



# 2011

## Community Development Report



**Community Development  
305 SW A Street  
Bentonville, AR 72712**

# 2011 Development Data

- Development continues to rise after the significant slow down in 2008 and 2009. The number of items coming through subdivision and large scale development review are up 15% from 2010.
- The significant increase in the number of preliminary platted lots (73%) suggest that the housing market is on the upswing.
- The number of permits issued is up by 7% while the number of inspections has increased by 38%.
- Total valuation is approximately \$155 million, an increase of 62%.
- Fees collected by the City are nearly \$1/2 million with a 46% increase over last year.
- Changes to the development codes included an amendment to the Digital Billboard Amendment with ordinance #2011-47 on May 10th; an amendment to the sign regulations to require freestanding signs to be monument style with ordinance #2011-55, on June 14; and an amendment to the design standards to require the standards to apply to all large scale developments with ordinance #2011-72 on August 9th.

Development Activity			
	2010	2011	% Change
Preliminary Plats	2	3	50%
Final Plats	6	3	-50%
Lot Splits	16	23	44%
Property Line Adjustments	19	29	53%
Large Scale Development	30	26	-13%
<b>TOTAL</b>	<b>73</b>	<b>84</b>	<b>15%</b>

Platted Lots			
	2010	2011	% Change
Final	113	64	-43%
Preliminary	67	116	73%

Zoning Activity			
	2010	2011	% Change
Rezoning	7	12	71%
Conditional Use	20	20	0%
Variance	17	15	-12%
<b>TOTAL</b>	<b>44</b>	<b>47</b>	<b>7%</b>

Certificates of Occupancy (certificates)			
	2010	2011	% Change
Single Family	289	315	9%
Duplex	11	12	9%
Multi-family	21	12	-43%
Residential Alt/Rem/Add	15	23	53%
Commercial	17	35	106%
Tenant Infill	18	13	-28%
Commercial Alt/Rem/Add	40	56	40%
<b>TOTAL</b>	<b>411</b>	<b>466</b>	<b>13%</b>

Building Inspections			
	2010	2011	% Change
Inspections	8712	12,034	38%

Code Enforcement			
	2010	2011	% Change
Inspections	2,032	2,114	4%

Population Estimate				
Persons per household*:	2.64			
	Res C of O	Persons Added	Total Population	% change
<b>2010 Census</b>			<b>35,301</b>	
<b>2010 (remainder of year)</b>	446	1,177	36,478	3.34%
<b>2011</b>	483	1,275	37,754	3.50%

\*Source: 2010 Census

Permits Issued			
	2010	2011	% Change
Single Family	258	345	34%
Multifamily	9	13	44%
Residential Alteration	78	97	24%
Swimming Pool	22	18	-18%
Fence	186	141	-24%
Relocated/Demo	32	30	-6%
New Commercial	26	37	42%
Commercial Addition	0	3	
Commercial Alteration	93	95	2%
Sign	65	81	25%
Other	43	6	-86%
<b>TOTAL</b>	<b>812</b>	<b>866</b>	<b>7%</b>

Valuation			
	2010	2011	% Change
Single Family	\$57,873,760	\$82,184,112	42%
Multi-family	\$2,489,244	\$3,517,763	41%
Residential Alteration / Add	\$1,722,954	\$1,697,678	-1%
Commercial	\$19,008,016	\$55,517,511	192%
Commercial Alteration / Add	\$13,616,311	\$10,789,930	-21%
Swimming Pools	\$763,856	\$718,799	-6%
Signs	\$518,860	\$915,532	76%
Other	\$0	\$0	
<b>TOTAL</b>	<b>\$95,993,001</b>	<b>\$155,341,325</b>	<b>62%</b>

Fees			
	2010	2011	% Change
Single Family	\$215,388	\$302,146	40%
Multi-family	\$8,922	\$12,649	42%
Residential Alteration / Add	\$8,915	\$8,921	0%
Commercial	\$43,142	\$120,939	180%
Commercial Alteration / Add	\$37,500	\$33,277	-11%
Swimming Pools	\$4,060	\$3,655	-10%
Signs	\$2,797	\$4,454	59%
Fences	\$4,650	\$3,475	-25%
Relocated and Demos	\$1,500	\$1,700	13%
Other	\$10,750	\$1,500	-86%
<b>TOTAL</b>	<b>\$337,624</b>	<b>\$492,716</b>	<b>46%</b>

# Residential

- The total number of lots platted was 180, the same as last year. However, for the first time in five years, the number of lots preliminary platted are significantly higher than those final platted. New residential areas continue to locate to the southwest.
- There were 3 final plats with 64 lots, down 43% from last year.
- There were 3 preliminary plats with 116 lots, up 73% from last year.
- Property line adjustments were up by 53% from 2010.
- Continuing with last year's trend, lot splits were significantly higher than the previous year with 23 in 2011 compared to 16 in 2010.
- Currently have an estimated 3,985 platted lots available for development. Of those, 36% are final platted and the remainder are preliminarily platted.
- All residential permits increased by 11% the number of certificates of occupancy for residential was up 8%.

Single Family Building Permits	34%	
Multi-family Building Permits	44%	
Residential Occupancy Permits	8%	
Residential Valuation	41%	
Preliminary Platted Lots	73%	
Final Platted Lots	-43%	

## Residential Building Permits

	2010	2011	% Change
Single Family	258	345	34%
Multi-family	9	13	44%
Swimming Pool	22	18	-18%
Residential Alt/Rem/Add	78	97	24%
Fence	186	141	-24%
<b>TOTAL</b>	<b>553</b>	<b>614</b>	<b>11%</b>

## Residential Certificates of Occupancy (certificates)

	2010	2011	% Change
New Single Family	289	315	9%
New Duplex	11	12	9%
New Multifamily	21	12	-43%
Residential Alt/ Rem/Add	15	23	53%
<b>TOTAL</b>	<b>336</b>	<b>362</b>	<b>8%</b>

## Residential Certificates of Occupancy (units)

	2010	2011	% Change
New Single Family	289	315	9%
New Duplex	22	24	9%
New Multifamily	256	144	-44%
<b>TOTAL</b>	<b>567</b>	<b>483</b>	<b>-15%</b>

## Platted Lots

	2010	2011	% Change
Final	2	3	50%
Preliminary	6	2	-67%
Lot Splits	16	23	44%
Property Line Adjustments	19	29	53%

## Residential Valuation

	2010	2011	% Change
Valuation	\$62,085,958	\$87,399,553	41%

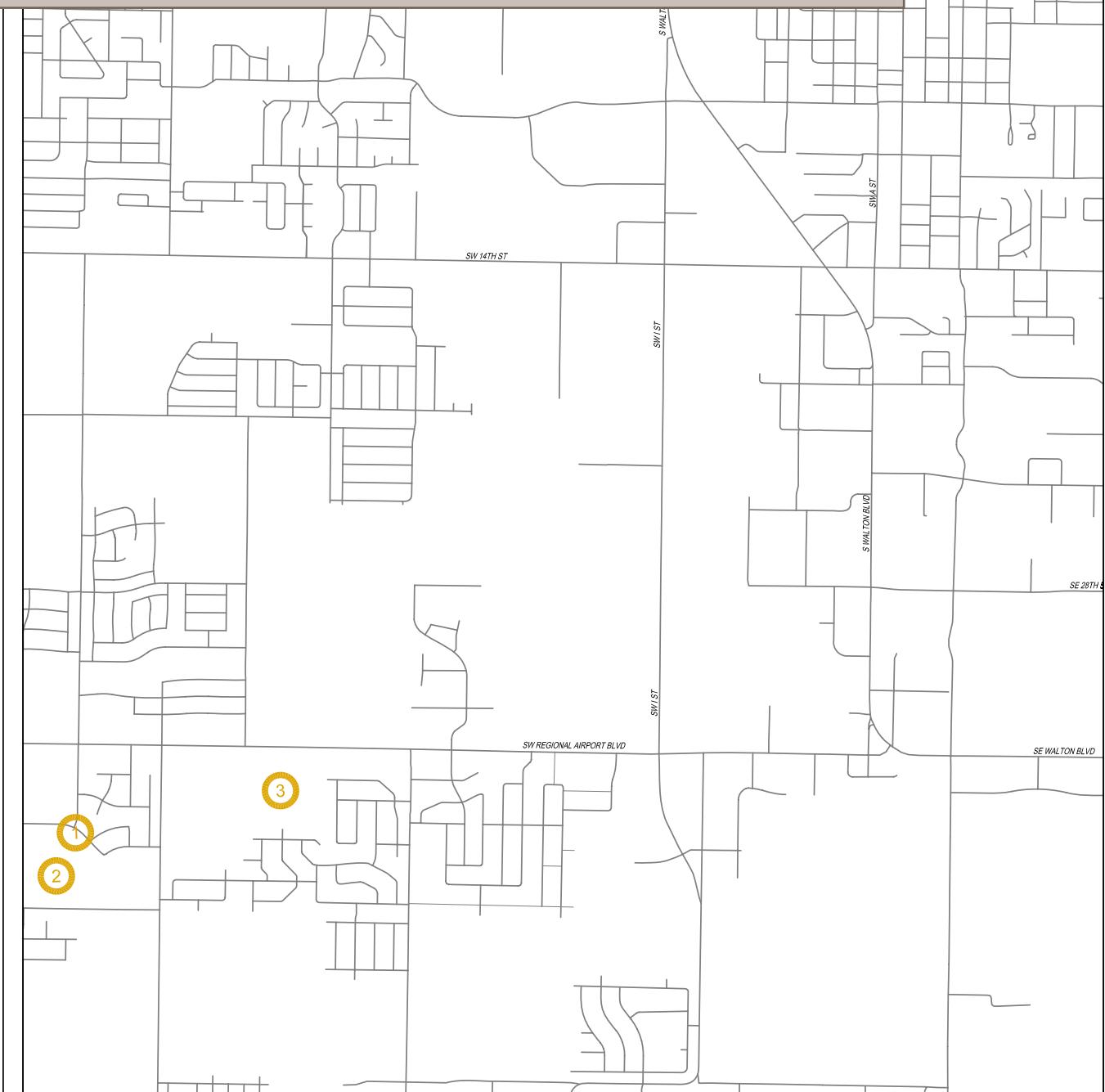
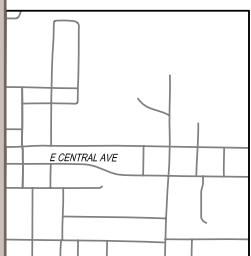
## Residential Fees

	2010	2011	% Change
Fees	\$233,225	\$323,716	39%

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## Preliminary Plats

<i><b>Project Name</b></i>	<i><b>Location</b></i>	<i><b># of Lots</b></i>
1) Cornerstone Ridge, Ph 2	SW Gemstone Blvd	30
2) Cornerstone Ridge, Phase 3	SW Gemstone Blvd	52
3) Harbin Point, Phase 2	SW Regional Airport & SW Buckeye St	22
		<b>TOTAL</b> 104

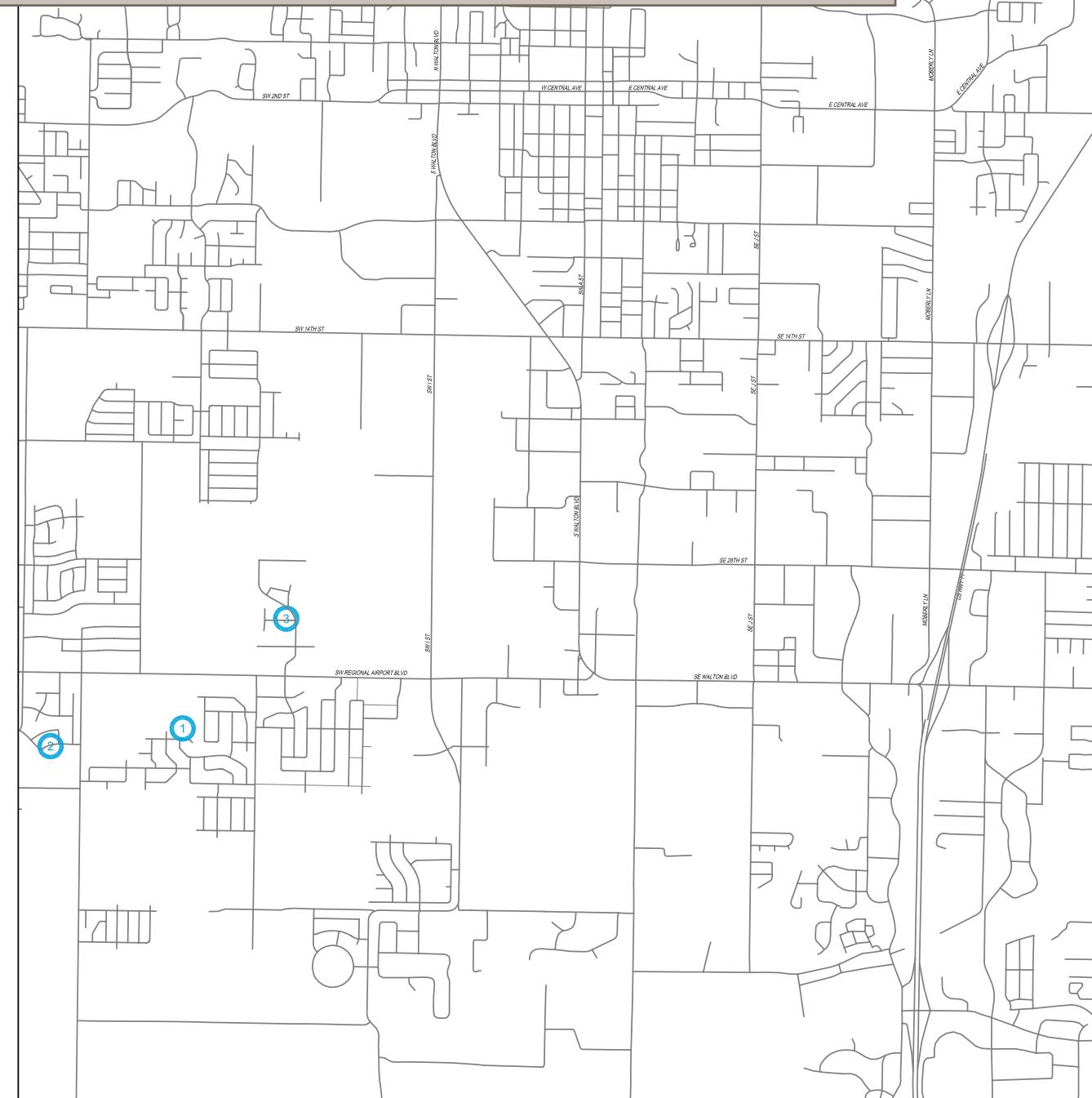


## 2011 PRELIMINARY PLATS



## Final Plats

<i><b>Project Name</b></i>	<i><b>Location</b></i>	<i><b># of Lots</b></i>
1) Harbin Point, Phase 2	SW Reg. Airport & SW Buckeye St	43
2) Cornerstone Ridge, Phase 2	SW Gemstone & SW Rhinstone	30
3) The Links at Rainbow Curve	SW Maple Rd	4
		<b>TOTAL</b> 77



2011 FINAL PLATS



# Commercial Development

- Commercial development is trending upwards. Both permits and certificaties of occupancy issued were higher this year than in 2010.
- Approximately 455,940 square feet of new commercial development was approved through the large scale development review process. This is an overall increase of 28% from 2010.
- Most of the approvals have been for office and service type businesses. No retail was approved in 2011.
- Commercial valuation nearly doubled from \$32 million in 2010 to \$66 million in 2011.

Commercial Building Permits	13%	
Commercial Occupancy Permits	39%	
Square Feet Approved	28%	
Commercial Valuation	103%	

## Commercial Building Permits

	2010	2011	% Change
New Commercial	26	37	42%
Commercial Addition	0	3	
Commercial Alteration	93	95	2%
<b>TOTAL</b>	<b>119</b>	<b>135</b>	<b>13%</b>

## Commercial Certificates of Occupancy

	2010	2011	% Change
Commercial	17	35	106%
Tenant Infill	18	13	-28%
Commercial Alt/Rem/Add	40	56	40%
<b>TOTAL</b>	<b>75</b>	<b>104</b>	<b>39%</b>

## Commercial Square Feet Approved

	2010	2011	% Change
Office	24,906	88,678	256%
Public	214,831	183,400	-15%
Retail	77,936	0	-100%
Service	37,985	167,862	342%
Industrial	0	16,000	
<b>TOTAL</b>	<b>355,658</b>	<b>455,940</b>	<b>28%</b>

## Commercial Valuation

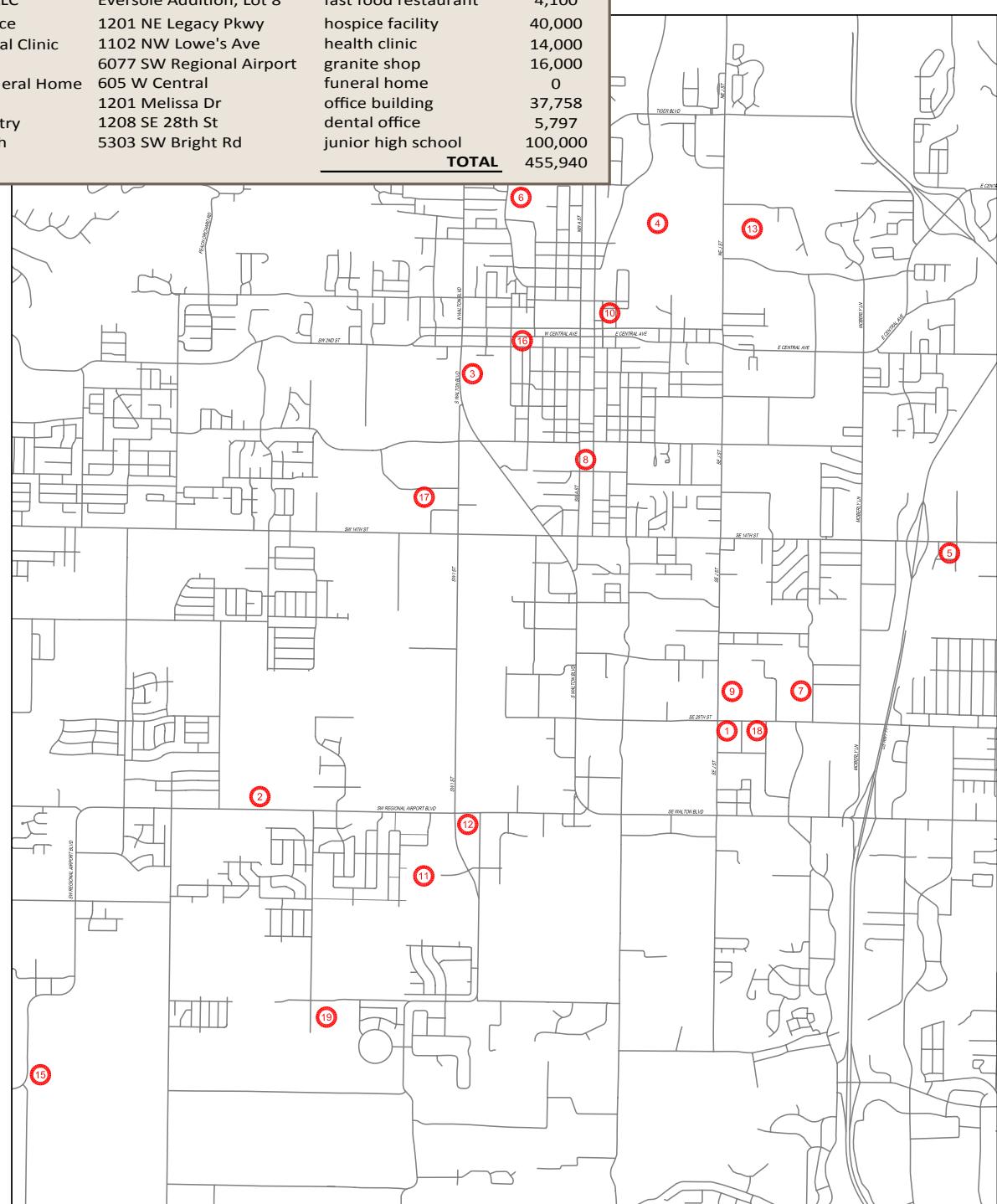
	2010	2011	% Change
Valuation	\$32,624,327	\$66,307,441	103%

## Commercial Fees

	2010	2011	% Change
Fees	\$80,642	\$154,216	91%

## Large Scale Development

Project Name	Location	Use	Sq Ft
1) Casey's General Store	2801 SE J St	gas station	3,720
2) NWA Hindu Association	2500 SW Regional Airport	worship facility	4,000
3) Panda Express	309 S Walton Blvd	fast food restaurant	2,688
4) Crystal Bridges	600 Museum Way	overflow parking	0
5) Campus Plaza	3012 SE 14th St	office	6,000
6) Thomas Jefferson	810 Bella Vista Rd	classrooms & gym	17,400
7) Beau Chene Office Building	2400 SE S St	office	22,000
8) HFD3	901 SW A St	office	22,920
9) IBM	2501 SE J St	parking expansion	0
10) 21 C Museum Hotel	200 NE A St	hotel	97,557
11) Bentonville Community Center	1101 SW Citizens Circle	community center	62,000
12) McDonald's USA, LLC	Eversole Addition, Lot 8	fast food restaurant	4,100
13) Circle of Life Hospice	1201 NE Legacy Pkwy	hospice facility	40,000
14) NWT Health Medical Clinic	1102 NW Lowe's Ave	health clinic	14,000
15) Roth Granite Shop	6077 SW Regional Airport	granite shop	16,000
16) Callison-Lough Funeral Home	605 W Central	funeral home	0
17) Outdoor Cap	1201 Melissa Dr	office building	37,758
18) Pate Family Dentistry	1208 SE 28th St	dental office	5,797
19) Central Park Jr High	5303 SW Bright Rd	junior high school	100,000
<b>TOTAL</b>			455,940



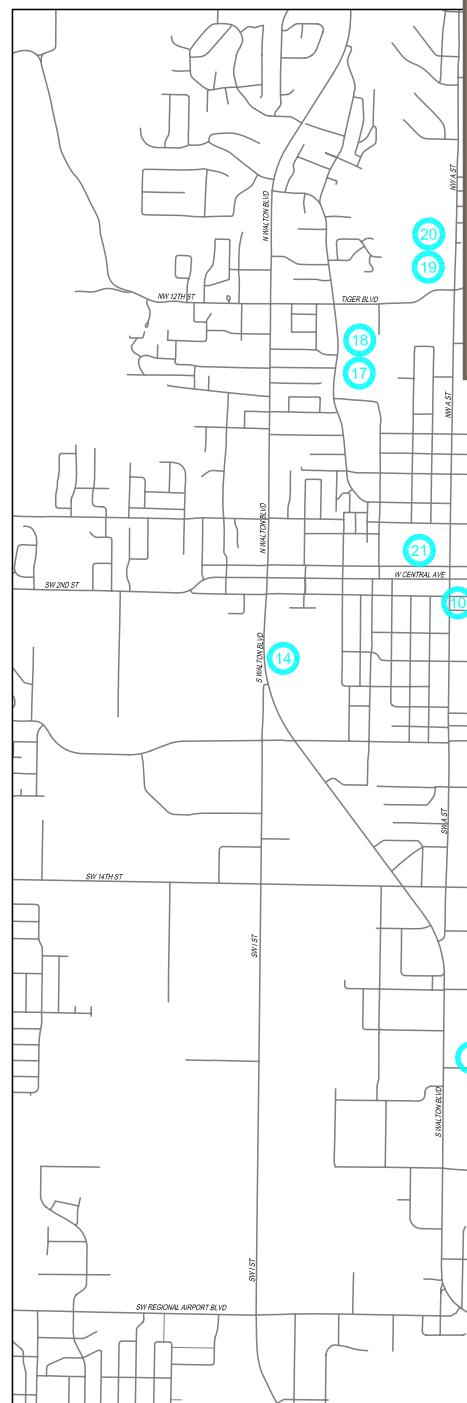
2011 LARGE SCALE DEVELOPMENTS





## Commercial Certificates of Occupancy (project details)

<b>Project Name</b>	<b>Location</b>	<b>Use</b>	<b>Sq Ft</b>
1) Cottonwood Village, Ph 2	901 SE Village Loop	office	3,823
2) Pro-Con-Wertz 3rd Addition	203 SE 22nd St	office	932
3) Crystal Bridges Museum	600 Museum Way	museum	248,104
4) Mercedes Benz	2400 SE Moberly Ln	dealership	21,724
5) BMW Dealership	2500 SE Moberly Ln	dealership	22,111
6) Premier Dermatology	901 SE Plaza Ave	doctor office	20,364
7) Nunnally Chevrolet	2700 SE Moberly Ln	dealership	37,318
8) Kum & Go	2811 E Central Ave	convenience/gas	4,958
9) Nunnally Chevrolet	2307 SE 28th St	used car sales	37,318
10) Downtown Activity Center	215 SW A St	activity center	8,378
11) Tavoli's Restaurant	108 SE A St, Suite 10	food service	6,930
12) Cadillac of NWA	2300 SE Moberly Ln	dealership	16,327
13) Janus III	502 SE J St	office	5,700
14) Panda Express	319 S Walton Blvd	food service	2,448
15) Premier Dermatology	901 SE Plaza Ave	pavillion	576
16) Washington Jr High	1501 NE Brave Ln	temp building	1,536
17) Washington Jr High	1503 NE Brave Ln	temp building	1,536
18) Sugar Creek Elemenatry	814 Bella Vista Rd	temp building	1,536
19) Thomas Jefferson Elementary	812 Bella Vista Rd	temp building	1,536
20) Lincoln Jr High	1203 NW Leopard Ln	temp building	1,536
21) Lincoln Jr High	1205 NW Leopard Ln	temp building	1,536
22) Old High Middle School	308 NW 2nd St	temp building	1,536
<b>TOTAL</b>			<b>447,763</b>



## 2011 NEW COMMERCIAL



# Zoning

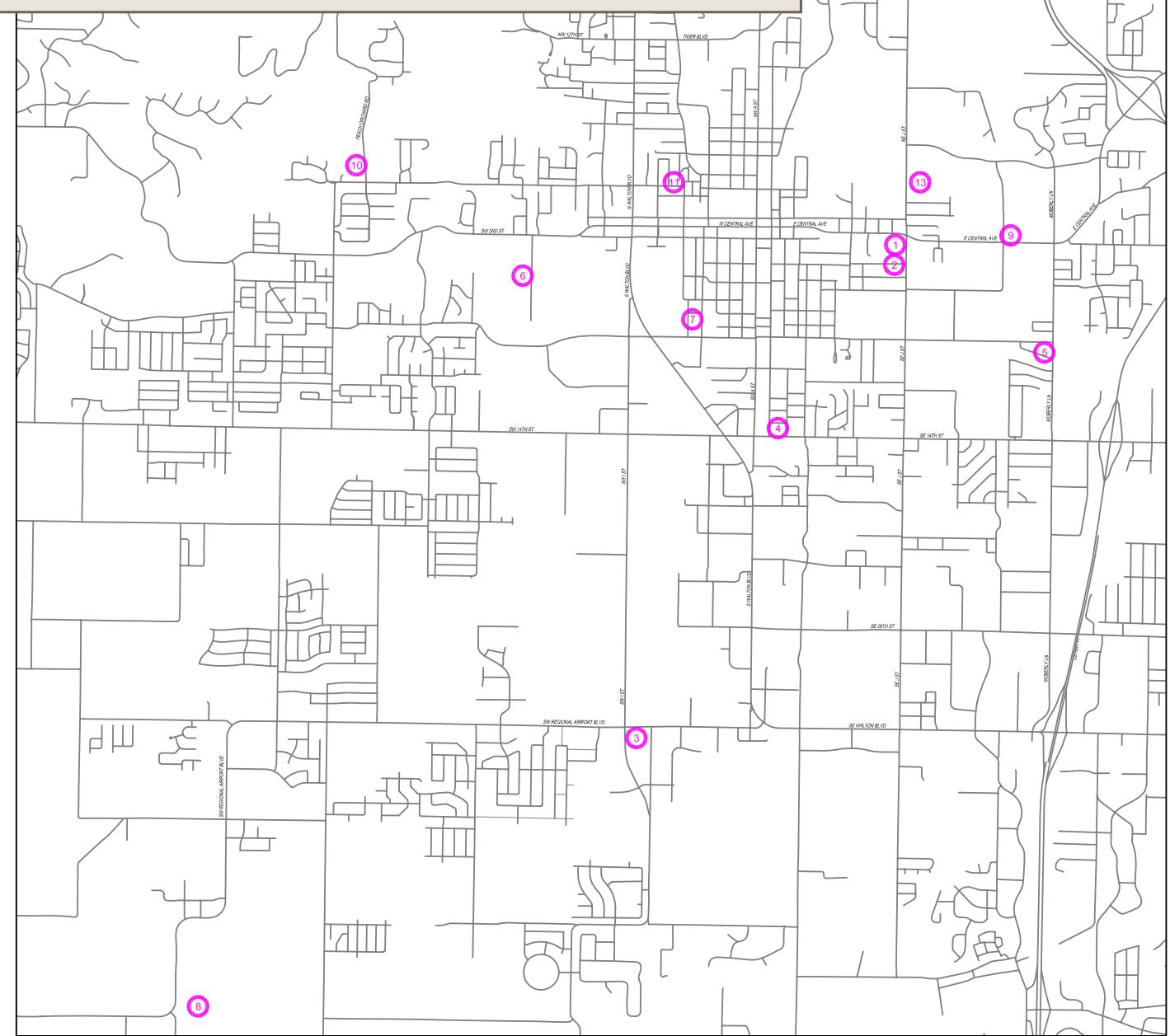
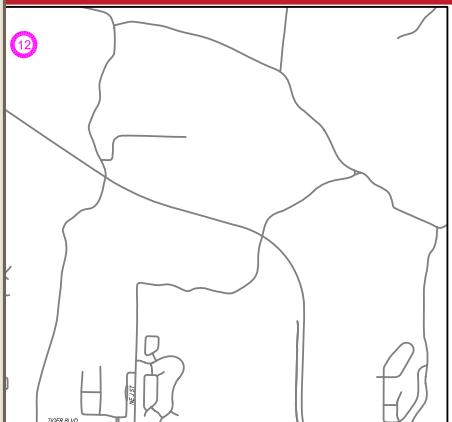
- Rezonings increased by 71% over last year. There were more rezonings to residential uses than commercial uses.
- Conditional uses remained the same as last year. They consisted primarily of temporary structures or uses, such as classroom trailers and temporary parking. Such a trend is common in growing and changing communities.
- Variances decreased by 12% from last year, indicating that development can take place within the existing codes. Typical variances granted are for yard setbacks. Requests for variances in the size of downtown vending trailers has increased from previous years.



## Zoning Activity

	2010	2011	% Change
Rezoning	7	12	71%
Conditional Use	20	20	0%
Variance	17	15	-12%
<b>TOTAL</b>	<b>44</b>	<b>47</b>	<b>7%</b>

<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Decision</b>
1) Casey's General Store	2801 SE J ST	R1/RO to C2	A
2) True	112 SE J St	R1 to R0	A
3) Lot 2 Eversole Addition	SW I St & SW Regional Airport Blvd	A1 to C3	A
4) Sitton	102 & 104 SE 13th St	R1 to DC	A
5) Zhang	808 Moberly Lane	R1 to RO	A
6) Rice	612 SW O St	A1 to R1	A
7) Marjorie Townsend Trust	607 SW F St	R1 to C2	A
8) VGP, LLC	6077 SW Regional Airport Rd	I1 to R1	A
9) Starbritte Services	1909 E Central Ave	R0 to C2	A
10) Hamm	401 Peach Orchard Rd	A1 to R1	A
11) Norbeck	706 NW 3rd ST	R3 to R2	A
12) Signature Bank of Arkansas	West Ford Springs Rd	A1 to R1	A
13) Barrett	304 & 306 NE J St	RO/RE to R1	A

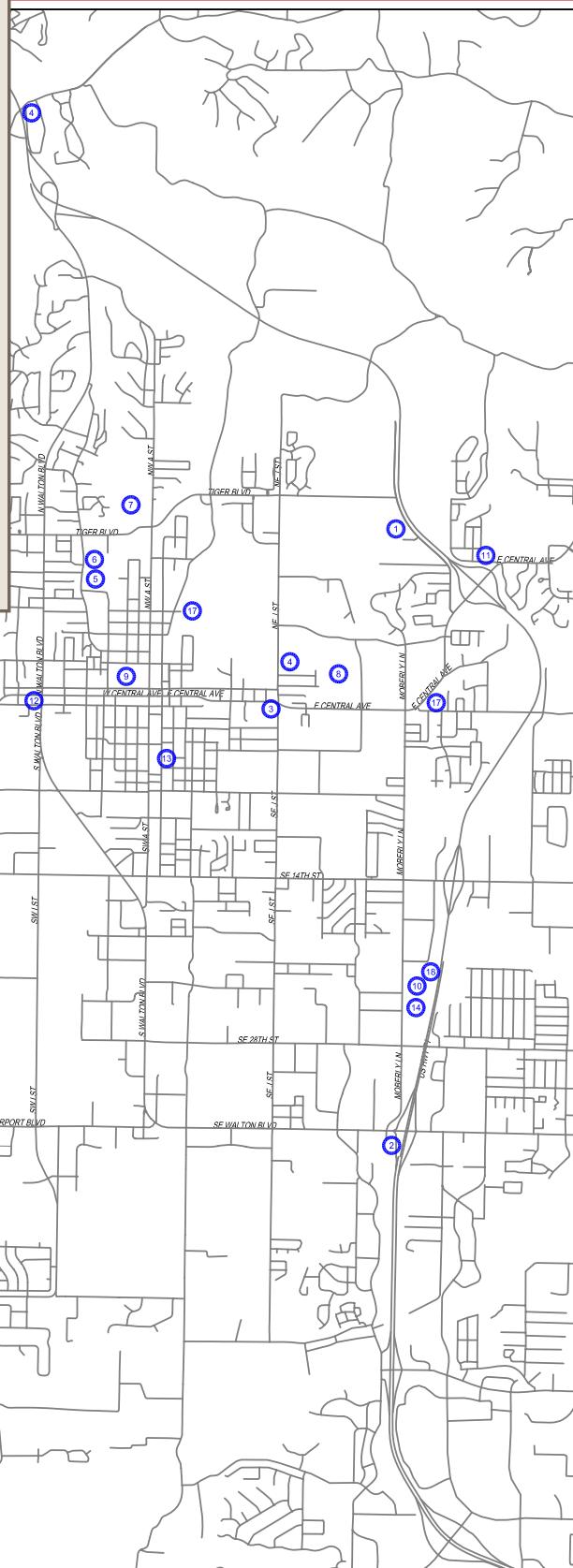


## 2011 ZONING ACTIVITY



## Conditional Uses

Applicant	Location	Request	Decision
1) Grace Point Church	NE McCollum Rd	Temp Class	A
2) GVM Inc	3669 SE Moberly Ln	Digital Bill.	A
3) Casey's	SE J St & E Central	Fuel Station	A
4) Barret Farm	304 NE J St	Farm	A
5) Thomas Jefferson	810 Bella Vista Rd	Temp. Class	A
6) Sugar Creek	1102 Bella Vista Rd	Temp. Class	A
7) Lincoln Jr High	1206 NW Leopard Ln	Temp. Class	A
8) Washington Jr High	1501 NE Wildcat Way	Temp. Class	A
9) Old High Middle School	406 NW 2nd St	Temp. Class	A
10) Landers McLarty Nissan	2501 SE Moberly Ln	Tent Event	A
11) Haven Family Worship	3201 NE 11th St	Worship	A
12) Unity Church of the Ozarks	902 SW 2nd St	Worship	A
13) The Church at NWA	505 S Main St	Worship	A
14) Landers McLarty Nissan	Covington Center, Lot 4	Temp. Park.	A
15) Eastern Healing Centre	808 Moberly Ln	Home Bus.	A
16) P.A.L. Chairy Haunted House	Benton County Fairgrounds	Temp. Use	A
17) Haunted House	1400 SW Susanna St	Temp. Use	A
18) At&T 7th St Cell on Wheels	213 NE 7th St	Temp. Cell	A
19) AVEC	2600 E Central	Temp. Park.	A
20) Everett Maxey	2517 SE Best Ln	Temp. Park.	A
21) Central Park Jr High	5303 SW Bright Rd	Educ. Fac.	A



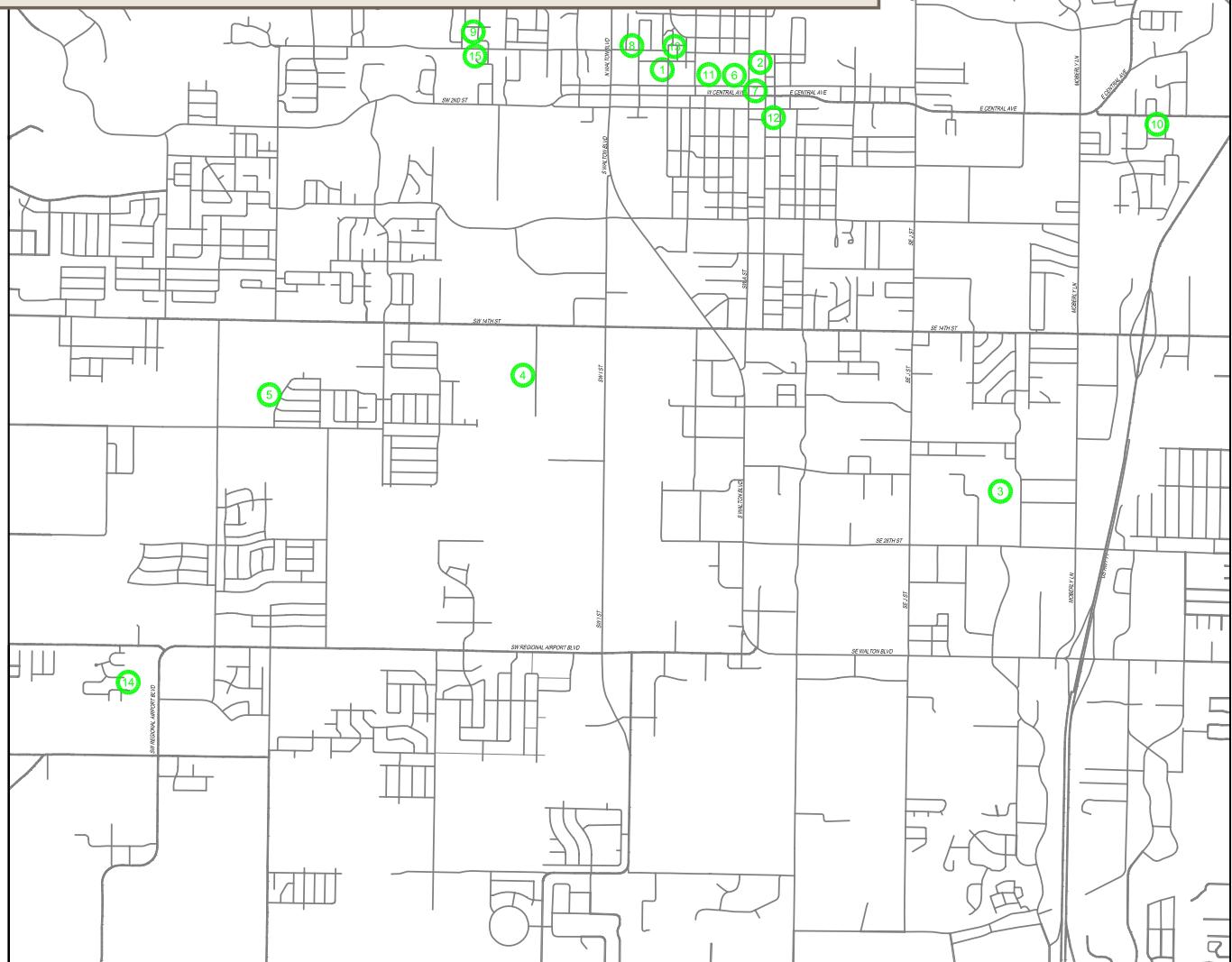
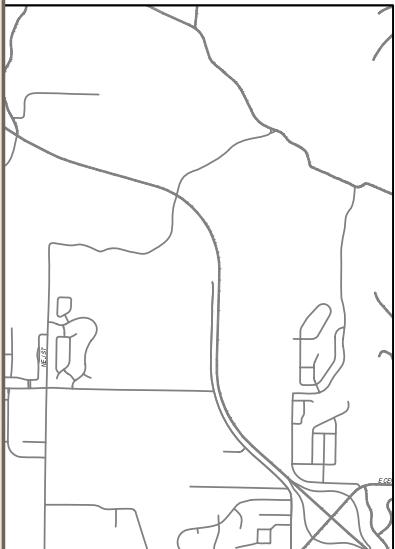
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2011 CONDITIONAL USES



## Variances

Applicant	Location	Request	Decision
1) Bogel	209 NW F St	Side yard	A
2) Chrisco	224 N Main	Vendor	A
3) Rescue Heroes	Bentonville Industrial Park, Lot 1	Rear yard	A
4) Michael & Vickee Rice	612 & 612 1/2 O St	Front yard	A
5) Stone Meadow Addition	Stone Meadow	Side yard	A
6) Outdoor Vendor Trailer	Bentonville Original, Lot 171	Vendor	A
7) Brandiwine LLC	Bentonville Original, Lot 178	Vendor	A
8) Roger Norbeck	706-716 NW 3rd St	Lot area	A
9) Josh Kyle	315 NW O St	Rear yard	A
10) Kurt Blackaby	2802 E Central	Side Yard	A
11) Mark Poole	115 NW 2n St	Vendor	D/A
12) Boyce Billingsley	107 SE 3rd St	Sign	A
13) Malcom & Lisa Gillihan	Huffman Addition, Lot 2	Rear yard	A
14) Marrs/Fraizer	4305 Wheatgrass	Side yard	A
15) Castoe Construction	309 NW O St	Garage	A



2011 VARIANCE



# Community Programs

**Development Conference.** The conference grew again as we (Bentonville and Rogers) added new partners of Springdale, Lowell and Fayetteville. The conference was at the Springdale Convention Center with over 250 attendees. Development Awards went to:

## **City Planner Award- Scott Eccleston, Director of Parks and Grounds at Crystal Bridges Museum.**

Scott has overseen the development of exterior grounds around the exterior of the new facility. This includes a public / private network of trails, gardens and parks. Facilities include the SkySpace, Art Trail, Dogwood Trail, pavilions and other facilities around the grounds.

**Quality of Life Award - Bentonville Convention and Visitor Bureau.** The Convention and Visitors Bureau and the Advertising and Promotions Commission hired an architect and oversaw the preliminary plans for a public ice rink. Once the land was donated for the project, the A&P Commission pledged an additional 1.055 million towards the project. In addition to the contribution of the project, the A&P Commission purchased the movie screen, projector and AV Equipment used for the Saturday Night movies that occur during ice skating season.

## **Quality of Life Award - Bentonville Garden Club.**

Founded in 1947, the Bentonville Garden Club has been in continuous operation, always consisting of a membership of 35 to 45 active members. The Garden Club has many on going plantings in the City including Train Station Park, Bentonville Public Library and Old High Middle School. In 2010, the Garden Club donated \$1,000 to Bentonville Parks and Recreation for plant material at Orchards Park. Also, they agreed to plant as many as 1,000 daffodils throughout the flower beds in the Bentonville Downtown Square.

**Wayfinding Signage** In partnership with the Bentonville Convention and Visitor's Bureau, welcome signs, wayfinding signs, and parking lot signs were installed throughout the city.

## **Taxi Coupon Program**

- 104 approved riders, 54 of which are extremely low income, 8 low income and 42 very low income
- 6,110 coupons have been utilized by the riders between January 1 to November 31 resulting in \$12,254



## **Grants, Donations, and Awards**

- Arkansas Business City of Distinction Award
  - Main Street Category
- Arkansas Business City of Distinction Award
  - Quality of Life Category
- Arkansas Shine Award
- Volunteer Community of the Year Award.  
Recorded number of volunteers: 11,535, recorded number of volunteer hours: 221,462 and a savings to the community of: \$4,617,483.
- Tree City USA. Received Tree City USA designation for thirteenth year in a row.
- Walmart VAP Grant. Received \$500 to assist with future Clean the Streets Day events.
- AHTD Enhancement Grant. \$45,000 to construct a connection trail between the Town Branch Trail and the Downtown Trail.

## **Community Development Block Grant (CDBG) Program**

- **Housing Rehabilitation.** \$9,425 spent to assist direct owner-occupied housing rehabilitation and programs.
- **Affordable Housing.** \$9,425 spent for land clearance of a lot to increase affordable housing in Bentonville and \$17,040 to research barriers to affordable housing in the community.
- **Non-Profit Organizations.** \$44,930 allocated to non-profit organizations to supplement programs to Bentonville residents in need.
- **Taxi Coupon Program.** Awarded \$8,333 from Area Agency on Aging to continue the Program.

## **Tree & Greenspace Planning**

- 469 new tree plantings
- Park Springs Park (9 trees)
- SE "P" Street Tree Planting Project (53 trees)
- Spring and Fall Tree Giveaways (380 trees)
- Memorial Park Entry Sign Enhancements (5 trees)
- Downtown Square Renovation (19 trees)
- SW "A" & Walton Gateway Enhancements (3 trees)
- Completed a new Memorial Park sign at E Central Ave. and Moberly Ln.
- \$59,289.78 spent on enhancement projects with \$32,356.16 spent directly on landscaping (trees, plants, flowers, topsoil, mulch, etc.).
- Awarded a yard of the month and commercial yard of the month this summer.

## **Volunteer Program**

- **Great American Cleanup Spring Clean the Streets Day.** 107 volunteers, 321 volunteer hours, 8 miles of roadway cleaned / beautified and 7.55 miles of trails cleaned / beautified.
- **Great Arkansas Cleanup.** Month long awareness campaign included services to the community such as a "Community Shred" paper shredder day, 250 tree giveaway, e-waste trailer, tire waste trailer, wood chip mulch giveaway and a Clean the Streets Day which had 111 volunteers, 333 volunteer hours, 14.64 miles of roadway cleaned / beautified and 5.2 miles of trails cleaned / beautified.
- **New Programs.** Implemented an Adopt-A-Trail & Adopt-A-Park program.

