

2013

Annual Development Report



Community & Economic Development
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Bentonville, Arkansas 72712
(479)271-6826

www.bentonvillear.com

2013

City of Bentonville

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Bob McCaslin

City Council

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Chris Sooter, Ward 1

Shane Perry, Ward 2

Roger Thomas, Ward 2

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Leah Williams, Ward 3

Jim Grider, Ward 4

Burton Head, Ward 4

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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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Planner

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Code Enforcement Officer

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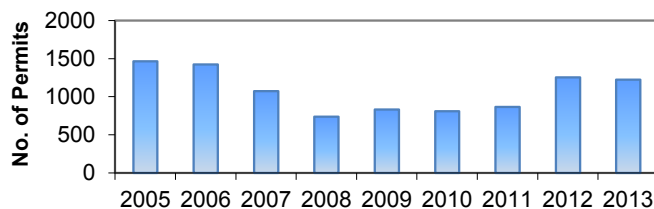
Cathy Cesena
Administrative Assistant

2013 Development Data

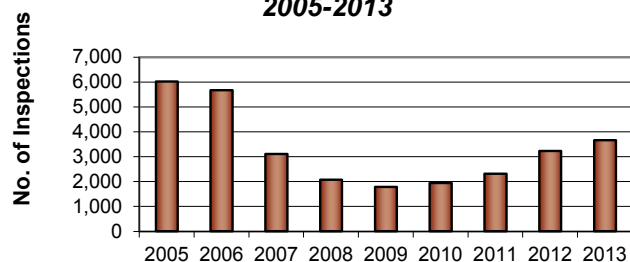
Summary

- 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 increase, 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.

**Building Permits Issued
2005-2013**



**Building Inspections
2005-2013**



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%

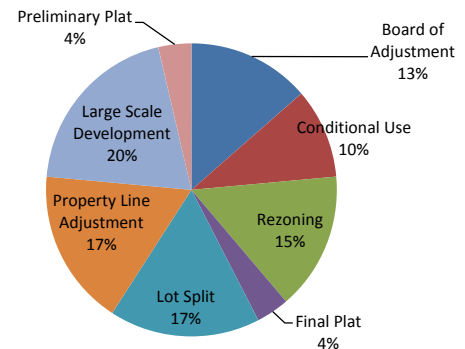
Certificates of Occupancy

	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 140 in 2013. Similarly, preliminary platted lots more than tripled from 137 in 2012 to 383 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.
- Rezoning 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%

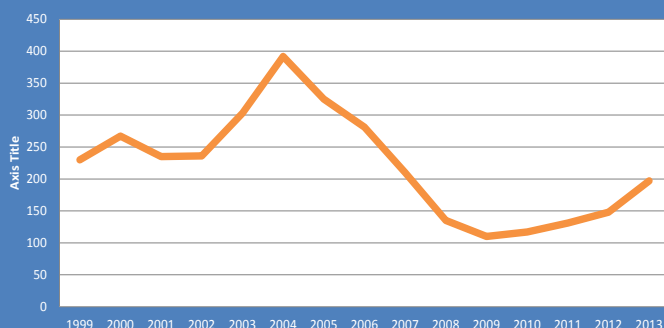
Large Scale Developments

	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%

**Planning Items
15 Year Trend**



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.

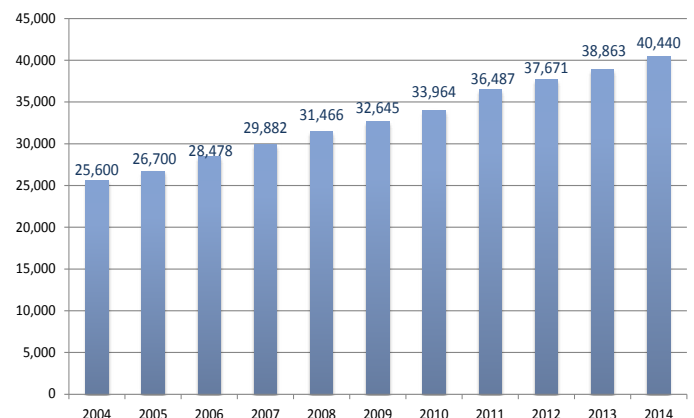
Percent Change (2012 - 2013)

Single Family Building Permits	4%	↑
Multi-family Building Permits	-49%	↓
Residential Occupancy Permits	20%	↑
Residential Valuation	1%	↑
Preliminary Platted Lots	228%	↑
Final Platted Lots	1967%	↑

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.

Population Estimates



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%

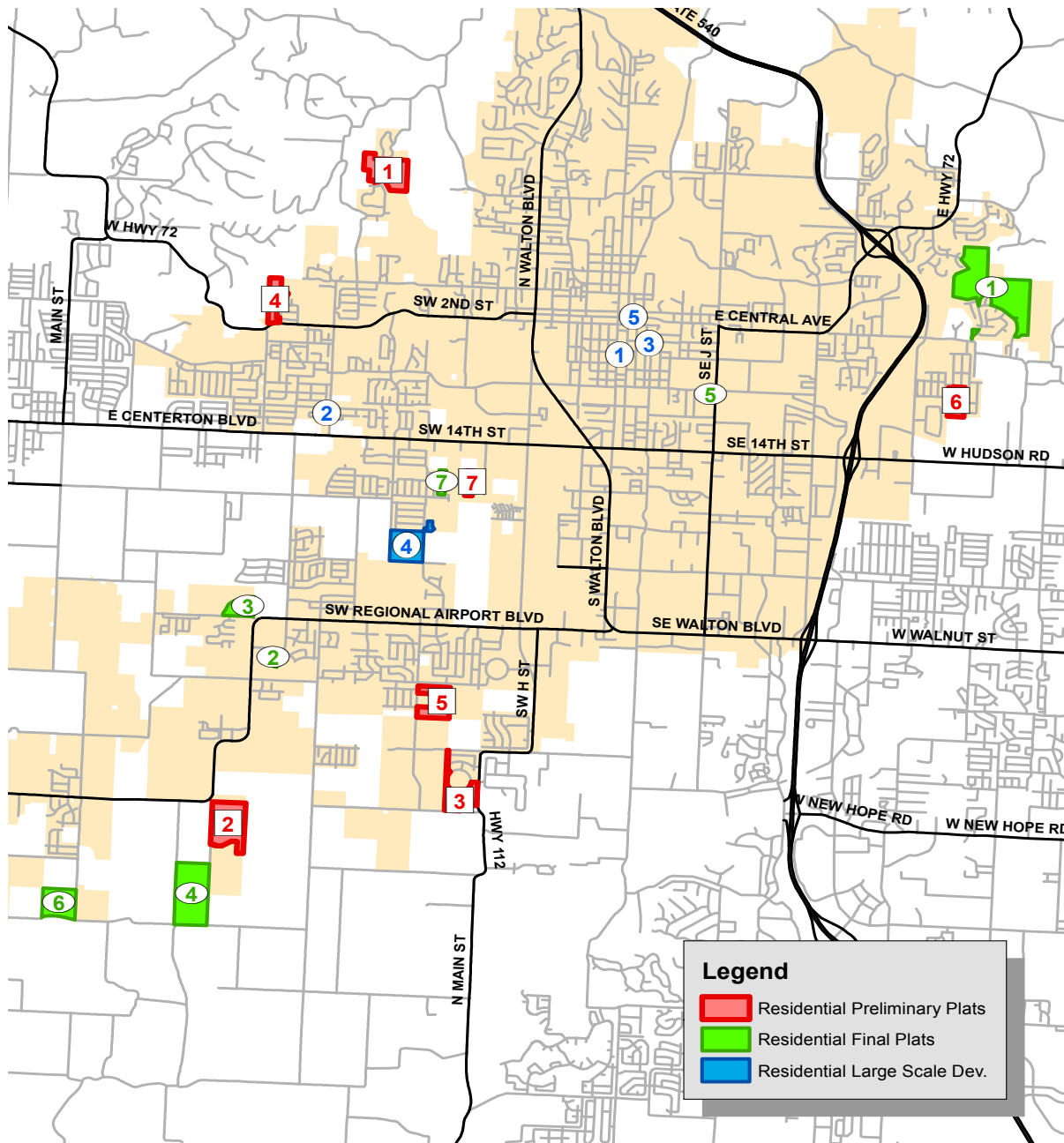
Residential Valuation

	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 4	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 Final Platted	Residential C of O's	Final Platted Lots Available	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	4910	4296	614	87%

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		<u>614</u>
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%

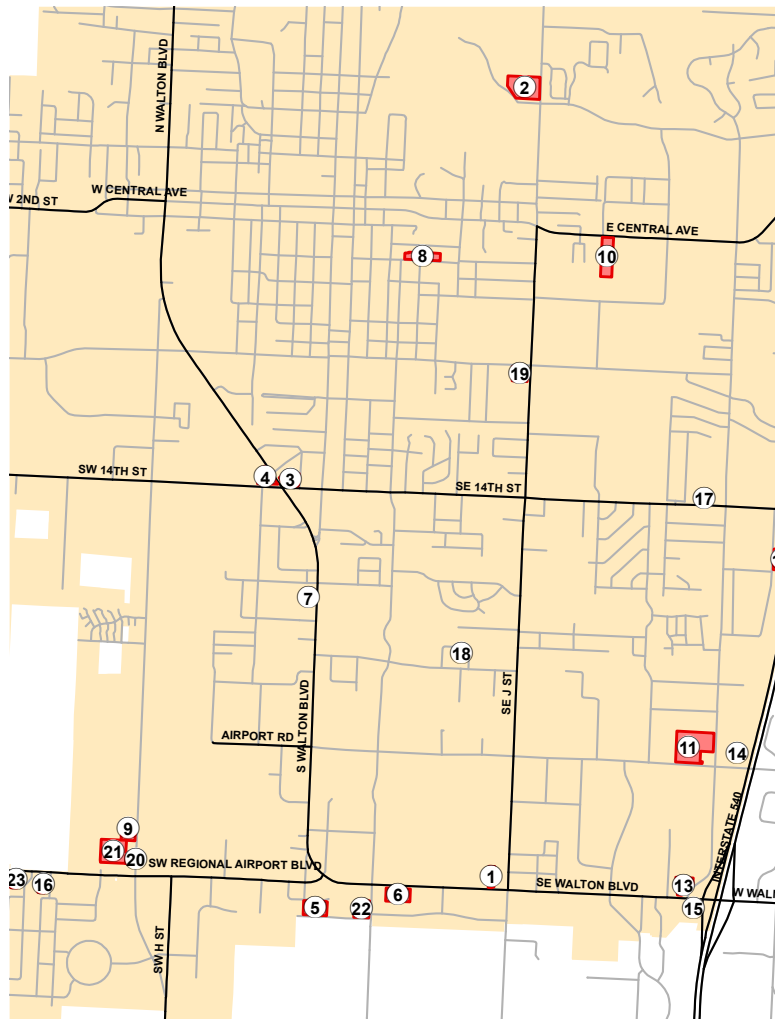
Commercial Valuation

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

Commercial Fees

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

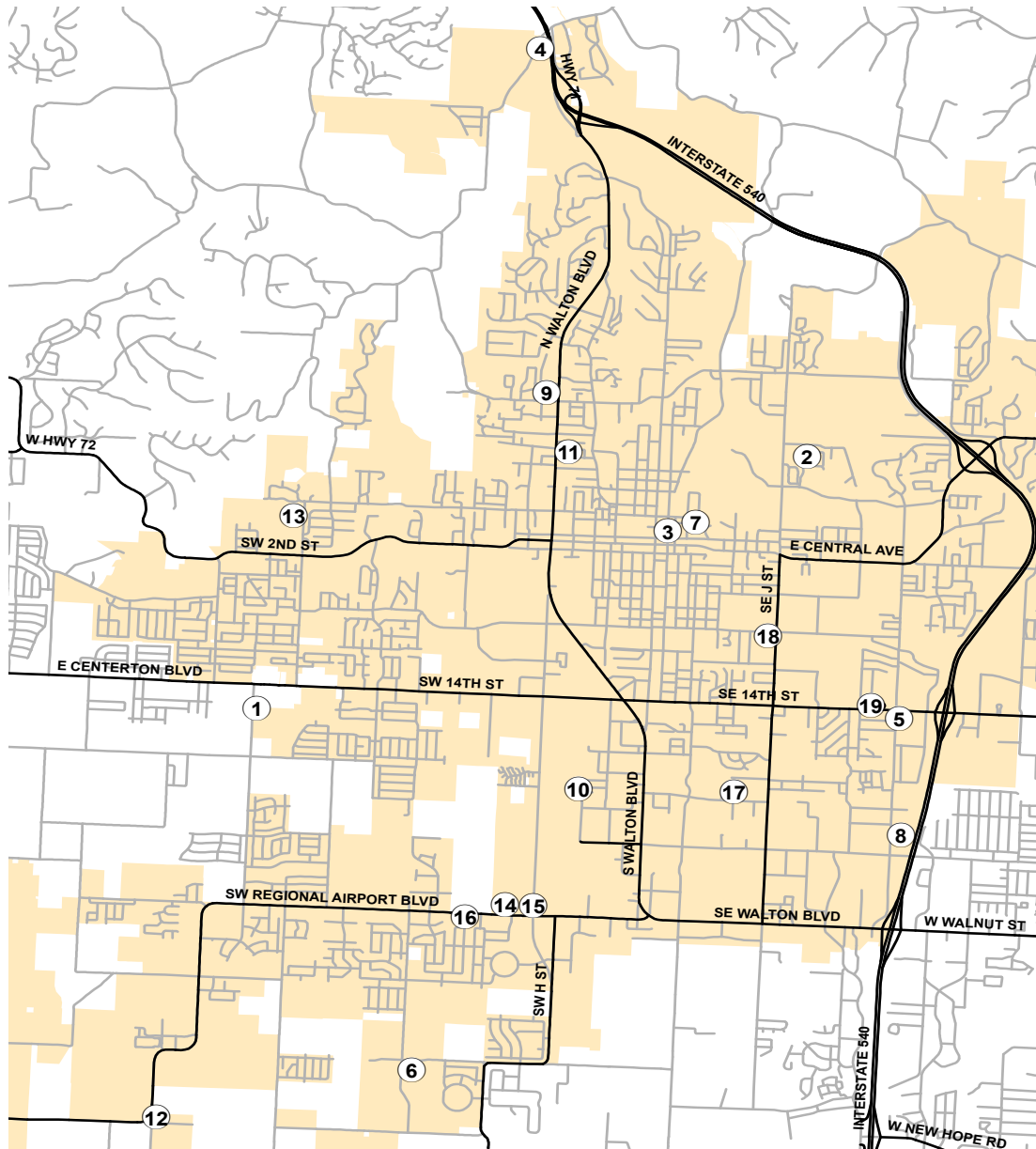
2013 Commercial Large Scale Developments



Commercial Large Scale Developments

		Sq Ft	Use
1) MEDEXPRESS NEIGHBORHOOD MEDICAL CENTER	LOT 3 QUINTA SUBDIVISION	4,983	MEDICAL OFFICE
2) AMAZEUM CHILDREN'S MUSEUM	1009 MUSEUM WAY	44,500	MUSEUM
3) WALGREENS	1311 SOUTH WALTON BOULEVARD.	14,820	RETAIL
4) NWC OF 14TH & WALTON	NW CORNER OF 14TH ST. & WALTON	5,200	CONV STORE / FUEL
5) RAINBOW JUNCTION	103 SOUTHWEST WINSTED LANE	28,793	RETAIL
6) CENTRE AT FOUNTAIN PLAZA	500 SOUTHEAST WALTON BOULEVARD	26,640	RETAIL
7) ASTHMA AND ALLERGY CLINIC OF NWA	1900 SOUTH WALTON BOULEVARD	4,337	MEDICAL OFFICE
8) BENTONVILLE WATER UTILITIES	509 SOUTHEAST 3RD STREET	7,605	OFFICE
9) BENTONVILLE FIRE STATION #6	3310 SOUTHWEST 'I' STREET	8,000	PUBLIC SAFETY
10) ARCHER'S BUSINESS PARK	1408 & 1410 EAST CENTRAL AVE.	20,050	RETAIL
11) NUNNALLY PARKING EXPANSION	2307 SOUTHEAST 28TH STREET	3 ACRES	VEHICLE STORAGE
12) LAKESIDE NORTH OFFICE BUILDING	1600 PHYLLIS STREET	67,600	OFFICE
13) CRACKER BARREL	2307 SOUTHEAST WALTON BOULEVARD	8,960	RESTAURANT
14) WEST TOWER COMMUNICATIONS	2727 SOUTHEAST MOBERLY LANE	N/A	CELL TOWER
15) CHIPOTLE MEXICAN GRILL	3601 SOUTHEAST MOBERLY LANE	2,230	RESTAURANT
16) BRIGHT RIDGE DENTAL	1603 SOUTHWEST REGIONAL AIRPORT	2,692	MEDICAL OFFICE
17) DUNKIN DONUTS	2309 SOUTHEAST 14TH STREET	2,400	RESTAURANT
18) KALEIDOSCOPE	900 SOUTHEAST VILLAGE LOOP	9,796	DANCE STUDIO
19) KUM & GO #416	800 SOUTHEAST 'J' STREET	5,000	CONV STORE/FUEL
20) WALMART NEIGHBORHOOD MARKET GAS STATION	3400 SOUTHWEST 'I' STREET	5 STATIONS	FUELING STATION
21) WALMART NEIGHBORHOOD MARKET	906 SOUTHWEST REGIONAL AIRPORT	41,000	RETAIL
22) GUESS WHO-	214 SOUTHEAST WALTON BOULEVARD	13,742	RETAIL
23) SIMPSON OFFICE BUILDING	1603 SOUTHWEST REGIONAL AIRPORT	2,692	OFFICE BLDG

2013 Commercial Certificates of Occupancy



Commercial Certificates of Occupancy

		Sq Ft
1) Paradise Dive Adventure	1601 Greenhouse Rd	5000
2) Circle of Life	1201 NE Legacy Pkwy	43,000
3) 21C Museum Hotel	200 NE A St	98,487
4) NW Health Super Clinic, Senior Care, Vold Vision	1102 NW Lowes Ave	13,458
5) Four Star Auto	1403 SE Moberly Ln	2700
6) Fullbright Jr High	5303 SW Bright Rd	140,453
7) 21C Parking Garage	206 NE Blake Ave	103,166
8) Landers McLarty Pre-Owned	2601 SE Moberly Ln	12,889
9) Harps	1209 N Walton Blvd	37,900
10) Lawrence Classic Hangers	2300 SW Aviation St	13,749
11) Church of Christ Young Adult Center	816 NW 8th St	10,143
12) Roth Offices & Granite	6077 SW Reg. Airport Blvd.	15,920
13) Bonds Park Concession	201 NW Elm Tree Rd	1500
14) Neighborhood Market	906 SW Reg. Airport Blvd.	42,089
15) NM Gas Kiosk	3400 SW I St	340
16) Chance Simpson Office	1601 SW Reg. Airport Blvd.	2,896
17) Kaleidoscope Dance Studio	900 SE Village Loop	9,823
18) Kum and Go	800 SE J St	4991
19) Dunkin Donuts	2309 SE 14th	2440
Total		560944




2013 Completed Construction



Zoning Activity

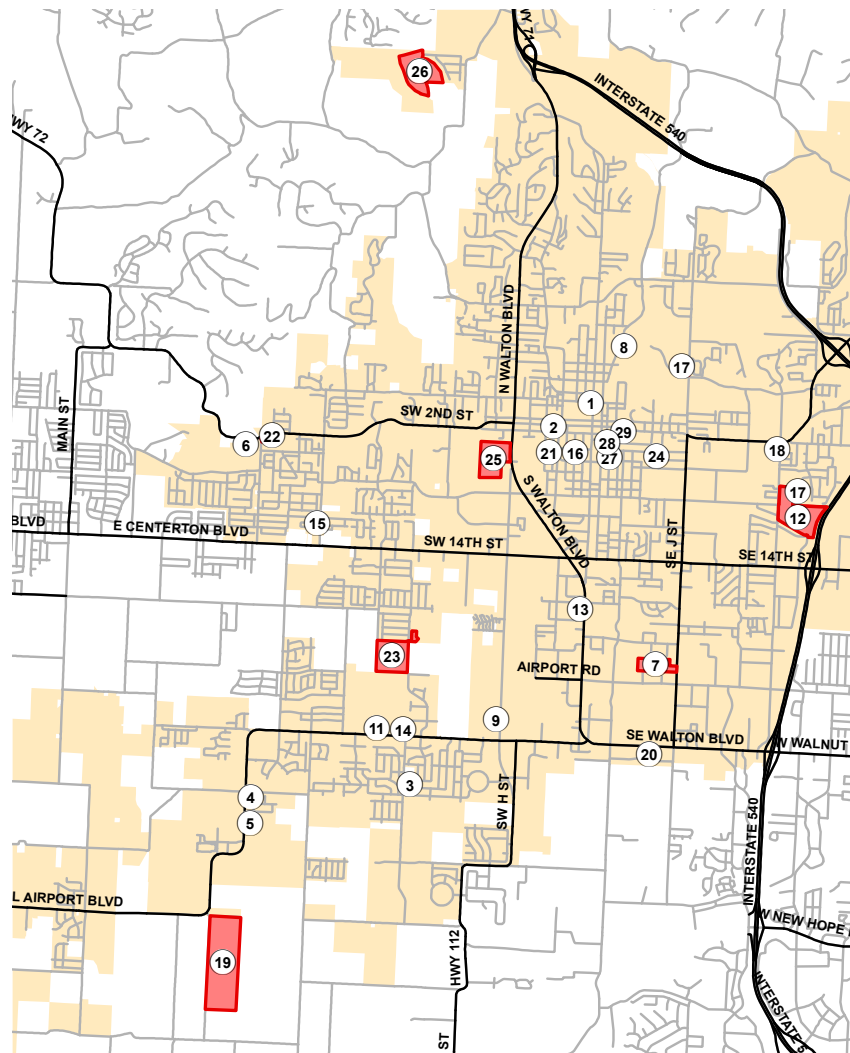
- Rezoning increased by 45% over the last year.
- Conditional uses decreased by 17%.
- Variances represent the most significant change in zoning activity. Between 2011 and 2012, the number of variances dropped by 40%. However, in 2013, it reversed and increased by 189%, jumping from 9 in 2012 to 26 in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

Percent Change (2012 - 2013)

Rezoning	45%	
Conditional Uses	-17%	
Variances	189%	

Zoning Activity

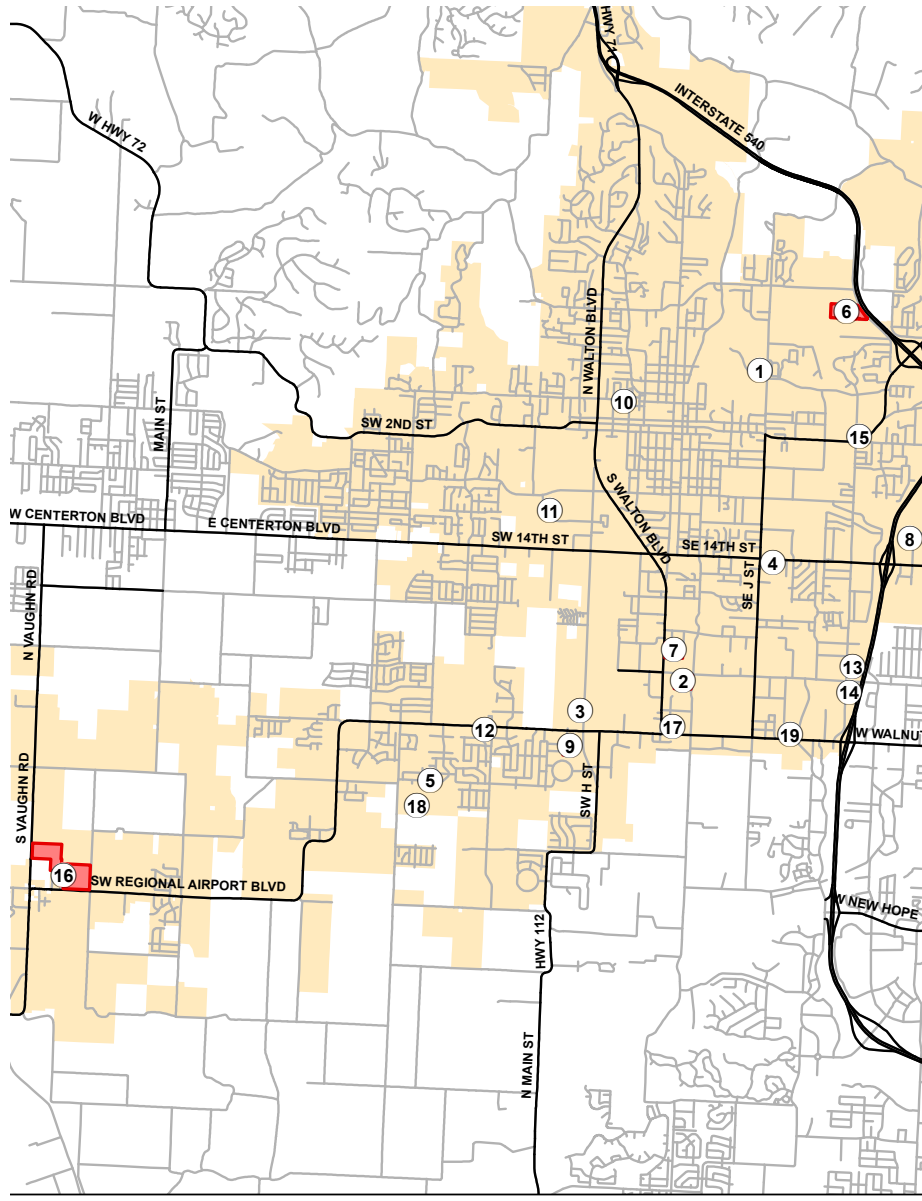
	2012	2013	% Change
Rezoning	20	29	45%
Conditional Use	23	19	-17%
Variance	9	26	189%
TOTAL	52	74	42%



Rezonings

Rezonings	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
219 NW A St.	APP	D-E
214 SW D St.	APP	RC-2
4229 SW Bright Rd.	APP	R-1
SW Reg. Airport Blvd. & SW Graystone St.	APP	R-1
SW Reg. Airport Blvd. & SW Graystone St.	APP	R-1
4103 SW 2nd St.	APP	R-E
SE J St.	APP	I-1
812 NE A St.	APP	RC-2
3310 SW I St.	APP	R-O
8059 Regional Airport	APP	R-2 & C-2
SW Bright Rd. & SW Yucca Ave.	WTHDRN	C-2
SE 8TH St. & SE Moberly Ln.	APP	C-2
1900 S. Walton Blvd.	APP	C-2
SW Bright Rd. & SW Yucca Ave.	WTHDRN	C-2
3300 SW Victoria Place	APP	R-2
408 SW 3rd St.	APP	RC-2
1009 Museum Way	APP	R-1
300 SE Moberly Ln.	WTHDRN	RC-2
Noman Rd. & SW Windmill Rd.	APP	R-1
807 SE Walton Blvd.	APP	C-2
612 SW 4th St.	APP	RC-2
SW Tater Black Rd.	APP	R-1
Thornbrook Subdivision, Ph. 2	APP	R-3
705 SE 4th St.	APP	R-3
400 S. Walton Blvd.	APP	C-2
2002 NW Autumn Ave.	APP	R-E
212 SE A St.	APP	D-E
210 SE A St.	APP	D-C
SE 2ND St.	APP	D-E

2013 Conditional Uses



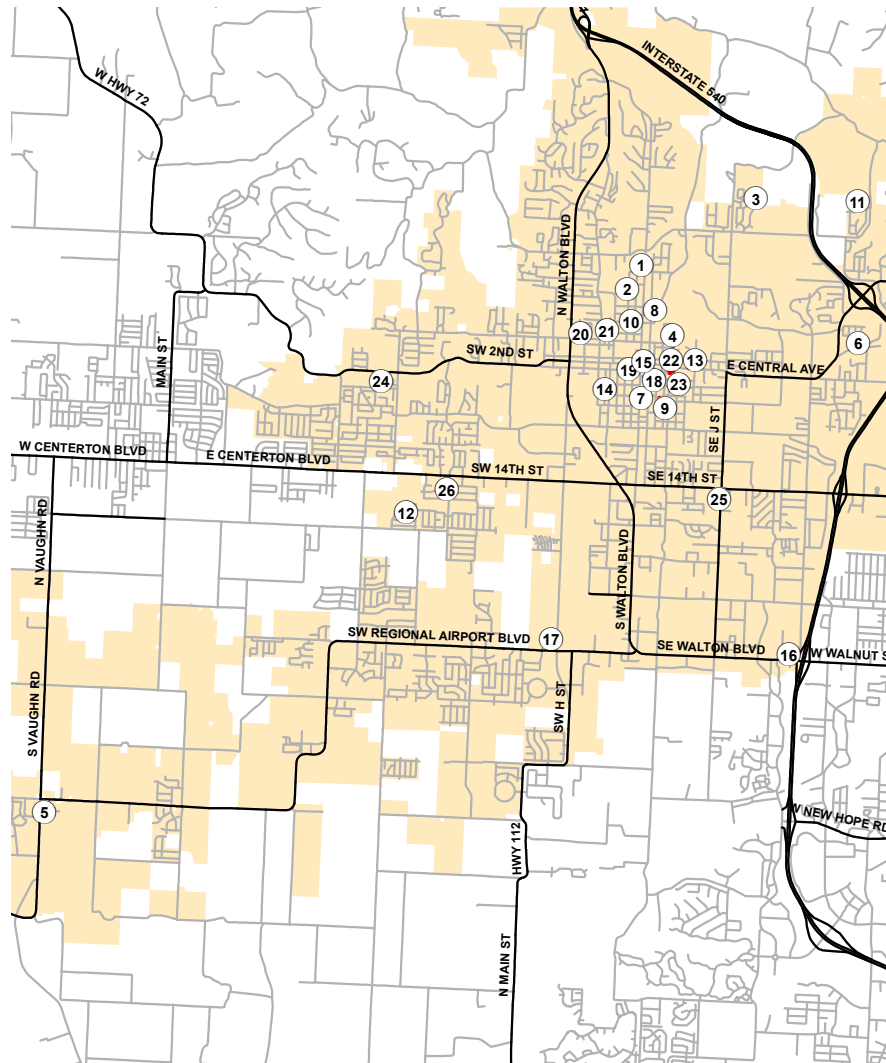
Conditional Uses

- | | |
|------------------------------------|------------------------------------|
| 1) AMAZEUM CHILDREN'S MUSEUM | 1009 Museum Way |
| 2) 1ST LANDMARK BAPTIST CHURCH | Landmark Addition |
| 3) CITY OF B'VILLE FIRE STATION #6 | 3310 SW I St. |
| 4) #1 LIQUOR STORE | 1200 SE 14th St. |
| 5) JANETT'S TINY TOTS | 4400 SW Lilly St. |
| 6) GRACE POINT CHURCH | 1201 McCollum Rd. |
| 7) LANDERS MCLARTY | 2601 SE Moberly Ln. |
| 8) NWACC FOUNDATION | 1200-1202 SE Eagle Way |
| 9) FLAGSTONE CHURCH OF CHRIST | 3801 SW Eden's Brook St. |
| 10) LINE(CHILD CARE) | 708 Jefferson St. |
| 11) CLASSICAL ACADEMY | 1302 Melissa Dr. |
| 12) BRIGHTWOOD BUSINESS PARK | 2003 SW Reg. Airport Blvd., Ste. 9 |
| 13) WAL-MART TEMP USE | 805 Moberly Ln. |
| 14) WESTOWER COMMUNICATIONS | 2727 SE Moberly Ln. |
| 15) WHITE OAK STATION #28 | 2501 E. Central Ave. |
| 16) BCFA INC | 7640 SW Regional Airport Blvd. |
| 17) HELICOPTER TOURS | 103 SE Walton Blvd. |
| 18) JANETT'S TINY TOTS | 4400 SW Lilly St. |
| 19) FLEEMAN/DRIVING ACADEMY | 1401 SE Walton Blvd., Ste. 213 |

Decision

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 |



Variances

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

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

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

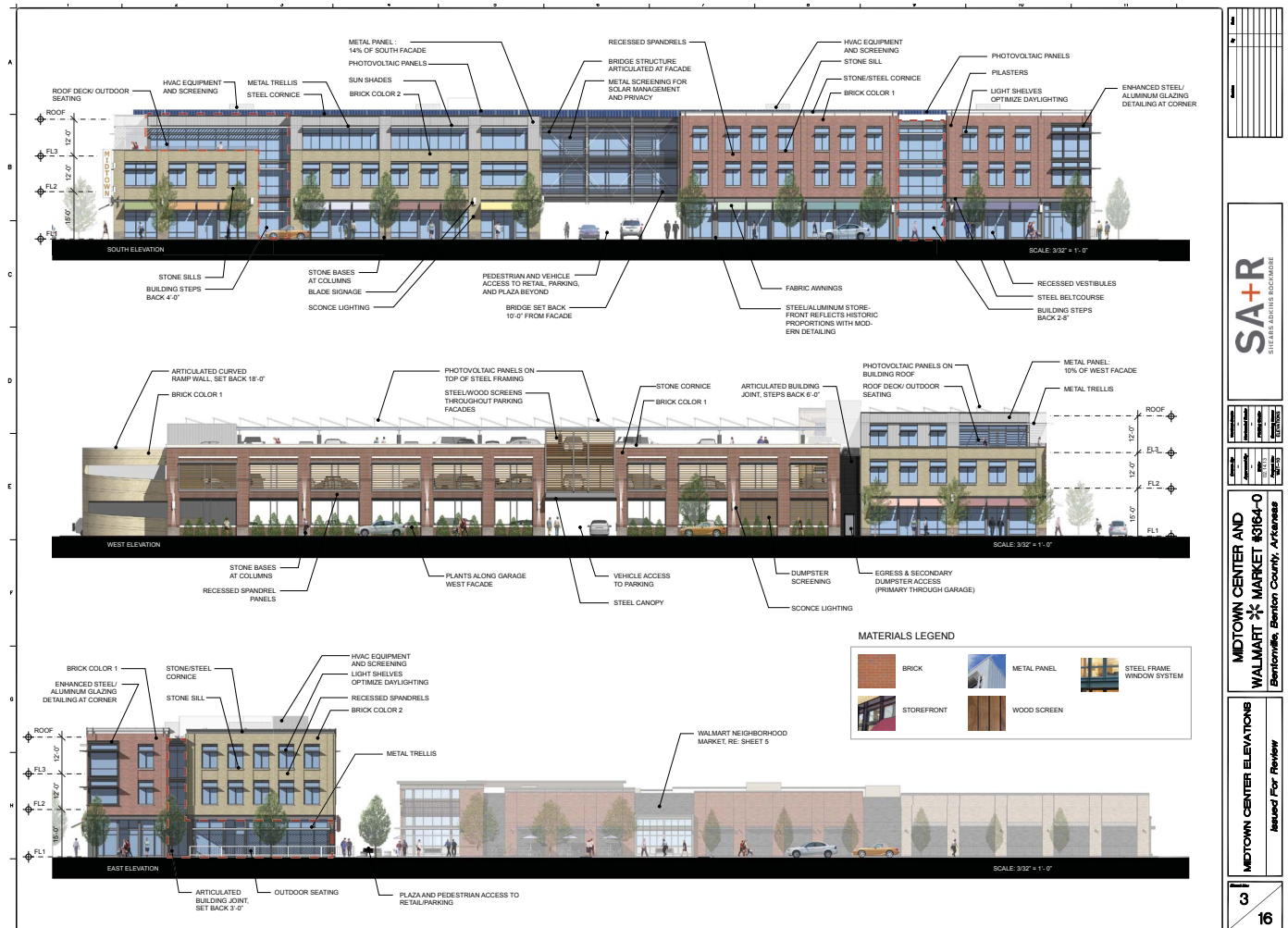
20 May 2013

Durgen Design Group, LLC

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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**

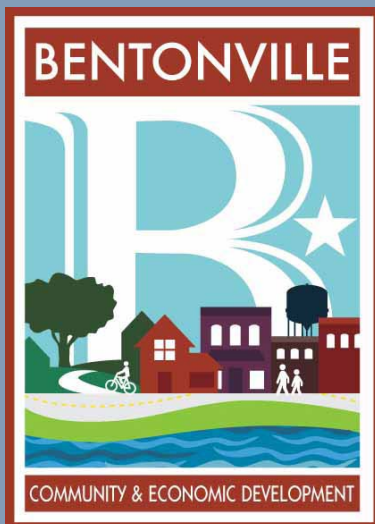
Arts District. The experience districts include an Arts District, located in the corridor between SW A Street and S. Main Street, between SE 4th Street and SE 8th Street. The emphasis of this district is establishing a concentration of art-related businesses, facilities and programs.

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

SE downtown experience districts





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