

2013

Annual Development Report



Community & Economic Development
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www.bentonvillear.com

2013
City of Bentonville

Mayor

Bob McCaslin

City Council

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Chris Sooter, Ward 1
Shane Perry, Ward 2
Roger Thomas, Ward 2
Bill Burckart, Ward 3
Leah Williams, Ward 3
Jim Grider, Ward 4
Burton Head, Ward 4

Planning Commission

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Lisa Bohn
Pat Carroll
Joe Haynie
Debi Havner
James Stanley
Joe Thompson

Board of Adjustment

Rustin Chrisco
Greg Matteri
Sam Pearson
Rick Rogers
James Stanley

2013
City of Bentonville

**Community &
Economic Development Staff**

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Community & Economic Development Director

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Chief Building Inspector

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Economic Development Manager

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Planning Services Manager

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Planner

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Community Programs Coordinator

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Building Inspector

Terry Gosnell
Building Inspector

Darren Warren
Code Enforcement Officer

Troy Davis
Code Enforcement Officer

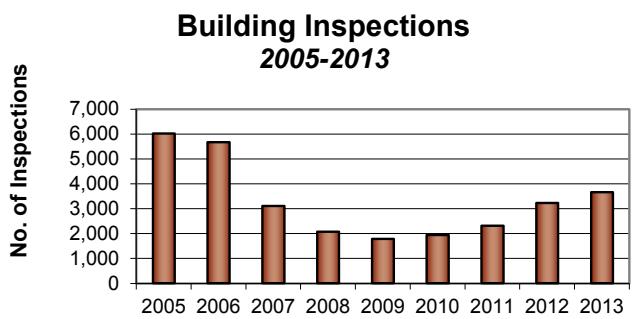
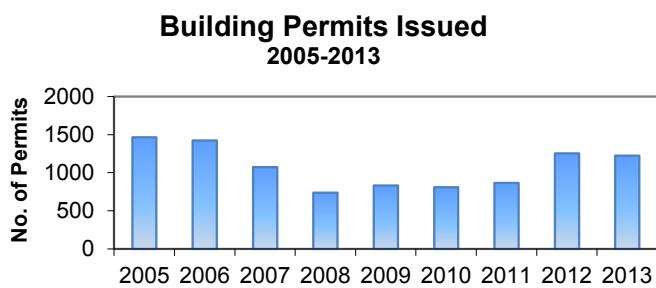
Diane Shastid
Administrative Assistant

Cathy Cesena
Administrative Assistant

2013 Development Data

Summary

- The Building Inspections division issued a total of 1,225 permits in 2013, a slight decrease of 2% from 2012. However, the decrease is due in large part to a nearly 50% decrease in permits for multifamily structures. The highest increase was in new commercial permits, with 65% over 2012.
- The total number of inspections increased by 18%, with 16,222 inspections conducted in 2013.
- The 2013 total valuation of \$237,944,732 is an increase of 7% from 2012. The highest valuation is single family dwellings at over \$139 million.
- Total fees collected also increased, with a total of \$743,059 collected in 2013, a 2% increase from last year.
- A total of 663 certificates of occupancy were issued, up 20% from 2012.
- Code enforcement inspections increased by 20% with a total of 2,486 in 2013.
- Demolition / relocate permits totaled 39, up from 27 in 2012.



Population Estimate

40,440

Permits Issued

	2012	2013	% Change
Single Family	490	509	4%
Multifamily	39	20	-49%
Residential Alteration	190	195	3%
Swimming Pool	28	37	32%
Fence	220	159	-28%
Relocate/Demo	27	39	44%
New Commercial	17	28	65%
Commercial Addition	7	7	0%
Commercial Alt/ Infill	129	122	-5%
Sign	99	101	2%
Other	7	8	14%
TOTAL	1253	1225	-2%

Building Inspections

	2012	2013	% Change
Inspections	13,782	16,222	18%

Code Enforcement

	2012	2013	% Change
Inspections	2,068	2,486	20%

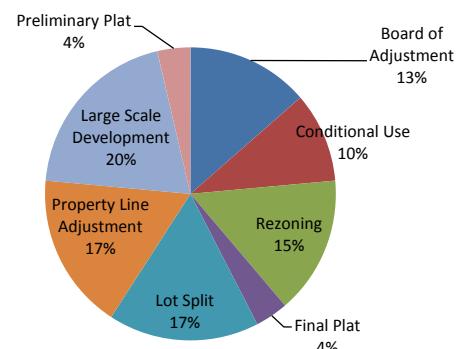
Certificates of Occupancy

	2012	2013	% Change
Single Family	388	475	22%
Duplex	24	11	-54%
Multi-family	4	8	100%
Residential Alt/Rem/Add	25	34	36%
Residential Acc/Misc	--	12	--
Commercial	14	19	36%
Tenant Infill	14	24	71%
Commercial Alt/Rem/Add	84	80	-5%
TOTAL	553	663	20%

2013 Development Data

- Since 2009, the total number of planning items has steadily increased. The total number of development and zoning items in 2013 is 191, a 29% increase over 2012.
- All categories increased in the number of items, with the exception of lot splits, which remained flat with 32 items.
- The most significant changes are in the number of lots going through the preliminary and final plat process. The number of final platted lots jumped from 6 in 2012 to 124 in 2013. Similarly, preliminary platted lots more than tripled from 137 in 2012 to 450 in 2013.
- Similar to past year's numbers, large scale developments make up the largest category of planning items with 38. This is a 9% increase above the 35 large scale development ins 2012.
- 64% of the large scale developments are commercial, with 24 developments.
- Rezonings increased by 45% over the last year, with a total of 29 in 2013.
- A large increase in variances in 2013, from 9 in 2012 to 26 in 2013, is attributed to the significant number of new houses and remodels taking place in the downtown area.
- Request for conditional uses fell by 17%, with 19 applications in 2013.

2013 Planning Items



Development Activity

	2012	2013	% Change
Preliminary Plats	4	7	75%
Final Plats	2	7	250%
Lot Splits	32	32	0%
Property Line Adjustments	23	33	43%
Large Scale Development	35	38	9%
TOTAL	96	117	22%

Platted Lots

	2012	2013	% Change
Final	6	140	2233%
Preliminary	137	383	180%

Large Scale Developments

	2012	2013	% Change
Residential	1	5	400%
Commercial	10	24	140%
Industrial	1	0	-100%
Public (schools/churches)	9	1	-89%
Other (i.e. parking lots)	12	8	-33%

Zoning Activity

	2012	2013	% Change
Rezoning	20	29	45%
Conditional Use	23	19	-17%
Variance	9	26	189%
TOTAL	52	74	44%



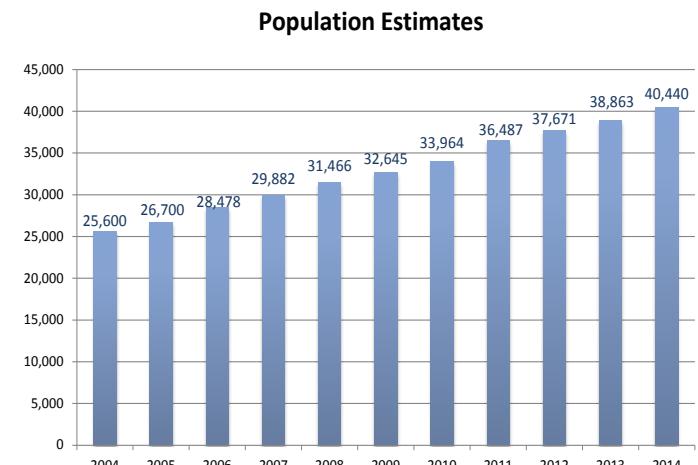
Residential Development

- Single family residential building permits continued its upward trend with a 4% increased last year. This is a smaller increase than the year before and suggests that we may be settling into a trend of manageable, steady increases annually.
- On the other hand, residential occupancy permits maintained a similar increase, at 20% this year compared to 22% last year.
- A total of 573 multifamily units have been planned through the Large Scale Development process.
- Residential alterations, remodels and additions remain high compared to the past 10 years, with 195 in 2013, a 3% increase over 2012. In addition, the valuation of those alterations were up 14% over 2012.
- Lot absorption rates have been on the rise since 2009, with a current absorption rate of 79%, reflecting the significant increases in preliminary and final platted lots and 32% increased in residential occupancy permits.



POPULATION

- 40,440 - Jan. 1, 2014 population estimate**
- The current population estimate represents an increase of 4% from last year.
- The population has grown 58% in the last ten years, and 14.56% since the 2010 U.S. Census.
- The city's Master Plan projects a 2015 population of 42,645. Data suggests that projections and estimates are consistent.
- Staff uses residential building permit data to determine population estimates. The current estimate uses the 2010 U.S. Census data as the base.



Jan 1, 2013 Population Estimate (City Data)	Residential Certificates of Occupancy Issued in 2013	Persons per unit*	Population added in 2013	Population Estimate (Jan. 1, 2014)	Percent Change (From Jan 1, 2013)
38,863	593	2.66	1577.38	40,440	4.06%

Residential Development

Residential Building Permits

	2012	2013	% Change
Single Family	490	509	4%
Multi-family	39	20	-49%
Swimming Pool	28	37	32%
Residential Alt/Rem/Add	190	195	3%
Fence	220	159	-28%
TOTAL	967	920	-5%

Residential Certificates of Occupancy (certificates)

	2012	2013	% Change
New Single Family	388	475	22%
New Duplex	24	11	-54%
New Multifamily	4	8	100%
Residential Alt/ Rem/Add	25	34	36%
TOTAL	441	528	20%

Residential Certificates of Occupancy (units)

	2012	2013	% Change
New Single Family	388	475	22%
New Duplex	48	22	-54%
New Multifamily	12	96	700%
TOTAL	448	593	32%

Platted Lots

	2012	2013	% Change
Final	6	124	1967%
Preliminary	137	450	228%
Lot Splits	32	32	0%
Property Line Adjustments	23	33	43%

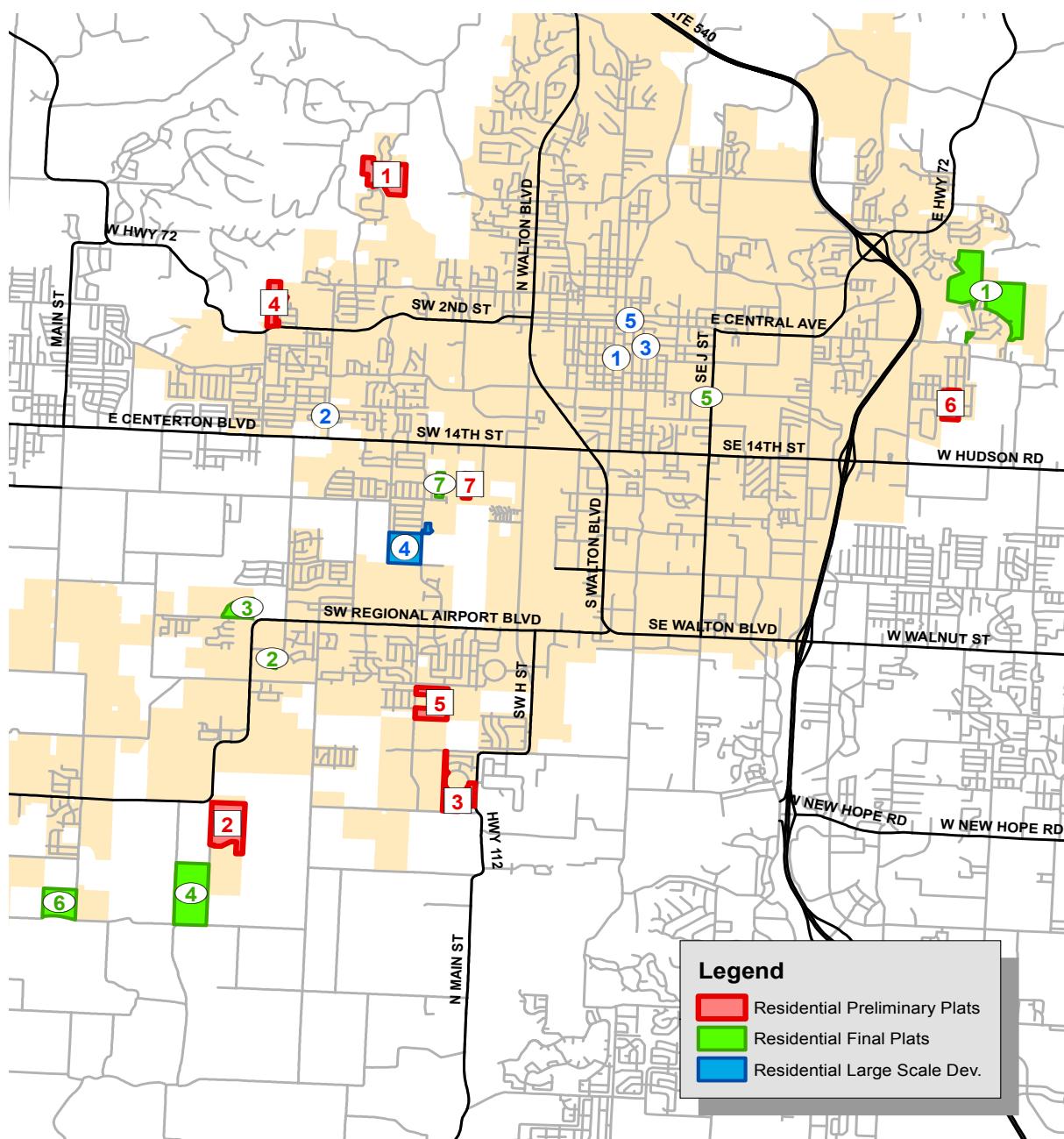
Residential Valuation

	2012	2013	% Change
Single Family	\$ 129,287,063	\$ 139,747,973	8%
Multi-family	\$ 15,273,913	\$ 5,960,099	-61%
Residential Alteration / Add	\$ 3,632,204	\$ 4,124,521	14%
TOTAL	\$ 148,193,180	\$ 149,832,593	1%

Residential Fees

	2012	2013	% Change
Fees	\$533,935	\$542,480	2%

2013 Residential Development



Preliminary Plats

	Lots
1) ANGEL FALLS Phase II	43
2) PROVIDENCE VILLAGE PH I	136
3) CENTRAL PARK ADDITION PHASE 5	68
4) WHITE OAK TRAILS, PH II	54
5) COLLEGE PLACE SUBDIVISION PHASE 9	56
6) WINDWOOD SUBDIVISION PHASE VI	26
	383

Final Plats

	Lots
1) EAST RIDGE ADD./MEADOWS OF WOODS CREEK	7
2) CORNERSTONE RIDGE SUBDIVISION PHASE 3	32
3) WILLOWBROOK FARMS SUBDIVISION	51
4) EGGER ESTATES SUBDIVISION 4-16-13	8
5) STEENBLOCK ADDITION, BK 10, LOT 1	1
6) HOMEPLACE SUBDIVISION 4-2-13	5
7) WINDWOOD SUBDIVISION PHASE 5	26
	130

Residential Development Projects (LSD)

	Units
1) THRIVE BENTONVILLE	62
2) ELM TREE ROAD DUPLEXES 9-3-13	10
3) MAY ADVENTURES 8-20-13	10
4) THE TRAILS AT RAINBOW CURVE 8-6-13	486
5) ANDERSON HOLDINGS, LLC 3-19-13	5
	573

Residential Development

Absorption Rates (2004-2013)

	Lots Platted	Final Residential C of O's	Platted Lots Available	Final Absorption Rate
2004	673	369	304	55%
2005	1688	487	1505	32%
2006	1469	563	2411	23%
2007	504	698	2217	31%
2008	184	405	1996	20%
2009	85	237	1844	13%
2010	113	300	1657	18%
2011	64	339	1382	25%
2012	6	412	976	42%
2013	124	486	614	79%
TOTAL	<u>4910</u>	<u>4296</u>	<u>614</u>	<u>87%</u>

Residential C of O's include single family and duplex permits (not units).

Lots Available

Preliminary Platted Lots (2004-2013)	7925
Expired Preliminary Platted Lots (2004-2009)*	1692
Final Platted Lots (2004-2013)	<u>4910</u>
Preliminary Plat Lots Available	1323
Final Platted Lots (2004-2013)	4910
Residential C of O's (2004-2013)	<u>4296</u>
Final Platted Lots Available	614
Total Platted Lots Available	1937

*Approval of these platted lots has expired, requiring a new approval from Planning Commission

Commercial Development

- Commercial development continues an upward trend, especially with new activity. Total commercial building permits are up 3% while new commercial building permits are up 65% with 28 new permits. Commercial alterations and additions have remained steady or dropped slightly since 2012.
- Commercial certificates of occupancy have increased 10% over 2012. The highest increase is in tenant infills with a 71 percent increase, from 14 in 2012 to 24 in 2013.
- The total square feet approved through the large scale development review process is up 13% from last year, with a total of 312,270 approved in 2013. The retail sector had the largest amount of square feet approved with nearly 140,000 square feet.
- Commercial valuation jumped 19% to nearly \$86 million.



Kum & Go



Young Adult Center



Circle of Life Hospice



Medical Offices

Percent Change (2012 - 2013)

New Comm. Building Permits	65%	
New Comm. Occupancy Permits	36%	
Square Feet Approved	13%	
Commercial Valuation	19%	

Commercial Building Permits

	2012	2013	% Change
New Commercial	17	28	65%
Commercial Addition	7	7	0%
Commercial Alteration	129	122	-5%
TOTAL	153	157	3%

Commercial Certificates of Occupancy

	2012	2013	% Change
Commercial	14	19	36%
Tenant Infill	14	24	71%
Comm. Alt/Rem/Add	84	80	-5%
TOTAL	112	123	10%

Commercial Square Feet Approved

	2012	2013	% Change
Office	38,500	99,280	158%
Public	112,239	52,000	54%
Retail	108,143	137,604	27%
Service	14,890	9,796	-34%
Restaurant	--	13,590	--
Industrial	2,672	0	-100%
TOTAL	276,444	312,270	13%

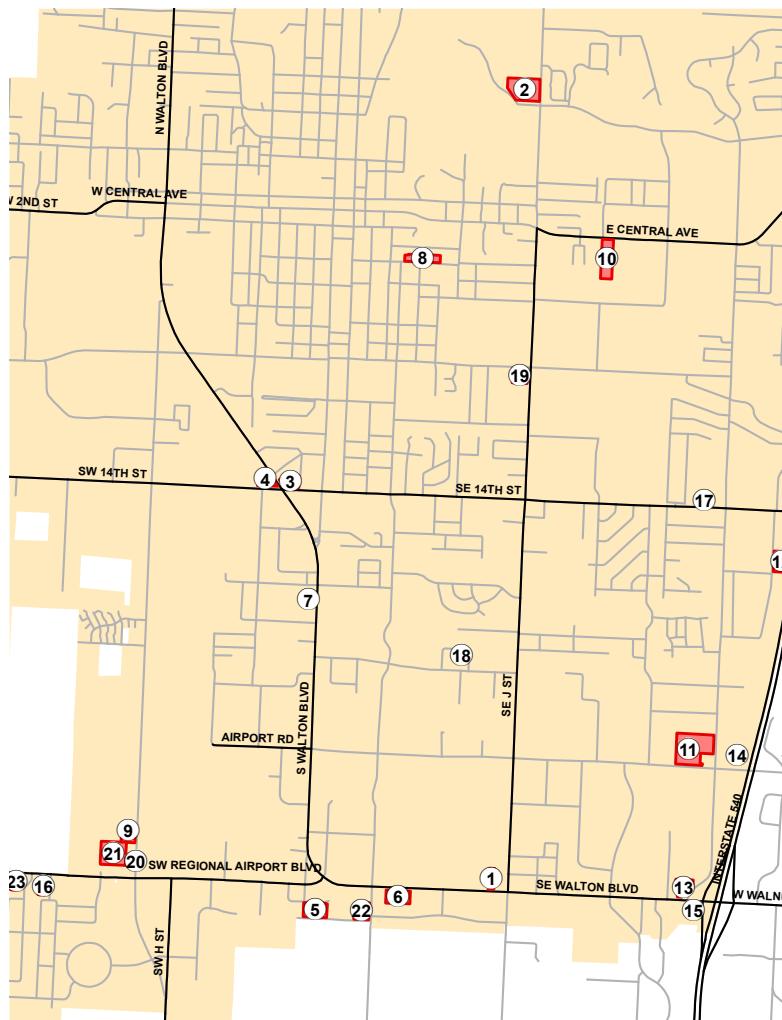
Commercial Valuation

	2012	2013	% Change
Valuation	\$ 72,401,850	\$ 85,970,193	19%

Commercial Fees

	2012	2013	% Change
Fees	\$ 172,596	\$ 179,854	4%

2013 Commercial Large Scale Developments

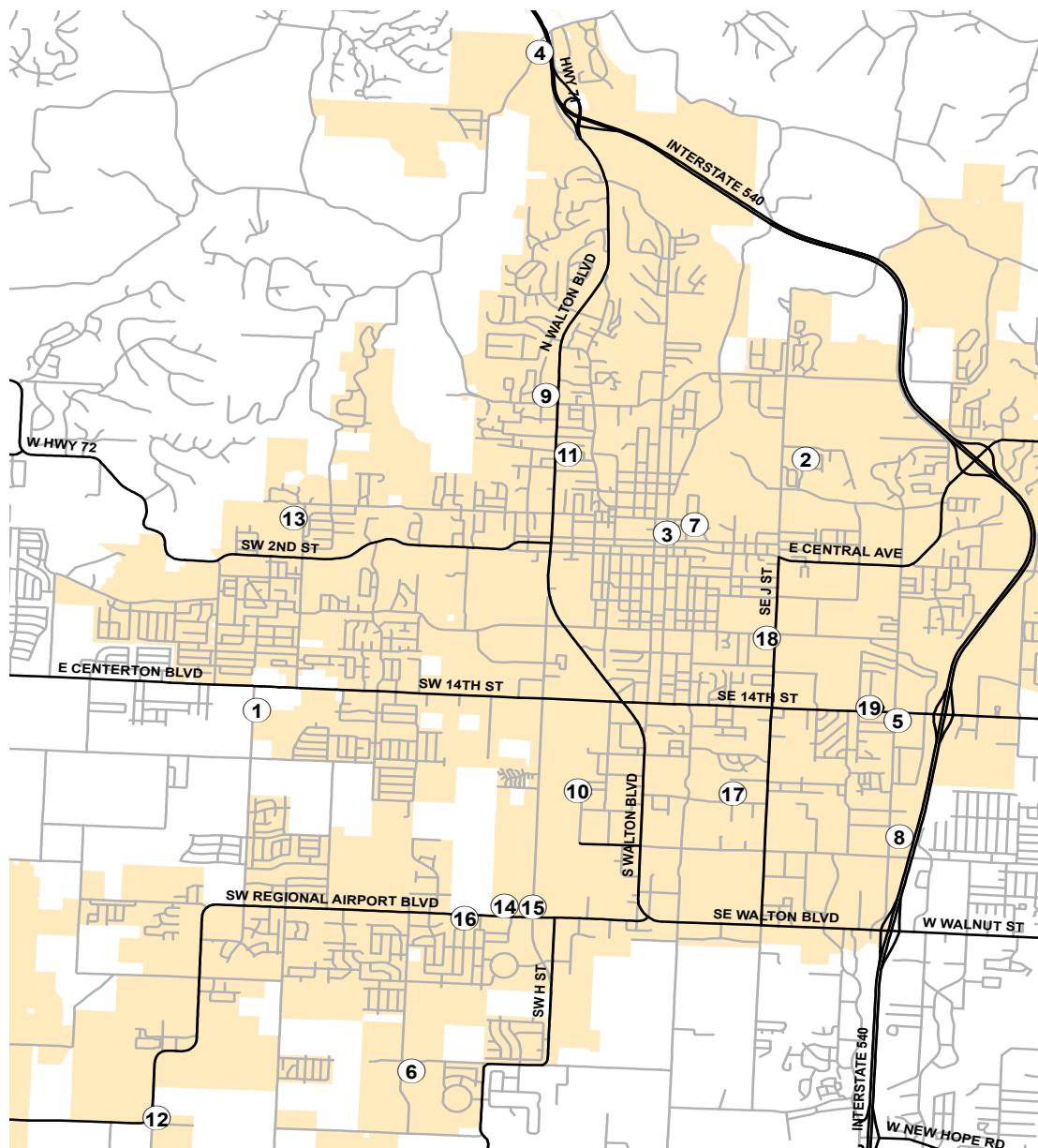


Commercial Large Scale Developments

- 1) MEDEXPRESS NEIGHBORHOOD MEDICAL CENTER
- 2) AMAZEUM CHILDREN'S MUSEUM
- 3) WALGREENS
- 4) NWC OF 14TH & WALTON
- 5) RAINBOW JUNCTION
- 6) CENTRE AT FOUNTAIN PLAZA
- 7) ASTHMA AND ALLERGY CLINIC OF NWA
- 8) BENTONVILLE WATER UTILITIES
- 9) BENTONVILLE FIRE STATION #6
- 10) ARCHER'S BUSINESS PARK
- 11) NUNNALLY PARKING EXPANSION
- 12) LAKESIDE NORTH OFFICE BUILDING
- 13) CRACKER BARREL
- 14) WEST TOWER COMMUNICATIONS
- 15) CHIPOTLE MEXICAN GRILL
- 16) BRIGHT RIDGE DENTAL
- 17) DUNKIN DONUTS
- 18) KALEIDOSCOPE
- 19) KUM & GO #416
- 20) WALMART NEIGHBORHOOD MARKET GAS STATION
- 21) WALMART NEIGHBORHOOD MARKET
- 22) GUESS WHO-
- 23) SIMPSON OFFICE BUILDING

	<i>Sq Ft</i>	<i>Use</i>
1) MEDEXPRESS NEIGHBORHOOD MEDICAL CENTER	4,983	MEDICAL OFFICE
2) AMAZEUM CHILDREN'S MUSEUM	44,500	MUSEUM
3) WALGREENS	14,820	RETAIL
4) NWC OF 14TH & WALTON	5,200	CONV STORE / FUEL
5) RAINBOW JUNCTION	28,793	RETAIL
6) CENTRE AT FOUNTAIN PLAZA	26,640	RETAIL
7) ASTHMA AND ALLERGY CLINIC OF NWA	4,337	MEDICAL OFFICE
8) BENTONVILLE WATER UTILITIES	7,605	OFFICE
9) BENTONVILLE FIRE STATION #6	8,000	PUBLIC SAFETY
10) ARCHER'S BUSINESS PARK	20,050	RETAIL
11) NUNNALLY PARKING EXPANSION	3 ACRES	VEHICLE STORAGE
12) LAKESIDE NORTH OFFICE BUILDING	67,600	OFFICE
13) CRACKER BARREL	8,960	RESTAURANT
14) WEST TOWER COMMUNICATIONS	N/A	CELL TOWER
15) CHIPOTLE MEXICAN GRILL	2,230	RESTAURANT
16) BRIGHT RIDGE DENTAL	2,692	MEDICAL OFFICE
17) DUNKIN DONUTS	2,400	RESTAURANT
18) KALEIDOSCOPE	9,796	DANCE STUDIO
19) KUM & GO #416	5,000	CONV STORE/FUEL
20) WALMART NEIGHBORHOOD MARKET GAS STATION	5 STATIONS	FUELING STATION
21) WALMART NEIGHBORHOOD MARKET	41,000	RETAIL
22) GUESS WHO-	13,742	RETAIL
23) SIMPSON OFFICE BUILDING	2,692	OFFICE BLDG

2013 Commercial Certificates of Occupancy



Commercial Certificates of Occupancy

- 1) Paradise Dive Adventure
- 2) Circle of Life
- 3) 21C Museum Hotel
- 4) NW Health Super Clinic, Senior Care, Vold Vision
- 5) Four Star Auto
- 6) Fullbright Jr High
- 7) 21C Parking Garage
- 8) Landers McLarty Pre-Owned
- 9) Harps
- 10) Lawrence Classic Hangers
- 11) Church of Christ Young Adult Center
- 12) Roth Offices & Granite
- 13) Bonds Park Concession
- 14) Neighborhood Market
- 15) NM Gas Kiosk
- 16) Chance Simpson Office
- 17) Kaleidoscope Dance Studio
- 18) Kum and Go
- 19) Dunkin Donuts

Total

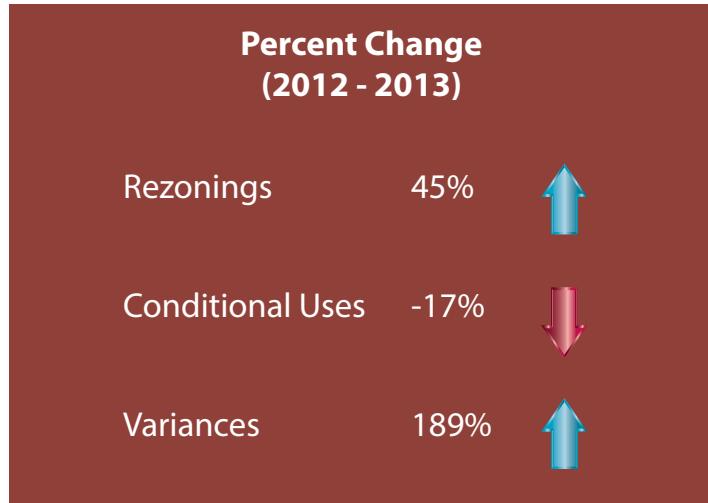
	<i>Sq Ft</i>
1601 Greenhouse Rd	5000
1201 NE Legacy Pkwy	43,000
200 NE A St	98,487
1102 NW Lowes Ave	13458
1403 SE Moberly Ln	2700
5303 SW Bright Rd	140,453
206 NE Blake Ave	103,166
2601 SE Moberly Ln	12,889
1209 N Walton Blvd	37,900
2300 SW Aviation St	13,749
816 NW 8th St	10,143
6077 SW Reg. Airport Blvd.	15,920
201 NW Elm Tree Rd	1500
906 SW Reg. Airport Blvd.	42,089
3400 SW I St	340
1601 SW Reg. Airport Blvd.	2,896
900 SE Village Loop	9,823
800 SE J St	4991
2309 SE 14th	2440
Total	560944

2013 Completed Construction



Zoning Activity

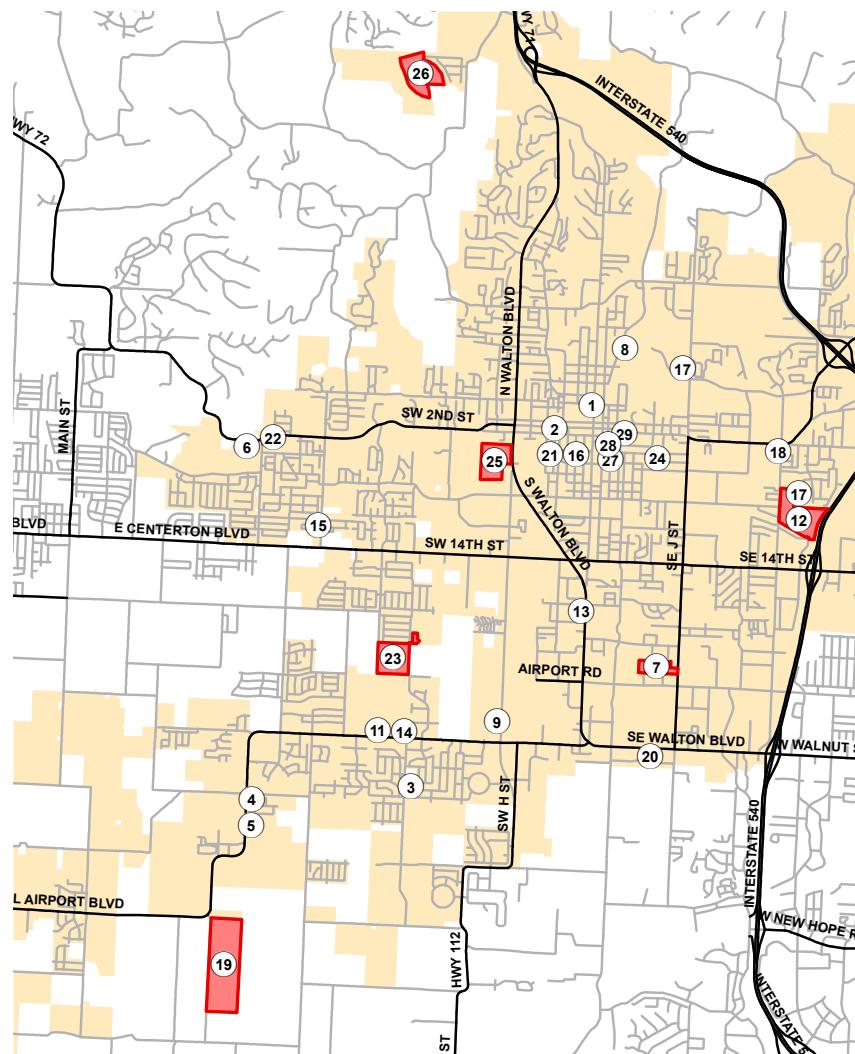
- Rezonings increased by 45% over the last year.
- Conditional uses decreased by 17%.
- Variances represent the most significant change in zoning activity. Between 2011 and 2012, the number of variances dropped by 40%. However, in 2013, it reversed and increased by 189%, jumping from 9 in 2012 to 26 in 2013.
- Variances are concentrated in the downtown area, making up nearly 75% of all variance requests.



Zoning Activity

	2012	2013	% Change
Rezoning	20	29	45%
Conditional Use	23	19	-17%
Variance	9	26	189%
TOTAL	52	74	42%

2013 Rezonings

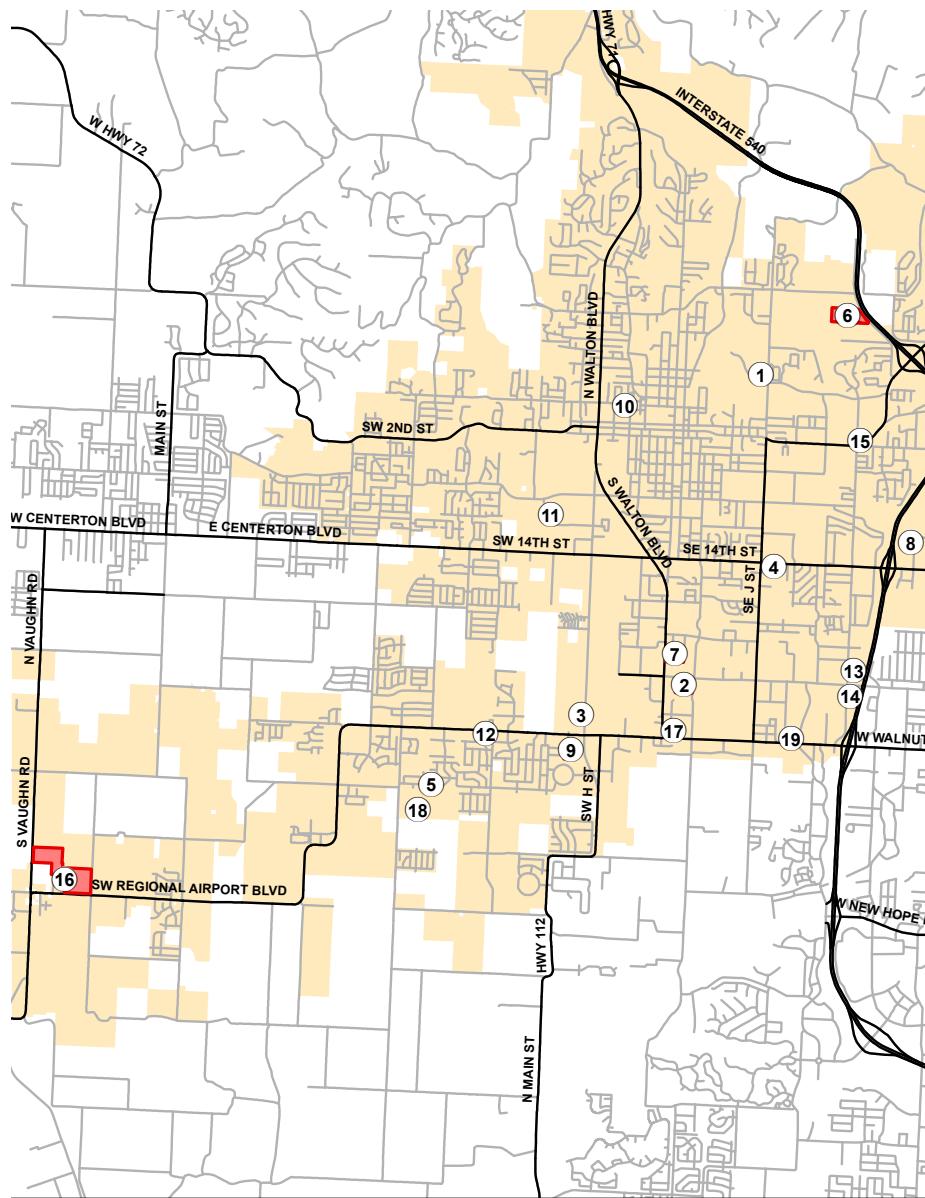


Rezonings

- 1) LAMPLIGHTER(CLAYPOOL ADD)
- 2) LAMPLIGHTER-(CLARKS 2ND)
- 3) PABST
- 4) CORNERSTONE RIDGE PH 4 LTS 46&47
- 5) CORNERSTONE RIDGE IV LOT 49
- 6) WIENS ACRES LOT 2B
- 7) BISHOP
- 8) C&L NWA PROPERTIES, LLC
- 9) CITY OF B'VILLE/UPTOWN VILLAGE
- 10) MAXWELL
- 11) KYLETON ADDITION LOT 1
- 12) WAL-MART STORES INC.
- 13) MERRITT_TAYLOR ACRES
- 14) KYLETON ADDITION LOT 2
- 15) CBFJ PROPERTIES
- 16) CHP, LLC
- 17) CRYSTAL BRIDGES MUSEUM ADD.
- 18) MOBERLY PROJECT REZONING
- 19) CHAMBERS BANK(PROVIDENCE VILLAGE)
- 20) LAW HOLDINGS
- 21) CHP, LLC
- 22) FARRER SUBDIVISION, LOT 2
- 23) FIREBLAZE
- 24) BURNETT
- 25) PEEL MANSION
- 26) HULSE
- 27) MAYADVENTURES
- 28) ANDERSON HOLDINGS
- 29) DOWNTOWN BENTONVILLE COTTAGES, LLC

	Decision	Request
1) LAMPLIGHTER(CLAYPOOL ADD)	APP	D-E
2) LAMPLIGHTER-(CLARKS 2ND)	APP	RC-2
3) PABST	APP	R-1
4) CORNERSTONE RIDGE PH 4 LTS 46&47	APP	R-1
5) CORNERSTONE RIDGE IV LOT 49	APP	R-1
6) WIENS ACRES LOT 2B	APP	R-E
7) BISHOP	APP	I-1
8) C&L NWA PROPERTIES, LLC	APP	RC-2
9) CITY OF B'VILLE/UPTOWN VILLAGE	APP	R-O
10) MAXWELL	APP	R-2 & C-2
11) KYLETON ADDITION LOT 1	WTHDRN	C-2
12) WAL-MART STORES INC.	APP	C-2
13) MERRITT_TAYLOR ACRES	APP	C-2
14) KYLETON ADDITION LOT 2	WTHDRN	C-2
15) CBFJ PROPERTIES	APP	R-2
16) CHP, LLC	APP	RC-2
17) CRYSTAL BRIDGES MUSEUM ADD.	APP	R-1
18) MOBERLY PROJECT REZONING	WTHDRN	RC-2
19) CHAMBERS BANK(PROVIDENCE VILLAGE)	APP	R-1
20) LAW HOLDINGS	APP	C-2
21) CHP, LLC	APP	RC-2
22) FARRER SUBDIVISION, LOT 2	APP	R-1
23) FIREBLAZE	APP	R-3
24) BURNETT	APP	R-3
25) PEEL MANSION	APP	C-2
26) HULSE	APP	R-E
27) MAYADVENTURES	APP	D-E
28) ANDERSON HOLDINGS	APP	D-C
29) DOWNTOWN BENTONVILLE COTTAGES, LLC	APP	D-E

2013 Conditional Uses



Conditional Uses

- 1) AMAZEUM CHILDREN'S MUSEUM
- 2) 1ST LANDMARK BAPTIST CHURCH
- 3) CITY OF B'VILLE FIRE STATION #6
- 4) #1 LIQUOR STORE
- 5) JANETT'S TINY TOTS
- 6) GRACE POINT CHURCH
- 7) LANDERS MCLARTY
- 8) NWACC FOUNDATION
- 9) FLAGSTONE CHURCH OF CHRIST
- 10) LINE(CHILD CARE)
- 11) CLASSICAL ACADEMY
- 12) BRIGHTWOOD BUSINESS PARK
- 13) WAL-MART TEMP USE
- 14) WESTOWER COMMUNICATIONS
- 15) WHITE OAK STATION #28
- 16) BCFA INC
- 17) HELICOPTER TOURS
- 18) JANETT'S TINY TOTS
- 19) FLEEMAN/DRIVING ACADEMY

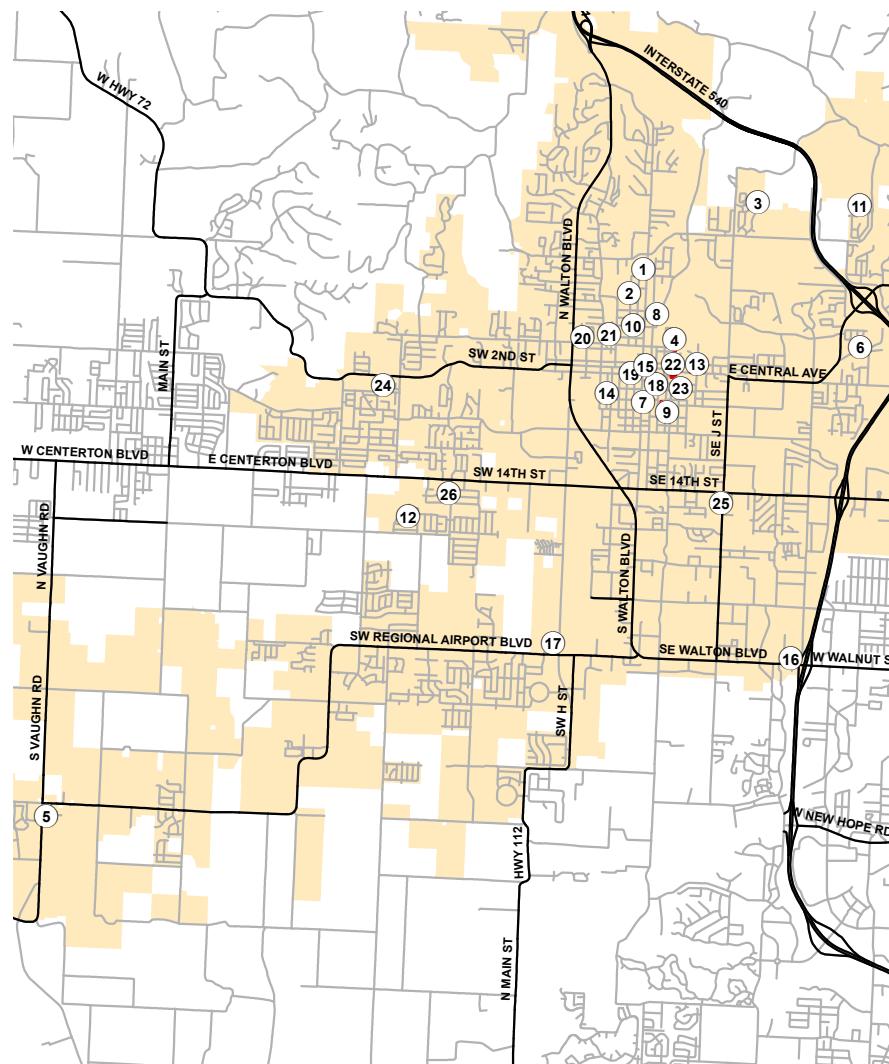
Decision

- 1009 Museum Way
- Landmark Addition
- 3310 SW I St.
- 1200 SE 14th St.
- 4400 SW Lilly St.
- 1201 McCollum Rd.
- 2601 SE Moberly Ln.
- 1200-1202 SE Eagle Way
- 3801 SW Eden's Brook St.
- 708 Jefferson St.
- 1302 Melissa Dr.
- 2003 SW Reg. Airport Blvd., Ste. 9
- 805 Moberly Ln.
- 2727 SE Moberly Ln.
- 2501 E. Central Ave.
- 7640 SW Regional Airport Blvd.
- 103 SE Walton Blvd.
- 4400 SW Lilly St.
- 1401 SE Walton Blvd., Ste. 213

Request

- APP MUSEUM
- APP RELIGIOUS FACILITY
- APP PUBLIC SAFETY SERVICES
- APP LIQUOR SALES WITHIN 500' OF PARK
- APP LARGE HOME DAYCARE
- APP RELIGIOUS FACILITY
- APP TEMPORARY USE- TENT SALE
- APP EDUCATIONAL FACILITY
- APP RELIGIOUS FACILITY
- APP LARGE HOME DAYCARE
- APP EDUCATIONAL FACILITY
- APP RELIGIOUS FACILITY
- APP TEMPORARY USE- CAR SHOW
- APP CELL TOWER
- APP BEER SALES WITHIN 500' OF PARK
- APP TEMPORARY USE
- APP TEMPORARY USE
- APP LARGE HOME DAYCARE
- APP EDUCATIONAL FACILITY

2013 Variances



Variances

Decision	Request
APP	LOT WIDTH
APP	EXT SIDE AND REAR SETBACK
APP	FRONT LOADING GARAGE SETBACK
WTHDRN	REAR SETBACK
APP	LOT WIDTH
APP	REAR SETBACK
APP	DENSITY IN D-C ZONE
DENIED	LOT WIDTH
APP	SIDE INTERIOR SETBACK
APP	REAR SETBACK
APP	FRONT LOADING GARAGE SETBACK
APP	SIDE INTERIOR SETBACK
APP	SIDE EXTERIOR SETBACK
APP	LOT WIDTH AND LOT DEPTH
APP	VENDING TRAILER LENGTH
APP	SIGN AREA
WTHDRN	SIGN AREA
APP	DENSITY IN D-E ZONE
APP	MULTIPLE OUT. VENDORS ON ONE LOT
APP	MINIMUM LOT WIDTH
APP	SIDE EXTERIOR SETBACK
APP	SIGN
APP	REAR SETBACK
APP	ACCESSORY DWELLING UNIT UTILITY
APP	REAR SETBACK
APP	REAR SETBACK

- 1) THOMPSON-GREEN ACRES SUB 1005 NORTHWEST A STREET
- 2) SWISHER 401 TRAILS END DRIVE
- 3) MIZNER 1704 NORTHEAST CHAPEL HILL DR
- 4) PHILLIPS 214 NORTHEAST C STREET
- 5) MAXWELL 8059 SOUTHWEST REGIONAL AIRPORT
- 6) MOREY 3005 BLUEBERRY LANE
- 7) COLEMAN/SHARP 401 SOUTHWEST A STREET
- 8) BERRY DEMING'S 2ND ADDITION
- 9) WARD RAILROAD ADDITION
- 10) LEWIS/MARTIN 403 NORTHWEST C STREET
- 11) MARRS DOGWOOD PH 9
- 12) STONE MEADOW ADDITION STONE MEADOW ADD
- 13) BAILEY TRUST 609 EAST CENTRAL AVENUE
- 14) MSB HOLDINGS 308 SOUTHWEST E STREET
- 15) BRANDIEWINE LLC 122 WEST CENTRAL
- 16) CRACKER BARREL 2307 SOUTHEAST WALTON BOULEVARD
- 17) WALMART STORES UPTOWN VILLAGE
- 18) MAYADVENTURES INC. 212 SOUTHEAST A STREET
- 19) RECORD PROPERTIES LLC 104 SOUTHWEST A STREET
- 20) MSB HOLDINGS MANOR HEIGHTS SUB LOTS 15-17
- 21) MOORE 414 NORTHWEST 5TH STREET
- 22) SANDERS PROPERTIES 202 SOUTHEAST 2ND STREET
- 23) CITY OF B'VILLE 501 SOUTHEAST 3RD STREET
- 24) KING CHARDONNAY SUB
- 25) BROWN COLLISON CENTER 1106 SOUTHEAST 15TH STREET
- 26) COPPERSTONE SUB PH 2 1600 BEEN ROAD

Community Programs

Community Development Block Grant Program

Public Facilities

CDBG funds in the amount of \$62,635 were used to help construct an extension of the Downtown Trail. The trail begins to the east of the Bentonville Public Library and continues east until it connects to the Town Branch Trail near SE 5th Street.

Affordable Housing

\$20,000 spent for land acquisition of a lot to increase affordable housing in Bentonville.

Non-Profit Organizations

\$41,254 allocated to non-profit organizations to supplement programs to local residents in need.



CDBG funds used to build a trail connection in a low-to moderate income neighborhood.



Tree & Landscape Advisory Committee

- The Tree & Landscape Advisory Committee spent \$50,000 on landscaping and beautification enhancement projects.
- The committee purchased 155 new trees.
 - Dog Park (11 trees)
 - Downtown Activity Center (1 tree)
 - East Central Avenue Planting Beds (3 trees)
 - Gilmore Park (1 tree)
 - Harps (13 trees)
 - Legacy Orchard at Orchards Park (90 trees)
 - Memorial Park (3 trees)
 - Phillips Park (16 trees)
 - Town Branch Park (3 trees)
 - Train Station Park (12 trees)
 - Tree Replacement (2 trees)
- The city awarded one Residential Yard of the Month Award to 603 W. Central Avenue.
- The city awarded two Commercial Landscaping of the Month Awards to:
 - Harps Food Store, 1209 N. Walton Blvd, and
 - Bentonville First Church, 301 SW Unity Blvd.
- Residents received 300 free trees during the Spring and Fall Tree Giveaways.



Community Programs

Grants, Donations and Awards

Tree City USA

The city maintained its Tree City USA designation for the fifteenth year in a row.

Walmart

Walmart awarded \$25,000 to assist with tree purchases for "Make A Difference Day".

Walmart Volunteerism Always Pays (VAP)

Walmart awarded two VAP grants in the amount of \$2,500 to assist with future clean the streets day events and tree planting events.

Volunteer Community of the Year Award

For the fourth consecutive year, Bentonville received the Volunteer Community of the Year Award. Approximately 16,520 volunteers recorded 388,959 volunteer hours valued at over \$8.6 million.

Endeavor Foundation

The Endeavor Foundation awarded \$70,500 to help construct sidewalks on SE 6th Street between S. Main Street and SE D Street.

Taxi Coupon Program

- The city's Taxi Coupon Program assisted 149 approved riders, 88 of which are extremely low income, 51 very low income and 10 low income.
- 8,837 coupons have been utilized by the riders between January 1st to November 30, 2013 resulting in \$17,674 spent on the program.

Volunteer Program

Spring Great American Cleanup

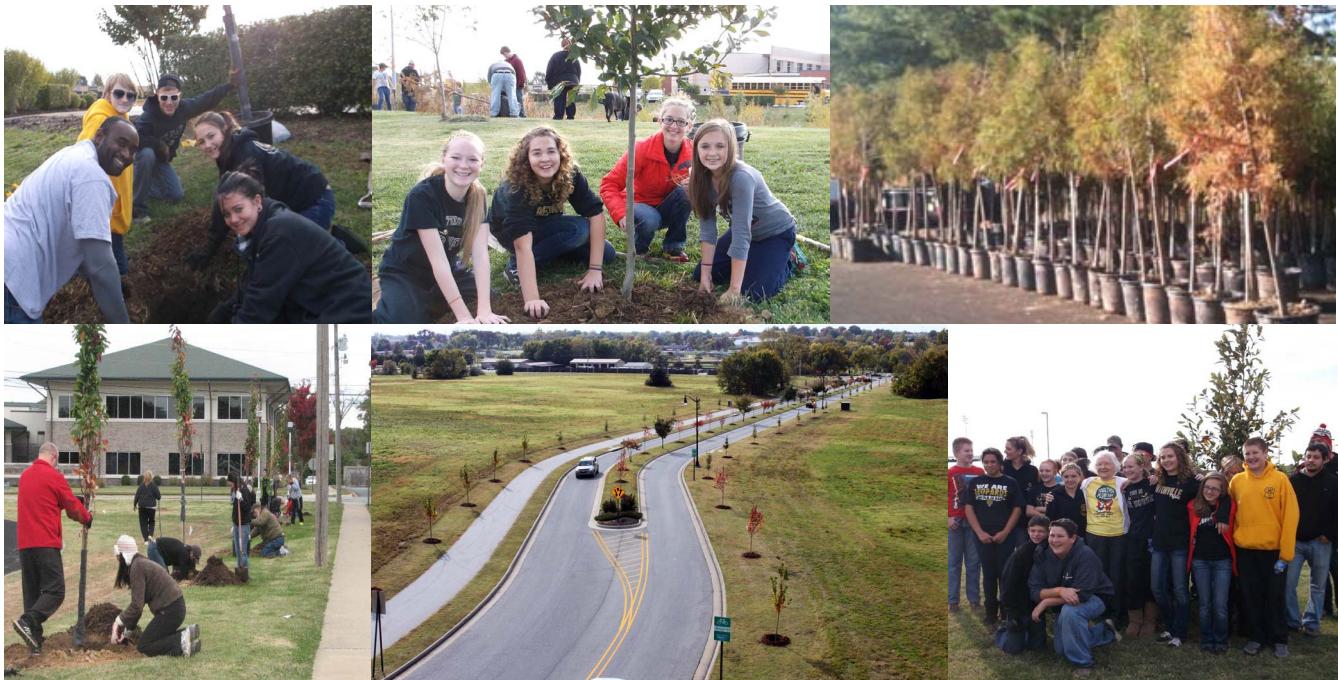
24 volunteers logged 72 volunteer hours by cleaning 3.05 miles of roadways and 2.2 miles of trails.

Make A Difference Day – Leave a Legacy

Fall Great Arkansas Cleanup

200 volunteers logged 600 hours by planting 748 trees at five locations in Bentonville.

Make a Difference Day - 2013



Economic Development

Economic Development activities have historically been managed by the Bentonville/Bella Vista Chamber of Commerce. In 2012, the City of Bentonville established an Economic Development Manager position to broaden Bentonville's economic development efforts and to better leverage the Chamber of Commerce's economic development role with the city.

Five Year Strategic Plan - *Bentonville Blueprint*

In August, the City of Bentonville and the Bentonville/Bella Vista Chamber of Commerce launched the development of the *Bentonville Blueprint*, a strategic plan for economic development to guide the city over the next five years. Boyette Strategic Advisors (BSA), an economic development consulting firm, is developing the *Bentonville Blueprint*, which has included significant stakeholder input, identification of targeted business sectors, and development of strategic recommendations designed to position Bentonville for continued economic development success.

Input from stakeholders is a key component of developing the Bentonville Blueprint. To gather input from the community, BSA conducted 27 individual interviews and 8 group interviews. On November 19, 2013 BSA facilitated two visioning sessions with a combined attendance of approximately 50 people. In addition, approximately 300 people completed an online survey to gain a better understanding of any potential opportunities, as well as any issues or challenges facing the city from an economic development standpoint. The *Bentonville Blueprint* should be complete in the first quarter of 2014.



Bentonville Blueprint Visioning Session

New Businesses in 2013/2014

Restaurant

- Chipotle Mexican Grill (2014)
- Cracker Barrell (2014)
- Dunkin Donuts
- Joe's Italian Grill
- Taziki's Mediterranean Cafe
- Thai Fusion

Retail

- Atlantis Jewels, LTD
- Casey's General Store
- Crossroads Liquor
- Finnegan's Wine & Spirits
- Harps
- Klothe Boutique, LLC
- Martin Greer's Candies
- Neighborhood Market
- Painting with a Twist
- Southern Grace Boutique
- Southern Trading & Pawn
- Walgreens (2014)
- Walmart Convenience Store (2014)
- Walton Blvd. Wine and Spirits
- #1 Liquor

Medical

- Ankle and Foot Centers of Mid-America
- Decker Eye Care
- Main Street Dental
- MedExpress

Industrial

- Norwalk Juicers

Service

- Olympus Body Art Emporium
- Sprint Spectrum
- Yoga Story

Office

- Conagra Foods

Economic Development

Under Construction 2014

Cracker Barrel



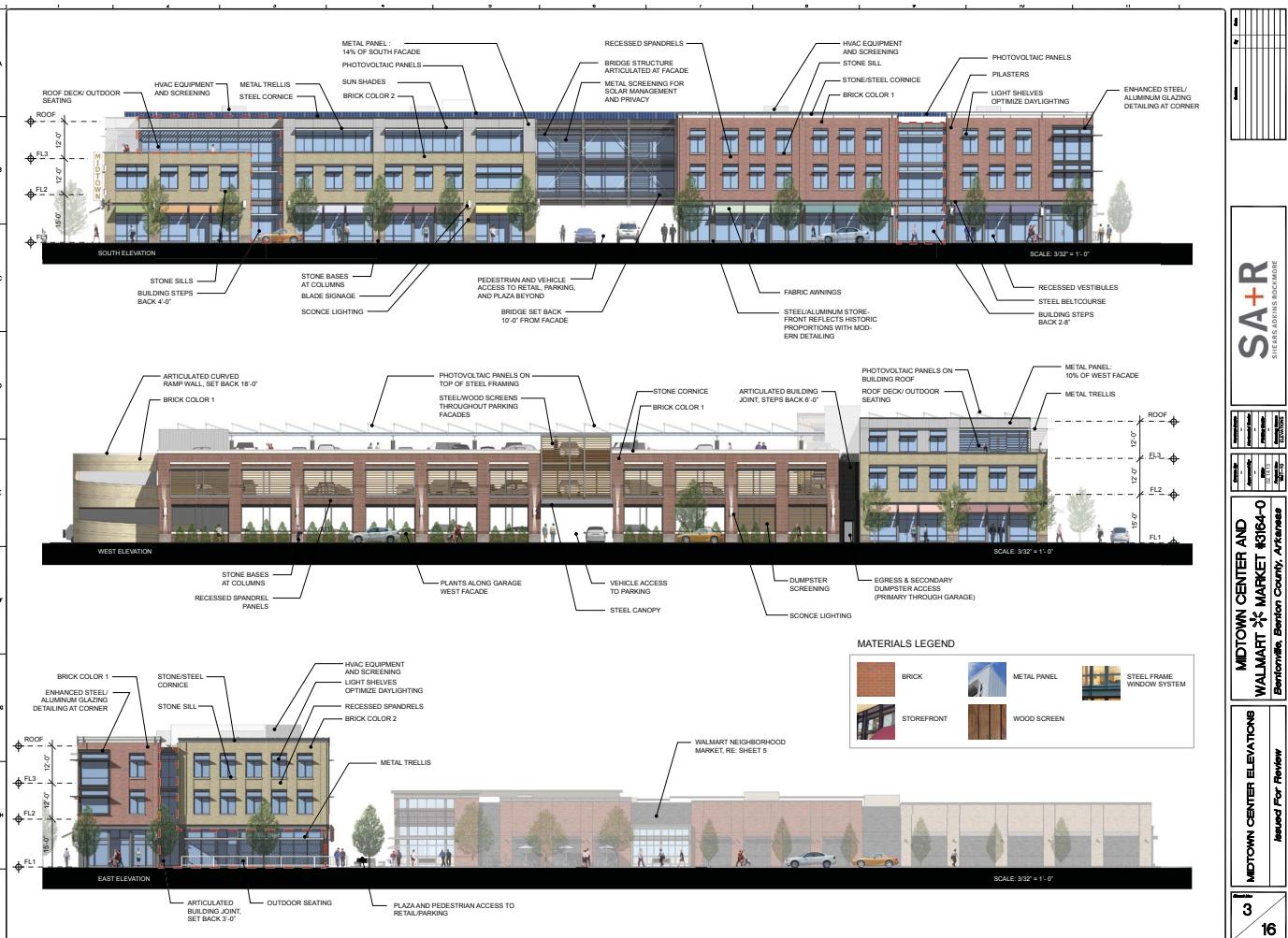
Chipotle



Bentonville - Chipotle Brick Prototype Study

20 May 2013 Degen Design Group, LLC 8800 Santa Fe Drive Suite 304 Overland Park KS 66212

Midtown Center



Long Range Planning

Ordinances Adopted in 2013

- **Alcohol Sales - Jan. 22**

This ordinance is in response to the need to regulate alcohol sales after Benton County voters approved the sale of packaged liquor.

- **Outdoor Vendor Amendment - Aug. 27**

The ordinance establishes regulations for outdoor vendor parks and mobile food vendors.

- **Landscape Amendment - Sep. 10**

The ordinance is a complete rewrite of the landscaping regulations in order to increase the overall tree canopy in Bentonville.

Plans Adopted in 2013

- **N. Walton Blvd. Enhancement Plan - Feb. 26**

This plan was prepared and adopted to provide guidance to improving the flow of traffic on N. Walton Boulevard while promoting complimentary land uses, pleasing aesthetics and development strategies to create a sustainable commercial corridor that is economically vibrant.

Planning Project:

SE Downtown Area Plan

Building on the success of the Downtown Master Plan, the City of Bentonville and Downtown Bentonville, Inc. decided to work on a special plan for an area southeast of the Downtown Square to identify experience districts, encourage a variety of residential development, and create a unique urban living and working environment.

The planning process used three primary methods for gathering ideas and suggestions: steering committees, public workshops, and surveys. Information gathered through these methods developed the vision and concepts in the proposed plan.

Three primary concepts are at the heart of this plan to help create great neighborhoods in the southeast area of downtown.

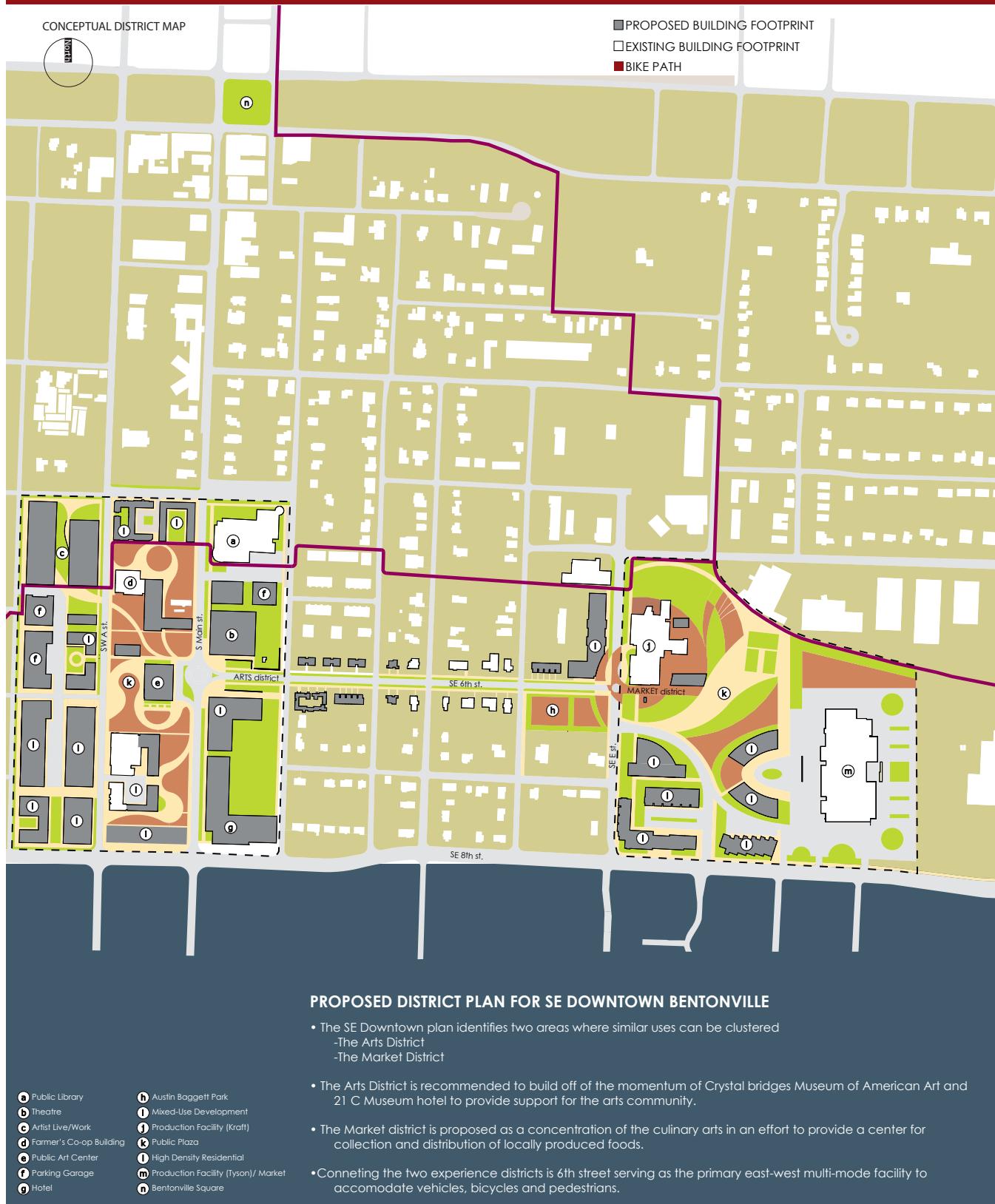
- **Experience Districts**
- **Residential Densities**
- **Multimodal Connections**

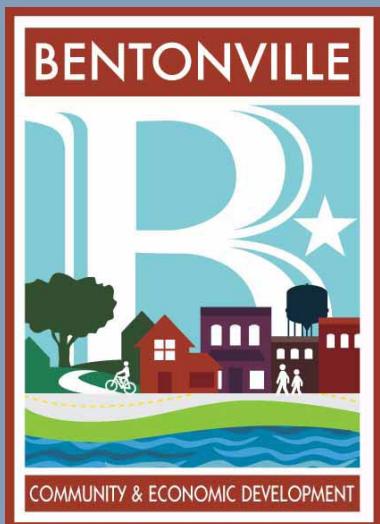
Arts District. The experience districts include an Arts District, located in the corridor between SW A Street and S. Main Street, between SE 4th Street and SE 8th Street. The emphasis of this district is establishing a concentration of art-related businesses, facilities and programs.

Market District. The second is the Market District, which includes the industrial areas of the closed Tyson Plant, the closing Kraft Plant and the vacant Ice House. The Market District is proposed as a clustering of food-related businesses and organizations and production, storage and distribution facilities.

Long Range Planning

SEdowntown.experience districts





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