



2019

ANNUAL DEVELOPMENT REPORT



Brick Avenue Lofts



Thaden School



Climb Bentonville



Phillips Park Townhomes

DEVELOPMENT SUMMARY

The Annual Development Report is a compilation of data from the Building Services division and the Planning division to present a picture of the development activity in Bentonville in 2019. Building data, including permits and inspections, identify development that has started and completed construction. The Planning data, including plats, large scale developments, and rezonings, are projects that are in the planning phase of development.

Building Services

Permits. The city issued 1,750 building permits, up 1% from 2018. After the 11% increase between 2017 and 2018, this year's small increase suggests that permits are increasing at a slower rate.

Inspections. Inspectors conducted a total of 19,570 inspections, including both building and code enforcement inspections, down 7% from 2018. Building inspections were down 12% with 17,385 inspections while code enforcement was up by 72% with 2,185 inspections.

Value. The valuation of all building permits was \$454 million, down 8%. The value of new commercial development was up 14% with a total value of \$159 million. Single-family value was down by 4%, totaling \$135 million.

Demolition. Demolition activity was lower in 2019 than 2018. The number of relocation and demolition permits in 2019 was 86, down from 117 in 2018.

Completions. The city issued 771 certificates of occupancy, an increase of 6.2%.

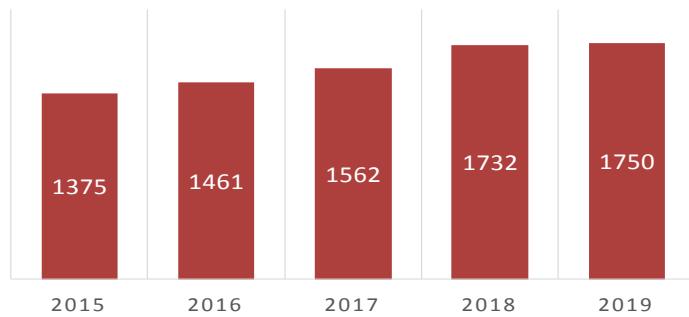
2019 Building Services

permits:	1,750	▲ 1%
inspections:	19,570	▼ 7%
value:	\$454 M	▼ 8%
completions:	771	▲ 6%

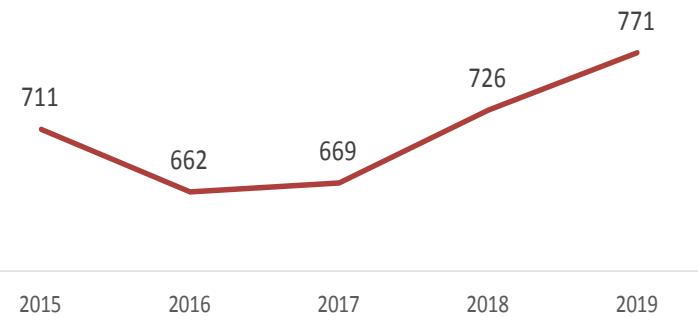
Building Services Data Sources

permits • inspections • valuation • certificates of occupancy

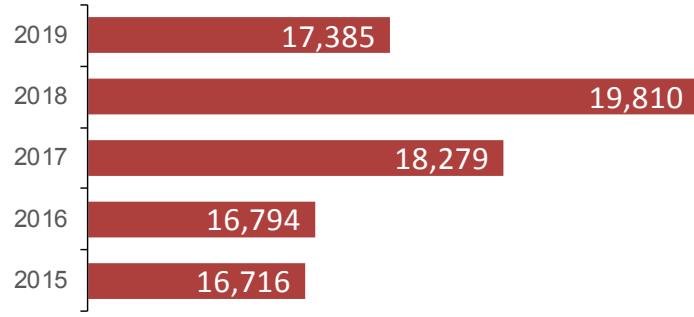
BUILDING PERMITS 2015-2019



CERTIFICATES OF OCCUPANCY 2015-2019



BUILDING INSPECTIONS 2015-2019





Planning

Total projects. After significant annual increases between 2010 and 2017, the number of planning projects decreased the past two years. The total projects dropped 11% in 2018 with 308 projects and 19% in 2019 with 250 projects.

Rezoning. Requests to rezone property from one zoning district to another dropped slightly, from 43 in 2018 to 40 in 2019. Almost 35% of all zoning requests are downtown.

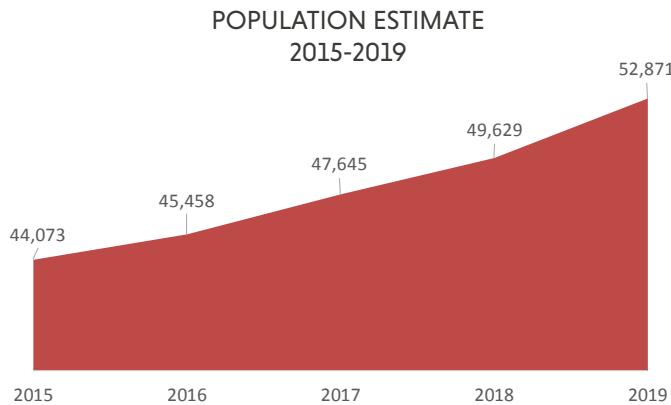
Variance/Waivers. Requests for Zoning Code variances was down 31% from 2018. Similarly, the request for Development Code waivers dropped 22%.

Platting. Planning Commission approved six preliminary plats with 448 lots, 43% less lots than in 2018. They approved five final plats with 146 lots, 45% less lots than in 2018.

Large Scale Developments. The total number of large scale development projects in 2019 was 61. This is a 20% decrease from 76 in 2018.

Population Estimate: 52,871

Staff uses certificate of occupancy data to estimate population. Bentonville's current population estimate is 52,871, an increase of 6.5% from 2018. Based on this estimate, nearly 8,800 new residents have moved into Bentonville over the last five years.



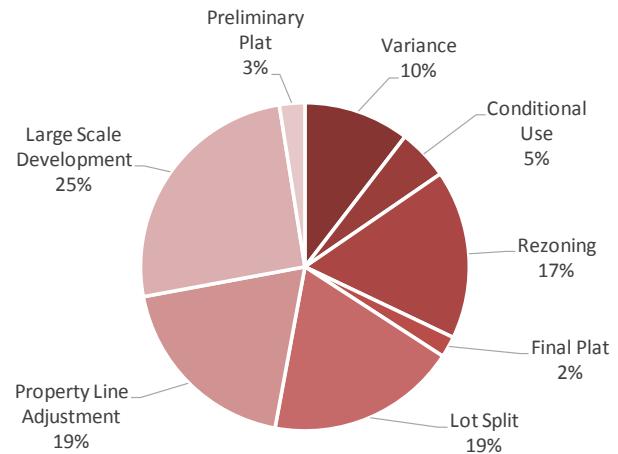
2019 Planning

projects:	250	▼ 19%
rezonings:	40	▼ 7%
variances:	25	▼ 31%
large scales:	61	▼ 20%

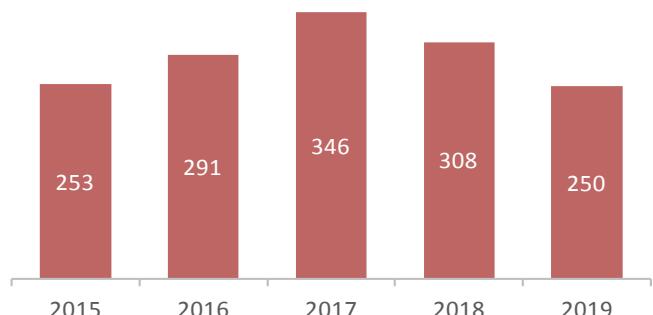
Planning Data Sources

rezonings • conditional uses • variances • lot splits
preliminary plats • final plats • property line adjustments
large scale developments • general plan amendments

PLANNING PROJECT CATEGORIES 2019



PLANNING PROJECTS 2015-2019



RESIDENTIAL PERMITTED & COMPLETED DEVELOPMENT

Residential activity slowed in 2019. The number of permits for new residential construction was down 10% and remodels were down 7%. The value and size of new units were also down in 2019. Although new construction slowed, completed units increased 86%, with 1,671 residential units completed.

Single-family

Building Services issued 471 single-family permits in 2019, a decrease of 3% from 2018. The average value of a single-family permit was \$287,382, down slightly from 2018. The average size of a single-family permit was 2,701 square feet, 182 square feet smaller than in 2018. A total of 461 single-family units were completed, down nearly 7% from 2018.

Multi-family

After a record year in 2018, the number of multi-family units permitted dropped by 42%. Building Services issued 34 permits for 603 multi-family units. The average size of a multi-family unit was 1,255 square feet, smaller by 205 square feet than in 2018. The large number of units permitted last year were completed this year. A total of 1,210 units were completed, up nearly 200%.

Additions & Remodels

Residential additions and remodels were down by 7% in 2019, with a total of 142 compared to 152 in 2018. However, the number of completed renovations doubled with a total of 55 certificates of occupancy issued, compared to 25 in 2018.

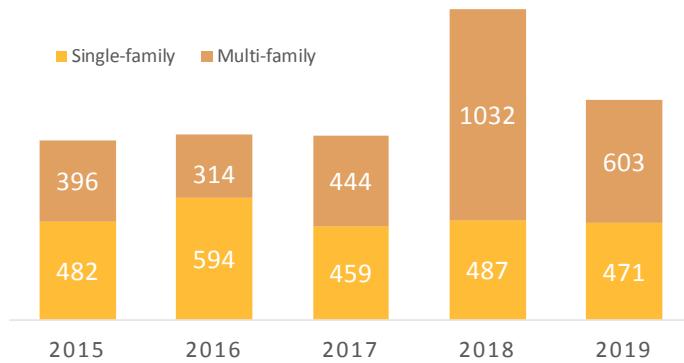
Phillips Park Townhomes



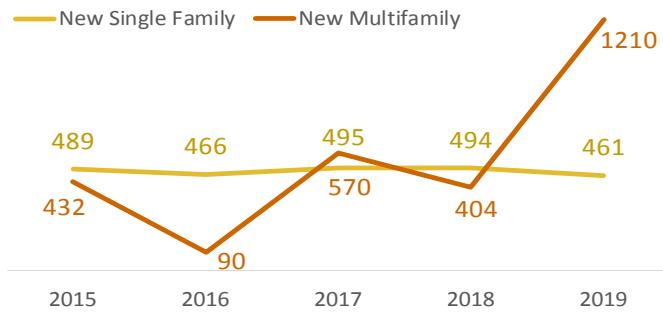
2019 Residential Construction

residential permits:	647	▼ 10%
residential units permitted:	1,074	▼ 29%
residential units completed:	1,671	▲ 86%

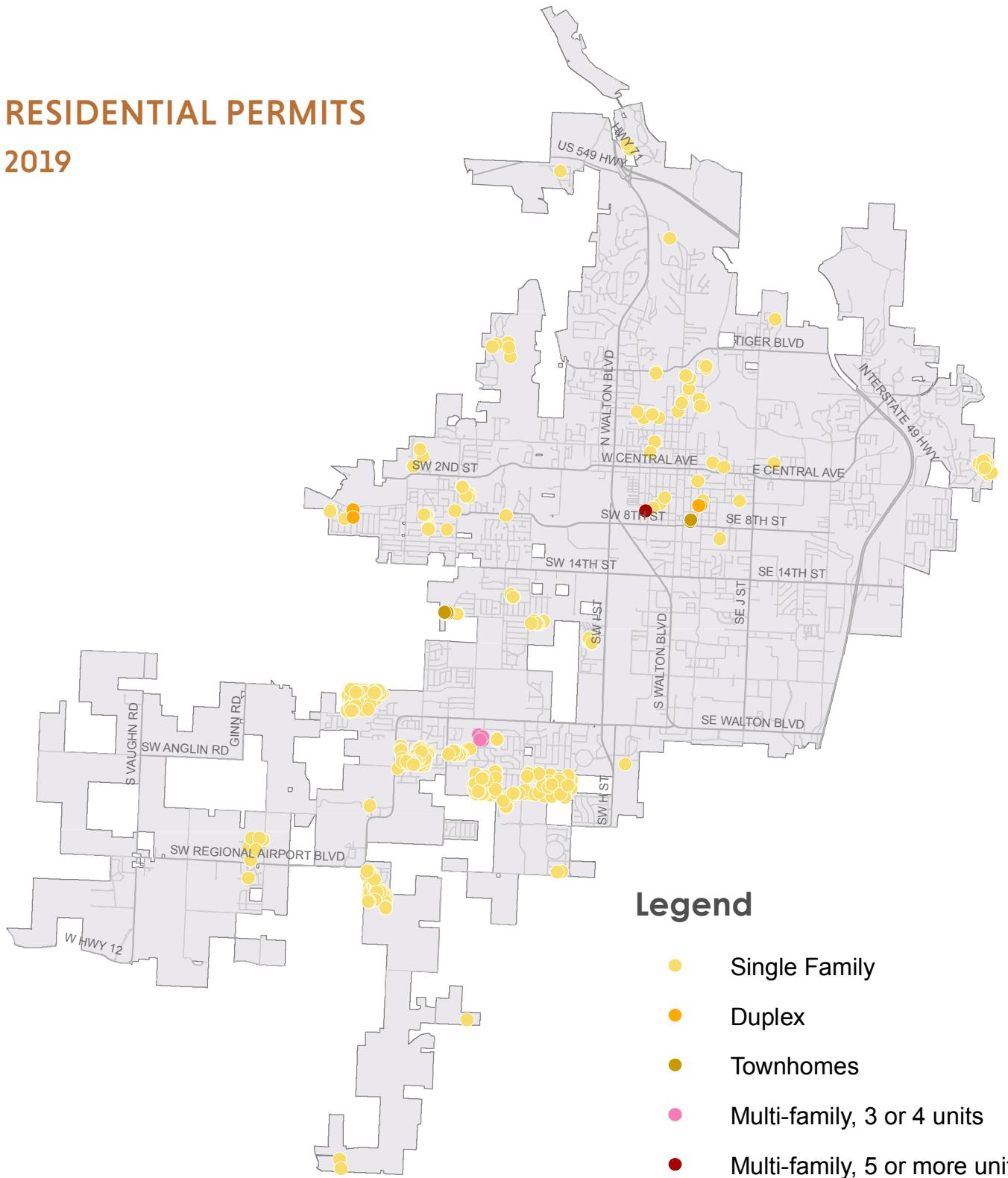
RESIDENTIAL PERMITS (units)
2015-2019



RESIDENTIAL COMPLETED (units)
2015-2019



RESIDENTIAL PERMITS 2019



RESIDENTIAL PLANNED DEVELOPMENT

Planned single-family residential development has also slowed. The number of lots platted was down 43%. However, multi-family residential grew from 180 units in 2018 to 534 units in 2019.

Final Plats

The number of lots final platted were down 45%. Planning Commission approved four final plats with 143 lots. Preston Park, Phase 1 was the largest subdivision with 98 residential lots.

Preliminary Plats

The number of lots preliminary platted were down 43%. A total of 448 lots were preliminary platted in six subdivisions. The largest preliminary platted subdivision was Walnut Grove Subdivision with 130 residential lots.

Large Scale Developments

A total of 543 residential units were approved in three large scale development projects. The largest development was City U, located at the city's old public works facilities on SE 3rd Street, with 375 units.

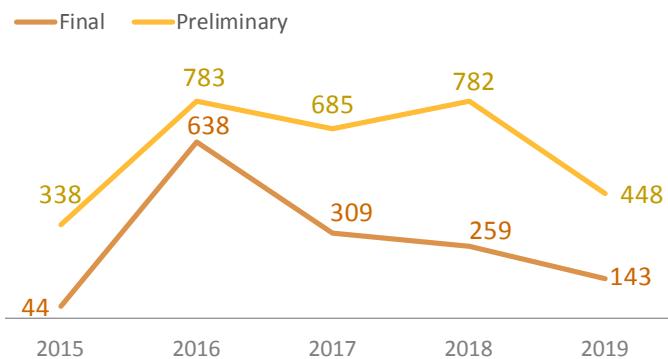
Rezonings

Nearly 43% of all rezoning requests were to a residential district. Of the 17 residential rezonings, six of them are located downtown, compared to 11 downtown rezonings last year.

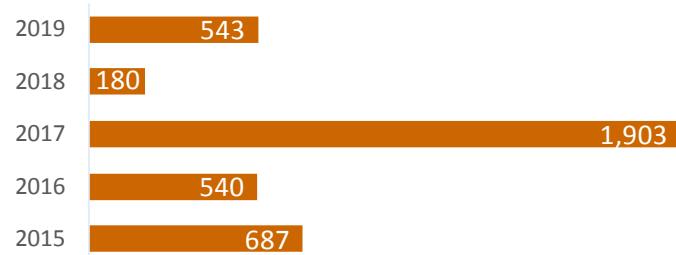
2019 Residential Projects

residential final plats:	143 lots	▼ 45%
residential prelim. plats:	448 lots	▼ 43%
planned multi-family:	543 units	▲ 202%
residential rezone:	17	▼ 34%

PLATTED LOTS 2015-2019



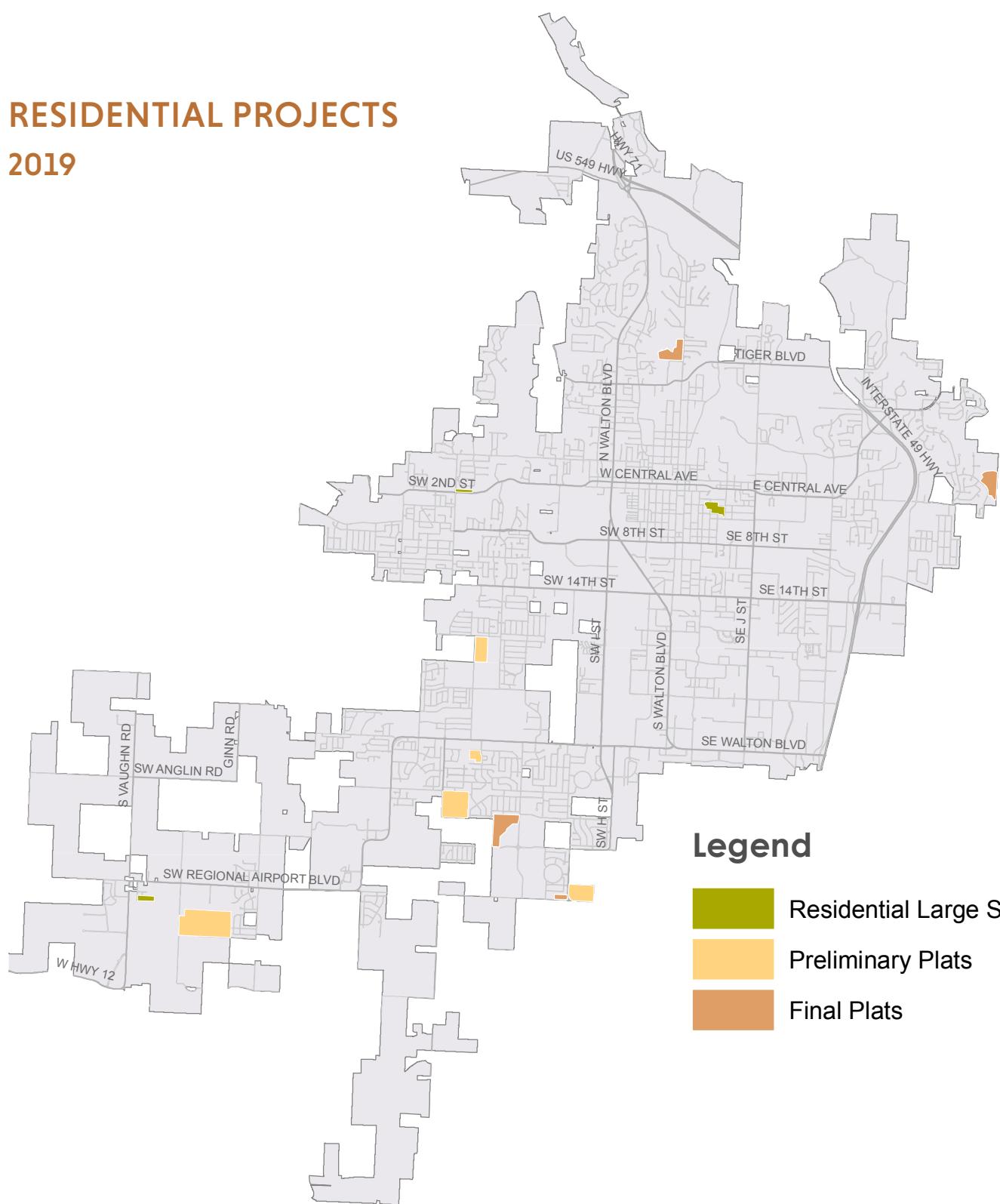
MULTI-FAMILY UNITS PLANNED 2015-2019



Elevations for proposed City U residential development.



RESIDENTIAL PROJECTS 2019





CLIKKB

COMMERCIAL & INDUSTRIAL

PERMITTED & COMPLETED DEVELOPMENT

While residential development slowed, commercial development increased. The city issued 197 commercial permits, an increase of 19%. Three-fourths of these permits were for commercial remodels or additions. The value of commercial permits was \$224.3 million, up 21%. The total square feet permitted dropped from 18.8 million square feet in 2018 to 2.5 million square feet in 2019.

New Commercial

Building Services issued permits for 52 new commercial projects, up 2%. The value of new commercial permits was \$159.4 million, up 14%.

A total of 1.4 million square feet of new commercial were permitted compared to 16 million square feet in 2018.

The city issued certificates of occupancy for 53 new commercial projects, an increase of 15% from 2018.

Remodels and Additions

Building Services issued 145 remodeling or addition permits, up 27%. The value of remodels and additions was \$64 million, up 40%. Over two million square feet were remodeled, down 8%.

Certificates of occupancy were issued for 78 projects, up 15% from 2018.

Industrial

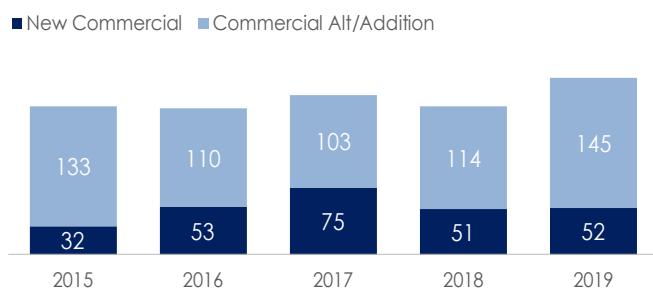
As in 2018, there were no new industrial developments planned during 2019.



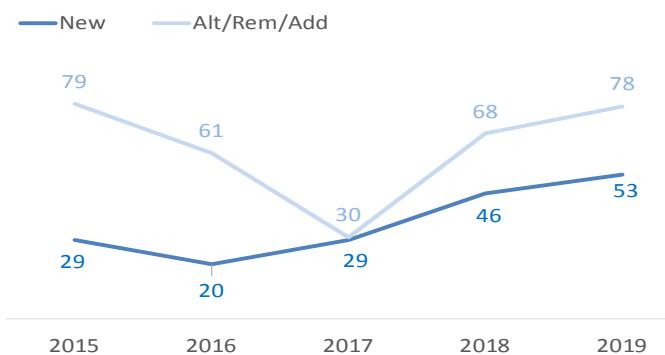
2019 Commercial Construction

permits:	197	▲ 20%
new construction:	52	▲ 2%
value:	\$224M	▲ 21%
completed:	160	▲ 14%

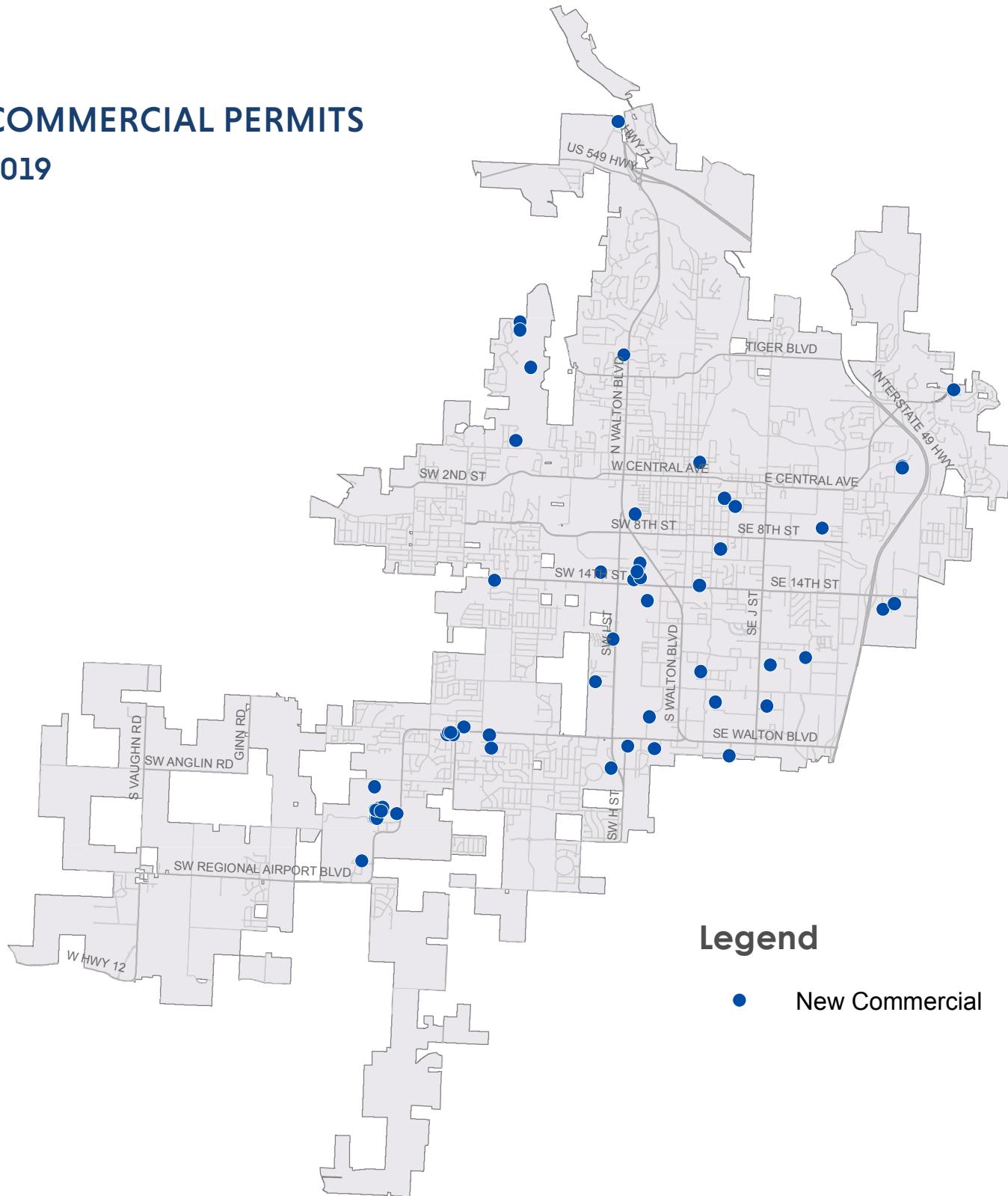
COMMERCIAL PERMITS 2015-2019



COMMERCIAL COMPLETED 2015-2019



COMMERCIAL PERMITS 2019



COMMERCIAL & INDUSTRIAL PLANNED

The number of planned commercial projects is rebounding after a 25% decrease between 2017 and 2018. The number of planned commercial and industrial projects in 2019 was up 22%, with a total of 33 projects.

Commercial

Planning Commission approved 32 commercial projects totalling 451,000 square feet. While the number of projects is up by 33% from 2018, the size is down by 26%.

The commercial projects approved included medical facilities (five projects), self-storage facilities (three projects), improvements at the municipal airport (four projects), and preparation for the Walmart campus (four projects).

Industrial

Planning Commission approved one industrial project, a 260,000 square feet warehouse on SW Regional Airport Boulevard.



Rendering of planned vet clinic.

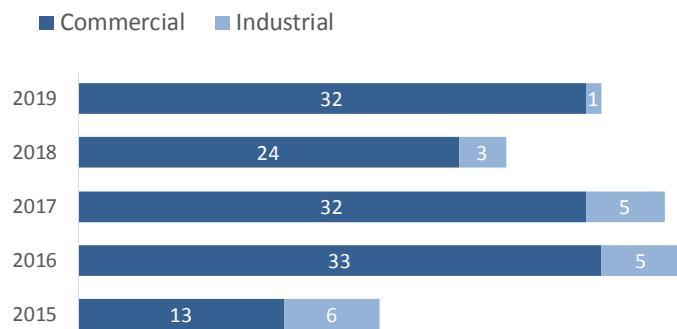


Rendering of planned Walmart Home Office campus.

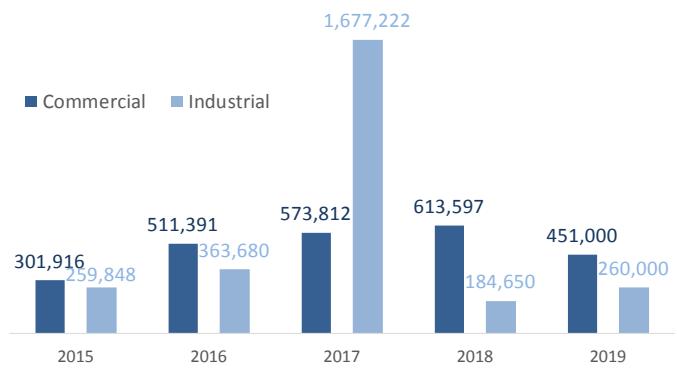
2019 Commercial Projects

commercial projects:	32	▲ 33%
industrial projects:	1	▼ 67%
public projects:	6	▼ 45%

COMMERCIAL PROJECTS 2015-2019

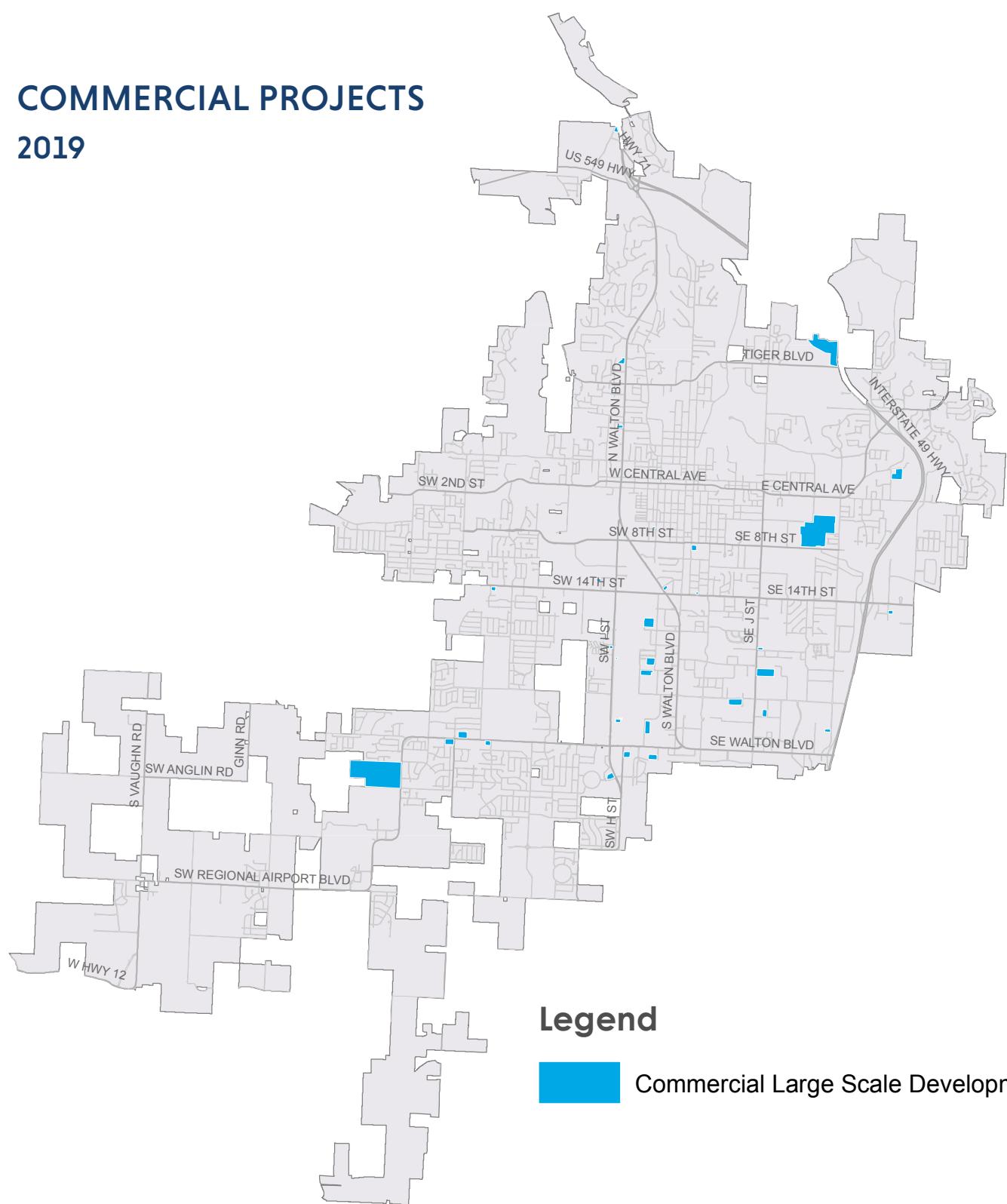


COMMERCIAL PROJECT SIZE 2015-2019





COMMERCIAL PROJECTS 2019



Legend

Commercial Large Scale Developments

COMPREHENSIVE PLANNING

Comprehensive Planning manages the long-range planning services for Bentonville, monitors development codes, supports the implementation of the Bentonville Community Plan, provides staff support for several committees, and administers community programs.

Code Updates

Amendments to development codes help the city better accommodate changing development trends in a fast-paced development environment. These amendments eliminate conflicts within the code, add clarification and clearer language, and address current development trends.

Development Code Amended. On April 9, City Council adopted an ordinance amending the city's Subdivision Code, renamed Land Development Code. (Ordinance No. 2019-57, 04-09-19)

Zoning Code Amended. On October 22, City Council adopted an ordinance amending the city's Zoning Code. (Ordinance no. 2019-160, 10-22-2019)

2019 Comprehensive Planning

- Updated Development Code.
- Updated Zoning Code.
- Established Great Neighborhoods Partnership Program.
- Convened a Complete Count Committee for 2020 Census.

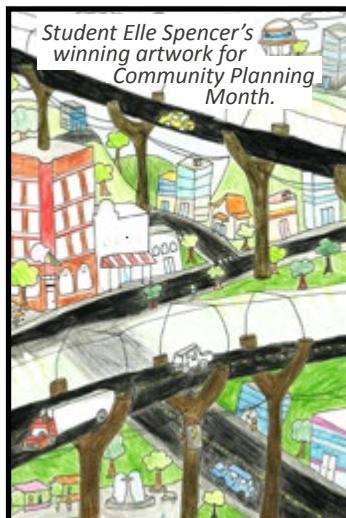
Engaging Great Neighborhoods

In Summer 2019, Mayor Orman kicked off a new initiative, Great Neighborhood Partnership, to link her core goals of transparency and improved communication with residents and the Community Plan's goal of building stronger neighborhoods to provide a "great place to plant roots."

Neighborhoods have a foundational place in the community and the mission of this program is to strengthen Bentonville by supporting and encouraging neighborhoods that are friendly, safe, attractive, and engaged.



The program is built on these four characteristics. In order to fulfill the goal of being friendly, this program hopes to build bonds among neighborhood residents. The aim of being safe is met by the program aspiring to cultivate a sense of safety and security. To be attractive, the program endeavors to empower residents to enhance their neighborhood. The final characteristic, engaged, will be achieved by fostering communications between residents and the city.



Committed to the Count

In April, City Council approved a resolution to partner with the U.S. Census Bureau to support and encourage a complete count in the 2020 Census. They also approved a resolution to establish a Complete Count Committee in Bentonville to support the partnership. The committee consists of representatives from the community, school district, chamber, and Salvation Army. They met three times in 2019 to identify focus areas and to develop a promotion plan.

Celebrating Planning

For the seventh consecutive year, the city proclaimed October as Community Planning Month. This is part of a national campaign sponsored by the American Planning Association with the goal to increase understanding of community planning. The city sponsored an art poster contest with the theme for 2019, Infrastructure that Benefits All.

Elle Spencer, an eighth grader at Fulbright Junior High School, submitted the winning artwork. A poster with her design is on display on the side of the Community Development Building until October 2020.

Trees

Tree Giveaways. The city gave away 800 trees during two events: The Spring Tree Giveaway on April 27th and the Fall Tree Giveaway on October 12th. The giveaways were made possible by the city's Tree & Landscape Advisory Committee, the Bentonville Parks Conservancy, Steuart Walton, and the Walton Family Foundation.

Tree City USA. Bentonville was recognized as a Tree City USA for the 21st consecutive year by spending at least \$2 per capita on tree related expenditures, having an active tree board and an Arbor Day Celebration.

Tree Blitz. Approximately 50 volunteers assisted with the City's 7th Annual Tree Blitz held on November 8th by mulching and weeding at three city parks and trimming trees at two locations.

Bentonville Parks Conservancy. Over the course of the year, 44 volunteers volunteered 131 hours by trimming 635 trees throughout the City resulting in a savings \$3,275 and 16 work days.



COMMUNITY ENHANCEMENT

Landscaping

Landscaping Awards. The Tree and Landscape Advisory Committee awarded two Grow with Tree awards to recognize those in the community that have made a direct impact on increasing and/or preserving Bentonville's tree canopy. One went to Legacy National Bank located at 2904 S Walton Blvd for preserving three old growth oak trees during construction. The other went to Red Barn located at 1500 SW A Street for preserving most of the trees during construction and building in harmony with the natural environment.

Landscaping of the Month Award. The Tree and Landscape Advisory Committee awarded the Residential Landscaping of the Month Award to Greg and Andrea Placzek who reside at 501 NW A Street. The award recognizes residents who have improved and maintained their landscaping.

Awareness & Education

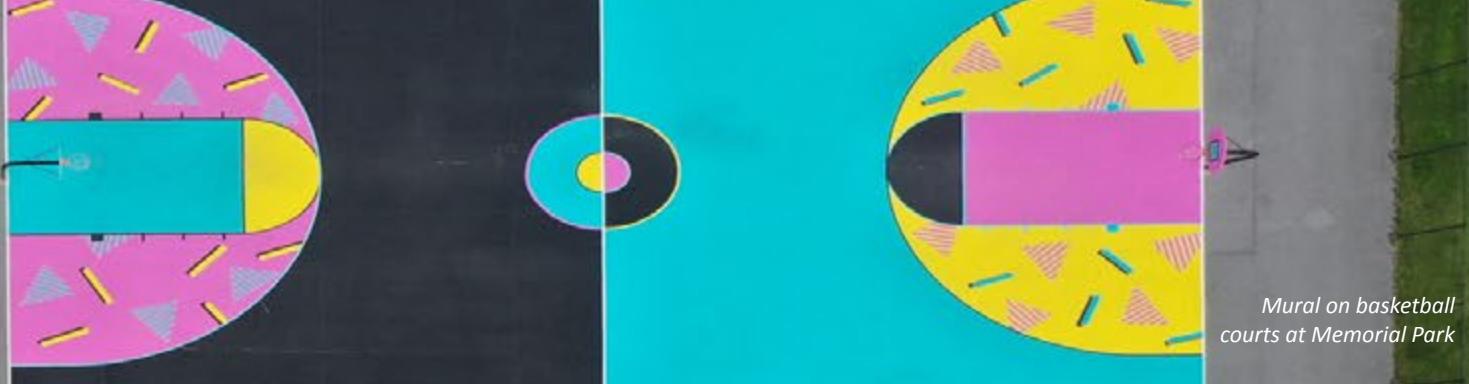
Ward Meetings. The City hosted a series of meetings for each of the City's four wards. Mayor Stephanie Orman, City Council members, and city staff engaged approximately 325 residents in a conversation about public safety, property maintenance, community programs and initiatives. The meetings provide an opportunity to meet the Mayor and key city staff, learn about current and future city initiated projects, ask questions, and learn about community resources.

Speaking Engagements. Planning staff presented to students in three schools in 2019, talking about the planning profession, how communities are planned, and what takes place in the planning department.

Transportation Assistance

Taxi Punch Card Program has 236 total riders. In 2019, a total of 13,164 punches were redeemed, amounting to \$26,328 in transportation assistance. The program added 25 new riders in 2019.





Artwork

The Public Art Advisory Committee (PAAC) approved three pieces of artwork worth \$75,000 in 2019: an interactive piece, a mural, and a sculpture.

Rainbow Springs, an interactive LED sculpture, was unveiled at Lawrence Plaza on May 20. Rainbow Springs was created by Eugene Sargent in collaboration with the Scott Family Amazeum. The cost is estimated at \$25,000.

In the Spring, students from the Bentonville Schools Ignite Program designed and installed decade-themed murals on the Memorial Park basketball courts. Runway NWA and the Walton Family Foundation funded the project for \$30,000.

After a call for proposals, the committee selected the artwork Open Heart by Mathew Duffy to be installed in the roundabout located at the intersection of SW Bright Road and SW Gator Boulevard. The eight-foot tall sculpture is an open-air heart design fabricated from aluminum diamond plate. The Public Art Advisory Committee is paying \$19,480 for the artwork that will be installed Spring 2020.

Awards

Better Cities for Pets. The City received a Better Cities for Pets designation, a MARS Petcare Program, because Bentonville is committed to working to make people and pets welcome in our community by striving to make Bentonville more pet-friendly so more people can enjoy the benefits of a life with pets.



Arkansas Business Trendsetter.

The City of Bentonville received the 2019 Arkansas Business Trendsetter Award



in the tourism category for efforts to advance art in Bentonville. The PAAC, the Developer Art Kit, public art installations, partnerships, and four-year public art vision plan contributed to Bentonville receiving the award.

Clean-ups

Great American Cleanup. The Spring Clean the Streets Day was held on June 8th. Twenty-four volunteers collected 10 bags of trash and logged approximately 37.5 volunteer hours by picking up trash along one roadway and one trail.

Adopt-A-Street Program. Six active Adopt-A-Street groups, made up of approximately 50 volunteers, donated 60 hours to pick up litter along their assigned city street, totaling 30 filled bags of trash.



APPENDIX

DEVELOPMENT TOTALS

Permits Issued

	2018	2019			
	Permits	% of Total	Permits	% of Total	% Change
Single-family	487	28.1%	471	26.9%	-3.3%
Multi-family	74	4.3%	34	1.9%	-54.1%
Residential Rem/Add	152	8.8%	142	8.1%	-6.6%
New Commercial	51	2.9%	52	3.0%	2.0%
Tenant Infill	111	6.4%	140	8.0%	26.1%
Commercial Rem/Add	3	0.2%	5	0.3%	66.7%
Industrial	0	0.0%	0	0.0%	0.0%
Swimming Pool	50	2.9%	51	2.9%	2.0%
Fence	380	21.9%	494	28.2%	30.0%
Relocate/Demolition	117	6.8%	86	4.9%	-26.5%
Sign	276	15.9%	237	13.5%	-14.1%
Other	31	1.8%	38	2.2%	22.6%
TOTAL	1732		1750		1.0%

Square Feet Permitted

	2018	2019			
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single-family	1,403,882	6.5%	1,272,184	22.7%	-9.4%
Multi-family	1,507,114	6.9%	756,687	13.5%	-49.8%
New Commercial	16,537,790	76.1%	1,466,967	26.2%	-91.1%
Commercial Rem/Add	2,297,102	10.6%	2,103,537	37.6%	-8.4%
Industrial	0	0.0%	0	0.0%	0.0%
TOTAL	21,745,888		5,599,375		-74.3%

Valuation

	2018	2019			
	Value	% of Total	Value	% of Total	% Change
Single-family	\$ 140,897,184	28.4%	\$ 135,356,922	29.8%	-3.9%
Multi-family	\$ 157,438,442	31.7%	\$ 83,430,306	18.4%	-47.0%
Residential Rem/Add	\$ 6,184,692	1.2%	\$ 7,493,568	1.6%	21.2%
New Commercial	\$ 139,906,579	28.2%	\$ 159,401,944	35.1%	13.9%
Commercial Rem/Add	\$ 46,174,389	9.3%	\$ 64,882,597	14.3%	40.5%
Industrial	\$ -	0.0%	\$ -	0.0%	0.0%
Swimming Pools	\$ 3,806,078	0.8%	\$ 2,496,062	0.5%	-34.4%
Signs	\$ 1,637,410	0.3%	\$ 1,250,039	0.3%	-23.7%
TOTAL	\$ 496,044,774		\$ 454,311,438		-8.4%

Fees Collected

	2018	2019			
	Fees	% of Total	Fees	% of Total	% Change
Single-family	\$ 530,607	37.9%	\$ 543,653	39.5%	2.5%
Multi-family	\$ 364,876	26.0%	\$ 158,060	11.5%	-56.7%
Residential Rem/Add	\$ 29,902	2.1%	\$ 38,802	2.8%	29.8%
New Commercial	\$ 299,825	21.4%	\$ 397,162	28.8%	32.5%
Commercial Rem/Add	\$ 117,240	8.4%	\$ 183,273	13.3%	56.3%
Swimming Pools	\$ 19,820	1.4%	\$ 13,580	1.0%	-31.5%
Signs	\$ 14,919	1.1%	\$ 15,709	1.1%	5.3%
Fences	\$ 10,310	0.7%	\$ 14,820	1.1%	43.7%
Relocate/Demolition	\$ 7,660	0.5%	\$ 6,860	0.5%	-10.4%
Other	\$ 5,711	0.4%	\$ 5,101	0.4%	-10.7%
TOTAL	\$ 1,400,870		\$ 1,377,020		-1.7%

Planned Development

	2018	2019			
	Projects	% of Total	Projects	% of Total	% Change
Preliminary Plat	11	3.6%	6	2.4%	-45.5%
Final Plat	10	3.2%	5	2.0%	-50.0%
Lot Split	42	13.6%	45	18.0%	7.1%
Property Line Adjustment	49	15.9%	46	18.4%	-6.1%
Large Scale Development	76	24.7%	61	24.4%	-19.7%
Rezoning	43	14.0%	40	16.0%	-7.0%
Conditional Use	28	9.1%	12	4.8%	-57.1%
Variance	36	11.7%	25	10.0%	-30.6%
General Plan Amendment	4	1.3%	3	1.2%	-25.0%
Waivers	9	2.9%	7	2.8%	-22.2%
TOTAL	308		250		-18.8%

Platted Lots

	2018	2019			
	Lots	% of Total	Lots	% of Total	% Change
Preliminary	785	74.8%	448	75.4%	-42.9%
Final	264	25.2%	146	24.6%	-44.7%
TOTAL	1049		594		-43.4%

Large Scale Developments

	2018	2019			
	Projects	% of Total	Projects	% of Total	% Change
Residential	9	11.8%	3	4.9%	-66.7%
Commercial	24	31.6%	32	52.5%	33.3%
Industrial	3	3.9%	1	1.6%	-66.7%
Public (schools/govt)	11	14.5%	6	9.8%	-45.5%
Other (parking lots/trails)	17	22.4%	16	26.2%	-5.9%
Public Infrastructure	9	11.8%	3	4.9%	-66.7%
Withdrawn	3	3.9%	0	0.0%	-100.0%
TOTAL	76		61		-19.7%

Completed Development - Certificates of Occupancy (certificates)

	2018	2019			
	Certificates	% of Total	Certificates	% of Total	% Change
Single-family	494	68.0%	461	59.8%	-6.7%
Multi-family	46	6.3%	95	12.3%	106.5%
Residential Rem/Add	45	6.2%	55	7.1%	22.2%
Residential Access/Misc	0	0.0%	0	0.0%	--
New Commercial	46	6.3%	53	6.9%	15.2%
Tenant Infill	27	3.7%	29	3.8%	7.4%
Commercial Rem/Add	68	9.4%	78	10.1%	14.7%
Industrial	0	0.0%	0	0.0%	--
TOTAL	726		771		6.2%

Building Inspections

	2018	2019			
	Inspections	% of Total	Inspections	% of Total	% Change
Inspections	19,810	94.0%	17,385	88.8%	-12.2%
Code Enforcement	1,269	6.0%	2,185	11.2%	72.2%
TOTAL	21,079		19,570		-7.2%

RESIDENTIAL

Residential Permits

Permits	2018		2019		% Change
	Permits	% of Total	Permits	% of Total	
Single-family	487	68.3%	471	72.8%	-3.3%
Multi-family	74	10.4%	34	5.3%	-54.1%
SUBTOTAL	561		505		-10.0%
Residential Rem/Add	152	21.3%	142	21.9%	-0.658%
TOTAL PERMITS	713		647		-09.26%
Units					
Units	Units	% of Total	Units	% of Total	% Change
Single-family	487	32.1%	471	43.9%	-3.3%
Multi-family	1032	67.9%	603	56.1%	-41.6%
TOTAL UNITS	1519		1074		-29.3%

Residential Size

	2018		2019		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single-family	1,403,882	48.2%	1,272,184	62.7%	-9.4%
Multi-family	1,507,114	51.8%	756,687	37.3%	-49.8%
TOTAL	2,910,996		2,028,871		-30.3%
Avg Size - Single-family	2,883		2,701		-6.3%
Avg Size - Multi-family	1,460		1,255		-16.3%

Residential Valuation

	2018		2019		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 140,897,184	46.3%	\$ 135,356,922	59.8%	-3.9%
Multi-family	\$ 157,438,442	51.7%	\$ 83,430,306	36.9%	-47.0%
SUBTOTAL	\$ 298,335,626		\$ 218,787,228		-26.7%
Rem / Add	\$ 6,184,692	2.0%	\$ 7,493,568	3.3%	21.2%
TOTAL	\$ 304,520,318		\$ 226,280,796		-25.7%
Avg Value - Single-family	\$ 289,317		\$ 287,382		-0.7%
Avg Value - Multi-family	\$ 152,557		\$ 138,359		-9.3%
Avg Value - Rem/Add	\$ 40,689		\$ 52,772		29.7%

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

Residential Platted Lots

Lots	2018		2019		% Change
	Lots	% of Total	Lots	% of Total	
Preliminary	782	75.1%	448	75.8%	-42.7%
Final	259	24.9%	143	24.2%	-44.8%
TOTAL LOTS	1,041		591		-43.2%
Subdivisions					
Subdivisions	Subdivisions	% of Total	Subdivisions	% of Total	% Change
Preliminary	10	52.6%	6	60.0%	-40.0%
Final	9	47.4%	4	40.0%	-55.6%
TOTAL SUBDIVISIONS	19		10		-47.4%

Residential Multi-family Planned

Units	2018		2019		% Change
	Units	% of Total	Units	% of Total	
Townhomes	115	63.9%	9	1.7%	-92.2%
Multi-family	65	36.1%	534	98.3%	721.5%
TOTAL	180		543		201.7%
Projects					
Projects	Projects	% of Total	Projects	% of Total	% Change
Townhomes	7	77.8%	1	33.3%	-85.7%
Multi-family	2	22.2%	2	66.7%	0.0%
TOTAL	9		3		-66.7%

Completed Residential - Certificates of Occupancy

Certificates	2018		2019		% Change
	Permits	% of Total	Permits	% of Total	
Single-family	494	87.4%	461	75.5%	-6.7%
Multi-family	46	8.1%	95	15.5%	106.5%
SUBTOTAL	540		556		3.0%
Residential Rem/Add	25	4.4%	55	9.0%	120.0%
TOTAL CERTIFICATES	565		611		8.1%
Units					
Units	Units	% of Total	Units	% of Total	% Change
Single-family	494	55.0%	461	27.6%	-46.7%
Multi-family	404	45.0%	1210	72.4%	199.5%
TOTAL UNITS	898		1671		86.1%

COMMERCIAL & INDUSTRIAL

Commercial & Industrial Permits

	2018		2019		% Change
	Permits	% of Total	Permits	% of Total	
New Commercial	51	30.9%	52	26.4%	2.0%
Commercial Rem/Add	114	69.1%	145	73.6%	27.2%
COM TOTAL	165		197		19.4%
Industrial	0		0		0.0%
TOTAL	165		197		19.4%

Commercial & Industrial Size

	2018		2019		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	16,537,790	87.8%	1,466,967	41.1%	-91.1%
Commercial Rem/Add	2,297,102	12.2%	2,103,537	58.9%	-08.4%
COM TOTAL	18,834,892		3,570,504		-81.0%
Industrial	-		-		0.0%
TOTAL	18,834,892		3,570,504		-81.0%
Avg Size - New Commercial	324,270		28,211		-91.3%
Avg Size - Com Rem/Add	20,150		14,507		-28.0%
Avg Size - Industrial	--		--		0.0%

Commercial & Industrial Valuation

	2018		2019		% Change
	Value	% of Total	Value	% of Total	
New Commercial	\$ 139,906,579	75.2%	\$ 159,401,944	71.1%	13.9%
Commercial Rem/Add	\$ 46,174,389	24.8%	\$ 64,882,597	28.9%	40.5%
COM TOTAL	\$ 186,080,968		\$ 224,284,541		20.5%
Industrial	\$ -		\$ -		0.0%
TOTAL	\$ 186,080,968		\$ 224,284,541		20.5%
Avg Value - New Commercial	\$ 2,743,266		\$ 3,065,422		11.7%
Avg Value - Com Rem/Add	\$ 405,039		\$ 447,466		10.5%
Avg Value - Industrial	--		--		0.0%

Commercial & Industrial Planned (Large Scale Development)

	2018		2019		% Change
	Projects	% of Total	Projects	% of Total	
Commercial	24	63.2%	32	82.1%	33.3%
Industrial	3	7.9%	1	2.6%	-66.7%
SUBTOTAL	27		33		22.2%
Public	11	28.9%	6	15.4%	-45.5%
	38		39		2.6%

Commercial & Industrial Planned Size (Large Scale Development)

	2018		2019		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Commercial	613,597	64.1%	451,000	44.9%	-26.5%
Industrial	184,650	19.3%	260,000	25.9%	40.8%
SUBTOTAL	798,247		711,000		-10.9%
Public	159,565	16.7%	91,584	9.1%	-42.6%
Other	202,000	20.1%			--
TOTAL	957,812		1,004,584		4.9%

Complete Commercial - Certificates of Occupancy

	2018		2019		% Change
	Certificates	% of Total	Certificates	% of Total	
New Commercial	46	32.6%	53	33.1%	15.2%
Commercial Rem/Add	68	48.2%	78	48.8%	14.7%
Tenant Infill	27	19.1%	29	18.1%	7.4%
Industrial	0	0.0%	0	0.0%	--
TOTAL	141		160		13.5%

ZONING ACTIVITY

Zoning Activity

	2018	2019	
	No.	No.	% Change
Rezoning	43	40	-7.0%
Conditional Use	28	12	-57.1%
Variance	36	25	-30.6%
TOTAL	107	77	-94.7%

Conditional Uses

	2018		2019		% Change
	No.	% of Total	No.	% of Total	
Permanent Uses	19	67.9%	9	75.0%	-52.6%
Temporary Uses	8	28.6%	1	8.3%	-87.5%
Special Events	1	3.6%	2	16.7%	100.0%
TOTAL	28		12		-57.1%

Rezonings

Zoned to:	2018		2019		% Change
	No.	% of Total	No.	% of Total	
Agriculture	0	0.0%	0	0.0%	0.0%
Residential	26	66.7%	17	42.5%	-34.6%
Commercial	7	18.8%	14	35.0%	100.0%
Industrial	3	2.9%	1	2.5%	-66.7%
Mixed Use	7	11.6%	8	20.0%	14.3%
TOTAL	43		40		-37.7%
Downtown Residential	11		6		-45.5%
Downtown Commercial	1		2		100.0%
Downtown Mixed Use	7		6		-14.3%
DOWNTOWN TOTAL	19	35%	14	35%	-26.3%

Variances

	2018		2019		% Change
	No.	% of Total	No.	% of Total	
Setbacks	13	36.1%	9	36.0%	-30.8%
Lot Width/Size	1	2.8%	1	4.0%	0.0%
Density	6	16.7%	1	4.0%	-83.3%
Sign	4	11.1%	4	16.0%	0.0%
Fence	8	22.2%	9	36.0%	12.5%
Sight Triangle	0	0.0%	0	0.0%	-
Design	4	11.1%	0	0.0%	-100.0%
Flood	0	0.0%	1	4.0%	-
TOTAL	36		25		-30.6%

ACKNOWLEDGEMENTS

Mayor

Stephanie Orman

2019 City Council

Ward 1	Tim Robinson
Ward 2	Cindy Acree
Ward 3	Aubrey Patterson
Ward 4	Octavio Sanchez

Chad Goss
Chris Sooter
Bill Burckart
Jon Terlouw

2019 Planning Commission

Elaine Kerr	Richard Binns
Jim Grider	Dana Davis
Rod Sanders	

Joe Haynie
Scott Eccleston

2019 Board of Adjustment

Rick Rogers	Rustin Chrisco
Joe Haynie	Sam Pearson

Jan Holland

2019 Tree & Landscape Advisory Committee

David Short	Nathan Lembke	Scott Eccleston
Chris Sooter	Ralph Weber	

2019 Public Arts Advisory Committee

Dylan Turk	Johnetta Dexter
Jerris Palmer	Lauren Haynes
Steven Baker	Brittany Braithwaite
Ex officio:	Tim Robinson

Kalene Griffith

Planning & Building Services Staff

Ellen Norvell
Planning & Building Services Director

Brian Bahr
Planning Services Manager

Building Inspection

Lance Blasi
Chief Building Inspector

Terry Gosnell, Building Inspector

Brian Peoples, Building Inspector

Randy Gully, Building Inspector

Troy Davis, Code Enforcement Officer

Darren Warren, Code Enforcement Officer

Annette Brightwell, Permit Administrator

Lori Leonard, Plans Examiner II

Kim Hatcher, Building Permit Clerk II

Nancy Jackson, Building Permit Clerk I

Current Planning

Jon Stanley, Senior Planner

Tyler Overstreet, AICP, Senior Planner

Ali Worley, Planner

Comprehensive Planning

Shelli Kerr, AICP
Comprehensive Planning Manager

Danielle Semsrott, AICP, Senior Planner

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