



# 2010

## Annual Development Report



Community Development  
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# Executive Summary

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With 2010, Bentonville began to see some improvements in both residential and commercial development activity.

Residential data indicates that the existing housing stock is being filled and new houses are being built. The number of single family building permits increased by 17%, a higher rate than it did in 2009; the number of residential certificates of occupancy (those ready to be sold or moved into) increased by 32% in 2010; and the number of final platted lots (those ready for construction) increased by 33% over 2009.

While multi-family building permits decreased by more than 80%, the data is skewed due to a high amount of multi-family permits issued in 2009 (it was the highest increase of all building permits in 2009). But, if we compare it to 2008 data, the number of multi-family building permits was higher in 2010.

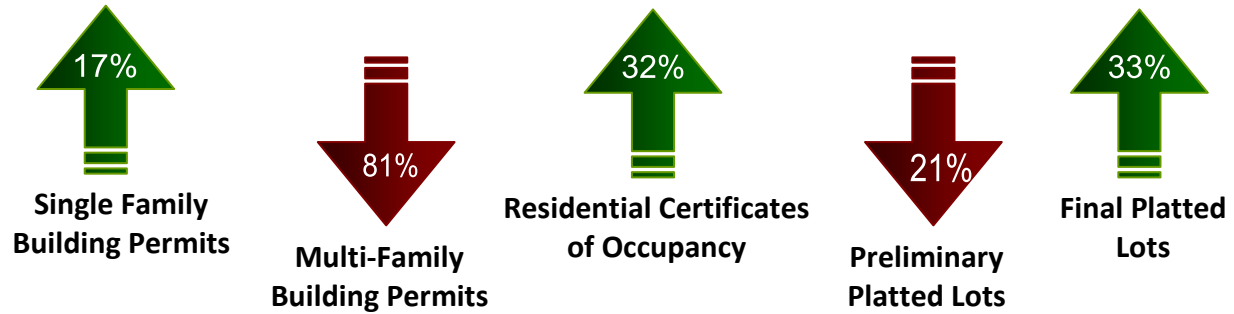
Commercial development trends appear to be on the rise, however, they are locating in areas other than the primary commercial corridors of Walton Blvd and Hwy 102. More than 355,658 square feet of commercial development was approved through the large scale development process; an increase of 152% from 2009. The number of new commercial building permits remains steady, while the number of commercial alterations has increased over 30%. Sixteen commercial developments received a certificate of occupancy in 2010, which is down slightly from the 21 in 2009. The projects included a variety of office and service businesses and the cultural attraction of the Crystal Bridges Museum of American Art's Skyspace.

A total of 812 building permits were issued in 2010, just slightly less than last year. The highest increase (31%) was in commercial alterations. The largest decrease was commercial additions. However, the total valuation of \$95,993,001, is a decrease of 43% from 2009. The highest valuation is single family residential and the largest increase (67%) was sign permits. \$337,624 in total fees collected in 2010, nearly half of that collected in 2009.

Only 7 rezonings were requested in 2010, a decrease of nearly 60% from 2009. This decrease is likely to be attributed to the comprehensive rezoning of downtown in late 2009 since nearly half of the rezonings in 2009 were located downtown. However, the number of variances was up significantly (142%) with a concentration in the downtown area.

# Residential Development

## Change from 2009...



**Preliminary Plats: 66 lots**

- Harmon Grove at Central Park  
SW Gator Rd  
66 lots

**Final Plats: 91 lots**

- Harmon Grove at Central Park  
SW Gator Rd  
66 lots
- Woods creek South, Ph 3  
NE Waterview Terrace  
25 lots

### Residential Building Permits

	2010	2009	Percent Change
Single Family	258	221	17%
Multi-family	9	48	-81%
Swimming Pool	22	20	10%
Residential Alteration	78	77	1%
Fence	186	217	-14%
<b>Total Permits</b>	<b>553</b>	<b>583</b>	<b>-5%</b>

### Residential Certificates of Occupancy

	2010	2009	Percent Change
New Single Family	289	229	26%
New Duplex	11	8	38%
New Multifamily	21	12	75%
Residential Alt/Rem/Add	15	15	0%
<b>Total</b>	<b>336</b>	<b>264</b>	<b>32%</b>

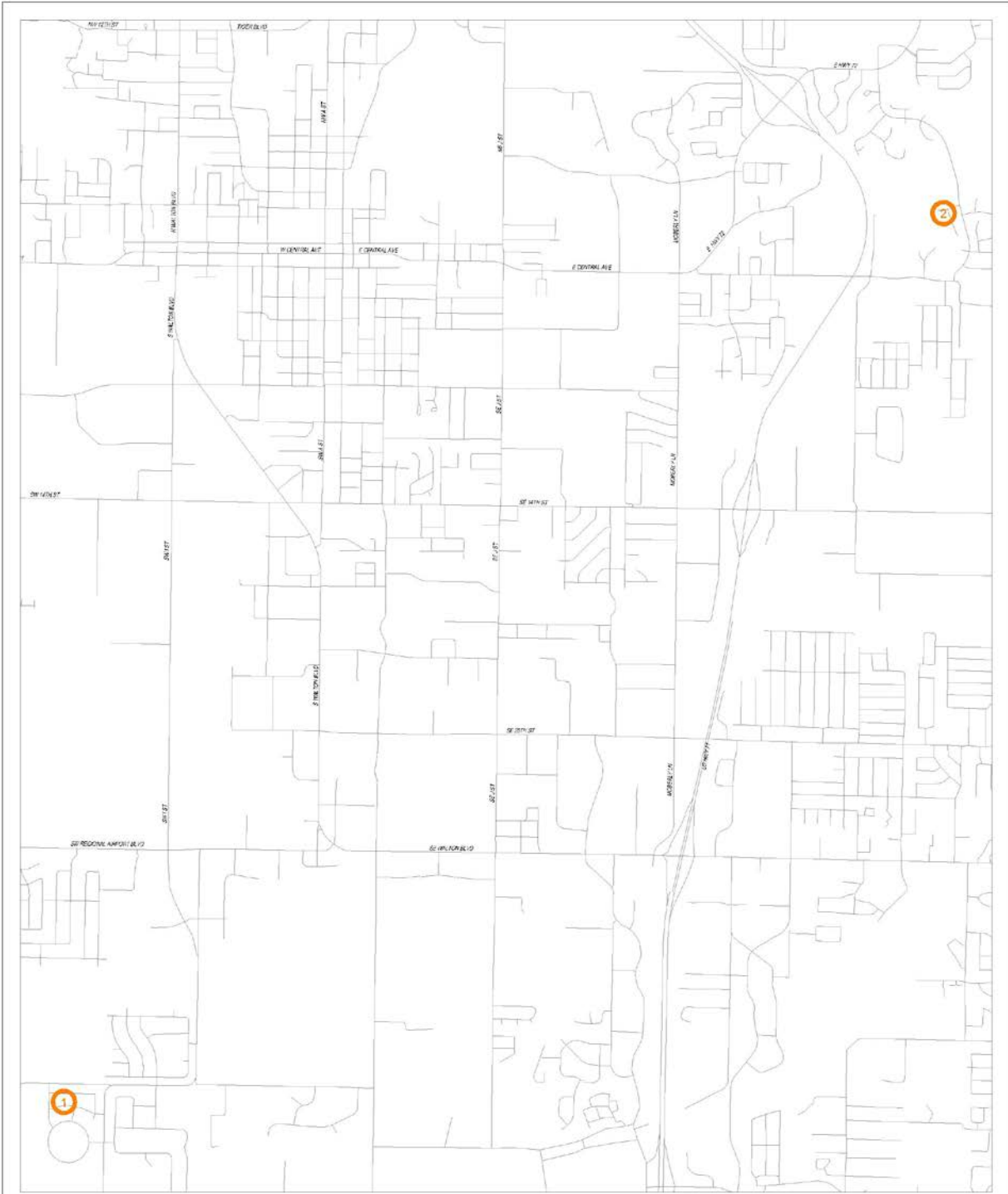
### Platted Lots

	2010	2009	Percent Change
Final	113	85	33%
Preliminary	67	85	-21%

*Data includes commercial and residential.*

Residential Valuation:  
**\$62,085,958**



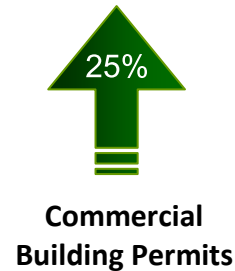


# 2010 NEW RESIDENTIAL



# Commercial Development

## Change from 2009...



### Commercial Square Feet Approved 2009-2010

	2010	2009	% Change
Office	24,906	67,645	-63%
Public	214,831	0	100%
Retail	77,936	36,554	113%
Service	37,985	5,165	635%
Industrial	0	32,000	-100%
<b>Total</b>	<b>355,658</b>	<b>141,364</b>	<b>152%</b>

### Commercial Building Permits 2009 - 2010

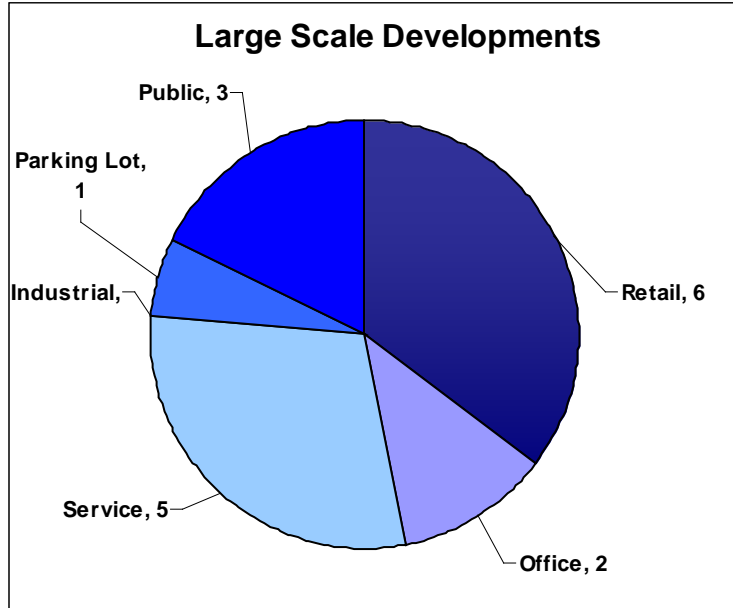
	2010	2009	% Change
<b>New Commercial</b>	<b>26</b>	<b>24</b>	<b>8%</b>
<b>Commercial Addition</b>	<b>0</b>	<b>4</b>	<b>-100%</b>
<b>Commercial Alteration</b>	<b>93</b>	<b>71</b>	<b>31%</b>
<b>Total Permits</b>	<b>119</b>	<b>95</b>	<b>25%</b>

### Large Scale Developments 2010

Project	Location	Use	Size
1 Metro Parkway Office	3603 SE Metro Pkwy	Office	1,906 sf
2 HFD3	909 SW A St	Office	23,000 sf
3 N Main Street Parking Lot	221 N Main St	Parking Lot	--
4 Benton County JJC	1301 Melissa Dr	Public	34,500 sf
5 Bentonville Parks and Rec Building	215 SW A St	Public	8,550 sf
6 Bentonville School No. 6	5101 SW Bright Rd	Public	171,781 sf
7 Cadillac Dealership	2300 SE Moberly Ln	Retail	16,270 sf
8 Everett Maxey Parking Lot Expansion	2512 SE Best Ln	Retail	--
9 Kum and Go #408	2811 E Central Ave	Retail	4,958 sf
10 BMW Dealership	2500 SE Moberly Ln	Retail	20,708 sf
11 Nunnally Chevrolet	2700 SE Moberly Ln	Retail	31,000 sf
12 K and K Motors	1103 SE 35th St	Retail	5,000 sf
13 Cadlerock Wireless TeleCommunication	1110 E Central	Service	--
14 Smith Wireless Tele Communication	403 SE 24th St	Service	--
14 Arvest ATM Downtown	201 W Central	Service	264 sf
16 Premier Dermatology	901 SE Plaza Ave	Service	29,157 sf
17 Arvest Bank Drive thru	1404 SE J St	Service	8,564 sf

## Commercial Certificates of Occupancy 2010

Name	Address	Size (square feet)
1 Lake Johnson Development	2803 SE Mid Cities Dr	16,000
2 Lake Johnson Development	2805 SE Mid Cities Dr	16,000
3 East Central Park – Bldg 2	1404 E Central Ave	11,500
4 East Central Park – Bldg 3	1406 E Central Ave	8,750
5 Crystal Bridges Skyspace	301 NE 5 <sup>th</sup> St	280
6 NWACC Global Business Center	900 SE Eagle Way	42,763
7 Links at Rainbow Curve (Pool/Restroom)	1804 SW 34 <sup>th</sup> Ave	1,071
8 Lifespring Women’s Clinic	1200 SE 28 <sup>th</sup> St	11,854
9 Orchard Park Pavillion	1100 NE John DeShields Blvd	1,014
10 Lawrence Plaza	214 NE A St	1,764
11 Arvest Bank Branch	1404 SE J St	950
12 Cooling Towers	805 SE Moberly Ln	11,784
13 Autowash Car Wash	3510 SE L St	1,513
14 Crystal Bridges Skyspace Restrooms	301 NE 5 <sup>th</sup> St	166
15 Christian Brothers Automotive	600 SE Walton Blvd	4,921
16 Crye-Leike Realtors	800 SE Walton Blvd	12,646





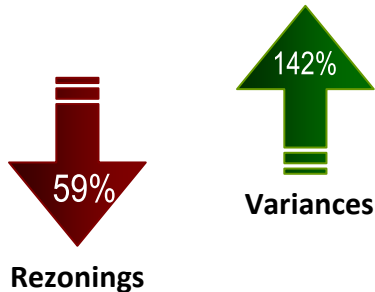


2010 NEW COMMERCIAL



# Zoning Activity

## Change from 2009...



Zoning Activity 2009 & 2010			
	2010	2009	% Change
Rezoning	7	17	-59%
Conditional Use	20	14	43%
Variance	17	7	142%
<b>Total</b>	<b>44</b>	<b>38</b>	<b>16%</b>

### Rezoning 2010

Applicant	Location	Zoning Request	Decision
1 Palmco Properties	Stone Meadow Addition	R-2 to R-ZL	Approved
2 Palmco Properties	Stone Meadow Addition	R-2 to R-ZL	Approved
3 Palmco Properties	Stone Meadow Addition	R-2 to R-ZL	Approved
4 Palmco Properties	Stone Meadow Addition	R-2 to R-ZL	Approved
5 Edgmon (Casey's General Store)	Elm Tree Rd and Hwy 72 west	R-O to C-1	Denied
6 Wallace (Bed and Breakfast)	102 NW 3rd St	R-1 to R-2	Approved
7 Mor-Wise Investments (Kum & Go)	McCollum Rd & E Central Ave	R-O to C-1	Approved

### Variances 2010

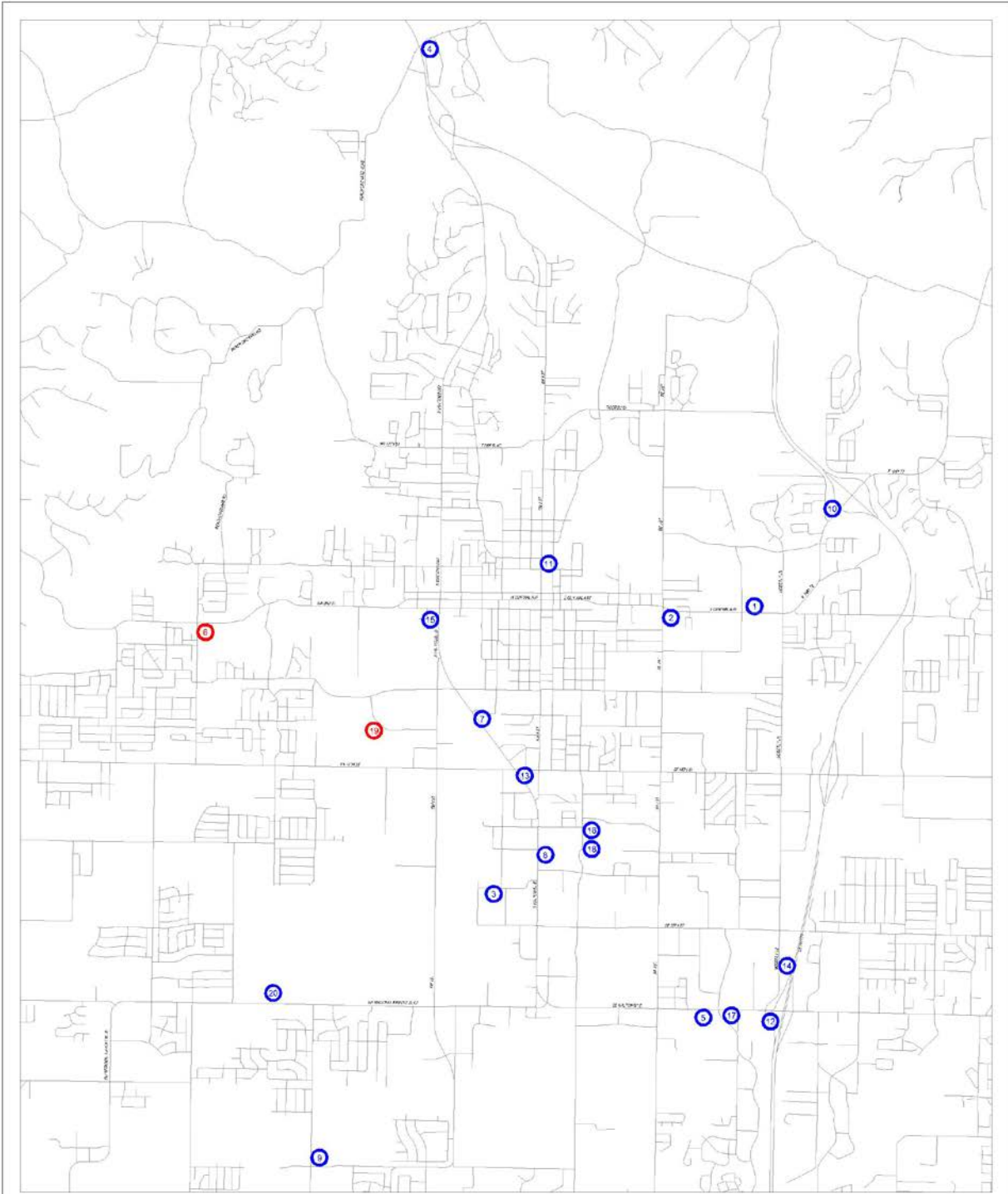
Applicant	Address	Request	Decision
1 Shipman and Muff	703 & 705 McCollum Rd	Front Yard Fence Height	Approved
2 Kertzman	2212 SW Pin Oak Ave	Accessory Structure Side Setback	Approved
3 Rivard	309 SW 2nd St	Front Setback	Approved
4 South Allies	502 SE J St	Rear Setback	Approved
5 Palmco Properties	Stone Meadow Addition	Side Setback	Approved
6 La Tierra Verde	109 NW 2nd St	Vending Trailer Max Width	Approved
7 Law	410 SW A St	Appeal of Staff Interpretation	Approved
8 Shaddox	804 SE 3rd St	Front Garage Setback	Approved
9 Tri State Realty	969 S Walton Blvd	Billboard Spacing	Approved
10 Harrison French	909 SW A St	Front Build to Line	Approved
11 Hunt	3 Oak Valley Ln	Lot Width	Approved
12 Polo Apartments	1301 E Central Ave	Sign Area	Denied
13 Bentonville Parks & Rec	211 SW A St	Front Build to Line	Approved
14 Arvest Atm	102 SW A St	Minimum Height	Approved
15 Rife	301 NW Huffman	Lot Depth	Approved
16 Palmco Properties	Stone Meadow Addition	Side Setback	Approved
17 Leake	11 Glenbrook	Accessory Structure Side Setback	Approved

**Conditional Uses  
2010**

<b>Applicant</b>	<b>Address</b>	<b>Zone</b>	<b>Use Requested</b>	<b>Decision</b>
1 Crossroad Enterp. (Mobile Coffee)	2005 E Central Ave	C-2	Temp. Coffee	Approved
2 Cadelrock/ American Tower	1110 E Central Ave	C-2	WCF	Approved
3 Smith Communitcations	403 SW24th St	C-2	WCF	Approved
4 Bella Vista Church	989 NW McNelly Rd	A-1	Religious Facility	Approved
5 Asylum Haunted House	1212 SE Walton Blvd	C-2	Temp Haunted House	Approved
6 Casey's Fueling Station	3209 SW 2nd St	C-1	Fueling Station	Denied
7 Tri-state Realty (Clear Channel)	969 S Walton Blvd	C-2	Digital Billboard	Approved
8 Warehouse Church	2503 S Walton Blvd	C-2	Religious Facility	Approved
9 Bentonville School District	5101 SW Bright Rd	R-1	Education Facility	Approved
10 Kum and Go #408	2811 E Central Ave	C-1	Fueling Station	Approved
11 Laughlin House Bed and Breakfast	102 NW 3rd St	R-2	Bed and Breakfast	Approved
12 GVM (Fowler Media)	3609 SE Moberly Ln	C-2	Digital Billboard	Approved
13 Crossroad Enterp. (Fowler Media)	1401 S Walton Blvd	C-2	Digital Billboard	Approved
14 Hagan Company (Fowler Media)	3103 SE Moberly Ln	C-2	Digital Billboard	Approved
15 O'Dell Mobile Wash	206 S Walton Blvd	C-2	Mobile Car Wash	Approved
16 Bentonville School District	500 SE 18th St	R-1	Temp Classroom	Approved
17 Jeff Fields Suzuki	1708 SE Moberly Ln	C-2	Temp Tent Sales	Withdrawn
18 Ruth Barker Temp Classroom	500 SE 18th St	A-1	Temp Classroom	Approved
19 Temporary Concrete Plant	1303 Melissa Dr	I-2	Concrete Plant	Denied
20 Bentonville Islamic Center	2500 SW Reg Airport	A-1	Religious Facility	Approved







2010 CONDITIONAL USE

