - Industrial	39,000		---		---

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

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Commercial	511,391	56%	573,812	22%	12%
Industrial	363,680	40%	1,677,222	65%	361%
Public	32,978	4%	310,693	12%	842%
<b>TOTAL</b>	<b>908,049</b>	<b>100%</b>	<b>2,561,727</b>	<b>100%</b>	<b>12%</b>

### Commercial Valuation

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
New Commercial	\$ 121,857,161	79%	\$ 177,268,811	87%	45.5%
Commercial Alt/Add	\$ 33,217,714	21%	\$ 26,730,189	13%	-19.5%
<b>COM TOTAL</b>	<b>\$ 155,074,875</b>	<b>100%</b>	<b>\$ 203,999,000</b>	<b>100%</b>	<b>31.5%</b>
Industrial	\$ 4,298,312	---	\$ -	---	---
<b>COM/IND TOTAL</b>	<b>159,373,187</b>	<b>---</b>	<b>203,999,000</b>	<b>---</b>	<b>28.0%</b>
Avg Value - New Commercial	\$ 2,299,192		\$ 2,363,584		2.8%
Avg Value - Com Alt/Add	\$ 301,979		\$ 259,516		-14.1%
Avg Value - Industrial	---		---		---

### Complete Commercial - Certificates of Occupancy

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Commercial	20	20%	29	31%	45.00%
Tenant Infill	18	18%	33	35%	83.33%
Commercial Alt/Add	61	61%	30	32%	-50.82%
Industrial	1	1%	1	1%	---
<b>TOTAL</b>	<b>100</b>	<b>99%</b>	<b>93</b>	<b>100%</b>	<b>-07.00%</b>

## ZONING ACTIVITY

### Zoning Activity

	2016	2017	% Change
	No.	No.	
Rezoning	39	69	77%
Conditional Use	11	20	82%
Variance	34	32	-6%
<b>TOTAL</b>	<b>84</b>	<b>121</b>	<b>153%</b>

### Conditional Uses

	2016		2017		% Change
	Number	% of Total	Number	% of Total	
Permanent Uses	8	73%	14	74%	75.0%
Temporary Uses	1	9%	3	16%	200.0%
Special Events	2	18%	2	11%	0.0%
<b>TOTAL</b>	<b>11</b>	<b>100%</b>	<b>19</b>	<b>100%</b>	<b>72.7%</b>

### Rezoning

	2016		2017		% Change
	No.	% of Total	No.	% of Total	
Zoned to:					
Agriculture	0	0%	0	0%	--
Residential	20	51%	46	67%	130.0%
Commercial	16	41%	13	19%	-18.8%
Industrial	2	5%	2	3%	0.0%
Planned Unit Development	1	3%	0	0%	n/a
Mixed Use	0	0%	8	12%	---
<b>TOTAL</b>	<b>39</b>	<b>100%</b>	<b>69</b>	<b>100%</b>	<b>76.9%</b>
Downtown Residential	11	58%	30	73%	172.7%
Downtown Commercial	8	42%	5	12%	-37.5%
Downtown Mixed Use	0	0%	6	15%	--
<b>TOTAL</b>	<b>19</b>	<b>100%</b>	<b>41</b>	<b>100%</b>	<b>115.8%</b>

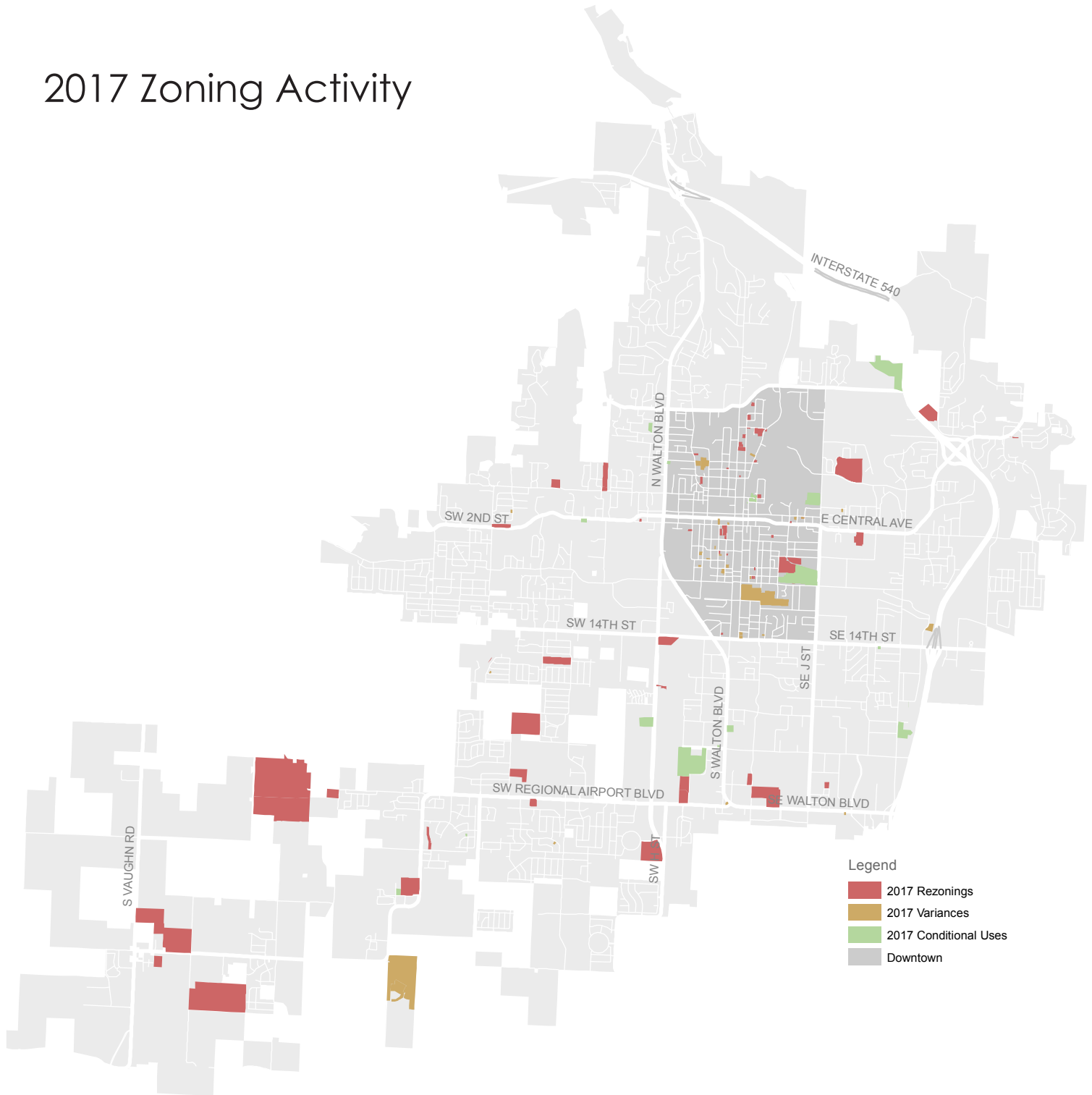
### Variances

	2016		2017		% Change
	Number	% of Total	Number	% of Total	
Setbacks	6	12%	10	32%	66.7%
Lot Width/Size	4	8%	3	10%	-25.0%
Density	1	2%	4	13%	300.0%
Sign	6	12%	3	10%	-50.0%
Fence	18	36%	8	26%	-55.6%
Sight Triangle	14	28%	1	3%	n/a
Design	1	2%	1	3%	n/a
Flood	0	---	1	3%	---
<b>TOTAL</b>	<b>50</b>	<b>100%</b>	<b>31</b>	<b>100%</b>	<b>-38.0%</b>



# APPENDIX

## 2017 Zoning Activity





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