



2020

ANNUAL DEVELOPMENT REPORT



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 2020 development activity in Bentonville. 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

- 1,797 permits
- 4.6 million sq. ft. permitted
- \$529.2 million valuation
- 904 certificates of occupancy
- 12,893 inspections
- 89 relocatons/demolitions

Starts (Permits). Permits are issued when construction can begin (a.k.a. building starts.) The number of permits went up 2.7% from 2019. This continues an increasing trend over the last three years.

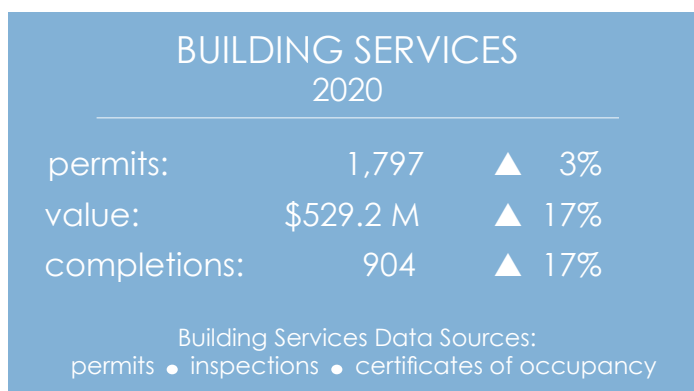
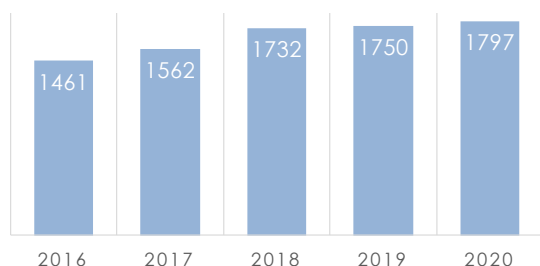
Value. While the number of permits went up slightly, the valuation jumped 16.5%. This is a reversal from the 8% decrease between 2018 and 2019.

Completions (C of O's). Completions are the number of certificates of occupancy issued when a structure has passed all inspections. Completions increased 17.3% from 2019.

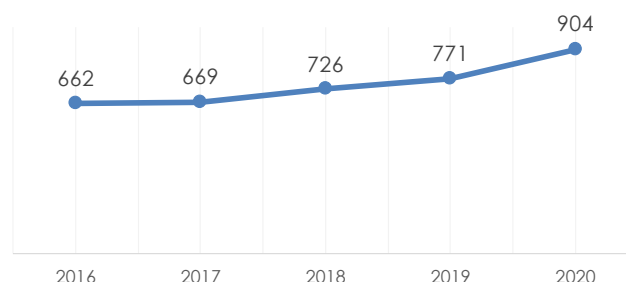
Inspections. Inspections are completed for the building, electrical, plumbing, mechanical and site conditions on new construction. Inspections are down again this year by 25.8%, following a 7% decrease between 2018 and 2019.

Demolition. Demolition activity has stayed relatively steady, with 89 in 2020 and 86 in 2019.

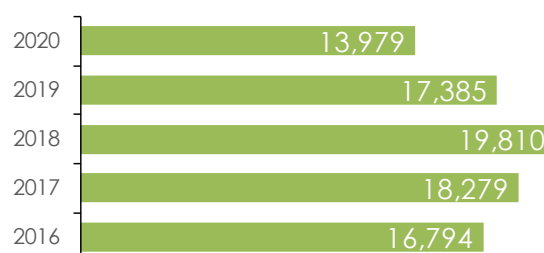
Building Permits 2016-2020



Certificates of Occupancy 2016-2020



Building Inspections 2016-2020





Planning

- 364 planning projects
- 15 plats - 686 lots platted
- 106 incidental subdivisions*
- 75 large scale developments
- 76 rezonings
- 43 conditional uses
- 31 variances
- 17 waivers
- 1 general plan amendment

Total projects. After two years of decreasing project numbers, 2020 bounced back with a 46% increase in projects, even amid the COVID-19 pandemic. Of all projects, 59% are development or subdivision projects and the remaining 41% are zoning actions.

Rezoning. After a slight drop in requests to rezone property from one zoning district to another last year, that number almost doubled in 2020. Planning recieved 76 rezoning requests compared to 40 in 2019. Almost 43% of zoning requests are located downtown.

Variance/Waivers. Requests for Zoning Code variances increased by six in 2020. Similarly, requests for Development Code waivers increased by 10.

Platting. Planning Commission approved nine preliminary plats, up 50% from 2019, and six final plats, one more than 2019. The total lots platted was 686, up nearly 16% from 2019.

Large Scale Developments. Large scale developments increased by 14 projects from 2019.

Population Estimate: 54,819**

Staff uses certificate of occupancy data and persons per unit to estimate population. Bentonville's current population estimate is 54,819, an increase of 3.7% from 2019. Based on this estimate, nearly 2,000 new residents moved into Bentonville in 2020.

* Lots splits and property line adjustments

**City of Bentonville In-house Estimate

PLANNING PROJECTS 2020

projects:	364	▲ 46%
rezonings:	76	▲ 90%
variances:	31	▲ 24%
large scales:	75	▲ 23%

Planning Data Sources:

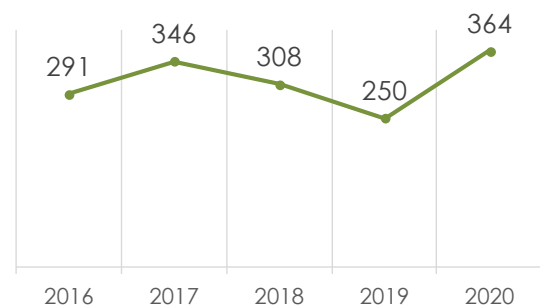
rezonings • conditional uses • variances • lot splits
preliminary plats • final plats • property line adjustments
large scale developments • general plan amendments

Planning Projects - 2020

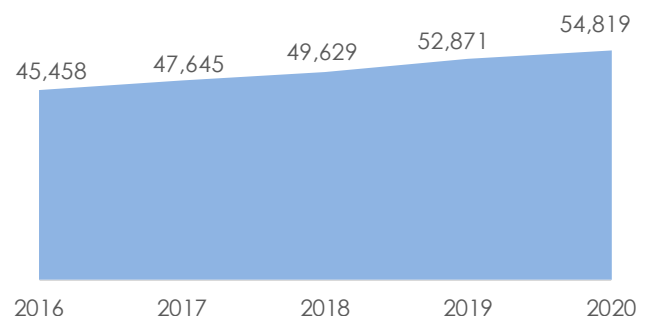
364



Planning Projects 2016-2020



Population Estimates 2016-2020



RESIDENTIAL

Permitted and Completed

1,168 residential units permitted • **2.2** million sq. ft. • **\$251.6** million valuation

Residential activity began to bounce back after a brief slow-down in 2019. Permits were up 21%, valuation up 11% and the amount of square feet increased by nearly 200,000 from 2019.

Single-family

- 481 single-family units permitted
- 1.3 million sq. ft. permitted
- \$142 million valuation
- \$296,122 value per unit
- 2,725 sq. ft. average size per unit
- 405 certificates of occupancy

Compared to 2019, Building Services issued ten more single-family permits and valuation went up 5%. The average value of a single-family permit increased 2% from 2019. The average size of a single-family home permitted was 2,725 square feet, just slightly larger than the 2019 average of 2,701. A total of 405 single-family units were completed in 2020, down 12%.

Multi-family

- 687 multifamily units permitted
- 882,118 sq. ft. permitted
- \$96 million valuation
- \$140,050 value per unit
- 1,284 sq. ft. average size per unit
- 524 certificates of occupancy (units)

Building Services issued 15 more multi-family permits and 84 more units than in 2019. The average value decreased by \$12,507 from \$152,557 in 2019. The average size of a multifamily unit increased 29 sq. ft. from 2019.

Additions & Remodels

- 251 additions and remodel permits
- \$13 million valuation
- \$51,797 average value per unit
- 45 certificates of occupancy

Residential additions and remodels increased by nearly 77% from 2019. This made up nearly one-third of all residential permits.

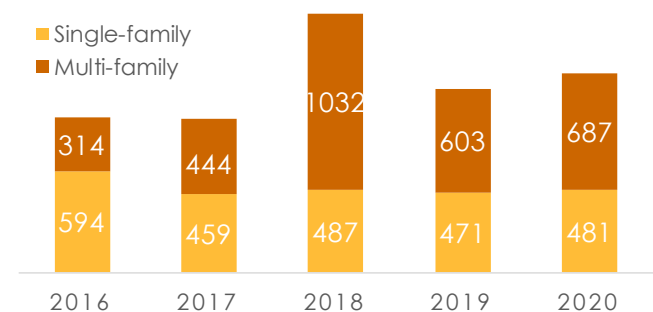
RESIDENTIAL CONSTRUCTION 2020

residential permits:	781	▲ 21%
units permitted:	1,168	▲ 9%
units completed:	929	▼ 44%

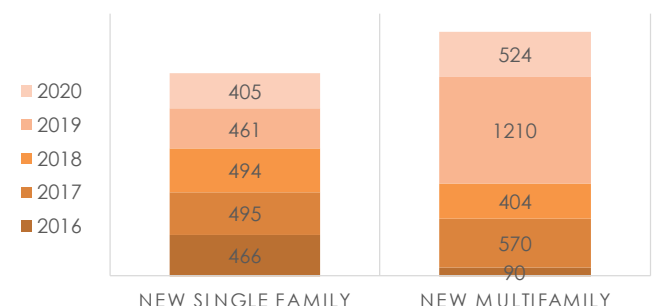
Residential Units Permitted- 2020



Residential Permits(units) 2016-2020

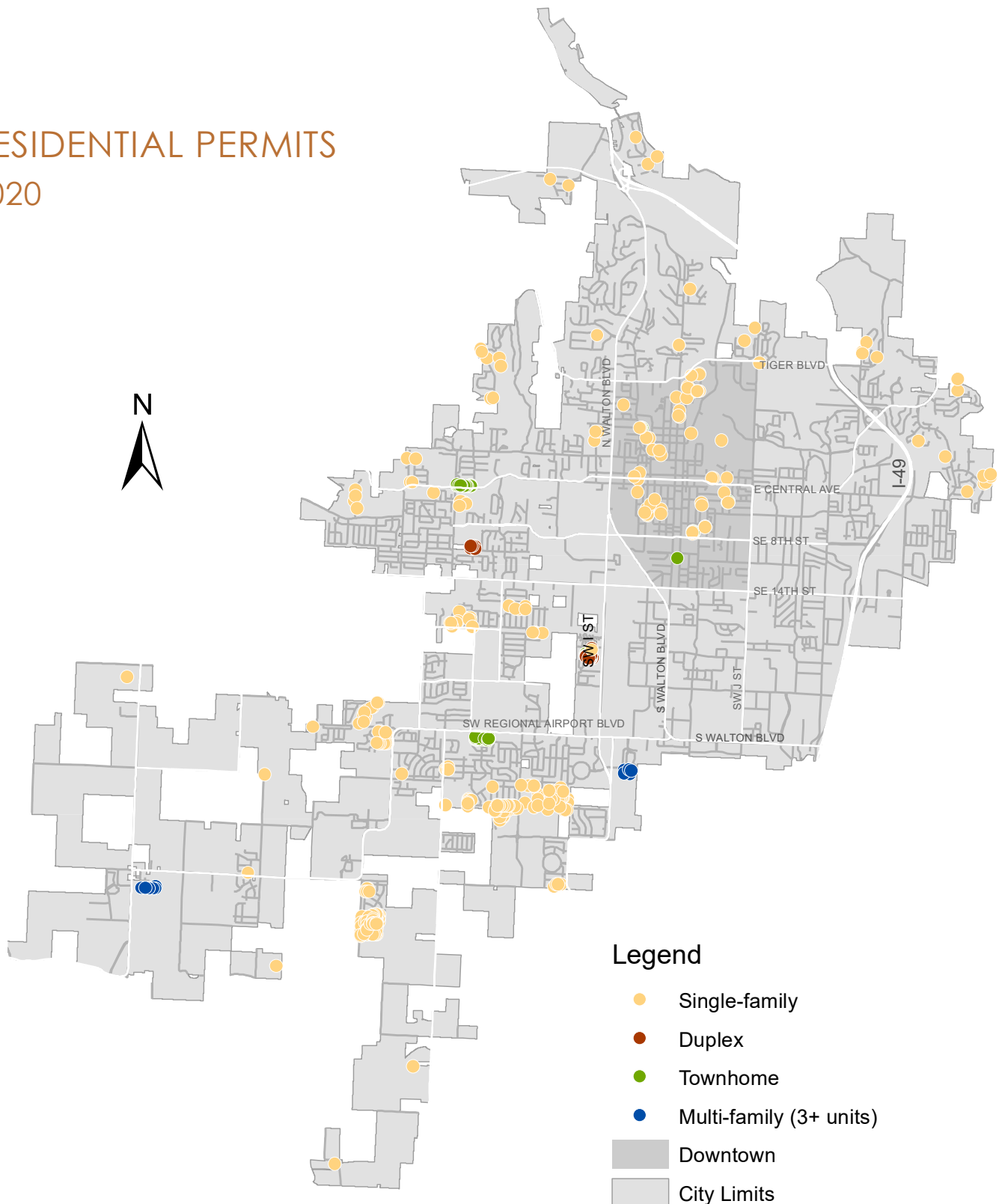


Residential Completed (units) 2016-2020





RESIDENTIAL PERMITS 2020



RESIDENTIAL

Planned Development

185 lots approved • **673** multifamily units • **409** lots planned

Subdivision plats, large scale developments and rezonings gauge planned residential activity. Approval of final plats and large scale developments indicate projects are ready for construction. This is a 25% increase from 686 units in 2019. Preliminary plats and rezonings suggest planned projects planned but not yet ready for construction.

Final Plats

- 5 residential final plats
- 185 residential lots

Final plats are approved by Planning Commission once all of the infrastructure is installed. Once approved, building permits can be issued on individual lots. The number of lots final plated is 39 more than in 2019.

Large Scale Developments

- 6 townhome projects
- 5 multifamily projects
- 673 residential units

Residential large scale developments generally include townhomes and multifamily complexes. The number of multifamily units increased by 24% from 2019.

Preliminary Plats

- 7 residential preliminary plats
- 409 preliminary lots

Preliminary plats are the planning documents for developing subdivisions. Once these plats are approved, developers can begin installing infrastructure. The number of lots preliminary plated is down by 39 lots from 2019.

Rezoning

- 43 residential rezonings
- 22 downtown residential rezonings

Nearly 60% of all rezoning requests in 2020 were for a residential district. The number of residential rezonings downtown increased from 6 in 2019 to 22 in 2020.

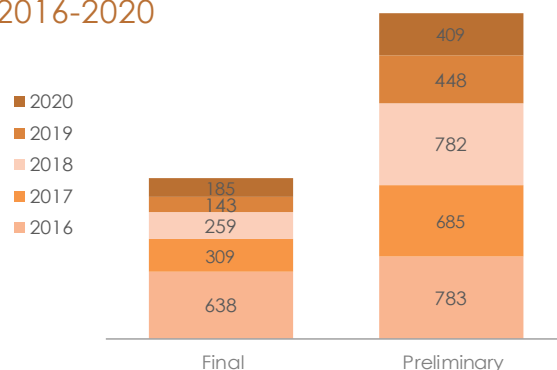
PLANNED RESIDENTIAL 2020

final plats:	185 lots	▲ 27%
multi-family:	673 units	▲ 24%
preliminary plats:	409 lots	▼ 9%

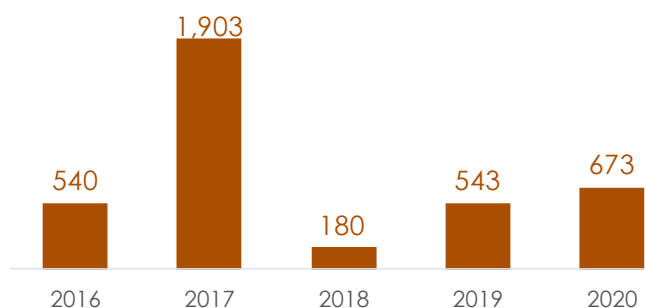
Planned Lots & Units - 2020 **1,267**



Platted Lots 2016-2020

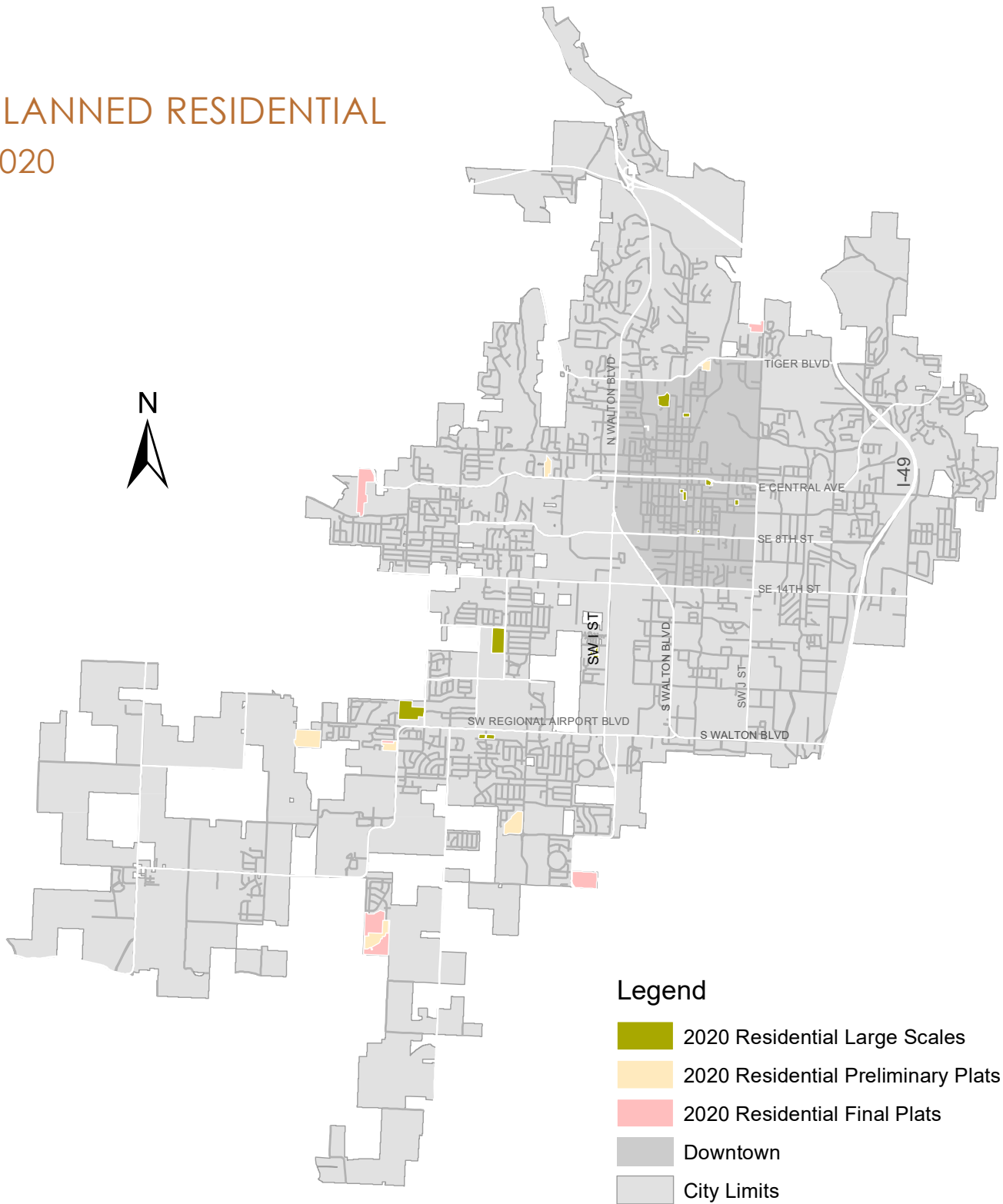


Multi-family Units Planned 2016-2020





PLANNED RESIDENTIAL 2020



COMMERCIAL & INDUSTRIAL

Permitted and Completed

142 commercial permits • **2.4** million square feet • **\$273** million valuation

The number of commercial permits was down by 55 from 2019 but the value increased by 22%. Nearly 70% of the commercial permits were for tenant infills or remodels/additions.

New Commercial

- 43 new commercial permits
- 1.6 million sq. ft. permitted
- \$237 million valuation
- 51 certificates of occupancy

New commercial permits were down nine permits from 2019, but the average size increased by nearly 10,000 square feet. The average value of a new commercial permit increased 80% from \$3 million in 2019 to \$5.5 million in 2020.

Infills / Remodels / Additions

- 99 infill/remodel/addition permits
- 823,035 sq. ft. permitted
- \$35.7 million valuation
- 130 certificates of occupancy

While most of the commercial activity in 2020 was in remodels and additions, these numbers went down from 2019. The number of remodel permits decreased by 32%, the square footage by 40% and the value by 15%.

Industrial

- 0 industrial permits
- 0 sq. ft. permitted
- \$0 valuation
- 0 certificates of occupancy

Since 2017, there have been no new industrial permits issued.

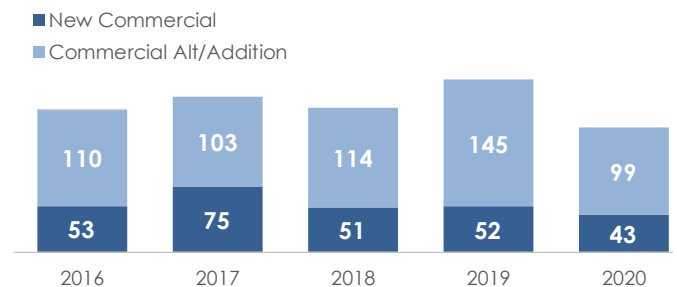
COMMERCIAL CONSTRUCTION 2020

commercial permits:	142	▼ 28%
commercial value:	\$273 M	▲ 22%
commercial completed:	181	▲ 13%

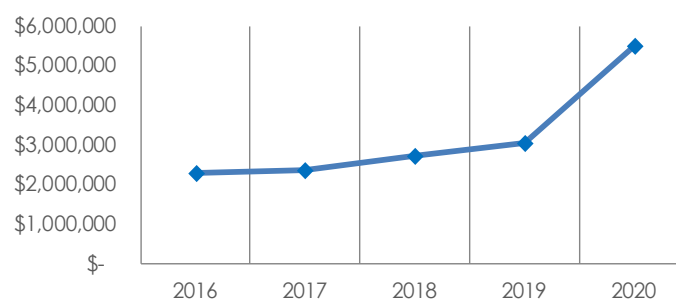
Commercial Permits - 2020 **142**



Commercial Permits 2016-2020

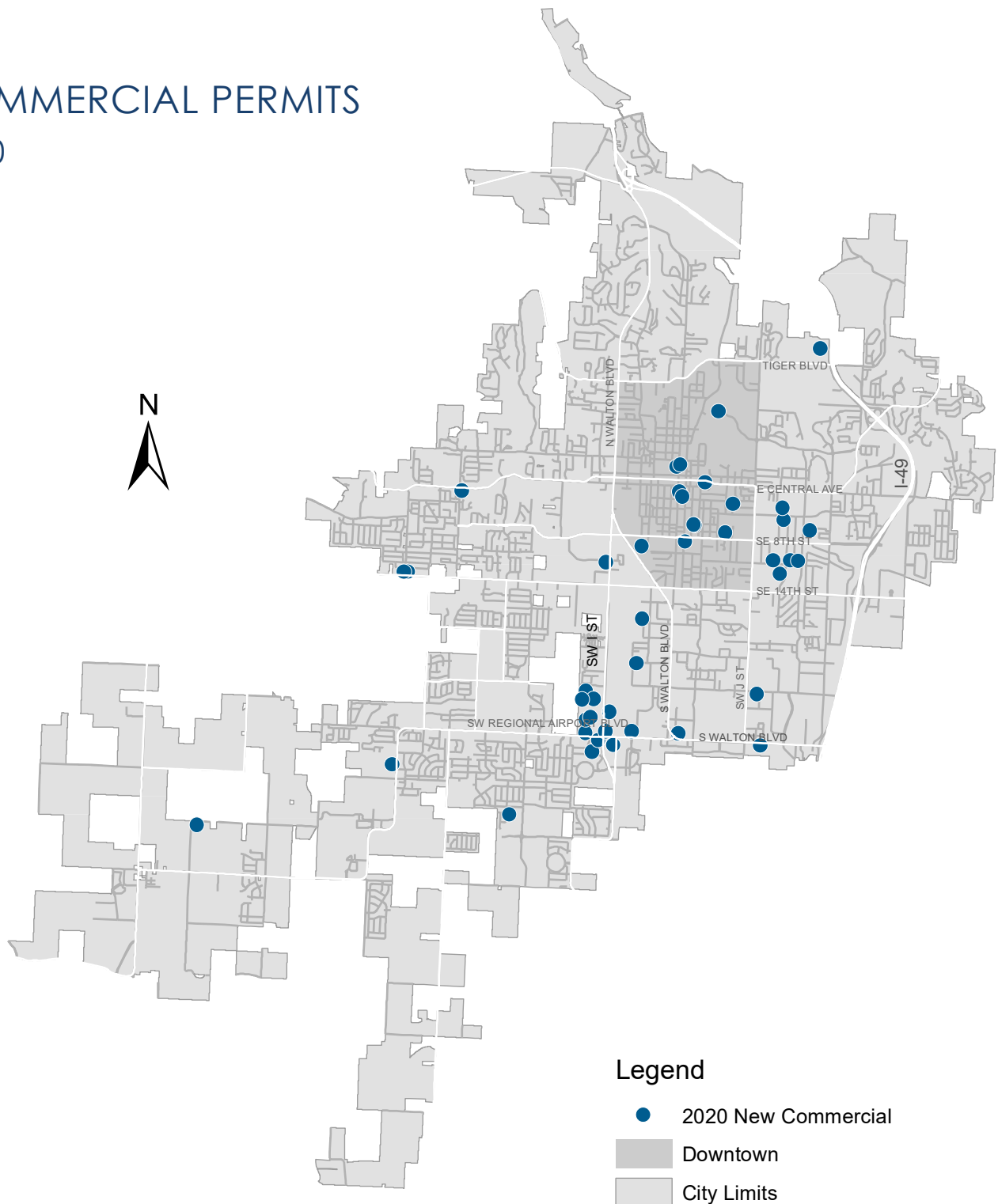


Commercial Value 2016-2020





COMMERCIAL PERMITS 2020



COMMERCIAL & INDUSTRIAL

Planned Development

23 Commercial Projects • **571,877** sq. ft.

Nonresidential developments are categorized as commercial, industrial, public facilities, infrastructure, or other. Of all the nonresidential planned developments, 36% are commercial. The remaining development projects (nearly 55% of all large scale developments) are public facilities and infrastructure improvements.

Commercial

- 23 commercial projects
- 571,877 sq. ft. approved

While the total number of commercial projects decreased from 32 in 2019, the total square feet approved increased nearly 27%.

The commercial projects include medical facilities, tire repair, offices and retail. One of the largest projects is Bentonville City Center at 226 S Main Street with 230,000 square feet of office space and the Peleton office building with 175,000 square feet.

Industrial

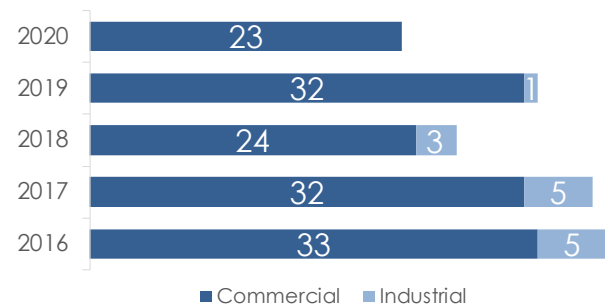
- 0 industrial projects
- 0 sq. ft. approved

In the past five years, there's been just 14 industrial projects. Those numbers are decreasing annually, too. With just one project in 2019 and none in 2020.

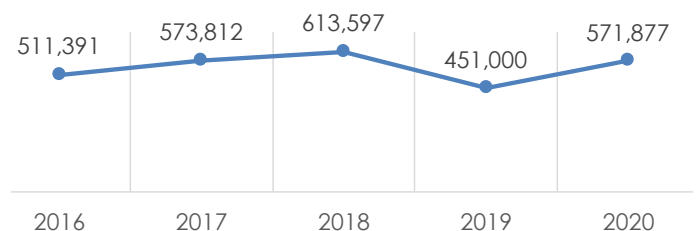
PLANNED COMMERCIAL 2020

commercial projects:	23	▼ 28%
industrial projects:	0	▼ 100%

Commercial Projects 2016-2020



Commercial Project Size (sq. ft.) 2016-2020

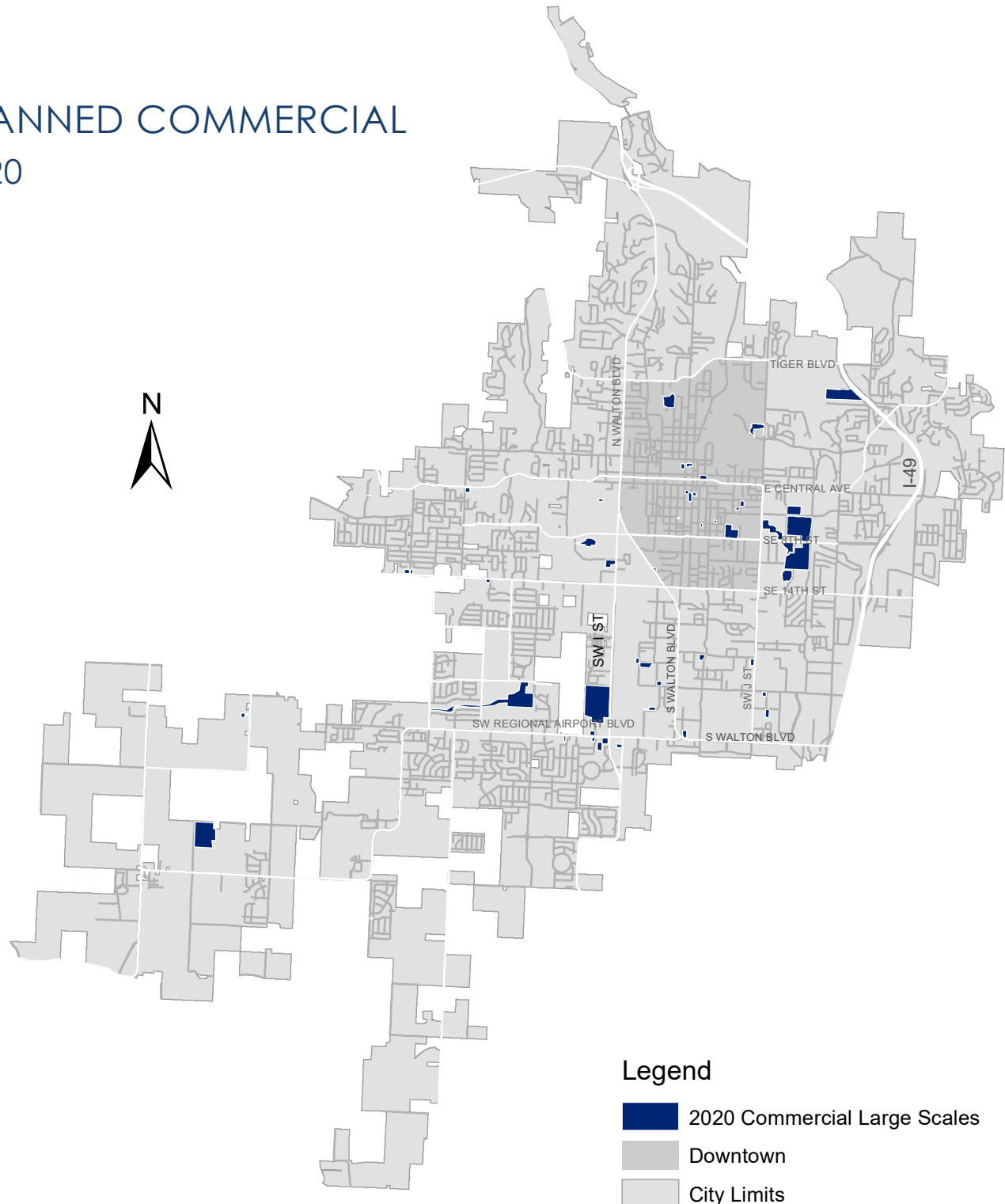


Peleton Office Building





PLANNED COMMERCIAL 2020



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

- 9 code amendments

Amendments to the city's zoning and development codes have become necessary with Bentonville's fast-paced development and changing development types. These amendments eliminate conflicts within the code, use clearer language, and address current development trends. Two of the code amendments were major updates to the Zoning Code and Land Development Code. The remaining seven were related to specific issues, including noise, group homes, detention ponds, accessory structures, performance bonds, run-off mitigation, and outdoor dining in public parking spaces during the Covid-19 pandemic.

Engaging Great Neighborhoods

- 7 neighborhood partners
- Neighborhood Advisory Committee
- Holiday Decorating Contest

The city established the Neighborhood Advisory Committee in 2020. It includes one member from each registered neighborhood partner and meets monthly. The goal of this committee is to work together with City staff to develop solutions to issues pertinent to neighborhoods.

In December, the Great Neighborhoods Program held a Holiday Decorating Contest, open to all neighborhoods or areas within Bentonville. Nine neighborhoods entered the contest. Woods Creek neighborhood won the Most Holiday Spirit Award and Creekstone neighborhood won the People's Choice Award.

COMPREHENSIVE PLANNING 2020

- 9 code amendments
- 7 neighborhood partners
- 870 trees given-away
- 1 street clean-up
- 4 ward meetings
- 6 art installations
- 5 landscaping awards
- Great Neighborhoods Advisory Council established
- 2020 Census promotion
- Tree City USA status





Awareness & Education

Ward Meetings. The City hosted a series of meetings for each of the city's four wards over the course of the year. Mayor Stephanie Orman, City Council members, and city staff engaged 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.

2020 Census. 2020 was the year of the decennial U.S. Census and Comprehensive Planning worked with the city's Complete Count Committee to ensure everyone living in Bentonville was counted.

- social media posts
- two videos
- promotional items
- utility bill inserts
- city newsletter articles
- fliers in city facilities
- fliers in schools
- streetlight census banners
- city facility census banners
- email messaging
- digital billboard ads
- drive-through event
- Walmart display
- library display
- direct mail



Transportation Assistance

- 131 total riders
- 10,188 punches redeemed
- \$20,376 in 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. The program welcomed 15 new riders to the program this year.

COMMUNITY ENHANCEMENT



Top:
*Universal
Inseparability*
by Ben Pierce

Middle:
Art Feeds Mural
by students from
Sunshine School

Bottom:
Open Heart
by Matthew Duffy



Public Artwork

- 6 art installations

The Public Art Advisory Committee (PAAC) had an active year installing and selecting artwork. A temporary piece titled *Universal Inseparability* by Ben Pierce, approved in 2019, was installed at the corner of Tiger Blvd and NW A Street in the spring. *Open Heart* by Matthew Duffy was placed in the roundabout at Bright Rd and Gator Blvd in June.

During the summer, the committee issued a Call for NWA Artists to support the local art community during the COVID-19 pandemic. They selected two pieces totaling \$14,050. The first is a permanent sculpture and landscape display titled *The Almost Forgotten Osage Prairie* by Jonathan Perrodin located at Lake Bentonville Park. The second is a temporary fabric and poem piece titled *Guide, these, my hands* by Danielle Hatch and Traci Rae Manos to be installed in Train Station Park.

They also approved proposals from organizations outside the city, including *Flight* by Bob Doster at Lake Bentonville Park, *ArtFeeds Sunshine School mural* at Citizens Park, and the *Box Turtle* by Stephen Feilbach on the All-American Trail.

Clean-ups

Adopt-A-Street Program. The city's Adopt-A-Street program provides litter removal supplies to groups that pick up litter along assigned city streets. In 2020, the program had five active Adopt-A-Street groups, made up of approximately 60 volunteers, which donated nearly 100 hours of their time to improve the appearance of our city streets.

City-wide Clean the Streets Day. To supplement the Adopt-A-Street program, the city organized a city-wide Clean the Streets Day volunteer event, engaging approximately 63 volunteers who picked up litter at 14 locations throughout Bentonville.



Trees

Tree Giveaways. The city gave away 870 trees to Bentonville residents during two events: The Spring Tree Giveaway on April 18th and the Fall Tree Giveaway on October 24th. The giveaways were made possible by the city's Tree and 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 22nd consecutive year. To maintain this designation, the city spent at least \$2 per capita on tree expenditures, had an active tree board and hosted an Arbor Day Celebration.

Landscaping

Landscaping Awards. The Tree and Landscape Advisory Committee awarded one Grow with Trees award to Brick Avenue Lofts. During construction, steps were taken to properly preserve, rather than remove, a mature Cottonwood Tree, which is the focal point of their community courtyard. The award was created to recognize those in the community that have made a direct impact on increasing and/or preserving Bentonville's tree canopy.

Landscaping of the Month Award. The Tree and Landscape Advisory Committee awarded four Residential Landscaping of the Month Awards. The award recognizes residents who have improved and maintained the exterior landscaping of their homes.

Award recipients:

- 302 SE 2nd St. Bob & Shelley Stoker
- 711 W Central Ave. JD & Jennifer Joyce
- 707 W Central Ave. Jeff & Deborah McClelland
- 606 Baylor St. Robert & Jeanie Monroe

Top and Middle: Spring Tree Giveaway,
Bottom: Landscape Award Winner at 6060 Baylor St.



APPENDIX

DEVELOPMENT TOTALS

Permits Issued

	2019		2020		
	Permits	% of Total	Permits	% of Total	% Change
Single-family	471	26.9%	481	26.8%	2.1%
Multi-family	34	1.9%	49	2.7%	44.1%
Residential Rem/Add	142	8.1%	251	14.0%	76.8%
New Commercial	52	3.0%	43	2.4%	-17.3%
Tenant Infill	140	8.0%	91	5.1%	-35.0%
Commercial Rem/Add	5	0.3%	8	0.4%	60.0%
Industrial	0	0.0%	0	0.0%	0.0%
Swimming Pool	51	2.9%	62	3.5%	21.6%
Fence	494	28.2%	400	22.3%	-19.0%
Relocate/Demolition	86	4.9%	89	5.0%	3.5%
Sign	237	13.5%	288	16.0%	21.5%
Other	38	2.2%	35	1.9%	-7.9%
TOTAL	1750		1797		2.7%

Square Feet Permitted

	2019		2020		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single-family	1,272,184	22.7%	1,310,620	28.1%	3.0%
Multi-family	756,687	13.5%	882,118	18.9%	16.6%
New Commercial	1,466,967	26.2%	1,640,242	35.2%	11.8%
Commercial Rem/Add	2,103,537	37.6%	823,035	17.7%	-60.9%
Industrial	0	0.0%	0	0.0%	0.0%
TOTAL	5,599,375		4,656,015		-16.8%

Valuation

	2019		2020		
	Value	% of Total	Value	% of Total	% Change
Single-family	\$ 135,356,922	29.8%	\$ 142,434,560	26.9%	5.2%
Multi-family	\$ 83,430,306	18.4%	\$ 96,214,594	18.2%	15.3%
Residential Rem/Add	\$ 7,493,568	1.6%	\$ 13,000,925	2.5%	73.5%
New Commercial	\$ 159,401,944	35.1%	\$ 237,344,922	44.8%	48.9%
Commercial Rem/Add	\$ 64,882,597	14.3%	\$ 35,734,159	6.8%	-44.9%
Industrial	\$ -	0.0%	\$ -	0.0%	0.0%
Swimming Pools	\$ 2,496,062	0.5%	\$ 3,364,355	0.6%	34.8%
Signs	\$ 1,250,039	0.3%	\$ 1,137,807	0.2%	-9.0%
TOTAL	\$ 454,311,438		\$ 529,231,322		16.5%

Fees Collected

	2019		2020		
	Fees	% of Total	Fees	% of Total	% Change
Single-family	\$ 543,653	39.5%	\$ 566,916	36.6%	4.3%
Multi-family	\$ 158,060	11.5%	\$ 221,103	14.3%	39.9%
Residential Rem/Add	\$ 38,802	2.8%	\$ 65,317	4.2%	68.3%
New Commercial	\$ 397,162	28.8%	\$ 496,918	32.1%	25.1%
Commercial Rem/Add	\$ 183,273	13.3%	\$ 104,965	6.8%	-42.7%
Swimming Pools	\$ 13,580	1.0%	\$ 18,150	1.2%	33.7%
Signs	\$ 15,709	1.1%	\$ 16,357	1.1%	4.1%
Fences	\$ 14,820	1.1%	\$ 12,040	0.8%	-18.8%
Relocate/Demolition	\$ 6,860	0.5%	\$ 5,400	0.3%	-21.3%
Other	\$ 5,101	0.4%	\$ 40,045	2.6%	685.0%
TOTAL	\$ 1,377,020		\$ 1,547,211		12.4%

Planned Development

	2019		2020		
	Projects	% of Total	Projects	% of Total	% Change
Preliminary Plat	6	2.4%	9	2.5%	50.0%
Final Plat	5	2.0%	6	1.6%	20.0%
Lot Split	45	18.0%	56	15.4%	24.4%
Property Line Adjustment	46	18.4%	50	13.7%	8.7%
Large Scale Development	61	24.4%	75	20.6%	23.0%
Rezoning	40	16.0%	76	20.9%	90.0%
Conditional Use	12	4.8%	43	11.8%	258.3%
Variance	25	10.0%	31	8.5%	24.0%
General Plan Amendment	3	1.2%	1	0.3%	-66.7%
Waivers	7	2.8%	17	4.7%	142.9%
TOTAL	250		364		45.6%

Platted Lots

	2019		2020		
	Lots	% of Total	Lots	% of Total	% Change
Preliminary	448	75.4%	419	61.1%	-6.5%
Final	146	24.6%	267	38.9%	82.9%
TOTAL	594		686		15.5%

Large Scale Developments

	2019		2020		
	Projects	% of Total	Projects	% of Total	% Change
Residential	3	4.9%	11	14.7%	266.7%
Commercial	32	52.5%	23	30.7%	-28.1%
Industrial	1	1.6%	0	0.0%	-100.0%
Public (schools/govt)	6	9.8%	14	18.7%	133.3%
Other (parking lots/trails)	16	26.2%	18	24.0%	12.5%
Public Infrastructure	3	4.9%	9	12.0%	200.0%
TOTAL	61		75		23.0%

Completed Development - Certificates of Occupancy (certificates)

	2019		2020		
	Certificates	% of Total	Certificates	% of Total	% Change
Single-family	461	59.8%	405	44.8%	-12.1%
Multi-family	95	12.3%	273	30.2%	187.4%
Residential Rem/Add	55	7.1%	45	5.0%	-18.2%
Residential Access/Misc	0	0.0%	0	0.0%	-
New Commercial	53	6.9%	51	5.6%	-3.8%
Tenant Infill	29	3.8%	24	2.7%	-17.2%
Commercial Rem/Add	78	10.1%	106	11.7%	35.9%
Industrial	0	0.0%	0	0.0%	-
TOTAL	771		904		17.3%

Building Inspections

	2019		2020		
	Inspections	% of Total	Inspections	% of Total	% Change
Inspections	17,385	88.8%	12,893	92.2%	-25.8%
Code Enforcement	2,185	11.2%	1,086	7.8%	-50.3%
TOTAL	19,570		13,979		-28.6%

RESIDENTIAL

Residential Permits

	2019		2020		% Change
	Permits	% of Total	Permits	% of Total	
Permits					
Single-family	471	72.8%	481	61.6%	2.1%
Multi-family	34	5.3%	49	6.3%	44.1%
SUBTOTAL	505		530		5.0%
Residential Rem/Add	142	21.9%	251	32.1%	76.76%
TOTAL PERMITS	647		781		20.71%
Units					
	Units	% of Total	Units	% of Total	% Change
Single-family	471	43.9%	481	41.2%	2.1%
Multi-family	603	56.1%	687	58.8%	13.9%
TOTAL UNITS	1074		1168		8.8%

Residential Size

	2019		2020		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single-family	1,272,184	62.7%	1,310,620	59.8%	3.0%
Multi-family	756,687	37.3%	882,118	40.2%	16.6%
TOTAL	2,028,871		2,192,738		8.1%
Avg Size - Single-family	2,701		2,725		0.9%
Avg Size - Multi-family	1,255		1,284	29	2.3%

Residential Valuation

	2019		2020		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 135,356,922	59.8%	\$ 142,434,560	56.6%	5.2%
Multi-family	\$ 83,430,306	36.9%	\$ 96,214,594	38.2%	15.3%
SUBTOTAL	\$ 218,787,228		\$ 238,649,154		9.1%
Rem / Add	\$ 7,493,568	3.3%	\$ 13,000,925	5.2%	73.5%
TOTAL	\$ 226,280,796		\$ 251,650,079		11.2%
Avg Value - Single-family	\$ 289,317		\$ 296,122		2.4%
Avg Value - Multi-family	\$ 152,557		\$ 140,050		-8.2%
Avg Value - Rem/Add	\$ 40,689		\$ 51,797		27.3%

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

Residential Platted Lots

	2019		2020		% Change
	Lots	% of Total	Lots	% of Total	
Lots					
Preliminary	448	75.4%	409	68.9%	-8.7%
Final	146	24.6%	185	31.1%	26.7%
TOTAL LOTS	594		594		0.0%
Subdivisions					
	Subdivisions	% of Total	Subdivisions	% of Total	% Change
Preliminary	6	60.0%	7	58.3%	16.7%
Final	4	40.0%	5	41.7%	25.0%
TOTAL SUBDIVISIONS	10		12		20.0%

Residential Multi-family Planned

	2019		2020		% Change
	Units	% of Total	Units	% of Total	
Units					
Townhomes	9	1.7%	139	20.7%	1444.4%
Multi-family	534	98.3%	534	79.3%	0.0%
TOTAL	543		673		23.9%
Projects					
	Projects	% of Total	Projects	% of Total	
Townhomes	1	33.3%	6	54.5%	500.0%
Multi-family	2	66.7%	5	45.5%	150.0%
	3		11		266.7%

Total Planned Lots and Units

Completed Residential - Certificates of Occupancy

	2018		2020		% Change
	Permits	% of Total	Permits	% of Total	
Certificates					
Single-family	461	75.5%	405	56.0%	-12.1%
Multi-family	95	15.5%	273	37.8%	187.4%
SUBTOTAL	556		678		21.9%
Residential Rem/Add	55	9.0%	45	6.2%	-18.2%
TOTAL CERTIFICATES	611		723		18.3%
Units					
	Units	% of Total	Units	% of Total	% Change
Single-family	461	27.6%	405	43.6%	-12.1%
Multi-family	1210	72.4%	524	56.4%	-56.7%
TOTAL UNITS	1671		929		-44.4%

COMMERCIAL & INDUSTRIAL

Commercial & Industrial Permits

	2019		2020		% Change
	Permits	% of Total	Permits	% of Total	
New Commercial	52	26.4%	43	30.3%	-17.3%
Commercial Tenant Infill	140	71.1%	91	64.1%	-35.0%
Commercial Rem/Add	5	2.5%	8	5.6%	60.0%
COM TOTAL	197		142		-27.9%
Industrial	0		0		0.0%
TOTAL	197		142		-27.9%

Commercial & Industrial Size

	2019		2020		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	1,466,967	41.1%	1,640,242	66.6%	11.8%
Commercial Rem/Add	2,103,537	58.9%	823,035	33.4%	-60.9%
COM TOTAL	3,570,504		2,463,277		-31.0%
Industrial	-		-		0.0%
TOTAL	3,570,504		2,463,277		-31.0%
Avg Size - New Commercial	28,211		38,145		35.2%
Avg Size - Com Rem/Add	15,025		9,044		-39.8%
Avg Size - Industrial	--		---		0.0%

Commercial & Industrial Valuation

	2019		2020		% Change
	Value	% of Total	Value	% of Total	
New Commercial	\$ 159,401,944	71.1%	\$ 237,344,922	86.9%	48.9%
Commercial Rem/Add	\$ 64,882,597	28.9%	\$ 35,734,159	13.1%	-44.9%
COM TOTAL	\$ 224,284,541		\$ 273,079,081		21.8%
Industrial	\$ -		\$ -		0.0%
TOTAL	224,284,541		273,079,081		21.8%
Avg Value - New Commercial	\$ 3,065,422		\$ 5,519,649		80.1%
Avg Value - Com Rem/Add	\$ 463,447		\$ 392,683		-15.3%
Avg Value - Industrial	---		---		0.0%

Commercial & Industrial Planned (Large Scale Development)

	2019		2020		% Change
	Projects	% of Total	Projects	% of Total	
Commercial	32	58.2%	23	41.8%	-28.1%
Industrial	1	1.8%	0	0.0%	-100.0%
SUBTOTAL	33		23		-30.3%
Public	6	10.9%	14	25.5%	133.3%
Other	16		18		
TOTAL	55		55		0.0%

Commercial & Industrial Planned Size (Large Scale Development)

	2019		2020		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Commercial	451,000	44.9%	571,877	46.3%	26.8%
Industrial	260,000	25.9%	0	0.0%	-100.0%
SUBTOTAL	711,000		571,877		-19.6%
Public	91,584	9.1%	249,579	20.2%	172.5%
Other	202,000	20.1%	414,622	33.5%	--
TOTAL	1,004,584		1,236,078		23.0%

Complete Commercial - Certificates of Occupancy

	2019		2020		% Change
	Certificates	% of Total	Certificates	% of Total	
New Commercial	53	33.1%	51	28.2%	-03.8%
Commercial Rem/Add	78	48.8%	106	58.6%	35.9%
Tenant Infill	29	18.1%	24	13.3%	-17.2%
Industrial	0	0.0%	0	0.0%	--
TOTAL	160		181		13.1%

ZONING ACTIVITY

Zoning Activity

	2019	2020	
	No.	No.	% Change
Rezoning	40	75	87.5%
Conditional Use	12	43	258.3%
Variance	25	31	24.0%
TOTAL	77	149	369.8%

Rezoning

	2019		2020		
	No.	% of Total	No.	% of Total	% Change
Zoned to:					
Agriculture	0	0.0%	0	0.0%	0.0%
Residential	17	42.5%	43	57.3%	152.9%
Commercial	14	35.0%	13	17.3%	-07.1%
Industrial	1	2.5%	0	0.0%	-100.0%
Mixed Use	8	20.0%	19	25.3%	137.5%
TOTAL	40		75		87.5%
Downtown Residential	6		22		266.7%
Downtown Commercial	2		1		-50.0%
Downtown Mixed Use	6		9		50.0%
DOWNTOWN TOTAL	14	35%	32	43%	128.6%

Conditional Uses

	2019		2020		
	No.	% of Total	No.	% of Total	% Change
Permanent Uses	9	75.0%	22	51.2%	144.4%
Temporary Uses	1	8.3%	21	48.8%	2000.0%
Special Events	2	16.7%	0	0.0%	-100.0%
TOTAL	12		43		258.3%

Variances

	2019		2020		
	No.	% of Total	No.	% of Total	% Change
Setbacks	9	36.0%	12	38.7%	33.3%
Lot Width/Size	1	4.0%	3	9.7%	200.0%
Density	1	4.0%	2	6.5%	100.0%
Sign	4	16.0%	3	9.7%	-25.0%
Fence	9	36.0%	8	25.8%	-11.1%
Sight Triangle	0	0.0%	0	0.0%	-
Design	0	0.0%	3	9.7%	#NA
Flood	1	4.0%	0	0.0%	-
TOTAL	25		31		24.0%

ACKNOWLEDGEMENTS

Mayor

Stephanie Orman

2020 City Council

Ward 1	Tim Robinson	Chad Goss
Ward 2	Cindy Acree	Chris Sooter
Ward 3	Aubrey Patterson	Bill Burckart
Ward 4	Octavio Sanchez	Jon Terlouw

2020 Planning Commission

Elaine Kerr	Richard Binns	Joe Haynie
Jim Grider	Dana Davis	Scott Eccleston
Rod Sanders	Reggie Wright	Eric Hipp

2020 Board of Adjustment

Rick Rogers	Rustin Chrisco	Jan Holland
Joe Haynie	Sam Pearson	

2020 Tree & Landscape Advisory Committee

David Short	Nathan Lembke	Scott Eccleston
Chris Sooter	Ralph Weber	

2020 Public Arts Advisory Committee

Dylan Turk	Johnetta Dexter	Tom Hoehn
Jerris Palmer	Lauren Haynes	Aaron Kohn
Steven Baker	Brittany Braithwaite	Allison Glenn
Ex officio:	Tim Robinson	Kalene Griffith

Building Inspection

Lance Blasi, Chief Building Inspector
Terry Gosnell, Building Inspector
Brian Peoples, Building Inspector
Randy Gully, Building Inspector
Annette Brightwell, Permit Administrator
Lori Leonard, Plans Examiner II
Kim Hatcher, Building Permit Clerk II
Nancy Jackson, Building Permit Clerk I

Community Development

Ellen Norvell, Community Development Director
Brian Bahr, Planning Services Manager
Shelli Kerr, AICP, Comprehensive Planning Mngr
Jon Stanley, Senior Planner
Danielle Semsrott, AICP, Senior Planner
Tyler Overstreet, AICP, Senior Planner
Ali Worley, Planning Technician
Troy Davis, Code Enforcement Officer
Darren Warren, Code Enforcement Officer

Community Development

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