

Bentonville Community Center



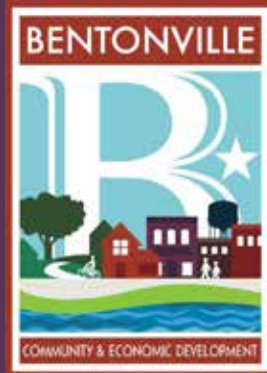
Amazeum



Thrive



Midtown



2015

ANNUAL DEVELOPMENT REPORT

Community & Economic Development

305 SW A Street

Bentonville, Arkansas 72712

(479)271-6826

www.bentonvillear.com

ACKNOWLEDGEMENTS

Mayor

Bob McCaslin

2015 City Council

Ward 1	Stephanie Orman	John Skaggs
Ward 2	Tim Robinson	Chris Sooter
Ward 3	James Smith	Bill Burckart
Ward 4	Octavio Sanchez	Jim Webb

2015 Planning Commission

Scott Eccleston	Richard Binns
Jim Grider	Debi Havner
Joe Haynie	Rod Sanders
Greg Matteri	

2015 Board of Adjustment

Rustin Chrisco	Joe Haynie
Sam Pearson	Rick Rogers
Jan Holland	

2015 Tree & Landscape Advisory Committee

David Short	Debi Havner
Chris Sooter	Al Einert
Scott Eccleston	

2015 Public Arts Advisory Committee

Chad Alligood	Dayton Castleman
Tom Hoehn	Becky McCoy
Randy Townzen	Kalene Griffith
David Wright	Napoleon Dezaldivar
Jerris Palmer	

Community & Economic Development Staff

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Code Enforcement Officer

Troy Davis
Code Enforcement Officer

Annette Brightwell
Administrative Technician

Diane Shastid
Administrative Assistant

Cathy Cesena
Administrative Assistant

Lori Leonard
Administrative Assistant

BUILDING INSPECTION

- **Permits.** The Building Inspection division issued 1,375 total permits in 2015, up 12% from 2014. The most significant increase is in commercial alteration and infills, with a 50% increase over last year.
- **Building Inspections.** The total number of building inspections increased by 17%, with 16,716 inspections conducted in 2015.
- **Valuation.** The 2015 total valuation of \$321,885,167 is a \$48,643 increase from 2014. Single family dwellings make up 45% of total valuation followed by commercial development with 36%.
- **Fees.** Total fees collected increased by just 1% with a total of \$939,324 collected in 2015.
- **Certificates of Occupancy.** A total of 711 certificates of occupancy were issued in 2015; 138 more permits than in 2014. Nearly 70% were single family and 11% were commercial remodels and additions.
- **Code Enforcement.** Code enforcement inspections increased by 14%, with 2,462 in 2014 to almost 2,800 in 2015.
- **Demolition.** Demolition / relocate permits continue to rise, totaling 46, up from 42 in 2014.

PLANNING

- The total number of planning items is starting to level out, with a slight increase between 2014 and 2015, from 250 to 253 items.
- The most notable increase is in the number of rezonings, up 57% from last year, and variances, up 48% from last year.
- The number of large scale developments is also higher than last year; 42 in 2014 to 47 in 2015, a 12% increase.
- The number of property line adjustments and final plats dropped by half of those in 2014.
- The number of industrial large scale developments doubled from last year, from 3 to 6.

2015

DEVELOPMENT DATA

HIGHLIGHTS

Single Family Permits

482 units permitted...up 7% from last year

Average Value of Single Family

\$300,878...up 7% from last year

Average Size of Single Family

3,048 sq. ft. ...5% larger than last year

Multifamily Residential

687 units approved for development...
compared to 70 last year

Average Value of Multifamily

\$129,650...up 40% from last year

Commercial Infill

132 permits for alteration/infill...
up 50% from last year

Value of All Permits

\$321 million...consistent with last year

Completed Commercial Projects

132 completed...an increase of 69%

Industrial

259,848 sq. ft. approved for development...
up 2% from last year

RESIDENTIAL

Residential Completed

Residential certificates of occupancy issued (579) is up 17% from 2014. Single family units make up 84% of all residential certificates. Residential alterations, remodels and additions continued to grow, with 29 completed in 2015, a 61% increase from 2014.

Residential Starts

Total residential units permitted in 2015 is 878. This is a 19% decrease. However, 2014 had a significantly higher amount of multifamily units permitted than recent trends, contributing to decrease in total units permitted. The 396 multifamily units permitted in 2015 is considerably less than 2014's 638 units, but is still considerably higher than the 50 units permitted in 2013. Single family residential building permits increased by 7% last year.

Total residential valuation is up by 6% and single family value increased by 15%. Although the number of residential alterations/additions permitted is down by 22%, the value of those permits is up by 16%.

Planned Residential

A total of 687 multifamily units have been planned through the Large Scale Development process. 19 units are townhomes and the remaining are apartments.

Final plat activity slowed down in 2015, with only 44 lots final platted, compared to 285 in 2014. However, the number of preliminary plats and lots splits had only slight decreases. In the pipeline are approximately 338 residential lots that were preliminarily platted in 2015.

Rezoning

Nearly half of all rezonings in 2015 are residential. Of the 22 residential rezonings, eight were located downtown.

Staff uses certificates of occupancy data to determine population estimates. The current estimate uses the 2009-2013 American Community Survey, 5-year Estimates to establish persons per unit by housing type.

Residential Highlights

Population Estimate

44,073...an increase of 5.6% from 2014

Completed Units

1,119 residential units...up 132% from 2014

Residential Valuation

\$201 million...an increase of 6% from 2014

Single Family Homes

Average Size: 3,048 sq. ft...up 5%

Average Value: \$300,877...up 7%

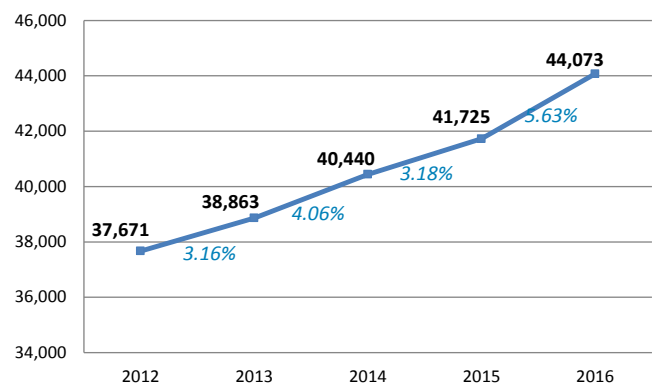
Multifamily Homes

Average Size: 1,253...up 46%

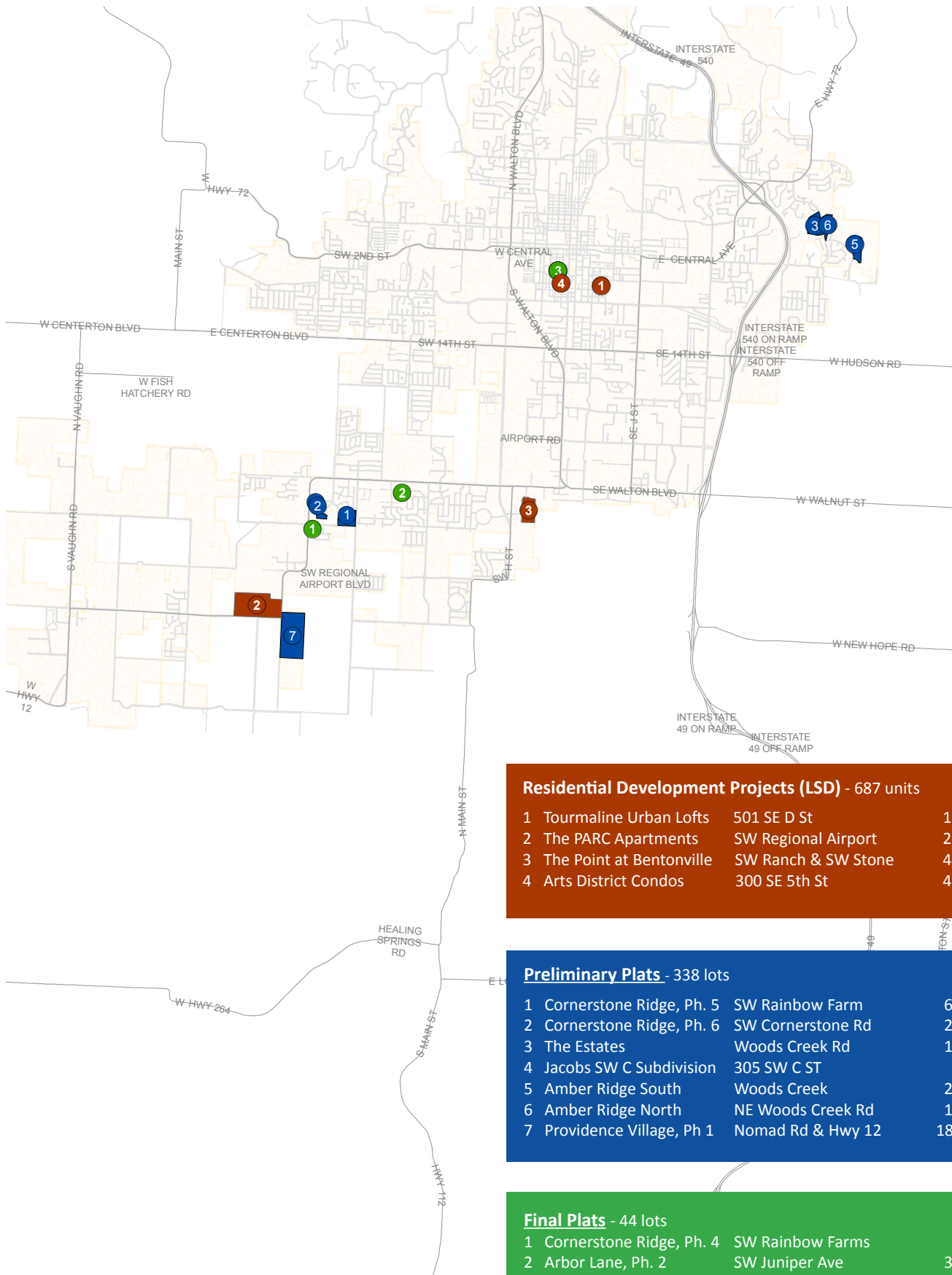
Average Value: \$129,650...up 40%

POPULATION

The current population estimate of 44,073 represents an increase of 5.6% from last year. Data suggests Bentonville is growing at a faster rate than the last five years.



2015 Planned Residential



Residential Development Projects (LSD) - 687 units

1	Tourmaline Urban Lofts	501 SE D St	15 units
2	The PARC Apartments	SW Regional Airport	216 units
3	The Point at Bentonville	SW Ranch & SW Stone	452 units
4	Arts District Condos	300 SE 5th St	4 units

Preliminary Plats - 338 lots

1	Cornerstone Ridge, Ph. 5	SW Rainbow Farm	66 lots
2	Cornerstone Ridge, Ph. 6	SW Cornerstone Rd	21 lots
3	The Estates	Woods Creek Rd	15 lots
4	Jacobs SW C Subdivision	305 SW C ST	4 lots
5	Amber Ridge South	Woods Creek	29 lots
6	Amber Ridge North	NE Woods Creek Rd	19 lots
7	Providence Village, Ph 1	Nomad Rd & Hwy 12	184 lots

Final Plats - 44 lots

1	Cornerstone Ridge, Ph. 4	SW Rainbow Farms	6 lots
2	Arbor Lane, Ph. 2	SW Juniper Ave	34 lots
3	Jacobs SW C Subdivision	SW C St	4 lots

COMMERCIAL & INDUSTRIAL

Completed Commercial Development

Certificates of occupancy are issued when a project is complete and provide data on completed commercial projects. Commercial certificates of occupancy have increased by 69% since 2014, with a total of 132 certificates issued. Alterations, remodels and additions make up 60% of all certificates issued and new commercial makes up 20%. The remainder are tenant infills (where a tenant moves into an existing building or suite).

Commercial Starts

Commercial development continues an upward trend, with a 21% increase in all commercial building permits. New commercial building permits are down 18%. However, commercial alterations and infills make up nearly 80% of all commercial permits and the number of those permits increased 50%. Commercial valuation is almost \$118 million, a 9% decrease from last year.

Planned Development

The total square feet of commercial and industrial uses approved through the large scale development review process is up 11% from last year, with a total of 644,883 approved in 2015. Office and industrial uses make up 41% and 40% respectively of the total square feet.

Rezoning

Thirty-eight percent of all rezonings were to commercial zoning districts. 5 of the 18 commercial rezones are downtown. Six applications are for rezoning to an industrial district, making up 13% of all rezonings. Notably, there were no industrial rezonings in 2014.

Commercial Highlights

Completed Commercial

132 certificates of occupancy issued...
up 69% from 2014

Commercial Infill

132 building permits...
an increase of 50%

Value of New Permits

\$117 million...
down 9% from 2014

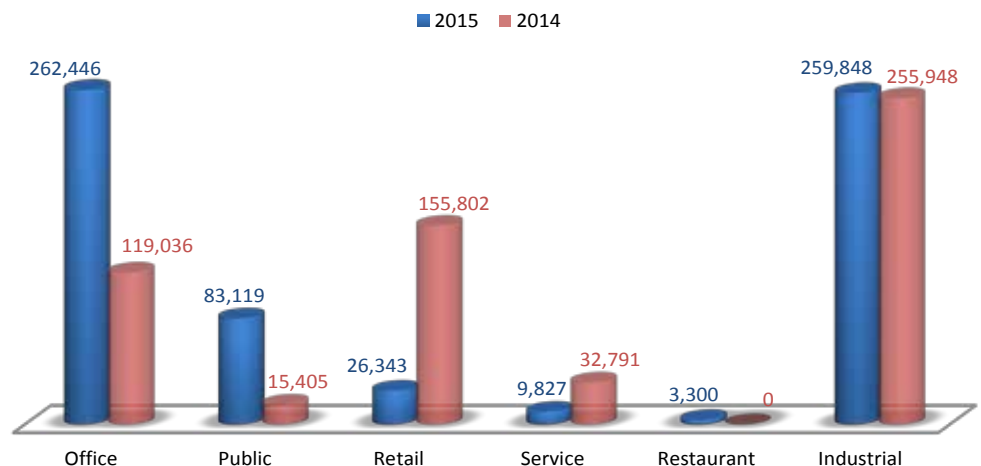
Industrial Rezones

13% of all rezonings

Planned Development

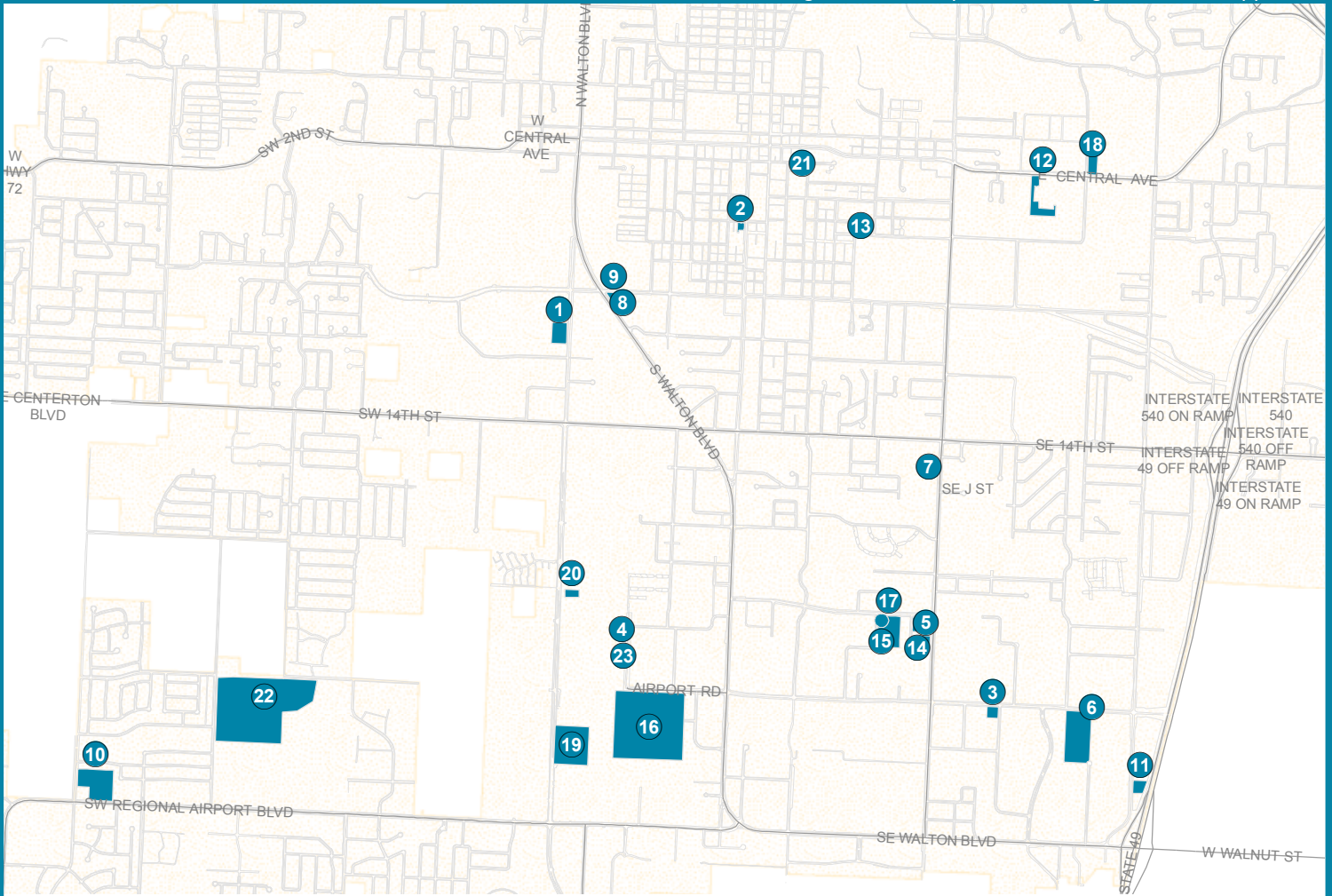
11% more square feet than 2014

Square Feet Approved by Planning Commission



2015 Planned Commercial & Industrial

**Large Scale Development Planning Commission approvals*



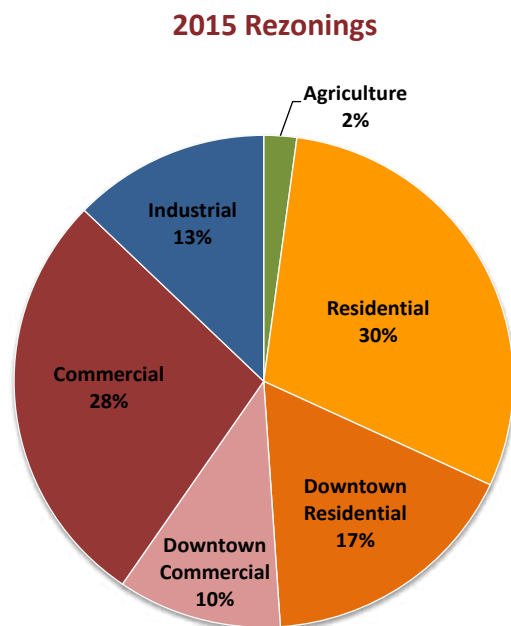
Commercial Development Projects

1	Children's Academy	1002 SW I Street	14,892	educational facility
2	First National Bank	402 SW A Street	6,400	financial institution / office building
3	Pate Family Dentistry	1208 SE 28th St.	5,797	dentist office
4	Patton Hangar	2400 SW Aviation St	4,200	airplane hangar
5	Arkansas Music Works	2400 SE J St	9,867	retail music shop
6	Vista 21	2200 SE 28th St	31,700	office
7	Rush Running	1600 SE J St	7,433	retail running shop
8	Arvest Bank ATM	807 S Walton Blvd	0	financial institution
9	8w Center	805 S Walton Blvd	180,000	office/restaurant
10	BOS Park LLC	3500 SW Regional Airport Blvd	87,982	office/retail/mini warehousing
11	Four Wheel Concepts	3205 SE Moberly Ln	9,043	commercial retail
12	Central Investments Office	1602 E Central Ave	30,000	office
13	Wholesale Fish Market	607 SE 5th St	3,300	addition to fish market
14	TAR & DOK	2403 SE Cottonwood St	5,124	office
15	SE G St Parking Lot	2436 SE G St	0	parking lot - 527 spaces
16	Bentonville Utility Complex	3200 SW Municipal Drive	112,286	industrial, warehouse and office
17	LSD Cottonwood Development Co.	SE G & SE 22nd	0	parking lot
18	My Village Dentist Office	1909 E Central	4,030	dentist office
19	Game Composites, LTD	3201 SW I St	39,000	manufacturing
20	Summit-Long Hangar	2403 & 2405 SW I St	10,080	airplane hangar
21	Haxton District West	222 SE 2nd St	9,222	commercial building
22	Bentonville Public Schools	3001 SW Featherston Rd	68,227	elementary school
23	Gourley Hangar	2410 SW Aviation St	6,300	airplane hangar

ZONING

Rezoning

Rezoning increased significantly this year. From 30 items in 2014 to 47 items in 2015. Three of those were withdrawn and of the remaining all but one were approved. They consisted largely of residential and commercial rezonings, with 28% of the rezonings occurring for downtown properties.

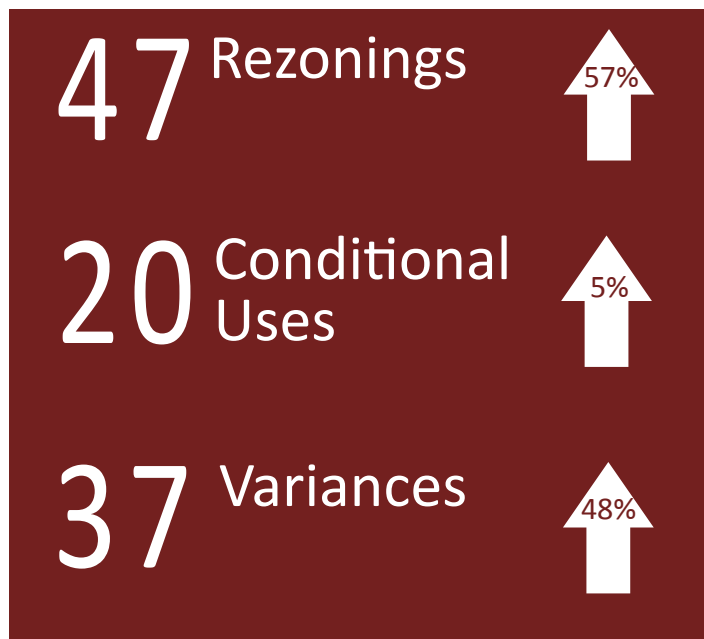


Conditional Uses

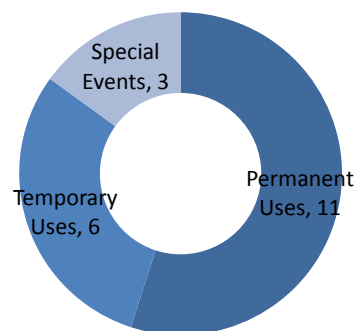
Conditional uses have remained relatively steady the last few years. Between 2014 and 2015, the number increased by 5%. Four of them were for educational facilities and seven were for special events or tent sales. All requests were approved and one was withdrawn.

Variances

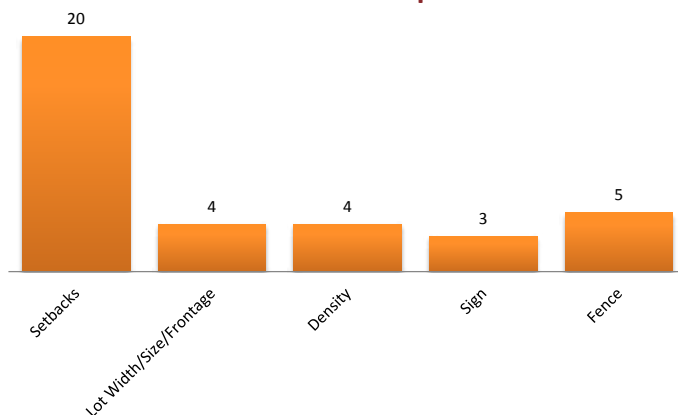
The number of variances has gone up this year, from 25 in 2014 to 37 in 2015. The requests are predominantly variances from setbacks and lot widths, with 4 for density, 3 for signs and 4 for fences.



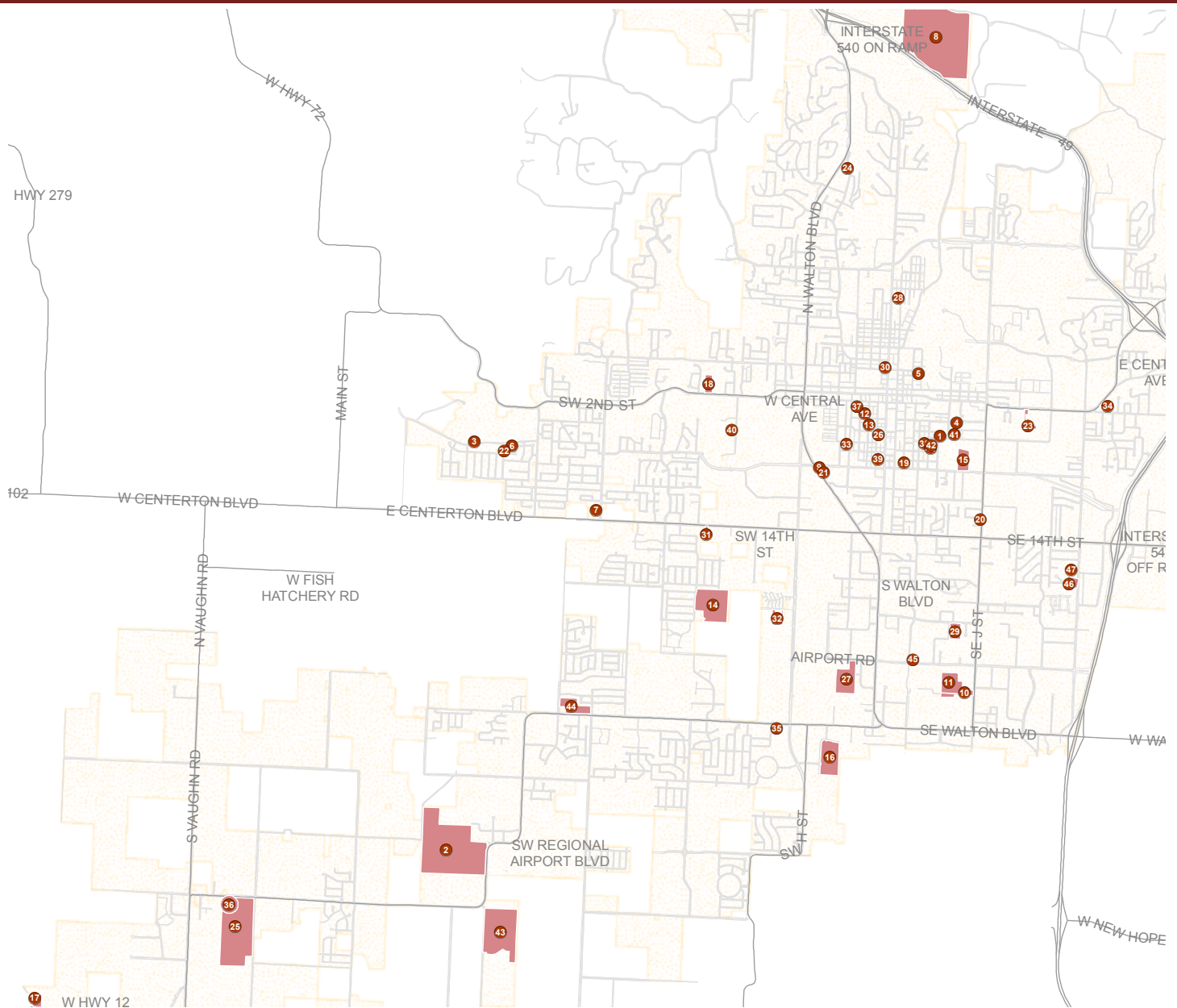
2015 Conditional Use Requests



2015 Variance Requests

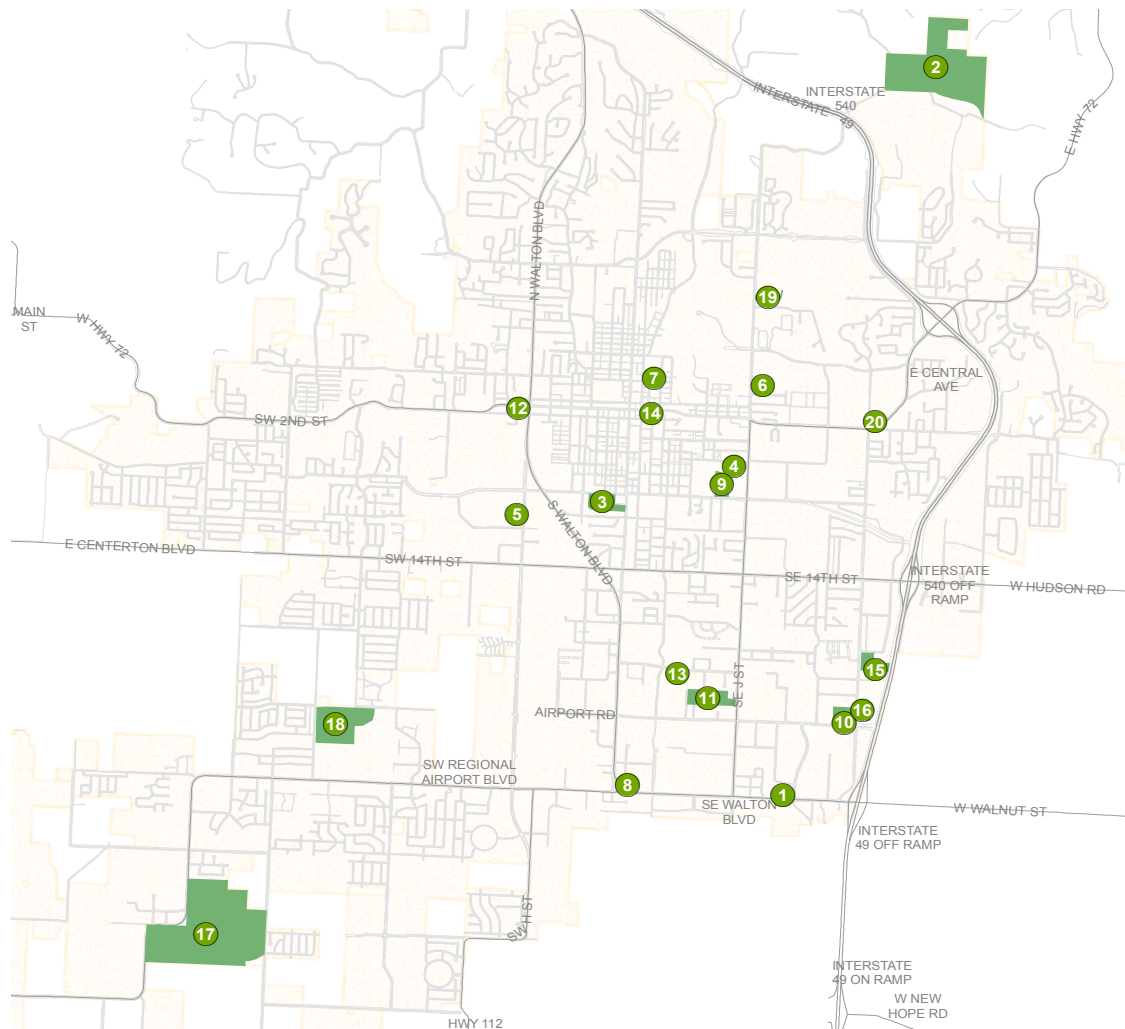


2015 Rezoning



1 Knoll Properties	607 SE 5th St	I2 to C3	Approved	25 Mathias Shopping Centers	SW Regional Airport	R1 to I1	Withdrawn
2 Ft. Scott Property	5808 SW Reg. Airport	A1 to I1	Approved	26 Emerald Isle Holding, LLC	SW B & SW 4th St	R1 to DE	Approved
3 Charles B. Hargus	4806 Town Vu Rd	A1 to R1	Approved	27 Keeling Subdivision	SW 28th St	C2 to I1	Approved
4 Lance & Andrea Jobe	706 SE 3rd St	R3 to RC2	Approved	28 Roddy	909 N Main St	R1 to RC2	Approved
5 Cindy Springs, LLC	NE Black Ave	R1 to DE	Approved	29 Cottonwood Development	SE 22nd & SE G St	PUD to C2	Approved
6 ATEX Investments, LLC	Stoneburrow, Ph. 1	A2 to R1	Approved	30 Carlson, MSB Holdings	204 & 206 NW 3rd	R1 to DE	Approved
7 Skye One Property, LLC	SW Elm Tree Rd	C1 to R4	Approved	31 Warren & Marie Main	1707 SW 14th St	A1 to R1	Approved
8 Signature Bank of Arkansas	Ford Springs Rd	A1 to R1	Approved	32 Buildup Development, LLC	SW Parnell Dr	A1 to R2	Approved
9 Troy Link Enterprises, LLC	805 SW Walton Blvd	C2 to C3	Approved	33 Lykins Leasing, LLC	504 SW E St	R1 to RC2	Approved
10 Bishop Trust Rezoning	SE J St & 28th St	A1 to C2	Approved	34 McFann's Holdings	2606 E Central Ave	PRD to C1	Approved
11 Bishop Revocable Trust	SE J St & 28th St	A1 to I1	Approved	35 Cabe Ranch Leasing	SW Reg. Airport	A1 to C2	Approved
12 Pinkerton	SW D Street	R1 to RC2	Approved	36 Mathias Shopping Centers	SW Reg. Airport	R1 to I1	Approved
13 Wright	306 SW C St	R1 to RC2	Approved	37 Castlestone/Lamplighter	206 & 208 SW D St	R1 to RC2	Approved
14 Burckart Construction	2303 SW Birch	R1 to A1	Approved	38 CHP, LLC	502 SE D St	R1 to RC2	Approved
15 Food Hub NWA	801 SE 8th St	I2 to C2	Approved	39 Bike Rack Group	SW 7th St & SW B St	DE to DC	Approved
16 Bentonville 12 LTD	Limestone Ranch	PUD to R4	Approved	40 Foy	610 SW O St	A1 to R1	Approved
17 O'Dell	7555 Hutchens Rd	A1 to R1	Approved	41 Lavee Collingsworth	402 SE G St	R1 to RC2	Approved
18 Charles & Brenda Rateliff	1716 SW 2nd St	RE to R1	Approved	42 Tourmaline Urban Lofts	501 SE D St	R3 to PRD	Approved
19 Terrell	202 SE 7th St	R1 to DE	Approved	43 Providence Village, Ph. 1	SW Windmill	R1 to PRD	Approved
20 Wisdom	1202 SE J St	R1 to RO	Approved	44 The Incubator	SW Regional Airport	C1 to PUD	Approved
21 Arvest Bank	807 S Walton	C2 to C3	Approved	45 Ron Blackwell	SE 28th St & SE C St	A1 to I1	Withdrawn
22 Stoneburrow, LLC	SW River Rock St	A1 to R1	Approved	46 Hope Church NWA	1700 SE Moberly Ln	R1 to C2	Withdrawn
23 Central Investments, LLC	1602 E Central Ave	I2 to C2	Approved	47 Hope Church NWA	1700 SE Moberly Ln	R1 to C2	Denied
24 Sally K & Roger L. Jones	Oakwood Ave	R1 to R2	Approved				

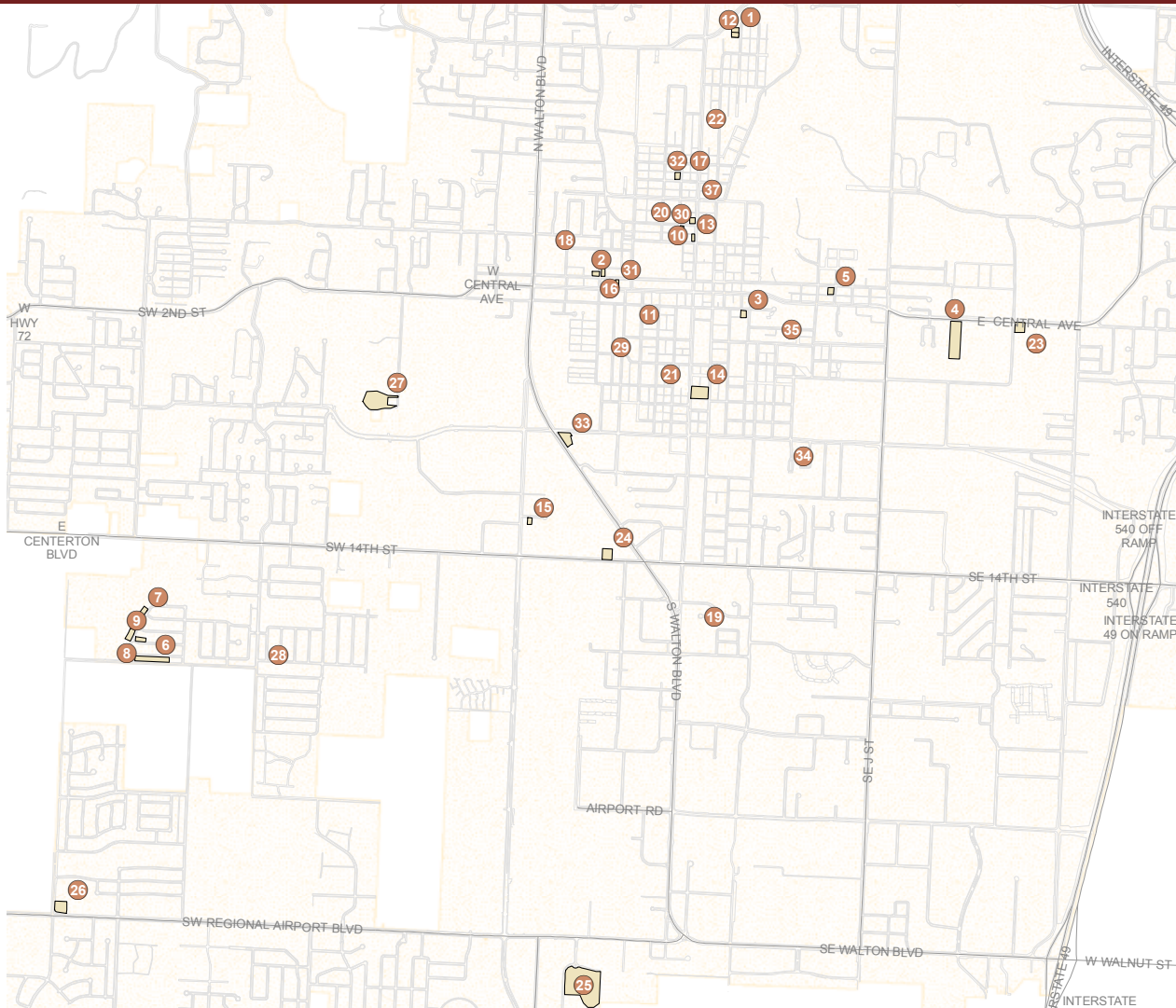
2015 Conditional Use Requests



Conditional Uses

1	Driving Academy of NWA	1401 SE Walton	educational facility	Approved
2	Sugar Creek Farm's Airport Facility	3100 Price Coffee Rd	airport facility	Approved
3	Walmart Fundraiser for ACH	SW 8th St	special event	Approved
4	Bentonville Brewing Co	1000 SE 5th St	microbrewery	Approved
5	Children's Academy	1002 SW I St	child care/private school	Approved
6	Jeremy & Andrea Wilson	306 NE J St	farm animals	Approved
7	Bentonville Film Festival	N Main, NE Blake, NE 3rd	special event	Approved
8	Rainbow Holdings II	S Walton & SE Macy Rd	tethered balloon rides	Approved
9	Food Hub, LLC	801 SE 8th St	culinary school	Approved
10	Nunnally Chevrolet	2700 SE Moberly Ln	tent sale	Approved
11	Haas Hall Academy	2600 SE J St	educational facility	Approved
12	Optimum Alliance	909 W Central Ave	gravel parking lot	Approved
13	Chinmaya Mission NWA	SE 22nd St	religious facility	Approved
14	BCBA Anniversary Celebrate	200 E Central	special event	Approved
15	Daniels McClarty Used	2201 SE Moberly Ln	tent sale	Approved
16	Daniels McClarty	2601 SE Moberly Ln	tent sale	Approved
17	Walmart Distribution Center	5801 SW Reg. Airport	storage of flammable materials	Approved
18	Bentonville Public Schools	3001 Featherstone Rd	elementary school	Approved
19	Wegner Christmas Tree Sales	1100 NE J St	christmas tree sales	Approved
20	Chad's Beverage Shop	2501 E Central Ave	liquor store w/in 500' of trail	Withdrawn

2015 Variance Requests



1	Faciszewski	1211 NE Monroe St	App	Lot Width
2	Equity Trust	702 NW 2nd St, 201 NW F St	App	Density, Bulk & Area, Lot Width
3	TNG Properties, LLC	212 SE 2nd Street	App	Side Setback
4	Martin (Mustard Seed)	1400 E Central Ave	App	Fence Height
5	Phillips	708 NE 2nd St	App	Density, Lot Width, Setbacks
6	Palmco Properties, LLC	Lots 238-253 Stonemeadow	App	Interior Side Setback
7	Palmco Properties, LLC	Lot 41, 74-79 Stonemeadow	App	Interior Side Setback
8	Palmco Properties, LLC	Lot 267,269 Stonemeadow	Wdwn	Interior Side Setback
9	Palmco Properties, LLC	Lots 264 Stonemeadow	Wdwn	Interior Side Setback
10	Fackler	401 NW A St	App	Front Setback
11	Miller	205 SW D St	App	Interior Side Setback, Rear Setback
12	Faciszewski	1209 & 1211 NE Monroe St	App	Lot Width
13	Quality Housing Partners	301 NE A, 204, 206 NW 3rd	Appr	Side Setback
14	Main Coop Property, LLC	501 SW A St	App	Roof Top Sign
15	Butler Lot	2 Belle Heights	App	Rear Setback
16	Robinson	616 NW 2nd St	App	Street Facing Garage Setback
17	Hurricane WA, LLC	202 SE 7th St	App	Density
18	Muldoon	213 NW G St	App	Fence Height Variance
19	Lagunas	211 Winesap Lane	App	Rear Setback
20	Lewis	403 NW C St	App	Fence Height Variance
21	Hintz	412 SW B St	App	Interior Side Setback
22	White	809 N Main St	Wdrn	
23	Rubley	2000 E Central Ave	App	Fence Height Variance
24	Nunnally Family, LLC	508 SW 14th St	App	Sign Height
25	Bentonville 12, LTD	3800 SW Rich Smith Rd	App	Rear Setback
26	Kum and Go	3610 SW Reg. Airport Blvd	App	Canopy Signage
27	TTTSL, LLC	708 SW O St	App	Min. Street Frontage
28	Martin	1914 SW Marquette Rd	Denied	Setbacks
29	Lambert	306 SW E St	App	Setbacks
30	Mill Project	308, 310 & 312 NW B St	App	Rear Setback
31	Doffin	604 W Central Ave	App	Setbacks
32	Stuckey	601, 603 and 605 NW B St	App	Lot Area, Lot Width
33	Troy Link Enterprises	801 S Walton Blvd	App	Size
34	Habitat for Humanity	Durham Place Subdivision	App	Min. Street Frontage
35	Stein	506 SE Henry St	App	Side Interior Setback
36	BCCL Bentonville, LLC	Central Park Phase 5	App	Street Facing Garage
37	Reeves	503 N Main St	App	Fence Height Variance

ECONOMIC DEVELOPMENT



Midtown



Neighborhood Market



Rush Running



Musicworks



Daniel McLarty



Neighborhood Market

The City of Bentonville issued certificates of occupancy for many projects in 2015 that include a variety of uses, such as: retail, residential, entertainment, public facilities and education, totalling 644,518 square feet.

The year began with several early spring certificates issued to include Thrive, a 62-unit multifamily and commercial development, which was fully leased prior to its opening. This project is located in the Arts District which is experiencing growth in the residential and commercial retail sectors.

The Midtown office and shopping center opened in June, with retail on the first floor and office space on the second and third floors. Walmart opened three new neighborhood markets, with the first on E. Central Avenue, the second on N. Walton Boulevard and the third at Midtown providing grocery services to the downtown communities.

McLarty Daniel Jeep, Chrysler, Dodge, Ram opened as a relocation from S. Walton Blvd, expanding from 200 spaces to over 700 spaces. This project opened almost two years from the date of its inception.

Rush Running relocated from S. Walton Blvd. to a new building on SE J Street to expand an already successful business. Bentonville experienced growth in retail sports and outdoor gear from Gearhead and North Woods. Musicworks expanded with a relocation project on SE J Street, almost tripling in size from the former space.

The Scott Family Amazeum opened in July; featuring approximately 50,000 square feet of indoor exhibit and learning spaces. The museum brings learning to life and enhances family involvement, while evoking a sense of curiosity and discovery through hands-on activities.

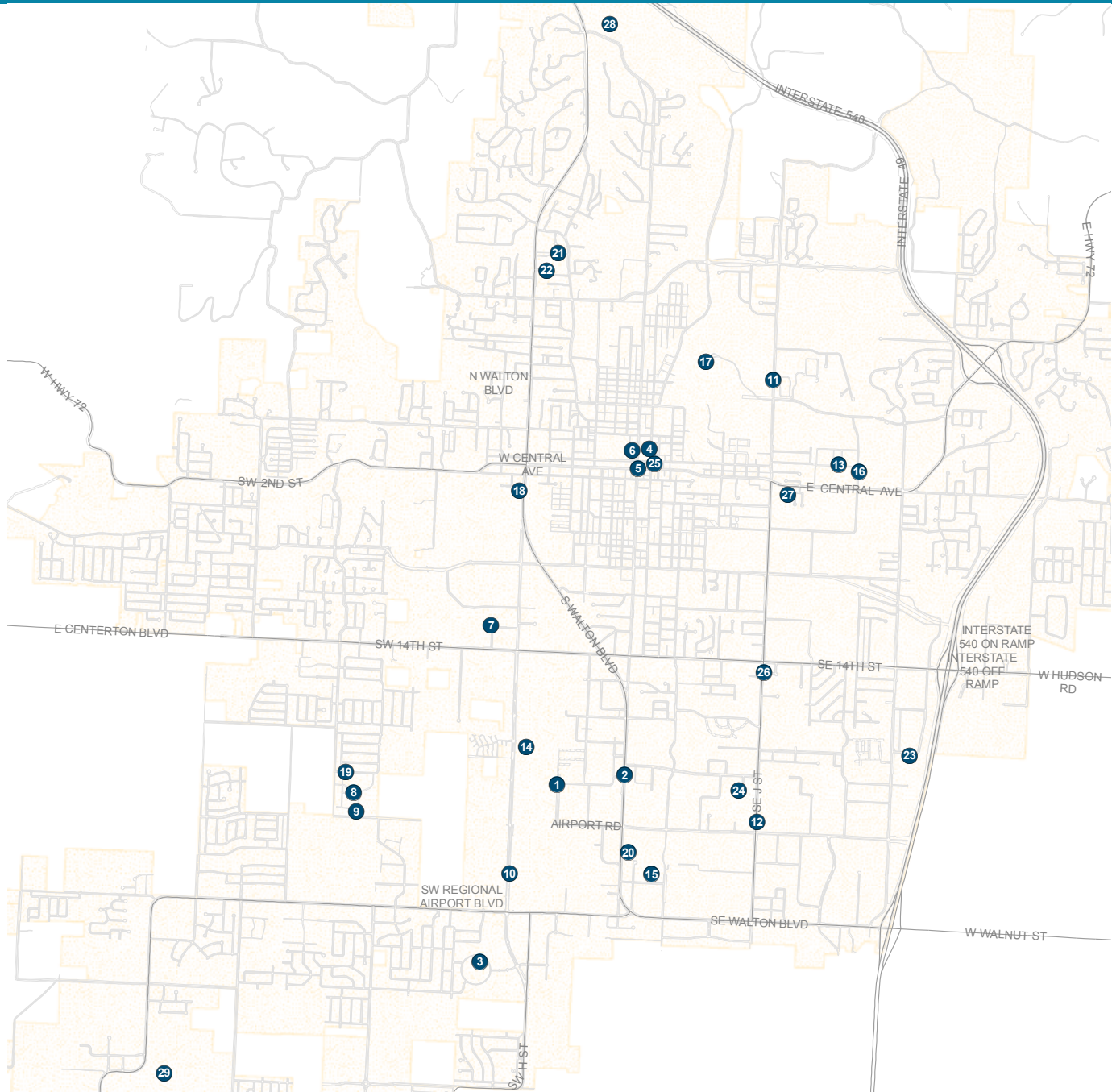
Several new restaurants opened up this year, including: Smashburger, Oven & Tap, R'omo D'Olivio, Fresh Fish Marketplace, Joe's Italian Grill, Onyx Coffee Lab, Paradise Donuts, 211 Cafe, and 3rd Street Bakery. Fred's Hickory Inn re-opened after a fire destroyed the original structure in 2014.

Haas Hall Academy expanded its operations to Bentonville with a 25,000 square foot space on SE J Street. Haas Hall Academy is an accelerated, college preparatory open-enrollment public charter high school serving scholars grades 7-12 in Northwest Arkansas.

The City of Bentonville completed two new buildings to continue serving residents. The Bentonville Community Center opened with over 80,000 square feet of recreational and aquatic multiuse space. Fire Station #6 opened to serve the citizens of southwest Bentonville.

2015 Completed Commercial & Industrial

**Issued Certificates of Occupancy*



1 Bradford Hangar	2420 SW Aviation St	7200 sf	16 Neighborhood Mkt	1803 E Central Ave	740 sf
2 Mathias Bldg. 2	2510 S Walton Blvd	2709 sf	17 F. Lloyd Wright House	610 Museum Way	2,882 sf
3 Community Center	1101 Citizen Cr	82,700 sf	18 Peel House	320 S Walton Blvd	1,492 sf
4 Midtown Center	100 NW 2nd St	44,381 sf	19 Trails Storage Bldg	2404 SW Badger Ln	1,800 sf
5 Midtown Center	110 NW 2nd St	31,652 sf	20 Campbell Bldg	3201 S Walton Blvd	16,289 sf
6 Midtown Center	206 NW A St	113,168 sf	21 Neighborhood Mkt	1400 N Walton Blvd	41,444 sf
7 NWA Couriers	1360 SW Westpark	6,000 sf	22 Neighborhood Mkt	1402 N Walton Blvd	740 sf
8 Trails Clubhouse	2400 SW Fireblaze	8,036 sf	23 Landers-McClarty	2201 SE Moberly Ln	45,604 sf
9 Trails Pool House	2401 SW Fireblaze	400 sf	24 Musicworks	2400 SE J St	9,735 sf
10 Firestation #6	3312 SW I St	9,472 sf	25 Neighborhood Mkt	205 N Main St	31,214 sf
11 Amazeum	1009 Museum Way	49,700 sf	26 Rush Running	1600 SE J St	7,363 sf
12 J St. Commercial	2600 SE J St	20,000 sf	27 Clearspan Bldg	301 SE J St	10,800 sf
13 Neighborhood Mkt	1703 E Central Ave	41,983 sf	28 City of Bentonville	2898 NW A St	33,620 sf
14 Cornerstone Aviation	2501 SW I St	11,700 sf	29 Hydrogen Fuel Area	5801 SW Reg. Airport Blvd	0 sf
15 Jarden/Coleman Office	209 SE 34th Street	44,978 sf			
					TOTAL 644,518 sf

COMMUNITY PROGRAMS

CDBG Community Development Block Grant Program

Funded \$142,339 worth of projects impacting low-to-moderate income persons

- **SE 10th Street Drainage Improvement Project**
\$108,168 spent to fully fund design and partially fund construction of the SE 10th Street Drainage Project, which consists of redesigning the storm drain system under SE 10th Street between SE C and SE J Streets. This area is prone to flooding and a storm drain system will prevent future flooding.
- **Analysis of Impediments to Fair Housing Choice**
\$11,325 spent to hire a consultant to prepare the city's next Analysis of Impediments to Fair Housing Choice, an analysis of the current state of fair housing choice in Bentonville.
- **Habitat for Humanity of Benton County**
\$20,000 awarded to help Habitat for Humanity of Benton County purchase land for the future location of a Habitat for Humanity home. The new home will house a single mother and her child with imminent risk of becoming homeless.
- **Taxi Coupon Program**
\$3,846 used to help fund the Taxi Program, which supplements the transportation needs of Bentonville residents who are considered low to moderate income, 62 years of age or older and/or physically challenged.

Taxi Program

183 riders benefitted by \$17,036 in transportation assistance

- **183 approved riders**, 98 of which are extremely low income, 64 very low income and 15 low income, and four with a presumed benefit (over 62 & disabled).
- **8,806 coupons and 645 punches** (punch card system initiated in November 2015) were utilized by the riders in 2015, totalling \$18,904.

Volunteer Program

645 volunteer hours logged for two city projects

- **3rd Annual Tree Planting Blitz**
The City of Bentonville and presenting sponsor Walmart held its 3rd Annual Tree Planting Blitz on Friday, October 16th. City crews and volunteers worked together to plant 988, 15 gallon trees on public property at six locations throughout the city. 178 volunteers logged approximately 534 hours.
- **Great American Cleanup, Clean the Streets Day**
Thirty-seven volunteers logged 111 volunteer hours by cleaning 5.5 miles of roadway on May 16, 2015.



Public Arts Advisory Committee

Purchased first permanent pieces, SunKissed and PacMan

- Purchased two pieces of permanent art for North Bentonville Trail, SunKissed and PacMan.
- Issued a Call for Artists for Train Station Park.



Awards & Grants

6th consecutive year for Volunteer Community Award

- **Tree City USA.** The city maintained its Tree City USA designation for the seventeenth year in a row.
- **Tree City USA Growth Award.** Received a Tree City USA Growth Award for demonstrating environmental improvement and higher level of tree care for the third time.
- **Fall Tree Giveaway.** Received \$3,825 from the Walton Family Foundation to purchase 150 trees, doubling the number of trees to give away to Bentonville residents.
- **Volunteer Community of the Year Award.** For the sixth consecutive year, Bentonville received the Volunteer Community of the Year Award; approximately 21,924 volunteers from 54 organizations recorded 485,215.18 volunteer hours valued at more than \$11.1 million.
- **Volunteerism Always Pays (VAP) Grants.** Awarded two VAP grants for Walmart employees' participation in street clean up events, totaling \$1,500.

Tree & Landscape Advisory Committee

Funded \$50,000 in tree related projects; gave away 450 trees, 988 trees planted

- **The Legacy Orchard at Orchards Park**
Purchased a 250 gallon tote of Nitron Formula A-35 Organic Soil Conditioner to fertilize Legacy Orchard trees.
- **Downtown Square Beautification**
Purchased 6,700 bulbs to be planted at the Bentonville Square.
- **Grow with this Tree**
Started construction of an exhibit at the Bentonville Community Center that includes educational signage, a 6-inch caliper London Planetree, a brick knee/sitting wall, and benches. Year after year individuals and families can take their picture with the tree.
- **Residential Landscaping of the Month Award**
Michael and Lisa Clark reside at 108 SE 3rd Street and were the winners for the month of July.
- **Commercial Landscaping of the Month Award**
The Arvest Bank ATM landscaping at the intersection of SW A Street and W. Central Avenue was the winner for the month of September.
- **Tree Giveaways**
The spring and fall tree giveaways were held on April 25th, 2015 and October 17th, 2015. 150 trees were available for the spring tree giveaway and 300 trees were available for the fall tree giveaway. The committee was able to give away double the trees at the fall tree giveaway due to a \$3,825 grant from the Walton Family Foundation. The T & L Committee members, a city horticulturalist, and member of the Master Gardeners were on-site to answer tree planting related questions. Educational material was distributed on how to properly plant and care for trees with online links to educational tree resources.
- **Grow with Trees Award**
Steve and Nick Fisher with Dream Structures were the first winners of the award that was presented on July 28th, based on the size of the trees planted in the front yards of new homes in Wildwood Subdivision, Phase V.



LONG RANGE PLANNING

Bentonville COMMUNITY PLAN

A PLAN FOR A NEW AMERICAN TOWN

On May 12, 2015, Bentonville City Council approved a contract with the professional planning firm, Houseal Lavigne Associates to help prepare the Bentonville Community Plan.

By fall, the project website went online (www.hlplanning.com/portals/bentonville) that included project updates, meeting information, on-line questionnaires (300 completed), and a web-based mapping application allowing citizens to create their own maps of issues and aspiration in Bentonville (more than 200 data points have been added).

The consultants began by meeting with city officials, staff and an advisory committee. Then, the public engagement process kicked off with a Community Workshop on Tuesday, September 29th at the Bentonville Public Library.



Nearly 80 citizens participated in a facilitated workshop to start identifying issues and concerns, along with the assets Bentonville needs to maintain. The following day, planners met with 40 representatives of the business community to discuss how the city can best support local businesses. The next two days the consultants conducted key interviews with nearly 40 people representing a variety of interests. They also held three workshops with students in elementary, middle and high school.

The final activity in 2015 was a Visioning Workshop on November 17 to start identifying improvements needed in specific areas of Bentonville.



NEW THIS YEAR...Change Maker Awards

In 2015, Mayor McCaslin initiated the Change Maker Awards. This is a recognition program for properties, businesses, organizations and individuals that have contributed to the successful implementation of recent area plans, including the North Walton Boulevard Corridor Enhancement Plan and the SE Downtown Area Plan that includes the Arts District and Market District. These are the 2015 award winners:

Arby's

Bear State Bank

Bentonville Church of Christ

Bike Rack Brewing Company

Bob Morey Auto Body

Braums

Celebrate Magazine

Cross Fit NWA

Downtown Bentonville, Inc.

Habitat for Humanity Restore

Harps

KFC



Las Palmas

Mach 1 Investments

Maxwell-Hinman House

Randy Lawson

The Hub

The Pedaler's Pub

Thrive

Walmart Logistics

Walmart Neighborhood Market

National Planning Month

The City celebrates National Planning month each year in October. This year, Mayor McCaslin issued a proclamation designating October as Community Planning Month in Bentonville.

To further promote this special month, the city holds a poster contest for junior high students. The 2015 poster contest winner is Grace Marsiglio, an eighth grader at Fulbright Junior High School. Grace's artwork is on display on the south-facing wall of the Community Development Building until November 2016.



Code Changes

With the Community Plan in progress, few changes were made to development codes in 2015. One ordinance was adopted this year, on April 28, to revise the street light standards for residential subdivisions, commercial subdivisions and large scale developments. (Ord. No. 2015-54)

North Walton - Plan Implementation

The North Walton Boulevard Corridor Enhancement Plan was adopted in 2014. The first effort on the city's part to encourage implementation was the construction of a 10' wide concrete trail along the west side of the roadway. This was completed in a partnership with grants from the Arkansas Highway and Transportation Department and the Walton Family Foundation. North Walton was also one of the tree planting sites for the 2015 third annual Tree Planting Blitz.



APPENDIX

2015 DEVELOPMENT DATA

Completed Development - Certificates of Occupancy (certificates)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Single Family	451	79%	489	69%	8%
Duplex	16	3%	12	2%	-25%
Multifamily	0	0%	34	5%	---
Residential Alt/Rem/Add	18	3%	29	4%	61%
Residential Accessory/Misc	10	2%	15	2%	50%
Commercial	14	2%	29	4%	107%
Tenant Infill	9	2%	24	3%	167%
Commercial Alt/Rem/Add	55	10%	79	11%	44%
TOTAL	573	100%	711	100%	24%

Building Inspections

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Inspections	14,228	85%	16,716	86%	17%
Code Enforcement	2,462	15%	2,798	14%	14%
TOTAL	16,690	100%	19,514	100%	17%

Planned Development

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Preliminary Plats	6	2%	7	3%	17%
Final Plats	6	2%	3	1%	-50%
Lot Splits	64	26%	61	24%	-5%
Property Line Adjustments	58	23%	31	12%	-47%
Large Scale Development	42	17%	47	19%	12%
Rezoning	30	12%	47	19%	57%
Conditional Use	19	8%	20	8%	5%
Variance	25	10%	37	15%	48%
TOTAL	250	100%	253	100%	1%

Platted Lots

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Final	285	44%	44	12%	-85%
Preliminary	362	56%	338	88%	-7%
TOTAL	647	100%	382	100%	-41%

Large Scale Developments

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Residential	4	10%	4	9%	0%
Commercial	15	36%	13	28%	-13%
Industrial	3	7%	6	13%	100%
Public (schools/churches/govt)	2	5%	2	4%	0%
Other (i.e. parking lots)	18	43%	22	47%	22%
TOTAL	42	100%	47	100%	12%

Permits Issued

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Single Family	449	37%	482	35%	7%
Multifamily	49	4%	22	2%	-55%
Residential Alteration/Addition	241	20%	189	14%	-22%
Swimming Pool	30	2%	37	3%	23%
Fence	155	13%	308	22%	99%
Relocate/Demo	42	3%	46	3%	10%
New Commercial	39	3%	32	2%	-18%
Commercial Addition	10	1%	2	0%	-80%
Commercial Alteration/ Infill	88	7%	132	10%	50%
Sign	122	10%	117	9%	-4%
Other	2	0%	8	1%	300%
TOTAL	1227	100%	1375	100%	12%

Valuation

	2014		2015		% Change
	Value	% of Total	Value	% of Total	
Single Family	\$ 126,614,146	39%	\$ 145,022,973	45%	15%
Multifamily	\$ 59,136,229	18%	\$ 51,341,347	16%	-13%
Residential Alteration / Addition	\$ 4,518,422	1%	\$ 5,232,532	2%	16%
New Commercial	\$ 106,922,321	33%	\$ 58,564,020	18%	-45%
Commercial Alteration / Addition	\$ 22,720,965	7%	\$ 59,340,766	18%	161%
Swimming Pools	\$ 1,342,306	0%	\$ 1,788,670	1%	33%
Signs	\$ 582,135	0%	\$ 594,859	0%	2%
TOTAL	\$ 321,836,524	100%	\$ 321,885,167	100%	0%

Square Feet Permitted

	2014		2015		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single Family Total	1,302,449	34%	1,469,106	37%	13%
Multifamily	547,418	14%	496,377	13%	-9%
New Commercial	1,127,590	29%	472,313	12%	-58%
Commercial Alterations/Additions	858,031	22%	1,532,161	39%	79%
TOTAL	3,835,488	100%	3,969,957	100%	4%

Fees

	2014		2015		% Change
	Fees	% of Total	Fees	% of Total	
Single Family	\$ 451,322	48%	\$ 512,154	55%	13%
Multifamily	\$ 147,082	16%	\$ 116,279	12%	-21%
Residential Alteration / Addition	\$ 22,387	2%	\$ 24,891	3%	11%
New Commercial	\$ 227,763	24%	\$ 131,201	14%	-42%
Commercial Alteration / Addition	\$ 65,446	7%	\$ 127,255	14%	94%
Swimming Pools	\$ 7,045	1%	\$ 9,355	1%	33%
Signs	\$ 6,570	1%	\$ 5,589	1%	-15%
Fences	\$ 3,801	0%	\$ 8,150	1%	114%
Relocated and Demos	\$ 2,350	0%	\$ 2,450	0%	4%
Other	\$ 500	0%	\$ 2,000	0%	300%
TOTAL	\$ 934,266	100%	\$ 939,324	100%	1%

RESIDENTIAL

Completed Residential - Certificates of Occupancy (certificates)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
New Single Family	451	91%	489	84%	8%
New Duplex	16	3%	12	2%	-25%
New Multifamily	0	0%	34	6%	---
Residential Alt/ Rem/Add	18	4%	29	5%	61%
Residential Access/Misc/Other	10	2%	15	3%	50%
TOTAL	495	100%	579	100%	17%

Completed Residential - Certificates of Occupancy (units)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
New Single Family	451	93%	489	44%	8%
New Duplex	32	7%	24	2%	-25%
New Multifamily	0	0%	606	54%	---
TOTAL	483	100%	1119	100%	132%

Residential Building Permits (permits)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Single Family	449	49%	482	46%	7%
Multifamily	49	5%	22	2%	-55%
Swimming Pool	30	3%	37	4%	23%
Residential Alt/Rem/Add	241	26%	189	18%	-22%
Fence	155	17%	308	30%	99%
TOTAL	924	100%	1038	100%	12%

Residential Building Permits (units)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Single Family	449	41%	482	55%	7%
Multifamily	638	59%	396	45%	-38%
TOTAL	1087	100%	878	1	-19%

Residential Building Permits (square feet)

	2014		2015		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single Family Total	1,302,449	70%	1,469,106	75%	13%
Multifamily Total	547,418	30%	496,377	25%	-9%
TOTAL	1,849,867	100%	1,965,483	100%	6%
Avg Size - Single Family	2,901		3,048		5%
Avg Size - Multifamily	858		1,253		32%

Residential Building Valuation

	2014		2015		% Change
	Value	% of Total	Value	% of Total	
Single Family	\$ 126,614,146	67%	\$ 145,022,973	72%	15%
Multifamily	\$ 59,136,229	31%	\$ 51,341,347	25%	-13%
Residential Alteration / Add	\$ 4,518,422	2%	\$ 5,232,532	3%	16%
TOTAL	\$ 190,268,797	100%	\$ 201,596,852	100%	6%
Avg Value - Single Family	\$ 281,991		\$ 300,878		7%
Avg Value - Multifamily	\$ 92,690		\$ 129,650		40%

Platted Lots

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Final	285	37%	44	9%	-85%
Preliminary	362	47%	338	71%	-7%
Lot Splits	64	8%	61	13%	-5%
Property Line Adjustments	58	8%	31	7%	-47%
TOTAL	769	100%	474	100%	-38%

Residential Large Scale Developments (units)

	2014	2015	% Change
Multifamily	70	687	881%

COMMERCIAL

Complete Commercial - Certificates of Occupancy

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Commercial	14	18%	29	22%	107%
Tenant Infill	9	12%	24	18%	167%
Commercial Alt/Rem/Add	55	71%	79	60%	44%
TOTAL	78	100%	132	100%	69%

Commercial Building Permits (permits)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
New Commercial	39	28%	32	19%	-18%
Commercial Addition	10	7%	2	1%	-80%
Commercial Alteration	88	64%	132	80%	50%
TOTAL	137	100%	166	100%	21%

Commercial Building Permits (square feet)

	2014		2015		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	1,127,590	57%	472,313	24%	-58%
Commercial Alt/Addition	858,031	43%	1,532,161	76%	79%
	1,985,621	100%	2,004,474	100%	1%
Avg Size - New Commercial	28,913		14,760		
Avg Size - Commercial Alt/Add	8,755		11,434		

Commercial Valuation

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
New Commercial	\$ 106,922,321	82%	\$ 58,564,020	50%	-45%
Commercial Alt / Add	\$ 22,720,965	18%	\$ 59,340,766	50%	161%
TOTAL	\$ 129,643,286	100%	\$ 117,904,786	100%	-9%
Avg Value - New Commercial	\$ 2,741,598		\$ 1,830,126		
Avg Value - Comm. Alt/Add	\$ 231,847		\$ 442,842		

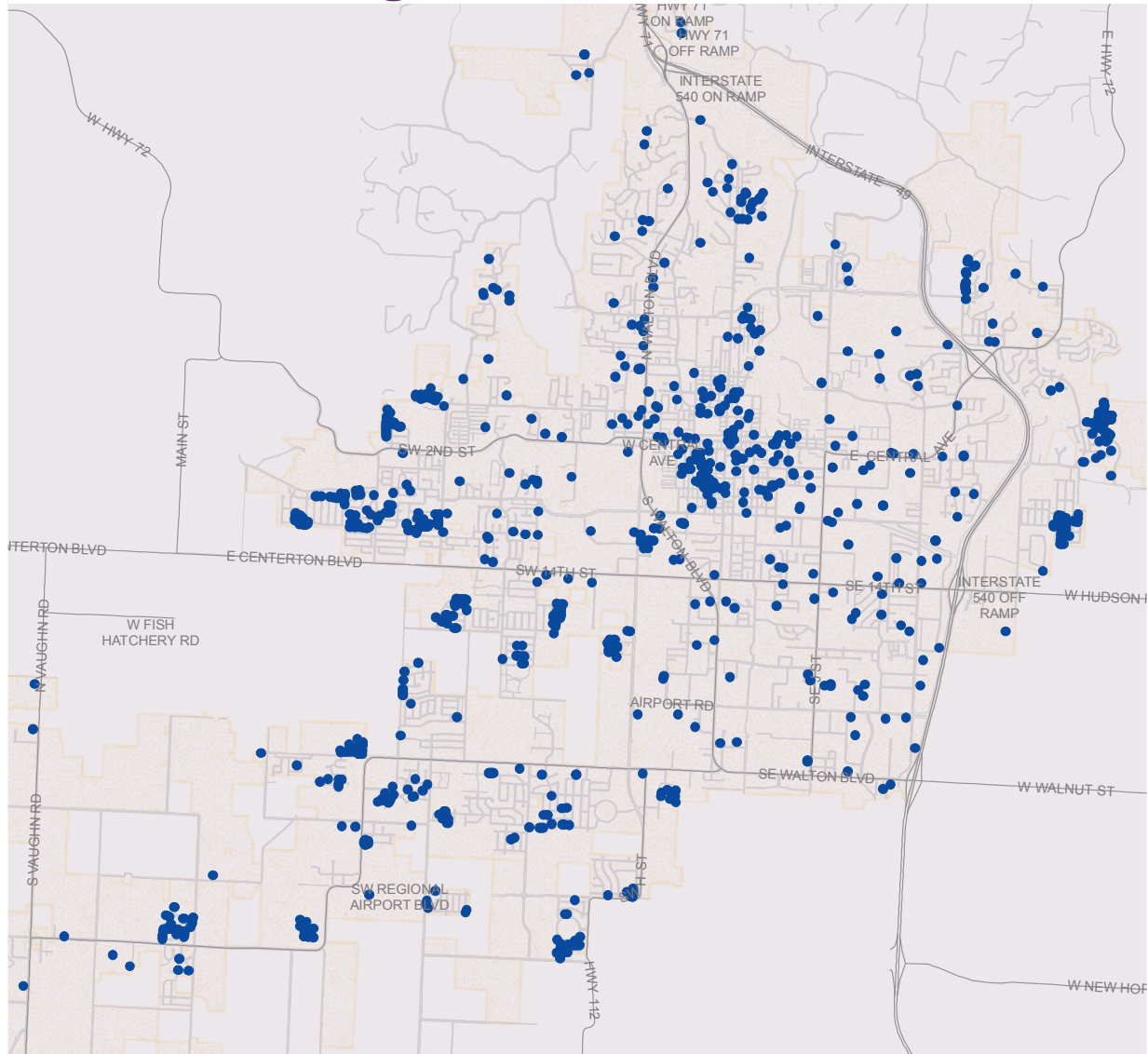
Commercial Large Scale Developments (projects)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Office	7	35%	7	16%	0%
Public	2	10%	3	7%	50%
Retail	6	30%	3	7%	-50%
Service	2	10%	2	5%	0%
Restaurant	0	0%	1	2%	---
Industrial	3	15%	6	14%	100%
Parking Lot expansions	0	0%	10	23%	---
Other/ Minor Improvements	0	0%	11	26%	---
	20	100%	43	100%	115%

Commercial Large Scale Developments (square feet)

	2014		2015		% Change
	No.	% of Total	No.	% of Total	
Office	119,036	21%	262,446	41%	120%
Public	15,405	3%	83,119	13%	440%
Retail	155,802	27%	26,343	4%	-83%
Service	32,791	6%	9,827	2%	-70%
Restaurant	0	0%	3,300	1%	---
Industrial	255,948	44%	259,848	40%	2%
TOTAL	578,982	100%	644,883	100%	11%

2015 Building Permits



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